

**SITE PLAN COMMITTEE
SEPTEMBER 11, 2007**

1. ROLL CALL

The meeting was called to order at 4:03 p.m. Committee members present were Chair Jeff Evans, Vice-Chair Sam Engel, Jr., Bob Breslau, Casey Lee and Harry Venis. Also present were Acting Deputy Planning and Zoning Manager David Abramson, Chief Landscape Inspector Chris Richter, Urban Forester Tim Lee, Planner Lise Bazinet, Planning Aide Carlo Galluccio, and Secretary Janet Gale recording the meeting.

2. APPROVAL OF MINUTES: August 7, 2007

Mr. Breslau made a motion, seconded by Mr. Venis, to approve the minutes of August 7, 2007. In a voice vote, all voted in favor. **(Motion carried 5-0)**

3. SITE PLANS

Modification

3.1 SPM 6-5-06, C-Store Addition for Chevron Gas Station, 4450 South Pine Island Road (B-3)

Doug Krawczyk, representing the petitioner, was present. Mr. Galluccio summarized the planning report.

Mr. Krawczyk used a site plan and rendering to better explain the modifications to his project. He assured that the landscaping would be brought up to conformance with the original plans.

Mr. Breslau asked about a specific large Oak tree and Mr. Krawczyk responded that it would remain, be protected during construction, pruned and maintained as were the plans for all the healthy trees.

Ms. Lee made a motion, seconded by Mr. Venis, to approve subject to the conditions in the planning report and all the concerns regarding the landscaping. 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)**

Site Plans

3.2 SP 6-7-06, Falcon Tire Center, 2600 Davie Road (M-4, County) **(tabled from August 7, 2007)**

John Barranco and Fernando Sosa, representing the petitioner, were present. Ms. Bazinet listed the comments that had been made by the Committee when the item was first tabled.

Mr. Barranco clarified that the architecture of the building had been satisfactory and that the Committee's primary concerns regarded the juxtaposition of the building and the maneuvering ability of large trucks on the site. He addressed each of the concerns starting with truck access and maneuverability by presenting graphics of a program study called "Auto-Turn" which demonstrated that "18-wheelers" would be able to handle the radiuses on the site and access the service bays.

A second issue that had been resolved was the cross access to the adjacent parcel which had been removed and then upon the Committee's request, had been reinserted into the plans. Mr. Barranco displayed a rendering which contained a large berm which was implemented as a solution to the visibility of the bay garage doors which had been the third concern of the Committee.

Chair Evans noted that previously, the berm area was designated for water retention. Mr. Barranco responded that since the site was located in Tindel Hammock, more underground piping was required to be provided. Additional landscaping in the berm had been another request made by the Committee and which the petitioner had provided.

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Mr. Barranco pointed out that previously, staff advised that the wrong type of trees had been planned for the water retention area on the east side of the site. He, therefore, replaced them with Bald Cypress trees which would acclimate appropriately.

Mr. Venis commented that a good job was done in addressing the issues and asked about the height of the plantings in the berm. Mr. Barranco responded that the height of the foliage would follow the lines of the building.

Mr. Breslau noted that the detail which showed the side walls of the berm was missing. Mr. Barranco described the materials and height of the side walls and assured that it would match the rendering as provided. Mr. Breslau complimented the applicant on the changes that had been made. He commented that as long as the landscaping was satisfactory, he was okay with the modifications.

In reviewing the landscaping, Ms. Lee pointed out other water retention areas where Bald Cypress should replace the Tabebuia trees. Mr. Barranco agreed to make the replacements. Since there were plans for a temporary construction trailer to be located in the middle of the landscape, Ms. Lee requested that the trailer be removed prior to any "final" being issued on the landscape inspection. Again Mr. Barranco agreed. Another point Ms. Lee made was that this site was one of the last parcels along that road and asked if the owner would be willing to "step-up" the height of the street trees from 14 to 16-foot in order to match the existing current height which was above the required Code. Mr. Sosa agreed to her request.

