

**SITE PLAN COMMITTEE
AUGUST 8, 2000**

1. ROLL CALL

The meeting was called to order at 4:01 p.m. Committee members present were Chair Jeff Evans, Vice-Chair James Marcellino, Councilmember Paul, and James Aucamp, Jr. Also present were Planner Scott McClure and Board Secretary Janet Gale recording the meeting. Sam Engel was absent.

**2. APPROVAL OF MINUTES: June 13, 2000
July 25, 2000**

Vice-Chair Marcellino made a motion, seconded by Mr. Aucamp, to approve the minutes of June 13, 2000 and July 25, 2000. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - yes; Mr. Aucamp - yes; Mr. Engel - absent; Councilmember Paul - yes. **(Motion carried 4-0)**

3. SIGNAGE

3.1 S 6-4-00, Tool Repair Depot, 6501 SW 45 Street (B-2)

Mr. McClure explained that staff was requesting a tabling of this application.

Vice-Chair Marcellino made a motion, seconded by Mr. Aucamp, to table to August 22, 2000. In a voice vote, with Mr. Engel being absent, all voted in favor. **(Motion carried 4-0)**

This item was addressed later in the meeting.

4. SITE PLAN MODIFICATION

4.1 SP 5-7-00, Summerlake Apartment, 5941 Summerlake Drive (RM-16)

Stephanie Toothaker, representing the petitioner, requested that this item be reviewed later in the meeting as other members of the group had not yet arrived.

Vice-Chair Marcellino made a motion, seconded by Councilmember Paul, to move this item to the end of the meeting. In a voice vote, with Mr. Engel being absent, all voted in favor. **(Motion carried 4-0)**

5. SITE PLANS

**5.1 SP 6-1-00, Car Wash & Quick Lube Facility for Gene Mirvis, 2800 Davie Road (M-4,
County)**

Mark Engel and Gene Mirvis, representing the petitioner, were present. Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval subject to the conditions as outlined in the planning report).

Councilmember Paul expressed her concern regarding the clustering of automotive type businesses in the same vicinity as opposed to a variety of business types. Mr. McClure responded that the district was M-4 Forman Agreement with this type permitted usage. Mr. Engel explained that this business was a continuation of the two neighboring businesses as they did not offer the services of a speedy car wash nor a twenty minute oil change. Councilmember Paul understood that although businesses of this nature were allowed, her concerns were their impact on the entranceway appearance into the Town.

Mr. Engel indicated that there was a problem in complying with item six of the planning report. He explained that he had no problem with replacing the three Live Oaks with four Alexander Palms; however, it was difficult to determine where to relocate the three Live Oaks. In the discussion that followed, Mr. Engel indicated that one of the Live Oaks

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Mr. Aucamp observed that two Royal Palm trees on Davie Road were planned for relocation and suggested that they be placed in such a way as to continue the pattern already established along the road. Mr. Engel understood and agreed with the suggestion in order for the appearance to be contiguous.

Vice-Chair Marcellino questioned Mr. Mirvis on the functionality of the car wash operations. In the discussion that followed, it became evident that there would be a stacking problem in the operations which was caused by the traffic flow. Working together to resolve this issue, it was determined that by relocating a landscape buffer from the west to the south of the waiting area, the circulation problem would be alleviated.

Vice-Chair Marcellino made a motion, seconded by Mr. Aucamp, to approve based on staff's recommendations stipulating that number six, the Live Oaks, were to be determined on site; to move the Royal Palms on the front of the property in a straight line; to take the existing landscape buffer on the west side of the property and move it to the south side next to the 630 square foot waiting area, create a sidewalk, and alleviate the traffic flow problem by creating two lanes of exit. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - yes; Mr. Aucamp - yes; Mr. Engel - absent; Councilmember Paul - no. **(Motion carried 3-1)**

4.1 SP 5-7-00, Summerlake Apartment, 5941 Summerlake Drive (RM-16)

Stephanie Toothaker, Manny Hidad and Mike Folly, representing the petitioner, were present. Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval subject to the conditions as outlined in the planning report).

Ms. Toothaker detailed the modifications and answered questions to provide a better understanding than the plans revealed. Councilmember Paul inquired if only a curb would be separating parked cars from the lake, her concern being a safety issue. Mr. Folly explained that a car would have to go over the parking stub, over the curb, through hedges and an additional 30 to 35 feet before entering the lake. Mr. Aucamp discussed the landscape theme on the south perimeter and the plantings to be placed on the west buffer and added that Wax Myrtles would serve as a better hedge material than Areca Palms on the south side of SW 42 Street. Also discussed was the sidewalk material which was to be asphalt instead of concrete for cost factors. Mr. McClure noted that asphalt would require a larger sub-base which was a concern where plantings were located. Mr. Folly responded that he had been apprised of that problem and had informed his contractor to keep the sub-base as tight as possible to the edge of the asphalt.

