

**SITE PLAN COMMITTEE**  
**NOVEMBER 8, 2011**

**1. ROLL CALL**

The meeting was called to order at 4:00 p.m. Committee members present were Chair Michael Crowley, Vice-Chair Gus Khavanin, Bob Breslau, Casey Lee, and Harry Venis. Also present were Councilmember Starkey (arrived 4:26 p.m. and departed 5:34 p.m.), Chief Landscape Inspector Chris Richter, Planning and Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, and Secretary Janet Gale recording the meeting.

**2. APPROVAL OF MINUTES: September 13, 2011**

Mr. Breslau made a motion, seconded by Vice-Chair Khavanin, to approve the minutes of September 13, 2011. In a voice vote, with Mr. Venis being absent, all voted in favor. **(Motion carried 4-0)**

**3. SITE PLAN**

**3.1 SP 11-86, PNC Bank, 2400 South University Drive (B-2)**

Scott Barknan, Ryan Thomas, Josh Rubin, Mike Grosswirth and Michael Bartlett, representing the petitioner, were present. Mr. Abramson Summarized the planning report.

One of staff's recommendations was to relocate the dumpster; therefore, Mr. Breslau asked Mr. Abramson where the dumpster would be relocated to. Mr. Abramson offered two alternatives which he thought might work.

Mr. Barknan indicated agreement with staff's recommendations except for the one regarding the dumpster relocation. He pointed out the obstacles for the alternate suggestions. The result of a lengthy discussion was that instead of moving the dumpster, the enclosures would be embellished and made to match the building.

Ms. Lee was impressed with the landscape plans both for the materials as well as the installation and preservation plans. Her one substitution request was to replace the 662 Ilex shrubs with the more hearty Green Island Ficus. Mr. Grosswirth agreed he would switch out as many as possible while meeting the requirements for native vegetation.

Vice-Chair Khavanin expressed a concern about not having an "escape lane" for vehicles wanting to leave the drive-thru. Mr. Barknan responded that it had been their experience that it had not been an issue and it passed the development review process without comment.

Vice-Chair Khavanin pointed out where a six-foot sidewalk had been converted to five-feet on the plans. He recommended that the sidewalk be consistent at six-feet. Mr. Barknan indicated that he understood and would comply with the recommendation.

In order to better contain run-off water within the property site, Vice-Chair Khavanin suggested that the northern and western berms be moved as close to the property lines as possible. Mr. Thomas indicated that he understood the intent of the recommendation and would move both the north and west berms. There were two other technical inconsistencies in the plans which Vice-Chair Khavanin pointed out and to which Mr. Thomas responded that he would correct.

Mr. Breslau was concerned about the appearance of the dumpster enclosure which could not be moved from a prominent location on University Drive and Nova Drive. He, therefore, made several suggestions to help "disguise" the contraption. Mr. Barknan agreed to add finishes to the three-sided walls, to match the materials consistent with the main structure, and to upgrade the steel gate.

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Mr. Breslau asked if there was any way to break up the massive plainness of the eastern, southern, and western elevations. Mr. Rubin responded that the massive brick wall was part of the “grand architecture of the identity of PNC.” He pointed out that due to the landscape hedge surrounding the building, the “read” of the brick wall would be somewhat softened. It was, therefore, suggested that the Podocarpus hedge against the walls be increased to 36-inches. Mr. Thomas agreed and advised that there were accent trees to be planted among the hedges which had been inadvertently omitted in the renderings.

The photometric plans were discussed and Mr. Breslau recommended that the foot-candle level at the entrances be a minimum of three (3.0). It was agreed that staff would work with the applicant to achieve the level of lighting.

It was recommended that signage be installed to warn drivers in tall vehicles prior to entering the drive-thru that there was a height restriction due to the canopy. The applicant agreed.

Ms. Lee added for the record, that the applicant was to follow the detail on the plans regarding tree protection. She advised that there was a detail on the plans that the applicant was to “fill in” the sod as needed along the right-of-way. As the entire right-of-way consisted of weeds, Ms. Lee indicated it would most likely have to be completely re-sodded.

Vice-Chair Khavanin advised that there needed to be a five-foot separation between the building and the driveway on the southeast corner. He pointed out on the plans where the separation needed to be. The applicant could not guarantee the five-feet; however, they were willing to work on the plans with staff to get as close to five-feet as possible.

