

SITE PLAN COMMITTEE
JUNE 26, 2001

1. ROLL CALL

The meeting was called to order at 4:07 p.m. Committee members present were Chair Jeff Evans, Sam Engel, Jr., and Vice-Mayor Judy Paul. Also present were Planner Scott McClure and Secretary Janet Gale recording the meeting. Vice-Chair Marcellino and James Aucamp Jr., were absent.

2. APPROVAL OF MINUTES: May 22, 2001 (deferred from June 12, 2001)

Mr. Engel made a motion, seconded by Vice-Mayor Paul, to approve the minutes of May 22, 2001. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - absent; Mr. Aucamp - absent; Mr. Engel - yes; Vice-Mayor Paul - yes. **(Motion carried 3-0)**

3. SIGNAGE

3.1 S 4-2-01, Extra Care Animal Hospital, 950 South Flamingo Road (A-1)

Mustafa Saleh, representing the petitioner, was present. Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval). He stated that this application had been denied by the Committee when it had been presented by the sign contractor whom staff felt did not represent the accurate relationship between the character of the sign and the clinic's use. Staff had invited the applicant to present why he was asking for this type of sign.

Chair Evans commented that this was unusual as it appeared to be the exact same sign. Mr. McClure responded that the sign had been modified and it was not as "cartoonish."

Dr. Saleh listed the wide variety of animals he treated, many of them were considered exotic. He provided historical information on his practice here in Town for 16 years. Dr. Saleh indicated that his sign complied with the Town's Code and that it needed to be highly visible because he had an emergency 24-hour practice and needed to be seen at night for emergencies. He spoke of future plans as well.

Vice-Mayor Paul agreed that the "cartoonish" image had been improved; however, her concern was that since it was so similar to the Flamingo Gardens' sign, this would give an amusement park effect. The Committee's concern was in setting a trend on Flamingo Road. Chair Evans indicated that the Committee asked that the sign be front-lit rather than internally lit.

Dean Alexander, 13820 SW 16 Street, spoke on behalf of the petitioner. He indicated that he had reviewed the tape of the prior meeting and noted the objections. Mr. Alexander pointed out the corrections that had subsequently been made, felt that the objections which remained were subjective, and indicated that the sign complied with the Code.

There was a lengthy discussion regarding the lighting of the sign and Jerry Moore from Ferrin Signs, spoke of what could be technically done to reduce the glare and have the sign appear more subtle and match the building.

Mr. Engel made a motion, seconded by Vice-Mayor Paul, to approve subject to the application of a heavy coat of paint on the interior of the sign in an effort to minimize the glare created by the interior lighting. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - absent; Mr. Aucamp - absent; Mr. Engel - yes; Vice-Mayor Paul - yes. **(Motion carried 3-0)**

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3.2 S 6-1-01, Westport Plaza, 6525 Nova Drive (M-4 County)

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

Chair Evans clarified that this was Broward County Code. Mr. McClure replied affirmatively and indicated it was the Forman agreement. In the brief discussion that followed, Ms. Melgren answered questions for a better understanding of the appearance and function of the signage.

Mr. Engel made a motion, seconded by Vice-Mayor Paul, to approve. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - absent; Mr. Aucamp - absent; Mr. Engel - yes; Vice-Mayor Paul - yes. **(Motion carried 3-0)**

4. SITE PLANS

4.1 SP 11-2-00, Long Lake Estates II, 3501 Nob Hill Road (AG and E)

Kevin Ratterree and Dennis Mele, representing the petitioner, were present. Mr. McClure read the planning report (Planning and Zoning Division's recommendations: approval subject to the conditions as outlined in the report).

Chair Evans noted that the plans presented had no lot dimensions and he recommended that the site plan include the minimum dimensions for plots when it was presented to Council. He inquired on the waiver for the wall. Mr. McClure stated that Council had the right to waive a permanent wall requirement in lieu of landscaping. He stated that the applicant was recommending a seven-foot berm with the landscaping and entrance features. Mr. Engel was under the impression that if a gate was needed for security, a wall was needed as well. Vice-Mayor Paul stated that the original idea was to discourage the guardhouse and the gate, but this had been reversed.

