

SITE PLAN COMMITTEE
JUNE 12, 2007

1. ROLL CALL

The meeting was called to order at 4:02 p.m. Committee members present were Chair Bob Breslau, Vice-Chair Jeff Evans, and Julie Aitken. Also present were Councilmember Mike Crowley (arrived 4:11 p.m.), Acting Deputy Planning and Zoning Manager David Abramson, Chief Landscape Inspector Chris Richter, Planner Lise Bazinet, and Secretary Janet Gale recording the meeting. Sam Engel, Jr. and Casey Lee were absent.

2. APPROVAL OF MINUTES: May 22, 2007

Ms. Aitken made a motion, seconded by Mr. Evans, to approve the minutes of May 22, 2007. In a voice vote, with Ms. Lee and Mr. Engel being absent, all voted in favor. **(Motion carried 3-0)**

3. SITE PLAN MODIFICATION

3.1 SPM 4-2-07, Rick Case Smart Dealership, 3500 Weston Road (BP, Business Park)

Rick Case, Bill Laystrom and Chris Miller, representing the petitioner, were present. Ms. Bazinet summarized the planning report.

Chair Breslau asked if item two of the staff recommendations had been addressed. Ms. Bazinet replied that although she had not received a letter from FDOT, the applicant had requested the information.

Having PowerPoint, renderings and a materials/color sample board, Mr. Laystrom provided a presentation to better explain the intent of the project. Mr. Case provided historical information regarding the "Smart Car" automobile.

Mr. Miller elaborated on the architectural plan of the building and various components of the site plan. He advised that it was a prototype for all dealerships by designers in Ohio and Detroit.

Chair Breslau asked about the dumpster location for the site. Mr. Miller explained that because it was a small building, they would utilize the dumpster at the existing Hyundai site and he pointed out the location. Chair Breslau was concerned with the amount of trash generated by the service side of the building. Mr. Miller explained that the dumpster could not be used for that type of waste. The service trash had to be contained and disposed of separately from office trash per regulations. Chair Breslau asked that if the site were sold to a separate entity, would the petitioner agree to install a dumpster for this building site. As the parking count was more than adequate, Chair Breslau observed that a couple of parking spaces could be sacrificed for a dumpster location without upsetting the Code in the event that the site changed ownership.

Mr. Laystrom advised that the test-drive area would remain the same as was presently used by the Hyundai Dealership.

Ms. Aitken had it clarified that from a design standpoint, this had to be the building and there was no flexibility. Mr. Laystrom responded that because of the national branding, it could not be adjusted.

Vice-Chair Evans pointed out that the back of the building would be facing I-75 and that all four sides of the building were very visible, which was a unique situation. Mr. Laystrom indicated that they were sensitive to the fact that there would be an open view to the back of the building; however, future buildings were planned in the near future and they would obstruct the rear view of this building. Chair Breslau suggested that in the meantime, landscaping could be installed on that future development site from edge to edge to help buffer the present view. Vice-Chair Evans made a couple of architectural suggestions and Mr. Laystrom reiterated that he could not make a commitment because Smart Car may not accept any changes to their elevations; however he would commit to the landscaping arrangement.

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In the discussion which followed, Vice-Chair Evans explained the architectural detail which he would recommend to break up the solid split-block façade from ground to parapet and which would help detract the eye from the garage doors. Mr. Case assured that that the back of that building would be blocked from the interstate view and that was why he did not have the same concerns as in the past. Vice-Chair Evans expressed the difficulty he had with approving a design with which he did not agree. Mr. Case specifically pointed out where the future buildings would be placed that would obscure the view of this subject building.

Vice-Chair Evans commented that in South Florida, a black building was “anti green and anti environment” and would only work well in cold environments. Instead of reflecting heat, it would absorb the heat and there would be the need to make up the difference with insulation. He indicated that that was the problem with “one design fits all.” Since these buildings would be around for a long time, Vice-Chair Evans hoped that developers would be cognizant of the energy problems. He planned on encouraging “green” development concepts. Mr. Case agreed with Vice-Chair Evans and if he had a choice in the matter, he would not have a black building.

Chair Breslau clarified that the developer agreed to install a landscape buffer along the future development site. Pointing to a specific area, he asked if the developer would agree to designate a stamped concrete crosswalk from the sidewalk in front of the building to the vehicle display area. Mr. Miller responded affirmatively. Chair Breslau discussed the photometrics as the candle foot levels were too high. After a brief discussion, Mr. Miller agreed to limit the candle foot average to match the Hyundai site.

Ms. Aitken made a motion, seconded by Vice-Chair Evans, to approve subject to staff’s report and the following provisions: 1) that the applicant install a temporary landscape buffer to meet with staff’s approval on the future development area behind the building and that the landscaping would be removed or relocated when the future development area was developed; 2) connect the sidewalk along the front of the building to the vehicle display area on the southwest corner of the property; 3) adjust site plan lighting to make the foot-candle levels consistent with the adjacent Hyundai Dealership; and 4) to make a note on the approval that if the parcel is ever sold to a separate ownership, a dumpster site must be added

In a roll call vote, the vote was as follows: Chair Breslau – yes; Vice-Chair Evans – yes; Ms. Aitken – yes; Mr. Engel – absent; Ms. Lee – absent. **(Motion carried 3-0)**

4. OLD BUSINESS

Committee members briefly discussed their meeting schedule and Mr. Abramson indicated that there were no items for the June 26th meeting.

Chair Breslau spoke of the Mobil gas station on University which was supposed to install a berm in the landscape plan as a condition of approval. Ms. Richter advised that the owners had been asked to comply with the installation of the berm and that it would become a Code Compliance issue. Chair Breslau stated that it made things hard when conditions of approval were not enforced. Mr. Abramson advised that the Town Council had recommended a swale instead of a berm for the Mobil site and he was unsure if that was because it was needed for drainage. If a swale was not needed, he would research how to proceed in order to have Mobil comply by installing a berm.

Chair Breslau reminded staff that the Chevron gas station on University Drive was another example of non compliance with the Committee’s recommendations. The owner had promised that they would remove the illegal signage from the building in order to repaint and make modifications. Subsequently, the building had been repainted and new illegal signage had been placed all over the building.

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5. NEW BUSINESS

There was no new business discussed.

6. COMMENTS AND/OR SUGGESTIONS

Chair Breslau commented that Ms. Aitken had done great work in her service on this Committee and thanked her.

7. ADJOURNMENT

As there was no further business and no objections, the meeting was adjourned at 5:05 p.m.

Date Approved: _____

Chair/Committee Member