Vice-Chair Khavanin asked that the curb height be consistent at six-inches. He pointed out on the plans where the curb height was three inches at a median. Mr. Barknan responded affirmatively.

Mr. Breslau made a motion, seconded by Ms. Lee, to approve with the following conditions: 1) subject to the staff report except for the dumpster relocation recommendation; 2) that instead of 662 Ilex shrubs the applicant would attempt to change some or all to Green Island Ficus subject to meeting the needed requirements; 3) ensure that the existing sidewalk on the south side remains at six feet; 4) to move the berm across the northwest side to provide additional swales to decrease water discharge on the adjacent property; 5) on the dumpster enclosure which would remain where indicated, to match the structure with the existing materials and accent materials of the building and to upgrade the doors, to be given some leeway on the design; 6) to increase the Podocarpus hedge on the building perimeter from 24-inches to 36-inches; 7) make an attempt to go to a 3.0 minimum lighting level on the driveways coming off Nova and University Drives for approximately 70 feet from the property line; 8) add signage at the entrance of the drive-thru driveway indicating height restrictions for the canopy; 9) to follow the tree protection plans indicated in the drawings; and 10) extend the curb on the southeast corner of the building approximately two- to- five-feet and work with staff to be as close to five feet as possible. In a roll call vote, the vote was as follows: Chair Crowley – yes; Vice-Chair Khavanin – yes; Mr. Breslau – yes; Ms. Lee – yes; Mr. Venis - yes. **(Motion carried 5-0)**

*Modifications*

3.2 SPM 10-54, Pet Paradise, 10401 Orange Drive (A-1)

Nectaria Chakas, William Joel, Fred Golsmith, Robert Allen Conner, Rick Giles, Brian Kientz, Allan Iosue, Alan Tinter and Robert Andres, representing the petitioner, were present. Mr. Abramson summarized the planning report for the site plan modification.

Ms. Chakas prefaced a PowerPoint presentation by providing historical information which culminated in the present modification of the site plan. This application was the result of mitigating compromises gleaned from a previous attempt at a modification in February, 2011. She went through the changes between the old and present site plans.

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Ms. Chakas advised that a variance would be needed for the revised plans and she explained why it would be necessary. Using aerials and renderings for her presentation, she was able to provide a better understanding of the project and changes. In the new enclosed building which was to be built by utilizing the existing eight-foot walls of the play area, all windows, doors, and vents would be constructed to "Sound Transmission Class 30" which would provide adequate soundproofing of the building. An updated traffic analysis concluded that the level of service for Orange Drive would not be affected by the modification.

Ms. Chakas submitted into the record letters of support from neighbors as well as resumes and qualifications of consultants.

Ms. Lee noted that there were trees indicated on the back wall of the building in the rendering; however, they were not included in the plans. Mr. Iosue explained that the artist who did the renderings took liberties.

Ms. Lee took issue with the fact that indicated in the plans, the shrubs which were to be planted along the length of the buffers were to be placed three feet on center and the code required two feet on center. In her opinion, there was no buffer in the landscape plan. Ms. Lee raised the issue about the removal of Australian Pines. Mr. Andres responded that they were not allowed to go onto the property of others and remove trees. Ms. Lee warned that when some Australian Pines were removed from a hammock, the remaining pines were intensely vulnerable to destruction and there were homes nearby onto which tree limbs may fall and injure. A resolution did not develop. It was her opinion that the petitioner was "buffering the site better on Orange Drive than anywhere else for any of the neighbors." She believed the buffer plans would do nothing for the neighbors. Ms. Lee expressed that she was opposed to the project and stated the reasons for her objections. She disclosed that she had been contacted by numerous residents and she had walked and scrutinized the property on her own time.

Vice-Chair Khavanin advised that there were two different finished floor elevations on the drawings and that the incorrect one should be removed. It was discovered that the elevations for the roof slope needed to be changed. The petitioner agreed to both corrections.

A brief discussion ensued regarding the landscaping and the petitioner's attempt to reach out to the community to show the new plans. Ms. Chakas advised that a formal public participation meeting had not been held since the plans had been revised; however, she had reached out to the neighbors to the west to advise them of the changes. Chair Crowley asked Ms. Lee what she recommended the applicant do in order to resolve the landscaping issues.

