

**SITE PLAN COMMITTEE
SEPTEMBER 12, 2000**

1. ROLL CALL

The meeting was called to order at 4:06 p.m. Committee members present were Chair Jeff Evans, Vice-Chair James Marcellino, James Aucamp, Jr. (arrived 4:15 p.m.), Sam Engel, Jr., and Councilmember Judy Paul. Also present were Planner Scott McClure and Board Secretary Janet Gale recording the meeting.

2. SITE PLAN MODIFICATION

2.1 SP 5-6-00, Home Depot/Tower Shops, 2300 South University Drive (B-3)
(Tabled by staff to September 26, 2000)

3. SITE PLANS

3.1 SP 3-2-00, Pebble Creek at Davie, 1805 SW 118 Avenue (AG)
(Tabled by staff to September 26, 2000)

3.2 SP 7-1-00, Walgreens/Retail @ The Plaza, 11204 Hiatus Road (B-2)
(Tabled by staff to September 26, 2000)

3.3 SP 7-2-00, Davie Manor, 4900 SW 64 Avenue (RM-10)

Robert Kracker and Michael Oliver, 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).

Chair Evans indicated that he would be abstaining from voting on this item as he was the architect for the project. Mr. Kracker indicated that the ownership of the property had changed and stated that the current owner was JJK International. He added that the site, as it was planned, conformed with the adjacent surrounding townhomes. Upon Vice-Chair Marcellino's inquiry, Mr. Kracker indicated that he was willing to comply with all of staff's proposed recommendations. Landscape architect Mr. Oliver indicated that he had submitted a revised landscape plan to Mr. McClure which reflected the changes that staff had recommended with one exception left to be completed.

Councilmember Paul inquired on the dry retention areas which Mr. Kracker clarified. Mr. Engel noted that single-car garages were calculated into the parking requirements which Mr. Kracker confirmed.

Vice-Chair Marcellino made a motion, seconded by Mr. Engel, to approve subject to staff's recommendations. In a roll call vote, the vote was as follows: Chair Evans - abstained; Vice-Chair Marcellino - yes; Mr. Aucamp - yes; Mr. Engel - yes; Councilmember Paul - yes.
(Motion carried 4-0)

3.4 SP 7-3-00, Stirling 67, 6690 Stirling Road (B-3)

Frank Costoya, the petitioner, was present. Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval based on the condition as outlined in the planning report).

Mr. Costoya explained that this project had previously been presented and approved by this Committee and the Town Council; however, since a modification had been made to change an auto mechanic's bay to a car wash, the plans needed to be readdressed. Mr. Costoya indicated that he had no problem conforming with staff's recommendation to increase the size of one of the compact parking stalls to a full size stall.

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Mr. Engel made a motion, seconded by Vice-Chair Marcellino, to approve subject to the planning report. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - yes; Mr. Aucamp - yes; Mr. Engel - yes; Councilmember Paul - yes. **(Motion carried 5-0)**

3.5 SP 7-4-00, Heritage Building, 5220 Davie Road (R-O)

Christina Rodriguez, the petitioner, was present. Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval subject to the conditions as outlined in the planning report).

Chair Evans questioned staff's seventh recommendation regarding identifying the proposed access route for handicap parking stalls. Mr. McClure responded that he understood that Engineering required stripping of the route. Mr. Engel noted that the ramp needed a railing on one side as it was elevated. There were other technical aspects regarding the ramp on which Mr. Engel advised the petitioner. He commented that the architectural drawings had inadvertently been signed by an engineer and needed to be signed by an architect and that it would be a problem when the building permit was to be issued. Ms. Rodriguez noted his advice.

Discussions returned to the subject of the handicapped railing and Ms. Rodriguez inquired if tall bushes could be an alternative to a railing. The Committee recommended that she check with the ADA and speculated that the railing would be necessary. The visibility of the roof mounted air conditioning units was discussed with the Committee emphasizing that they were not supposed to be visible from the street view.

