

**SITE PLAN COMMITTEE
DECEMBER 21, 2004**

1. ROLL CALL

The meeting was called to order at 4:12 p.m. Committee members present were Chair Bob Breslau, Vice-Chair Julie Aitken, James Aucamp, Jr., Jeff Evans and Sam Engel, Jr. Also present were Planning and Zoning Deputy Manager Marcie Nolan, Planner David Abramson and Secretary Janet Gale recording the meeting.

2. APPROVAL OF MINUTES: November 23, 2004

Vice-Chair Aitken made a motion, seconded by Mr. Aucamp, to approve the minutes of November 23, 2004. In a voice vote, all voted in favor. **(Motion carried 5-0)**

3. SITE PLANS

3.1 SP 2-4-03, Oak Scholar Academy Charter School, 3655 Shotgun Road (AG) (tabled from November 9, 2004)

Chair Breslau advised that the petitioner had requested this item be tabled to March 8, 2005.

Mr. Engel made a motion, seconded by Vice-Chair Aitken, to table this item to March 8, 2005. In a voice vote, all voted in favor. **(Motion carried 5-0)**

3.2 SP 6-13-04, Broward Schools Credit Union, 3000 SW 64 Avenue (B-1)

Patrick High and Michael Wood, representing the petitioner, were present. Mr. Abramson read the planning report.

Committee members expressed concerns about many issues such as sidewalks; pedestrian crosswalks; the length of the drive-thru overhang and its signage; a back-out parking space dangerously close to the entrance; traffic circulation; landscaping modifications; that the note on the plans indicated a standing seam metal roof; material colors, specifically the roof and awnings; and the roof design in consideration of the air handlers.

Mr. High commented that he was not in a position to change the architecture of the building. As an architect, engineer, and landscape architect were not present to address the various issues brought up by Committee members, it was suggested that the item be tabled so that they may be present at a future meeting.

Mr. Aucamp made a motion, seconded by Mr. Engel, to table to January 25, 2005. In a roll call vote, the vote was as follows: Chair Breslau - yes; Vice-Chair Aitken - yes; Mr. Aucamp - yes; Mr. Engel - yes; Mr. Evans - yes. **(Motion carried 5-0)**

3.3 SP 7-7-04, Floridian Community Bank Building and Corporate Office Condominiums, 5599 South University Drive (B-2, Community Business District)

Frank Costoya and Jay Evans, representing the petitioner, were present. Mr. Abrams read the planning report.

Mr. Costoya used several rendering to better define the intent of the project. A lengthy discussion ensued regarding concerns which Mr. Costoya agreed to address.

Mr. Evans made a motion, seconded by Mr. Aucamp, to approve subject to the planning report and the following: 1) add two crosswalks - one on the north side from the dumpster to the sidewalk at the building, the second on the south side, in concrete, across the drive connecting to the existing sidewalk at the adjacent property; 2) that the walls around the ground level air conditioning units be five-foot high with vent blocks at the base; 3) that on the roof, the screen elements for the air conditioning units be raised high enough to screen those units;

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4) the signage was not addressed, it would be determined at another time; 5) that the glass color would remain green as per the plans, not per the elevation; 6) to use one of the building colors as a top band across the top of the building with a stucco band break between that coloration and the windows below; 7) substitute the Ligustrum trees at the base of the building with 12-foot Gumbo Limbo trees [at the landscape architect's discretion]; 8) replace the triple Alexander Palms with four single 14- to 16-foot matching Alexander Palms at the entry facing east; 9) at the north entrance, have four Alexander Palms which may be staggered or matching, but at a minimum, to be 14-feet high; 10) at the dumpster, substitute the 32-inch Coco Plum hedge with a five-foot Podocarpus hedge; and 11) eliminate the sidewalk exiting on the south side of the building next to the air conditioning units and substitute with landscaping. In a roll call vote, the vote was as follows: Chair Breslau - yes; Vice-Chair Aitken - yes; Mr. Aucamp - yes; Mr. Engel - yes; Mr. Evans - yes. **(Motion carried 5-0)**

4. OLD BUSINESS

Mr. Aucamp advised that he had met with staff and the developer regarding the Downtown Davie project's landscaping and he had expressed his opinion that the "four-foot grey wood" Palm trees were not large enough to aesthetically carry the building. Ms. Nolan advised that when the project was presented to Town Council, they accepted the size of the Palms.

5. NEW BUSINESS

Chair Breslau proposed that in the future, if applicants were not prepared to address issues regarding architecture, engineering or landscaping because those professionals were not present at the meetings, then the item should be deferred to another time. Committee members agreed and Ms. Nolan indicated that she has conveyed that information to applicants as a matter of the site plan process. A discussion ensued and it was agreed that especially for any major projects other than an individual home site, the presence of an architect, engineer and landscape architect would be necessary. Chair Breslau asked if paperwork could be provided by staff to substantiate that applicants had been informed of this requirement in the future. Ms. Nolan indicated that it could be substantiated.

6. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

7. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 6 p.m.

Date Approved: _____

Chair/Committee Member