Vice-Chair Engel advised that somewhere on the plans, it should be noted that the berm was eight-feet tall. He also questioned the width of the dumpster enclosure and if it was sufficient. Mr. Barranco advised that he had a letter of approval from the waste company which stated that the arrangements were adequate and met their requirements.

Mr. Breslau made a motion, seconded by Mr. Venis, to approve subject to staff's recommendations and the following conditions: 1) that a note be made on the plans that the walls on the sides of the property be pre-cast concrete, eight-foot high, with columns that would match the rendering as presented; 2) that within the landscaping of the east perimeter, south perimeter and north side of the structure, the Tabebuia trees would be replaced with Bald Cypress; 3) that the construction trailer would be removed prior to any Certificate of Occupancy inspections; 4) that the nine Oak trees on the south side of the property would be increased from 14-feet to 16-feet; 5) make a note on the plans that the front retaining wall would be eight-feet high; and 6) be sure that the dumpster enclosure was wide enough to accommodate the dumpster. 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)**

3.3 SP 3-2-06, Lovy's Acres, located on the southeast corner of SW 139 Avenue and SW 17 Street (R-1)

Philip Aguirre, representing the petitioner, was present. Ms. Bazinet summarized the planning report.

Mr. Aguirre explained that these were to be custom homes built for the property owner and not intended for sale. He indicated that they received approval from the Central Broward Water Control District and had their public participation meetings. As a result of those meetings, they had addressed a lighting issue which was a concern of a neighbor.

Ms. Lee noted that the landscape plans she had reviewed were marked preliminary; however, they indicated that the Live Oak trees were 12-feet high which did not meet Code. Mr. Aguirre agreed that the trees would be 14-feet high. Ms. Lee also asked that for aesthetic purposes, that a Live Oak be planted in the middle of the island located in the cul-de-sac instead of light posts. Mr. Breslau suggested that the two light posts that were removed from the island be placed on the property line of the lots which did not contain a light post, thereby providing a light post for each lot.

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Ms. Lee thought that the Live Oak located in the cul-de-sac should be two-feet taller than the others and asked Mr. Aguirre if he would consider planting a 16-foot Live Oak with ferns, perimeter sod and irrigation in the island. He agreed.

Mr. Breslau suggested that the driveway access to lot one be located as far away from the intersection of SW 139th Avenue as possible and, therefore, recommended that it be placed within 40-feet of lot's eastern property line. Mr. Aguirre agreed to keep the driveway access as far away from the intersection as possible.

Ms. Lee asked that it be noted that a tree survey be done on the site and that any protected species be mitigated and any invasive species be removed. Mr. Aguirre indicated that he planned to do so.

Chair Evans asked that there be dimensions indicating the distance from the rear of the building pad to the rear property line in order to clarify the size of the pad. Mr. Aguirre agreed to placing those dimensions on the plans.

Mr. Breslau made a motion, seconded by Mr. Engel, to approve subject to staff's comments in the staff report and in addition: 1) that all the Oak trees on the property would meet minimum Code in height; 2) that the applicant would remove light poles out of the middle of the island in the cul-de-sac and move them to lots three and four; 3) that within that cul-de-sac, the applicant would landscape that island with a 16-foot tall Live Oak with additional landscaping to include ferns and a perimeter of sod; 4) to insure irrigation of all common area landscaping; 5) that on lot number one, the driveway access would be limited to within 40-feet of the east property line; 6) a tree survey would be performed and all invasive plants would be removed and all protected species would be either protected or mitigated; and 7) to add a dimension on each lot showing the rear building pad dimension as it relates to the rear property line to help determine the pad size. 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)**

3.4 SP 3-2-07, Everglades Land Sales Co & Strong Park, 4100 SW 64 Avenue (B-2)

Vice-Chair Engel indicated that he would abstain from voting on this item.