Another aspect discussed at length was the consideration of the turning radius for a fire truck. Ms. Rodriguez indicated that that stipulation had been satisfied with the turnaround radius being on part of the residential property. The perplexities of the lot were discussed with Mr. McClure advising that between the Planning and Zoning Division, Engineering and Ms. Rodriguez's consultants, this design was the best solution that they could come up with that addressed the turning radius, two-way drive to the residential property, and parking requirements.

Chair Evans questioned the color selection and what materials would be used for the decorative windows at the top of the building. Since Ms. Rodriguez was unable to address these and other pertinent elements, she requested that any concerns of the Committee be stipulated as a condition to the approval in order to move forward with the project. Mr. McClure explained the petitioner's situation and provided a history of her application process. He indicated that the Planning and Zoning Board had recommended that Ms. Rodriguez work with the design to reduce the number of variances. Mr. McClure advised that the variances had been reduced from five to three.

Vice-Chair Marcellino made a motion, seconded by Mr. Engel, to approve subject to staff's recommendations with the addition that (1) someone needed to check the stamp on the plans to be sure that they were done by an architect and not an engineer; (2) the air conditioning needed to be mounted in the center of the roof; (3) the petitioner needed to show ramp elevations with railings; (4) the petitioner needed to come back before this Committee with samples of paint for the building; and (5) the petitioner needed to provide samples of ornamental material on the parapet which were termed as small squares. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - yes; Mr. Aucamp - yes; Mr. Engel - yes; Councilmember Paul - yes. **(Motion carried 5-0)**

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Chair Evans advised that an item needed to be added to the agenda.

Mr. Engel made a motion, seconded by Vice-Chair Marcellino, to add to the agenda as item 3.6, SP 6-3-00, McDonald's Restaurant. In a voice vote, all voted in favor. **(Motion carried 5-0)**

3.6 SP 6-3-00, McDonald's Restaurant, 4492 Weston Road (BP)

Gus Bustillo, the petitioner, was present. Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval subject to the conditions as outlined in the planning report).

Chair Evans questioned if there was a standard theme for the shopping center and if the McDonald's was in compliance. Mr. McClure indicated that the only standard was that it be a beige stucco building with terracotta roof tiles. Chair Evans recalled that the Seven-11 project was made to conform and felt that this restaurant also should. Mr. Bustillo indicated that the colors did conform. Vice-Chair Marcellino inquired on the dumpster plans and offered an alternative solution to its placement. Mr. Bustillo responded that the plan conformed with what was requested by the Engineering Department and that it worked satisfactorily. There was some discussion on the implementation of a curb at the entrance and Mr. Bustillo explained its purpose.

Mr. Bustillo indicated that he would prefer to provide landscaping and open space rather than install five additional parking spaces as was recommended by staff as item seven in the planning report. Mr. McClure agreed that since the shopping center was over its parking space requirements, Mr. Bustillo needed to obtain cross parking agreement from the shopping center showing the tenant list and parking calculations.

Vice-Chair Marcellino made a motion, seconded by Councilmember Paul, to approve based on staff's recommendations with the stipulation that item seven would be waived if the petitioner obtained a letter from the shopping center indicating that it agreed to share five parking places and in addition, to present staff with a tenant list and parking calculations. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - yes; Mr. Aucamp - yes; Mr. Engel - yes; Councilmember Paul - yes. **(Motion carried 5-0)**

4. OLD BUSINESS

Development Services Director Mark Kutney provided an update on the changes which were intended to improve the site plan process system. A lengthy discussion ensued in which Committee members vocalized their concerns with the system. Mr. Kutney advised that in approving the budget, Council had authorized the hiring of two additional planners.

5. NEW BUSINESS

There was no new business discussed.

6. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

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7. ADJOURNMENT

As there was no further business and no objections, the meeting was adjourned at 5:39 p.m.

Approved: _____

Chair/Committee Member