

**SITE PLAN COMMITTEE
APRIL 11, 2006**

1. ROLL CALL

The meeting was called to order at 4:20 p.m. Committee members present were Vice-Chair Sam Engel, Jr., James Aucamp, Jr., and Bob Breslau. Also present were Planning and Zoning Manager Bruce Dell, Planners David Abramson and Phillip Bachers, and Secretary Janet Gale recording the meeting. Chair Julie Aitken and Jeff Evans were absent.

2. APPROVAL OF MINUTES: January 24, 2006
March 7, 2006

Mr. Breslau made a motion, seconded by Mr. Aucamp, to approve the minutes of January 24th and March 7, 2006. In a voice vote, with Chair Aitken and Mr. Evans being absent, all voted in favor. **(Motion carried 3-0)**

3. SITE PLANS

Vice-Chair Engel asked if there were any objections to addressing item 3.3 first. As there were no objections, item 3.3 was taken out of order.

Modification

3.3 SPM 2-9-06, Fred Hunter's Funeral Home, 2401 South University Drive (B-2)

Marianne McCoy, representing the petitioner, was present.

Mr. Breslau made a motion to approve. He indicated that he had reviewed the colors provided in the packets and that it looked great. Mr. Aucamp seconded the motion to approve. In a roll call vote, the vote was as follows: Chair Aitken – absent; Vice-Chair Engel – yes; Mr. Aucamp – yes; Mr. Breslau – yes; Mr. Evans – absent. **(Motion carried 3-0)**

3.1 MSP 7-4-05, Flamingo Village, 800 South Flamingo Road (AG) **(tabled from March 21, 2006)**

Gus Khavanin, representing the petitioner, was present. Mr. Abramson updated the Committee on what had been proposed at the last meeting.

Mr. Breslau asked for clarification on items eight and nine of the Development Review Committee's comments. Mr. Khavanin responded that contrary to the report, those two items had recently been completed. He produced a revised elevation made and initialed by Architect Jeff Evans which Mr. Khavanin assured would be implemented.

Vice-Chair Engel pointed out that the revised plans did not have the same changes as had been indicated on Mr. Evans' drawing. Mr. Khavanin indicated that he would follow what Mr. Evans had created and staff would be provided with the correct copies.

Mr. Aucamp asked if the petitioner would be applying for a variance with the Drainage District and if it was going to be for a reduction from 15-feet to 5-feet. Mr. Khavanin responded affirmatively.

Mr. Breslau asked about the continuous slope from the building to the retention pond and this led to a brief discussion. Ultimately, Mr. Khavanin agreed that he would arrange to have five-feet of flat (level) ground from the patio to the top of the bank and then the slope would start again technically correct.

Another concern Mr. Breslau had regarded the driveway being close to the intersection and that signage in that area further impeded visual reaction time. Mr. Khavanin stated that he would delete the sign on the south side of the entrance.

Mr. Breslau commented that the Mediterranean architecture was inappropriate for the site location; specifically, the continuous orange, barrel tile roofing. Mr. Khavanin responded that the roof material was an issue that could be taken to Council for a determination. He added that he would have no problem going with a green color and flat tiles. Mr. Breslau stated that the petitioner needed to look at the flat, concrete, shake roof blends. Mr. Khavanin responded that it would not be a problem.

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Mr. Engel noted that the turn-around for fire trucks at the eastern end was still not adequate. Following a brief discussion, Mr. Khavanin agreed that he would adjust the radius.

Mr. Breslau made a motion, seconded by Mr. Aucamp, to approve subject to the staff's recommendations items number one, three, four and five; that the side elevations on the end units "should be per the Jeff Evans' initialed sketches"; that the lake bank area next to the retention pond should have a five-foot flat ground area adjacent to the patios next to all the buildings before the slope began; to delete the south-side signage in order to increase visibility for traffic; to change the roof material to a blended flat-tile, shake style, concrete roof; to provide back to the Site Plan Committee a sample of the roof material and color boards; and, to increase the radius on the fire truck turn-around to a 38-foot inside radius in both directions and increase the depth to 30-feet deep. In a roll call vote, the vote was as follows: Chair Aitken – absent; Vice-Chair Engel – yes; Mr. Aucamp – yes; Mr. Breslau – yes; Mr. Evans – absent. **(Motion carried 3-0)**

3.2 SP 11-4-05, Long Key Natural Area, 3051 SW 130 Avenue (RS Recreation/Open Space)

Abbas Zackria, representing the petitioner, was present. Mr. Bachers summarized the planning report.

Mr. Zackria displayed an aerial photograph of the site and agreed to answer questions in order to clarify the intent of the project. He did not have an elevation of the building or color samples.

Mr. Engel asked about the outcome of the public participation meetings. Mr. Zackria advised that there had been two meetings with one couple attending one of the meetings.

Mr. Aucamp asked if the project used the same "footprint" of the old Kapok restaurant. Mr. Zackria responded affirmatively.

Mr. Breslau commented that a rendering was needed in order for the Committee to comment on the architecture. Mr. Zackria stated that he was under the impression that a rendering was not needed until the Council meeting. He advised of the roofing materials to be used and indicated that he had the rendering and color samples at the office. Mr. Breslau asked about accommodations for bicycles and Mr. Zackria appreciated the point and indicated that he would provide for bicycle parking.

There was a brief discussion regarding the landscaping and a typographical error was noted regarding the number of Oak trees to be added.

Mr. Breslau made a motion, seconded by Mr. Aucamp, to approve subject to the staff report and subject to the following conditions: that the applicant would provide a color rendering and color samples back to the Site Plan Committee for approval prior to going before the Town Council; that the applicant would add parking areas with racks for bicycles near the main parking lot; and, to adjust the landscape plan's data sheet schedule to reflect correctly the amount of Oak trees that were indicated on the plan itself. In a roll call vote, the vote was as follows: Chair Aitken – absent; Vice-Chair Engel – yes; Mr. Aucamp – yes; Mr. Breslau – yes; Mr. Evans – absent. **(Motion carried 3-0)**

Mr. Dell asked Mr. Zackria if he was aware that Council had reconsidered the vacation of property located to the south of the project and that the Town was looking for the owner of that strip of property. Mr. Zackria responded affirmatively and advised that the owner of the property had been identified; however, he did not know how the issue would be resolved.

4. OLD BUSINESS

There was no old business discussed.

5. NEW BUSINESS

There was no new business discussed.

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6. COMMENTS AND/OR SUGGESTIONS

Mr. Breslau thanked Mr. Dell for any influence he had with achieving the re-landscaping at the Davie Ale House.

7. ADJOURNMENT

There being no further business, Mr. Breslau motioned to adjourn. The meeting was adjourned at 5:10 p.m.

Date Approved: _____

Chair/Committee Member