Vice-Chair Marcellino made a motion, seconded by Mr. Aucamp, to approve based on staff's recommendations, changing number two, subpoint "c" to replace Areca Palms with multi-trunk Wax Myrtles 10 foot in size. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - yes; Mr. Aucamp - yes; Mr. Engel - absent; Councilmember Paul - yes. **(Motion carried 4-0)**

Mr. McClure advised that he was requesting that the Dry Concepts application be added to the agenda. Councilmember Paul inquired why it was being added. Mr. McClure responded that the petitioner had a variance application which was to be heard at the Planning and Zoning Board meeting tomorrow. He explained that the site plan had been held off from being reviewed by the Site Plan Committee for a couple of months due to an engineering problem. Mr. McClure clarified that an easement needed to be granted in order

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Vice-Chair Marcellino made a motion, seconded by Mr. Aucamp, to add this item to the agenda. In a voice vote, with Mr. Engel being absent and Councilmember Paul dissenting, all voted in favor. **(Motion carried 3-1)**

5.2 SP 5-3-00, Dry Concepts, 4190 University Drive (B-3)

Chair Evans expressed his reservations on reversing the application process and setting a precedent. Jesse English, Mark Engel, and Don Jensen, representing the petitioner, were present. Mr. English explained that one of the reasons why it was being done this way was because he was trying to comply with the Town's request to open up a driveway which required obtaining an easement from a neighbor. He added that he was being pushed into a legal battle if certain steps were not accomplished within a specific timeframe and that it was all in an effort to give the Town what it was asking for in order to make the site better. Councilmember Paul expressed her concern that by not having the time to properly review the plans before this meeting, something may inadvertently slip by.

Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval subject to the conditions as outlined in the planning report). Mr. English clarified that the modification consisted of three walls which were being added to the east side of an existing building. Chair Evans questioned if a driveway had existed and Mr. English responded that although one had, it did not meet the current Code requirements. Mr. English anticipated that he would receive the easement he needed for the driveway as long as he met the requirements. He advised which businesses would occupy different areas of the building.

Councilmember Paul questioned the appearance of a proposed eight-foot concrete wall and how the residential neighbors to the east would respond. Mr. Jensen explained that for drainage purposes between sites, the wall could not be repositioned and that he understood it was required by Code. After a lengthy discussion and an exchange of ideas, a chain-link fence and hedge was proposed which the Committee agreed would be esthetically more appealing and which would resolve engineering issues regarding drainage and water retention. Mr. Aucamp made suggestions regarding the perimeter berm and foliage types which staff and the petitioner agreed upon.

Vice-Chair Marcellino motioned, seconded by Mr. Aucamp, to approve subject to staff's recommendations changing number six to include that in place of the eight foot concrete wall, a green chain-link fence would be placed along the east and south property lines and that it would be covered with an eight foot hedge comprised of Wax Myrtle, ten foot on center, and the existing landscape detail of canopy trees could be adjusted to be 40 foot on center. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - yes; Mr. Aucamp - yes; Mr. Engel - absent; Councilmember Paul - yes. **(Motion carried 4-0)**

3.1 S 6-4-00, Tool Repair Depot, 6501 SW 45 Street (B-2)

Paula Anderson, representing the petitioner, was present. She explained that her application was submitted June 30th, had a preliminary approval, and was set for the Site Plan Committee meeting of July 25th. Ms. Anderson chronologically detailed her efforts in the approval process. Mr. McClure explained that part of the delay was due to not having the Community Redevelopment Agency's approval. Ms. Anderson advised that there had been one objection noted when the sign had been reviewed by the Agency and she explained her position regarding that assessment. Ms. Anderson emphasized that she had not been

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Ms. Anderson provided a rendering, and indicated the which colors were selected.

Mr. Marcellino made a motion, seconded by Mr. Aucamp, to approve contingent on staff's approval and the Community Redevelopment Agency's approval. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - yes; Mr. Aucamp - yes; Mr. Engel - absent; Councilmember Paul - yes. **(Motion carried 4-0)**

5. OLD BUSINESS

SP 6-5-00, Extra Care Animal Hospital, 950 South Flamingo Road (A-9). Gus Khavanin, representing the petitioner, advised the Committee that the materials and color selection on this project had been changed as the supplier could not provide them in a timely manner. He requested that he be heard at this time regarding the new color selection. There were no objections from the Committee.

Mr. Khavanin provided samples of the building paint selection along with the roof tile. He and the Committee discussed the selection.

Mr. Marcellino made a motion, seconded by Councilmember Paul, to approve as follows: that the banding would be color number one, Night Light; the building would be number two, Plated Gold; the facia would be number three, Noble Gold; and that the dome was to be replaced by a covered entry which was to be attached to the roof which would be a barrel tile to match the roof. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - yes; Mr. Aucamp - yes; Mr. Engel - absent; Councilmember Paul - yes. **(Motion carried 4-0)**

Vice-Chair Marcellino inquired on the signage issue at Nations Rent. Mr. McClure responded that the signs were larger than the plans had indicated; however, they were within the square footage allowed as implied in the Forman agreement. The Committee was concerned about the equipment at that site being displayed with a boom raised 60 feet. Mr. McClure indicated that he would review the minutes to see if that issue had been addressed and report back to the Committee

6. NEW BUSINESS

There was no new business discussed.

7. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

8. ADJOURNMENT

As there was no further business and no objections, the meeting adjourned at 6:23 p.m.

Approved: _____

Chair/Committee Member