Mr. Ratterree described the 454-acre property which was being developed in three phases. He explained the zoning districts and how the property was divided accordingly. Mr. Ratterree stated that there were two open space requirements for this property which included 15 percent of each parcel and an additional 40 percent of the northern 73 acres of parcel A. He stated that Town Administrator Tom Willi had given him a letter granting this property the right to develop under the "E" Zoning District because the property was zoned "E," even though the "E" Zoning District had been repealed. Mr. Ratterree indicated that there was approximately 17 percent more open space than was required. In answer to Chair Evans' questions regarding the lack of dimensions on the site plan, he indicated that page 11 of the packet showed the minimum lot frontage and the standard lot size, which was a minimum lot size.

Mr. Ratterree indicated that there were three recreational parcels, one of which was passive in order to preserve the archeological site and the other two were active. He described the amenities therein. Mr. Ratterree referred to a digital photograph of the property and stated that the landscape buffers had been discussed with Council and the neighboring association. He indicated that they were a continuation of what Long Lake Estates did on Nob Hill Road. Mr. Ratterree pointed out the existing entrance feature of Long Lake Estates and explained that this project would be a continuation of the theme. He described the various entrance features and what amenities would be included in the area, including an equestrian trail. Mr. Ratterree explained that this site had an existing equestrian/pedestrian trail on two of its frontages and pointed out their locations and connections to the main trail system.

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Mr. Ratterree stated that there was a dangerous situation on Hiatus Road as there were mailboxes located very close to the road on the north end of the site. He had met with the Town's engineering staff and with the Drainage District and worked out a proposal to relocate the canal further west and increase the required landscape buffer which was upgraded from 20 feet to a 50-foot width. Mr. Ratterree explained that this allowed the Hiatus Road section to be a "burrowed buffer" rather than a guardrail buffer.

Chair Evans asked if the guardrail was being eliminated. Mr. Ratterree replied affirmatively, stating that it was being removed in lieu of the seven-foot berm along that section. He added that this would allow for a sidewalk from parcel C to Robbins Park.

Mr. Ratterree stated that an equestrian/pedestrian trail was created on the west side of the public road along parcel C so that there would be a link from the public road to Robbins Park. He stated that this plan was created with the concept of the continuation of the equestrian/recreational trail system. Mr. Ratterree indicated that in parcel B, easements were dedicated to the Town for the recreational trail and would be maintained by the Town or the association, depending on what the Town decided. He added that the easement would also prohibit the property owner from placing a fence within any portion of that area that would eliminate access to the recreational trail.

Vice-Mayor Paul thought that when the site was platted, the equestrian trail was to border almost the entire project. Mr. Ratterree explained how the equestrian trail was to be accessed. He stated that the site plan showed the exact configuration that was approved by Council during the plat approval process. Mr. Ratterree clarified that the Town would maintain the portions of the trail that were part of the dedicated buffer and the homeowner would be responsible if the trail was on their lot unless the Town offered to do the maintenance.

Mr. Ratterree stated that staff had indicated that there were three archeological sites and that an archeologist was working on this project. He advised that two of the quarter-acre sites were being mitigated in lieu of the preservation of the 1.94-acre parcel. Mr. Ratterree explained the technicalities required for placing utilities beneath the site and that this had been negotiated with Broward County staff. Chair Evans asked if this was going to be a park. Mr. Ratterree responded that the west side would be fenced and there would be a small pedestrian trail. He indicated that this site had Live Oak trees and one of the largest Persian Fig trees in South Florida and they were being preserved. Vice-Mayor Paul asked if Bob Carr was involved and Mr. Ratterree replied affirmatively. She indicated surprise that Mr. Carr had approved the mitigation of two archeological sites. Mr. Ratterree stated that Archeologist Scott Lewis from Broward County also approved the mitigation. Vice-Mayor Paul asked if reports regarding these sites and their approvals were available. Mr. Ratterree provided this documentation.