Ms. Lee advised that to build an adequate berm, the shrubs should "go in" at five-feet tall, three-feet on center; that the trees be placed 30-foot on center instead of 40-feet as indicated in the plans; or, if the trees were 40-feet on center, an accent or flowering tree should be placed between them. She did not know how this could be accomplished with all the Australian Pines that were leaning toward their property. Ms. Lee reiterated that once some of the Australian Pines were eliminated, the remainder was destined to fall on the neighbors' roofs. She was speaking from experience since she saw it happen all along Orange Drive and the Central Broward Drainage Canals. Ms. Lee also recommended that an irrigation system be provided for the buffer.

Chair Crowley invited members of the public to speak.

Michael Bartlett spoke in opposition.

Christina Pellicane spoke in opposition.

Mr. Golsmith responded to some of the concerns expressed by the aforementioned speakers. He maintained that he was improving the property for the neighbors by spending hundreds of thousands of dollars to soundproof what already existed. Mr. Golsmith agreed that landscaping would make the project prettier; however, what was most effective for the noise issues was enclosing the play area.

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Chair Crowley asked Mr. Golsmith if he were willing to document that he would not increase the number of kennels. Mr. Golsmith responded that he was willing to do it for American Pet Resorts Pet Paradise; however he leased the land and was not the owner of the property.

Ms. Lee made a motion to deny. The motion died for lack of a second.

Mr. Breslau made a motion, seconded by Vice-Chair Khavanin, to recommend approval subject to the following conditions: 1) that the finish floor elevations on the plans be corrected so that they were consistent; 2) that on sheet 4, revise all the elevations to reflect the proper slopes of the roofs; 3) with regard to the landscaping buffer, the applicant would add an irrigation system for the landscape buffer; the shrubs would be planted three-foot on center at a five-foot height minimum, and the trees should be planted 30-feet on center not 40-feet on center although alternatively if planted 40-feet on center, there would be accent trees added between them; 4) the applicant has agreed to enter into an agreement with the Town that they would not add any kennels over the existing kennel count; and 5) that the construction trailer should be moved to a location satisfactory to staff. In a roll call vote, the vote was as follows: Chair Crowley – yes; Vice-Chair Khavanin – yes; Mr. Breslau – yes; Ms. Lee – no; Mr. Venis - yes. **(Motion carried 4-1)**

3.3 SPM 11-142, Chipotle Mexican Grill, 2110 South University Drive (B-3 Planned Business Center District)

Stefano DeLuca, the petitioner, was present. Mr. Abramson summarized the planning report.

Mr. Breslau asked that staff clarify that the monument signage was not part of the site plan approval and Mr. Abramson did so. Directional signs which were noted on the plans were also removed from review.

Ms. Lee stated that the landscape plans were well done. She advised that some of the unknown trees in the tree protection detail were Eucalyptus and asked that they take special care to follow the detail.

Mr. Breslau asked about the color scheme and Mr. DeLuca advised that he had worked with staff to “lighten up” the typical corporate colors and he showed samples of lighter colors. Mr. DeLuca also had renderings which included colors. The palate colors to be used were: Intellectual Grey, Nightfall, Charcoal and Saltstone.

Considering the location of the dumpster, Mr. Breslau asked that the dumpster doors have the same accent colors as on the building. Mr. DeLuca agreed to the request.

Mr. Breslau made a motion, seconded by Ms. Lee, to approve subject to the following: 1) that the monument signage on SP-3 would be removed; 2) to remove any references on TP-1 of any directional signage; 3) the tree protection plan would be in place before construction started; 4) the color palate approved consisted of the following colors: Intellectual Grey, Saltstone, Nightfall, and Charcoal which was on the element of the canopies and storefront framing; and 5) the dumpster enclosure doors would be painted an accent color consistent with the structure. In a roll call vote, the vote was as follows: Chair Crowley – absent; Vice-Chair Khavanin – yes; Mr. Breslau – yes; Ms. Lee – yes; Mr. Venis - yes. **(Motion carried 4-0)**

3.4 SPM 11-153, Tower Shops, 1904 South University Drive (B-3)

The petitioners were not present.

Mr. Venis made a motion, seconded by Ms. Lee, to table to December 13, 2011. In a roll call vote, the vote was as follows: Chair Crowley – absent; Vice-Chair Khavanin – yes; Mr. Breslau – yes; Ms. Lee – yes; Mr. Venis - yes. **(Motion carried 4-0)**

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**4. OLD BUSINESS**

There was no old business discussed.

**5. NEW BUSINESS**

There was no new business discussed.

**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 5:49 p.m.

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

\_\_\_\_\_  
Chair/Committee Member