

SITE PLAN COMMITTEE
MARCH 22, 2005

1. ROLL CALL

The meeting was called to order at 4:03 p.m. Committee members present were Chair Bob Breslau, Vice-Chair Julie Aitken, Jim Aucamp, Jr., Sam Engel, Jr., and Jeff Evans. Also present were Planner Christopher Gratz and Secretary Janet Gale recording the meeting.

2. APPROVAL OF MINUTES: February 8, 2005

Vice-Chair Aitken made a motion, seconded by Mr. Evans, to approve the minutes of February 8, 2005. In a voice vote, all voted in favor. **(Motion carried 5-0)**

3. SITE PLANS

3.1 SP 7-1-04, Pine Meadow Estates II, 2255 SW 136 Avenue (R-1)

Gus Aguirre, representing the applicant, was present. Mr. Gratz summarized the planning report. He advised of a mistake which had been made which resulted in a larger landscape buffer than had been required by Code. Mr. Gratz also noted that the four house plat was a continuation of Pine Meadow Estates I although the houses were custom built.

Vice-Chair Aitken questioned if the equestrian trail continued through to 139th Avenue. Mr. Aguirre responded that the right-of-way ran completely through to the end of this property; however, he could not speak for the neighboring lots. Mr. Gratz assured that when the property to the west was to be developed, it would have to comply with the trail map for connectivity at that point in time.

Vice-Chair Aitken asked that the existing sidewalk on the north side be continued on the south side of the street as well. After a brief discussion on how it would be accomplished, Mr. Aguirre had no objection to placing the sidewalk in the berm if it met drainage approval.

Chair Breslau commented on the placement of the driveway for lot one. He asked that it be placed as far west on that lot as was possible. Mr. Aguirre stated that he had no problem with that request as he understood the reason for Chair Breslau's concern.

Vice-Chair Aitken asked if the four houses needed to be reviewed by the Committee individually. Mr. Gratz advised that since there were no models, the applicant would provide a note on the plans for an anti-monotony scheme at the time of permitting.

Mr. Evans made a motion, seconded by Vice-Chair Aitken, to approve subject to the planning report and two items: 1) that on lot number one, the driveway be set as far to the west side as possible; and 2) that a sidewalk be added at the street line along the south side of Pine Meadow Court that continues from the existing sidewalk and that it extend to 136th Avenue. 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 8-1-04, East Broward Batch Plant, 3575 SW 49 Way (M-4, Broward County)

Dallas Durrance, Beau Spurlock and Jack Raimondi, representing the petitioner, were present. Mr. Gratz summarized the planning report and commented on the cooperation of the applicant.

Mr. Durrance explained that the Florida Department of Environmental Protection required that modifications be made to the site in order to comply with regulations and better utilize the handling of waste concrete and recycle on-site storm water. Using a color-coded site plan map,

SITE PLAN COMMITTEE

MARCH 22, 2005

he described the operations and functions of the concrete plant for the better understanding of the Committee.

Mr. Engel asked about the handicapped parking location. Mr. Durrance explained that it was situated most conveniently to the office building as that was the designated area for visitors.

At Mr. Engel's request since the details were vague, Mr. Durrance clarified the specifications of the "bin-block" on the new site wall surrounding the complex.

Mr. Engel made a motion, seconded by Mr. Evans, to approve subject to the staff report. 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

Mr. Gratz advised that he was making progress at some sites along Davie Road to have the landscape maintenance improved and this was briefly discussed.

5. NEW BUSINESS

Vice-Chair Aitken advised that within the designated equestrian trail at Grand Oaks, several Oak trees had been planted. She pointed out that in time, the Oak trees would become impediments in the middle of the horse trail. Mr. Gratz indicated that he would convey the issue to Urban Forester Mike Orfanedes for his attention. Vice-Chair Aitken also recommended that some signage be provided to point out the entrance to the horse trail since it was obscure unless you knew it was there.

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 4:42 p.m.

Date Approved: _____

Chair/Committee Member