

**SITE PLAN COMMITTEE**  
**JULY 10, 2007**

**1. ROLL CALL**

The meeting was called to order at 4:02 p.m. Committee members present were Chair Bob Breslau, Vice-Chair Jeff Evans, Sam Engel, Jr., Casey Lee and Harry Venis. Also present were Planner Lise Bazinet, Chief Landscape Inspector Chris Richter, and Secretary Janet Gale recording the meeting.

**2. APPROVAL OF MINUTES: June 12, 2007**

Later in the meeting, Mr. Breslau made a motion, seconded by Vice-Chair Engel, to approve the minutes of June 12, 2007. In a voice vote, all voted in favor. **(Motion carried 5-0)**

**3. SELECTION OF CHAIR**

Mr. Venis nominated Mr. Evans, seconded by Mr. Engel. There were no other nominations. In a voice vote, all voted in favor. **(Motion carried 5-0)**

**4. SELECTION OF VICE-CHAIR**

Mr. Evans nominated Mr. Engel, seconded by Mr. Breslau. There were no other nominations. In a voice vote, all voted in favor. **(Motion carried 5-0)**

**5. SITE PLANS**

**5.1 SP 6-7-06, Falcon Tire Center, 2600 Davie Road (M-4, County)**

Carlo Gonzalez and Maday Gutierrez, representing the petitioner, were present. Ms. Bazinet read the planning report.

Mr. Gonzalez used renderings and a site plan to better explain the intent of the project. He pointed out that while the public was not restricted from the business, most repairs would deal with commercial vehicles.

Vice-Chair Engel commented that there intended to be an access road in order to connect the three sites to the north and the two sites to the south. Using an aerial, he pointed out where a make-shift road was being used for that purpose. Vice-Chair Engel was concerned about traffic safety off Davie Road without the use of an access road. His second issue regarded the small parking spaces none of which were sized to accommodate large commercial vehicles. Vice-Chair Engel pointed out that while one truck may be in the bay being serviced, it would be impossible to maneuver a second truck into the second bay.

Mr. Gonzalez indicated that the use of the interior road was somewhat diluted as other sites placed parking spaces where the road would have been. He advised that the landscape buffer area was increased in order to provide more green space. Mr. Gonzalez explained that the owner was committed to not having semi-trucks parked in the parking area. If one was to stay overnight, it would be kept in the garage area.

Vice-Chair Engel disagreed about the access road and noted that one of the requirements for the tool business to the north had been to implement the access road. He recalled that the owners of another business had promised that there would be no overnight parking; however, there had always been several vehicles parked outside any night of the week.

Mr. Gonzales declared that most of the services would be performed on the road like "a Triple A" and that the vehicles would be out by the end of the business day. The only repairs that would be made pertained to tires, not engines, brakes or mufflers, and, therefore, was a very quick system.

Mr. Breslau reiterated Vice-Chair Engel's comments, noting that there was no room to park semi-trucks on the site other than in the bays. His other concern was about the turning radius for tow-trucks towing semis into the bays for repairs. Mr. Breslau concluded that it would be naïve of the Committee to approve a poor design based on the hope that the owner would implement all the restrictions to make it work.

**SITE PLAN COMMITTEE  
JULY 10, 2007**

A discussion ensued regarding delivery trucks and the ability for them to unload at the proposed loading zone. Mr. Breslau indicated that there were two things he would like to see on the plans: 1) how to turn a tractor trailer around on the site; and 2) to see the movement of how a tractor trailer could enter the site, turn and back into the loading dock. Regarding the architecture of the building, several Committee members believed it was facing the wrong way and passers-by would be looking into four repair bays.

Mr. Venis agreed with all the Committee's comments and that the roof line needed to be improved in order to be more consistent with numerous other establishments on Davie Road.

Ms. Lee asked that the existing landscaping in front of the site on Davie Road which had been categorized by staff as being in poor shape, be replaced. Mr. Gonzalez agreed to that and to keeping the Sabal Palms "booted" rather than "slicked." Ms. Lee suggested that the tree protection detail be in place prior to any clearing and grubbing permits. Mr. Breslau asked Ms. Lee if it was possible to install a berm with enough height to screen the view into the bays. Ms. Lee believed that the zoning district would allow for a taller berm and lush landscaping in order to achieve limited visibility. Mr. Gonzales advised that some of the swale area was designated for dry retention. Upon researching the plans, much of the area was designated for dry retention which dispelled the berm plan.

