

**SITE PLAN COMMITTEE
NOVEMBER 23, 2004**

1. ROLL CALL

The meeting was called to order at 4:00 p.m. Committee members present were Chair Bob Breslau, Vice-Chair Julie Aitken, James Aucamp, Jr., Jeff Evans and Sam Engel, Jr. Also present were Planning and Zoning Deputy Manager Marcie Nolan, Planner David Abramson and Secretary Janet Gale recording the meeting.

2. APPROVAL OF MINUTES: November 9, 2004

Vice-Chair Aitken made a motion, seconded by Mr. Evans, to approve the minutes of November 9, 2004. In a voice vote, all voted in favor. **(Motion carried 5-0)**

3. SITE PLANS

3.1 SP 7-4-03, Flamingo Road Estates, 1401 South Flamingo Road (A-1)

Jay Evans, representing the petitioner, was present. Mr. Abrams summarized the planning report.

Vice-Chair Aitken questioned the lot frontage at specific lots and a discussion ensued regarding the criteria for "flag" lots. She pointed out that if one house was to be removed, there would be no problem as the space it took could be distributed and the majority of the lots would then meet the size requirements. Ms. Nolan indicated that she would research the issue.

Mr. Evans indicated that he agreed with the planning report and he answered questions posed by Committeemembers.

Discussion continued regarding landscaping materials, Broward County's Greenway plans, connectivity with neighboring developments and pedestrian access to easements and recreational trails. Vice-Chair Aitken expressed that since the development was part of the rural lifestyle, backyard barns and/or stables should be offered to purchasers.

Vice-Chair Aitken made a motion, seconded by Mr. Evans, to approve subject to the planning report; subject to staff researching if it meets Code, and if not, it should be reconfigured and brought back; subject to the emergency fire lane having pedestrian access up to SW 127th Avenue; and that the developer offers stables in the backyard or advise the purchaser that they may have horses and stables in their backyards. 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)**

3.2 SP 4-2-04, Downtown Davie, 6200 Griffin Road (Griffin Corridor Downtown Zone)

Mark Schmidt, representing the petitioner, was present. As this item had been previously reviewed as a conceptual site plan, Ms. Nolan listed the changes which had been recommended. She advised that the project had been reviewed and approved by the Community Redevelopment Agency.

Mr. Schmidt explained how the changes influenced the project and allowed for more parking and green space. He went over architectural details and advised of the mitigation regarding water retention.

A lengthy discussion ensued regarding the following issues: access from parking to destinations; garage storage units; garage ventilation; swimming pool location; traffic flow patterns; dumpster location for building "C"; access from the parking deck to retail stores and the installation of "walk-thrus"; door clearance onto sidewalks, specifically near busy driveways;

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landscape plans and that the Royal Palm trees placed as a feature have 14-foot grey wood; and that the plans specify a hand rail on top of the four-foot retaining wall.

Mr. Engel indicated that he would abstain from voting as he has an interest in the property which the developer had purchased.

Mr. Evans made a motion, seconded by Vice-Chair Aitken, to approve based on the planning report and the following: 1) that access needs to be provided to the storage units in the parking garage first floor, if they were to be used as storage units; 2) to look at the pool area and possibly flip it with the green space next to it in order to provide more exposure to sunshine at the pool area; 3) correct the dumpster at building "C" to provide access; 4) provide access through building "C" near the corner from the rear to the front retail spaces; 5) check all exit doors which swing out on the sidewalks that are five feet or less so that the sidewalk area is not restricted; 6) clarify the detail on the site plan that there was a "pipe handrail" on top of the retaining wall and not a "guard rail;" and 7) bring back the landscape plan to staff and the Site Plan Committee after the Town Council meeting. In a roll call vote, the vote was as follows: Chair Breslau - yes; Vice-Chair Aitken - yes; Mr. Aucamp - yes; Mr. Engel - abstained; Mr. Evans - yes. **(Motion carried 4-0)**

3.3 SP 6-10-04, Jasmine Isles, northwest corner of NW 74 Avenue and Davie Road Extension (CF)

Bonnie Miskel and David Schultz, representing the petitioner, were present. Mr. Abramson summarized the planning report.

Ms. Miskel highlighted specific features of the project using rendering, a site plan and color palate.

Vice-Chair Aitken was concerned about the potential to convert the development into a gated community and Mr. Schultz explained why it was offered as a future option. Following a lengthy discussion, however, Mr. Schultz agreed to deed restrictions which would indicate that the gate would not restrict access.

Mr. Engel noted that the parking calculations did not take into account the three-bedroom units which meant that the community was short five parking spaces. Mr. Schultz agreed that the five spaces needed to be made up and that the parking lot would be reconfigured. Mr. Engel asked if it were possible to deed restrict that one car be parked in the garage since the garage was calculated as one parking space. Ms. Miskel agreed that the association documents could address that issue. Mr. Schultz indicated that he had no problem with having a deed restriction noting that the garages could not be converted into living spaces.

Mr. Evans questioned if the Engineering Department had commented on the dead end situation abutting SW 74 Avenue. Mr. Schultz responded that it had been reviewed by the Engineering Department with no comment; however, he agreed to have it checked again.

Chair Breslau asked if pavers could be used to indicate pedestrian crossings throughout the development. Mr. Schultz responded affirmatively. Board members complimented the applicant on the project.

Mr. Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and the following: 1) that the auto gate shown in the front be deed restricted to not allow that it become a limited access; 2) correct the parking count to account for the three-bedroom units; 3) put a note on the elevations indicating tile roofs; 4) install paver driveways as a note on the plans;

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5) have the Engineering Department look at the dead-end drives which abut SW 74 Avenue to be sure that it was okay; and 6) add paver bands at the entrance crosswalks and at sidewalk crossings. 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)**

3.4 SP 8-5-04, Madison Lakes II, 5050 SW 82 Avenue (RM-5)

Gus Khavanin and Michael Klein, representing the petitioner, were present. Ms. Nolan briefed the Committee on the objective of this application. She noted that the six units matched those that had been previously approved by the Committee.

Mr. Engel commented that although the architect had signed the plans, it was also required that the license number be included.

Mr. Evans made a motion, seconded by Vice-Chair Aitken, to approve; however, the applicant was to make certain that the architect's name and license number were on the title block of the plans. 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

Vice-Chair Aitken asked Ms. Nolan if she had an update on the status of Mainguy Industries and the Davie Ale House. Ms. Nolan provided updates on both situations.

5. NEW BUSINESS

Ms. Nolan advised that the next meeting would be December 21st, as there were no items scheduled for the first meeting in December.

6. COMMENTS AND/OR SUGGESTIONS

Mr. Aucamp commented that landscape architects had not been present for major projects which have come before this Committee. Ms. Nolan indicated that the applicants were informed that the "entire team" should be present to answer questions. The Committee agreed that if their questions could not be answered because a professional was not present to discuss the plans, then it would discontinue reviewing the item until the next meeting. Ms. Nolan agreed that it would only take one tabling for the applicants to realize that the whole team needed to be present. She stated that staff would emphasize that for any significant developments, the architect, engineer and landscape architect needed to be present.

7. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 6:15 p.m.

Date Approved: _____

Chair/Committee Member