Mr. Ratterree advised that the Code allowed the discretion of Council to decide whether or not a wall was built. He described the surrounding area and spoke of the impacts it would have on both the site itself and the open spaces. Mr. Ratterree stated that a wall would impede the contiguous effect of the development. He also indicated that it was GL Homes' practice to invest millions of dollars in landscaping rather than concrete. Mr. Engel stated that he preferred a berm to a wall.

Chair Evans asked if the pictures truly represented the colors of the homes. Mr. Ratterree replied affirmatively, showed color boards, and explained that color schemes were designed so that there would be variety in the community.

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Roofing materials were discussed and Project Manager Rob Rickle explained that Spanish "S" style, Hacienda rolled tile and flat tile were being offered to create diversity. Vice-Mayor Paul asked if there were "ranch" style houses available since they were more rural and would more aptly fit in with the allusion of "ranch" in the development's name. Mr. Ratterree stated that Long Lake Estates was very successful and had the same type of architectural flavor.

The water feature and entranceway were discussed at length with Mr. Ratterree confirming that both were to be private. Vice-Mayor Paul was concerned that the public would not have access to the rare Persian Fig tree. Mr. Ratterree explained the mitigation process for the archeological sites.

Vice-Mayor Paul asked how long the first phase would take to develop. Mr. Ratterree anticipated that each phase would take approximately two to three years. Sidewalks, the canal on Hiatus Road, drainage issues and the preservation of wetlands were discussed at length. Mr. Ratterree stated that there would be signage that indicated the wetlands were protected areas and that plants could not be removed. He also indicated that the wetlands on the southwest corner of the property would be kept pristine with no access.

Vice-Mayor Paul inquired if a wildlife study had been done. Mr. Ratterree replied affirmatively and stated that a report was ready to be submitted to meet the criteria of the Wildlife Ordinance. Vice-Mayor Paul asked for permission to walk the property and Mr. Ratterree agreed.

Chair Evans was concerned that the front facade of the homes was elaborate, but none of these treatments were carried around to the back and sides. He felt that architectural treatment should be applied to the back of the houses to improve the aesthetic appearance for those who did not live in the development and viewed it from a different vantage point. This issue was discussed at length as well as the ornamental features on the clubhouse roof.

Mr. Engel asked about the architects and Chair Evans advised that their license number had to be on the site plan. Mr. Engel noted that the plans were also supposed to be sealed. Mr. Ratterree stated that the originals were sealed.

Vice-Mayor Paul felt the community was well developed; however, she was opposed in a general sense, to the lack of diversity in architecture and the gated community. She was also concerned with development near and around archeological sites and the lack of public access for those who did not live in the development.

Mr. Engel made a motion, seconded by Chair Evans, who passed the gavel, to approve subject to the planning report; subject to the applicant coming up with additional architectural treatment on the other three sides of the houses to identify them with their fronts; that the clubhouse tower be recessed to give it some depth and that Bahama shutters be added. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - absent; Mr. Aucamp - absent; Mr. Engel - yes; Vice-Mayor Paul - no. **(Motion carried 2-1)**

- 4.2 SP 5-2-01, Florida Power & Light Company Gulfstream Service Center, 4000 Davie Road Extension (U, M-1 and B-2)

Mr. McClure advised that this item was removed due to engineering comments.

Mr. Engel made a motion, seconded by Vice-Mayor Paul, to table until the engineering comments were resolved. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - absent; Mr. Aucamp - absent; Mr. Engel - yes; Vice-Mayor Paul - yes.

(Motion carried 3-0)

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5. OLD BUSINESS

There was no old business discussed.

6. NEW BUSINESS

Chair Evans was concerned about absenteeism of Committee members. He wanted to know how many meetings could be missed before a recommendation was made to remove a Committee member. Ms. Gale stated that she would research this and report back.

7. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

8. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 6:30 p.m.

Date Approved: _____

Chair/Committee Member