

**SITE PLAN COMMITTEE  
MAY 13, 2003**

**1. ROLL CALL**

The meeting was called to order at 4:04 p.m. Committee members present were Chair Jeff Evans, Vice-Chair James Aucamp, Jr., Julie Aitken, and Councilmember Michael Crowley. Also present were Planner Marcie Nolan and Secretary Janet Gale recording the meeting. Sam Engel, Jr., was absent.

**2. APPROVAL OF MINUTES:** February 11, 2003  
February 25, 2003  
March 11, 2003

Ms. Aitken made a motion, seconded by Vice-Chair Aucamp, to approve the minutes of February 11, 2003, February 25, 2003, and March 11, 2003. In a voice vote, with Mr. Engel being absent, all voted in favor. **(Motion carried 4-0)**

**3. SITE PLANS**

3.1 MSP 2-3-02, Flamingo Plat, southwest corner of Orange Drive and Flamingo Road (A-1, Agricultural)

Bill Laystrom, Brenda Yates, Francisco Perez and Carlos Ballbe, representing the petitioner, were present. Ms. Nolan summarized the planning report.

Using renderings and site plans, Ms. Yates and Mr. Perez elaborated on the project design and sales philosophy on this first major development after the rural lifestyle initiative. They assured that due to the wide variety of elevations for each model and the vast selection of building materials, "cookie cutter" duplication would not be an issue.

Ms. Aitken disclosed that she has spoken with "everyone involved" in this project. Later in the meeting, she indicated that it was the expectation of some Councilmembers that in keeping with the zoning of this development, matching barns in the backyard should be allowed to be an option to homeowners if their property met the criteria. Mr. Laystrom stated that he would indicate in the association documents that horses and barns were allowed subject to the Town's permitting process.

Items discussed at length were: that there be no trees planted in the 20-foot maintenance easement around the lake; that the 17-foot ditch located along SW 38 Street and beyond the northern property line, be undisturbed; that the trees in the entrance way be upgraded; and that the horse trail be checked to be sure equestrians could manage their way through the trees.

Vice-Chair Aucamp made a motion, seconded by Councilmember Crowley, to approve subject to staff's recommendations and the following: 1) to increase the height of the 11 Live Oaks at the main entrance to "20-foot overall"; 2) that no planting of landscape material be in the 20-foot lake maintenance easement; and 3) check into the location of trees within the horse trail so that the horses could travel through it. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Aucamp - yes; Ms. Aitken - yes; Councilmember Crowley - yes; Mr. Engel - absent. **(Motion carried 4-0)**

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3.2 SP 6-3-02, Stone Creek, 7690 Stirling Road (RM-8)

German Saffon and Albert Riddle, representing the petitioner, were present. Ms. Nolan advised that the applicant was unable to provide color renderings and building material samples for this meeting. She explained that the plat was due to expire on the date this item was scheduled for the Town Council public hearing and that if this item moved forward, the applicant would provide the samples and renderings at a later date if the Committee so desired. Ms. Nolan summarized the planning report.

Ms. Aitken objected to the lack of amenities and absence of sidewalks. Chair Evans objected to there being only one model and no variation in the façades, giving the project a "grided" appearance. Vice-Chair Aucamp suggested revisions in the landscape plans as well.

After a lengthy discussion and with many revisions needing to be made, Ms. Airken made a motion to table to the next meeting. She withdrew her motion.

A brief discussion ensued and Vice-Chair Aucamp made a motion to approve based on the staff's recommendations and the following: 1) to change the tree legend to state, "Royal Palm six to ten-foot staggered heights; 2) add a sidewalk to the garages and put a green space where the garages abut; 3) add additional elevation styles; 4) make sure there is an egress on the railings; and 5) come back for modification review on June 10, 2003. Chair Evans passed the gavel to second the motion. After a brief discussion, Chair Evans withdrew his second. The motion died due to a lack of a second.

