

**SITE PLAN COMMITTEE
SPECIAL MEETING
APRIL 24, 2001**

1. ROLL CALL

The meeting was called to order at 4:03 p.m. Committee members present were Chair Jeff Evans, James Aucamp, Jr., Sam Engel, Jr., and Vice-Mayor Judy Paul. Also present were Planner Scott McClure and Board Secretary Janet Gale recording the meeting. Vice-Chair James Marcellino was absent.

2. APPROVAL OF MINUTES: February 13, 2001

Vice-Mayor Paul made a motion, seconded by Mr. Aucamp, to approve the minutes of February 13, 2001. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - absent; Mr. Aucamp - yes; Mr. Engel - yes; Vice-Mayor Paul - yes. **(Motion carried 4-0)**

3. SIGNS

3.1 S 3-1-01, McDonald's at Martin Square, 4492 Weston Road (BP) **(tabled from April 10, 2001)**

Mr. McClure indicated that although this item had been tabled to this meeting, staff had approved it based on the location of the signs which were not in conflict with the horse trail easement which was located on the opposite side of the lake. Although the petitioner was not present, Mr. McClure recommended that this item be removed from tabling and approved subject to staff's approval.

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

3.2 S 4-1-01, I-595 Business Plaza, 7050 and 7060 State Road 84 (CC)

Roberta Morris, representing the petitioner, was present. Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval).

Vice-Mayor Paul inquired why the petitioner requested not to be restricted to the 20 inch maximum size of the lettering. Ms. Morris explained that it was to allow for corporate logos on the signage.

Mr. Engel made a motion, seconded by Mr. Aucamp, to approve. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - absent; Mr. Aucamp - yes; Mr. Engel - yes; Vice-Mayor Paul - yes. **(Motion carried 4-0)**

4. SITE PLAN

4.1 SP 8-3-00, Rick Case Honda/ICW South, 15700 Pointe West Drive (BP)

Bill Laystrom, Boyd Bundy and Rick Case, 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 report).

Mr. Laystrom provided background information and explained that the proposed site was part of the overall master plan for the Davie Center. He indicated that there was additional landscaping planned above and beyond what was required and pointed out the area for the recreational trail being provided.

SITE PLAN COMMITTEE
APRIL 24, 2001

Mr. Laystrom spoke about the changes to the original site plan and stated that the parking areas changed only slightly and pointed out the four parking locations. This led to a lengthy discussion regarding driving circulation and stacking of cars. An alternate plan was proposed for the service areas and timing issues were discussed including possible scenarios for service and customer drop-off.

Landscape architect Kim Zimmerman made a brief presentation regarding the front display area and side areas. Mr. Aucamp reported that he had worked with Ms. Zimmerman, that it was a good landscape plan, that more work needed to be done and that he would continue to work with the landscape architects. He suggested that part of the motion could include that staff review the plan at a later date before permitting. It was determined that the plan could be revised next week and Mr. Laystrom agreed with the time frame.

Planner Geri Baluss pointed out that this project had been in planning stages for two years and the deadline when the site needed to be "up and running," was next February. The permit processes for site development and building were discussed.

Mr. Engel made a motion, seconded by Mr. Aucamp, to approve subject to staff's recommendations and subject to a fifth condition that the applicant work on the landscaping plan with staff and Mr. Aucamp as the Committee's representative, and if they do not come to an agreement, the applicant would come back before this Committee and the Town Council. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - absent; Mr. Aucamp - yes; Mr. Engel - yes; Vice-Mayor Paul - yes. **(Motion carried 4-0)**

5. DISCUSSION

5.1 Griffin Corridor Design Guidelines

Planner Marcie Nolan spoke about the design manual and provided each member with a copy of the ordinance that created the design guidelines. She spoke briefly on the history of the project which began two years ago and she identified the parameters of the area. Ms. Nolan explained that this would also go to the Community Redevelopment Agency and Dover, Kohl and Associates for review, then finally Council. She showed pictures of the corridor and spoke about the architectural theme that was chosen - the Florida traditional frame. Ms. Nolan stated that the plan was to have this tie into the downtown area and to create a place to walk with pavers and sidewalk placement.

Ms. Nolan systematically reviewed the details of the manual and explained the purpose and intent of the various architectural elements. Mr. Engel felt that the 25 and 30-foot landscape setbacks would not create the intent Ms. Nolan had described. It was concluded, however, that to attract hotels, this would be needed; therefore, the treatment of landscape in the setbacks was discussed at length.

Chair Evans expressed that this plan would put an extreme burden on staff and create a difficult process to determine the theme of each building, resulting in a tremendous amount of meetings. Ms. Nolan responded that each applicant would be subject to a pre-application meeting with staff and that developers would have to comply.

Chair Evans spoke well of the overall package and the benefit of the visuals. Wood, he felt, would create maintenance issues. Ms Nolan stated that Hardy plank would be allowed and worked well.

Mr. Aucamp spoke about the landscape and thought there was no consistency. He was referred to page 19 and Ms. Nolan indicated that a master list would be used and a variety would be allowed for accent trees. She stated that the use of native materials would be

**SITE PLAN COMMITTEE
APRIL 24, 2001**

encouraged and the guidelines would be revised. Ms. Nolan assured that this would be brought back before the Committee one more time before going to Council. The landscape plan was discussed further and requirements for developers were pointed out. The goal was uniformity. Ms. Nolan reiterated that time would be given to review the final guidelines and a workshop would be planned.

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 5:45 p.m.

Date Approved: _____

Chair/Committee Member