

**SITE PLAN COMMITTEE
SEPTEMBER 21, 2004**

1. ROLL CALL

The meeting was called to order at 4:04 p.m. Committee members present were Chair Bob Breslau, Vice-Chair Julie Aitken, James Aucamp, Jr., Sam Engel, Jr., and Jeff Evans. Also present were Planning and Zoning Manager Marcie Nolan and Secretary Janet Gale recording the meeting.

- 2. APPROVAL OF MINUTES:** February 10, 2004
February 24, 2004
March 9, 2004
August 24, 2004

Vice-Chair Aitken made a motion, seconded by Mr. Aucamp, to approve all the minutes listed. In a voice vote, all voted in favor. **(Motion carried 5-0)**

3. SITE PLANS

- 3.1 SP 7-9-04, Town of Davie Fire Administration and Public Works Buildings, 6903 and 6917 Orange Drive (CF)

As the petitioner was not present and there were no objections, Chair Breslau moved this item to the end of the meeting.

Later in the meeting, Mr. Evans made a motion, seconded by Mr. Engel, to table to the next meeting [October 12, 2004]. In a voice vote, all voted in favor. **(Motion carried 5-0)**

4.1 Chair Breslau advised that no action needed to be taken as this item was for informational purposes only. The applicant was present and it was the consensus of the Committee that the proposed new models and elevations were accepted.

- 3.2 SP 4-3-04, Montessori Institute of Broward, corner of Flamingo Road and Orange Drive, Parcel F (B-3)

Carlos Gonzalez and Daniel Covarrubias, representing the petitioner, were present. Ms. Nolan summarized the planning report.

Using several renderings and other graphics, Mr. Gonzalez provided a presentation. Chair Breslau had several comments and led the lengthy discussion which ensued. During the discourse, Committee members expressed their concerns and Messrs. Gonzalez and Covarrubias either agreed to make changes or clarified their intent on specific matters and technical elements.

Mr. Evans made a motion, seconded by Vice-Chair Aitken, to approve based on the planning report and that the following items be added: 1) on sheet A-1.1, that signage was not a part of this approval and there was a separate signage approval that the applicant had to go through at the staff level; 2) on sheet 3 of 9, eliminate reference to "Retention C"; 3) change "Retention A" on sheet A-1.1 to match sheet 3 of 9; 4) on sheet 4 of 9, add a stop sign at the east side of the drop-off lane; 5) on sheet 4 of 9, add a curved island at the east entrance drive, reshape the south side for traffic flow and add Indian Hawthorne and three Fox Tail Palms in that island along with irrigation; 6) the a/c units on the end of the administration building is to be moved between the two sets of windows and put landscaping around the a/c units; 7) on the architectural plans, correct the plans to match the new elevations which showed the correct number of windows at the media center and at the registration buildings; 8) on sheet 4 of 9,

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correct the a/c pads/slabs to two slabs "they were entrance slabs not a/c pads"; 9) on sheet A-2.1, add doors to the plan at classrooms 10 through 14; 10) if covered walkways or covered drop-off areas were to be added, those modifications would need to be approved by the Town and should not be added without being reviewed; 11) for landscaping, a) add mid-high plantings at both sides of the drop-off canopy; b) at the a/c areas, change the surrounding plantings from 30 inches to 48 inches; c) at both entries add mid-level accent plants; and d) note the hedge type at the perimeter of the site; and 12) on the photometric plan, adjust the lighting at the handicapped spots two parking area locations and at the west entry to try and even out the lighting levels to be close to two footcandles if possible. In a roll call vote, the vote was as follows: Chair Breslau - yes; Vice-Chair Aitken - yes; Mr. Aucamp - yes; Mr. Engel - yes; Mr. Evans - yes. **(Motion carried 5-0)**

4. OLD BUSINESS

4.1 SP 8-3-04, Phoenician Cove, 5400 South Pine Island Road (R-3)
This item was discussed earlier in the meeting.

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 5:24 p.m.

Date Approved: _____

Chair/Committee Member