Councilmember Crowley made a motion, seconded by Ms. Aitken, to deny. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Aucamp - yes; Ms. Aitken - yes; Councilmember Crowley - yes; Mr. Engel - absent. **(Motion carried 4-0)**

3.3 SP 1-1-03, Brookside, 6800 Griffin Road (A-1, Griffin Corridor District, West Gateway)

Bill Laystrom and Mike Nisenbaum, representing the petitioner, were present. Ms. Nolan read the planning report.

Using graphics consisting of site plans, renderings and color samples, Messrs. Laystrom and Nisenbaum provided a presentation. Mr. Laystrom indicated that this mixed-use project was another first under the Griffin Corridor Guidelines.

The project was discussed at length during which Chair Evans maintained that it was too dense. Other issues discussed were that the south sides of the two office buildings be embellished; that the balconies on the townhouses be made functional; locations for pedestrian pathways; that "TRF" be changed to "TRD" on the landscape legend; staff's recommendation item two, regarding certificates of occupancy; the talks with Broward County Department of Transportation regarding access onto Griffin Road in order to minimize traffic on SW 70 Avenue; and the stabilization of access easements for emergency vehicle use.

Ms. Aitken made a motion, seconded by Councilmember Crowley, to approve subject to staff's recommendations and the following: 1) provide a flagstone footpath in a "dry set" on the east sides of both northern lakes; 2) make stabilized grass access paths for pedestrians to circumnavigate along the southern and western boundaries of the main lake; 3) that the balconies on the ten-unit buildings be functional; 4) embellish architectural features on the rear of the two office buildings so they look more like the fronts; and 5) attempt to negotiate one more time with the Broward County Department of Transportation and the property owner of the parcel in the middle of the development regarding traffic access on Griffin Road. In a roll call vote,

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the vote was as follows: Chair Evans - no; Vice-Chair Aucamp - yes; Ms. Aitken - yes; Councilmember Crowley - yes; Mr. Engel - absent. **(Motion carried 3-1)**

3.4 SP 1-3-03, Hobbs Manor Townhomes, 4925 SW 65 Avenue (RM-10)

Leslie Tobin, representing the petitioner, was present. Ms. Nolan read the planning report.

Ms. Tobin used a rendering to provide a brief presentation. Chair Evans questioned the arrangements for two septic tanks since there were four units to be built. Ms. Tobin explained that the project had already received a septic permit and that a maintenance agreement between each of the two units sharing the one septic tank would be necessary. It was pointed out that the second septic tank did not show on the plans and Ms. Tobin indicated that she would make the correction.

Councilmember Crowley made a motion, seconded by Vice-Chair Aucamp, to approve subject to staff's recommendations; to identify "CO 14" on the landscape plan; and identify the location of both septic tanks. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Aucamp - yes; Ms. Aitken - yes; Councilmember Crowley - yes; Mr. Engel - absent. **(Motion carried 4-0)**

3.5 SP 2-5-03, Fleet Maintenance Building, 6911 Orange Drive (CF)

Jorge Gutierrez and Public Works/Capital Projects Manager Bruce Bernard, representing the petitioner, were present. Ms. Nolan read the planning report.

Mr. Gutierrez elaborated in his presentation using several renderings and providing color samples of the building materials. He and Mr. Bernard answered questions of interest regarding storage mezzanines, tree relocation and mitigation, and water drainage requirements.

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

3.6 SP 3-2-03, Bill Seidle Suzuki, 5355 South University Drive (B-3)

John Colao, representing the petitioner, was present. Ms. Nolan read the planning report.

Mr. Colao made a brief presentation to show the efficient use of the site despite its constrictions. He explained the intent and functions of the building and answered questions posed by Board members. Councilmember Crowley discussed the dry retention area located in the FP&L easement and made a suggestion regarding the situation which Mr. Colao took under advisement.

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

**4. OLD BUSINESS**

There was no old business discussed.

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**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 7:05 p.m.

Date Approved: \_\_\_\_\_

\_\_\_\_\_  
Chair/Committee Member