

**SITE PLAN COMMITTEE
FEBRUARY 26, 2002**

1. ROLL CALL

The meeting was called to order at 4:00 p.m. Committee members present were Chair Jeff Evans, Vice-Chair James Aucamp, Jr., (arrived 4:42 p.m.), Julie Aitken, Michael Crowley and Sam Engel, Jr. Also present were Planner Scott McClure and Board Secretary Janet Gale recording the meeting.

2. SITE PLANS

2.1 SP 7-1-01, 595 Commerce Ctr., 450 SW 130 Avenue (B-3)

As the petitioner was not present, Mr. Engel made a motion, seconded by Mr. Crowley, to move this item to the end of the meeting. In a voice vote, with Vice-Chair Aucamp being absent, all voted in favor. **(Motion carried 4-0)**

Later in the meeting, Mr. Engel made a motion, seconded by Vice-Chair Aucamp, to table this item to March 12, 2002. In a voice vote, all voted in favor. **(Motion carried 5-0)**

2.2 SP 12-2-01, University Nova Plat, south side of Nova Drive, 300 feet east of University Drive (B-3)

Gus Aguirre and Thomas Thibeaux, 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. Gale clarified that the project name was changed to University Nova Plaza.

Mr. Aguirre explained his predicament regarding the 10 foot buffer on the west side of the project and the need for a sidewalk as required by ADA. It was clarified by Mr. McClure that an eight-foot wall was required adjacent to residential uses on the south.

Using a rendering, Mr. Thiabeaux provided a brief overview as well as paint chips of the color scheme. He explained the feature of the trellises to be used at entranceways and there was a lengthy discussion regarding the need for architectural elements along the length of the building. Also discussed were drainage issues, Oak trees in easements, landscape requirements, and the need for a handicapped ramp on the east side. Mr. Aguirre indicated that he intended to research some of the issues that had been brought up at this meeting.

Mr. Engel made a motion, seconded by Mr. Crowley, to table this item to March 12, 2002. In a voice vote, with Vice-Chair Aucamp being absent, all voted in favor. **(Motion carried 4-0)**

2.3 SP 1-1-02, Jim and Jan Moran Family Center Village, 7676 SW 35 Street (CF)

John Santulli, Kona Gray, Greg Blaylock and Tom Laubenthol, 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).

Upon Mr. Engel's inquiry, Mr. Santulli indicated that there had been a "joint use" agreement for certain improvements involving the Gloria Dei Church. Mr. Gray provided an overview of the project and showed how these facilities functioned and fit into the entire campus complex. Architectural details, building materials and landscaping plans were discussed at length. Chair Evans noted that the canopy element had not been indicated in the elevation. Mr. Santulli explained that the canopy was eliminated from the rendering in order not to obscure the details of the building and agreed to provide further information on the canopy element at the next meeting.

**SITE PLAN COMMITTEE
FEBRUARY 26, 2002**

Vice-Chair Aucamp made a motion, seconded by Mr. Crowley, to approve subject to the planning report and that the applicant provide renderings for the canopy and paint color samples at the next meeting. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Aucamp - yes; Ms. Aitken - yes; Mr. Crowley - yes; Mr. Engel - yes. **(Motion carried 5-0)**

Master Site Plan

2.4 MSP 11-1-00-2, Wayne Huizenga Graduate School of Business and Entrepreneurship, 3301 College Avenue (CF)

John Santulli, Kona Gray and Stephen Giaratano, 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 noted a comment on the plans regarding handicapped parking which Mr. McClure extrapolated may have come from the "Building Department" which may not have "picked up" the handicapped parking next to the entrance. Mr. Santulli noted that the exterior of the building was to be pre-cast panels rather than a stucco finish as had been indicated by staff.

Mr. Gray provided an overview of the project which included traffic patterns and the building's proximity to other nearby buildings which offered overlapping curriculums. Mr. Giaratano demonstrated how the plaza could be utilized for an "events" area and elaborated on the design and function. A discussion ensued in an exchange of questions and answers for the better understanding of the Committee.

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

3. OLD BUSINESS

3.1 SP 10-2-01, Stor-All at Flamingo Commons, northwest corner of Flamingo Road and Orange Drive (B-3)

Dennis Mele and Tom White, representing the petitioner, were present. Mr. Mele provided a revised east elevation of the building and detailed the changes which were made to the plans. Vice-Chair Aucamp disclosed that he had spoken with Mr. White during the week regarding the landscaping plans. In the discussion that followed regarding landscaping corrections, it was observed that some of the trees would obscure the building signage. Vice-Chair Aucamp suggested that a cluster of three Palms each be placed on the north and south ends of the east elevation in order to avoid this problem. Mr. Mele indicated that he would have that suggestion incorporated into the landscaping plans.

Mr. Engel made a motion, seconded by Vice-Chair Aucamp, to approve subject to relocating six palm trees so as not to block the signage. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Aucamp - yes; Ms. Aitken - yes; Mr. Crowley - yes; Mr. Engel - yes. **(Motion carried 5-0)**

**SITE PLAN COMMITTEE
FEBRUARY 26, 2002**

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 5:50 p.m.

Date Approved: _____

Chair/Committee Member