Mark Engel, representing the petitioner was present. Ms. Bazinet summarized the planning report.

Mr. Breslau asked about parking calculations regarding the amount of spaces designated for a restaurant. Since this was a mixed-use building located in the Community Redevelopment district, the parking requirements were calculated differently. Ms. Bazinet assured that with shared and off-site parking, they met Code.

Mr. Engel provided historical information and explained how the plans evolved. Mr. Venis inquired if the drainage plans had been submitted to Central Broward Water Management yet. Mr. Engel responded affirmatively and stated that the master drainage plan had been approved, and they were awaiting comment on specific items for this project.

Ms. Lee was not sure what the Code requirements were for the tree heights in the CRA district; however, she requested that the three Oak trees that were to be planted along 41st Street match the existing Oaks in "spread and height" which were approximately 16-feet tall. She also noticed that the grates surrounding each of the trees along Davie Road were chocking the tree trunks and requested that they be adjusted. Redevelopment Administrator Will Allen responded that he would address the grate issue later in the meeting as it applied to all the trees along Davie Road.

Chair Evans asked about the southern façade of the building which contained no windows, but displayed window frames. Mr. Engel explained that they were intended to break up the big brick wall and mentioned that a painted mural was another option. Chair Evans did not think that was the best solution and offered other architectural suggestions; however, the present plan worked out to be the most practical. The brick color was discussed at length with the Committee preferring the colors displayed in the rendering and they asked that a better sample of the brick be provided for Council's review.

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Mr. Venis commented that this was a job well done. He asked about the public participation meetings in which all the issues which had been brought up, had been addressed. Mr. Engel explained why the neighbors were happy to see this project started.

Mr. Breslau discussed the location of the grease traps as they were in front of the handicapped parking. It was his experience was that the lids to the traps were seldom installed flush or level with the ground they were set into. Mr. Engel explained the constraints that limited their location and, therefore, assured that he would oversee that they were made level. Having discussed the chase for the kitchen exhaust, Mr. Breslau recommended that they install grease traps on the hood vent for heat exhaust to help eliminate roof damage. The suggestion was taken under advisement.

A lengthy discussion ensued regarding pedestrian traffic and covered access into the building from various parking locations. Mr. Allen advised that there had been modifications made to the Western Theme and, therefore, continuous protected walkways were no longer mandated. He explained that the arrangement with this project was to provide areas for outdoor seating for the restaurant. Mr. Allen spoke about the expectations of the CRA for the success of the building. He advised that 20% of the residential units were earmarked "affordable;" that the Agency planned on upgrading the water lines; and that drainage to 'L' Lake would be undertaken. Mr. Allen stated that the maintenance of Davie Road was to be appropriated to a private company following bidding and that company would see to adjusting the tree grates as needed on Davie Road .

Mr. Breslau made a motion, seconded by Mr. Venis, to approve subject to the staff report and the following additional comments: 1) that the three Oak trees on 41st Street should be increased in size to match the height of the existing "CRA" trees; 2) make adjustments so that the renderings and materials match before going to Council, or more specifically, make sure that the brick is represented correctly on the rendering or if using a blend, bring the blend brick sample for Council; and 3) to insure that the grease traps when installed would be flush with the "face" surface and if for any reason they cannot be flush, they would be moved to a more appropriate location. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Engel – abstained; Mr. Breslau – yes; Ms. Lee – yes; Mr. Venis – yes. **(Motion carried 4-0)**

4. OLD BUSINESS

There was no old business discussed.

5. NEW BUSINESS

There was no new business discussed.

6. COMMENTS AND/OR SUGGESTIONS

Ms. Lee asked about the status of the landscaping that was to be installed at the Travel Center along State Road 84. Mr. Abramson advised her of the changes which had been approved by Council.

7. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 6:42 p.m.

Date Approved: _____

Chair/Committee Member