Chair Evans was disturbed about not having the access road opening. He showed Mr. Gonzalez that any vehicles heading south on Davie Road would not be able to enter the site unless they bypassed the entrance and made a U-turn. Chair Evans maintained that when an access opening was shown on a plat, it was done for a purpose. Mr. Gonzalez indicated that he would have to take a look at it because he was not aware of any document stating that the other property owner had to give them access. A lengthy discussion ensued regarding all the aforementioned issues as well as some architectural suggestions that were offered by Chair Evans.

Mr. Breslau made a motion, seconded by Vice-Chair Engel, to table to August 7, 2007. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Engel – yes; Mr. Breslau – yes; Ms. Lee – yes; Mr. Venis - yes. **(Motion carried 5-0)**

5.2 SP 11-5-06, Caseyco Office Park, generally located on the south side of State Road 84 and adjacent to Bright Road (CC)

Hope Calhoon and Paul Abbott, representing the petitioner, were present. Ms. Bazinet summarized the planning report.

Mr. Breslau asked if the comments voiced by the public at the public participation meetings had been addressed by the petitioner and staff.

Ms. Calhoon clarified that they would be constructing two three-story buildings and that the existing access connection to the property to the east would be removed. Other than those two corrections, she concurred with the planning report. Ms. Calhoon indicated that they had addressed all of the concerns expressed by neighbors at the public participation meetings and that residents of the mobile home park were excited about the project.

Mr. Breslau asked how the applicant addressed the comment regarding the possibility of residents driving into the canal off Bright Road. Mr. Abbott responded that they would be providing a retaining wall with a cap which would be a road barrier at least 20-feet from the edge of the road. Two other items regarding spill-over lighting and a possible horse trail had been resolved through the public participation meetings.

Mr. Venis was pleased that the issues he had noted had been addressed. Mr. Breslau was satisfied with the site plan and what it accomplished. He could not find fault with it.

**SITE PLAN COMMITTEE  
JULY 10, 2007**

Vice-Chair Engel agreed with the previous comments. His only problem was with the amount of designated compact spaces that were placed in order to meet the parking requirements. Vice-Chair Engel understood that this was a legal problem and not the fault of the petitioner; however, he was concerned about the shallow depth of the compact spaces and believed that the Town needed to reevaluate the compact dimensions.

Vice-Chair Engel asked about the elimination of the eastern access and if the property owners to the east had been appraised. Mr. Gonzalez responded affirmatively and spoke of the alternative ingress/egress available to their neighbor.

Ms. Lee complimented the petitioner on their landscape plan. She questioned why low growing plant materials were to be placed in an island at the entrance of Bright Road. Mr. Abbott responded that the short plants had been requested by the neighboring mobile home park which did not want their sign to be obstructed. He indicated that they would plant what they could without interfering with the sight triangle at that location.

In a lengthy discussion, comparisons were made between the plans and the renderings in order to clarify discrepancies. Mr. Gonzalez agreed to conform to the architectural elements such as build outs and fenestrations as indicated on the elevation; however, he asked for some liberty in the color selection in order to soften the colors.

Vice-Chair Engel made a motion, seconded by Mr. Venis, to approve subject to staff's recommendations; that the plans were to be made to look like the rendering as displayed; and, to allow the petitioner to come back with the color changes. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Engel – yes; Mr. Breslau – yes; Ms. Lee – yes; Mr. Venis - yes. **(Motion carried 5-0)**

**6. OLD BUSINESS**

There was no old business discussed.

**7. NEW BUSINESS**

There was no new business discussed.

**8. COMMENTS AND/OR SUGGESTIONS**

There were no comments and/or suggestions made.

**9. ADJOURNMENT**

There being no further business and no objections, the meeting was adjourned at 5:32 p.m.

Date Approved: \_\_\_\_\_

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Chair/Committee Member