

SITE PLAN COMMITTEE
SEPTEMBER 25, 2007

1. ROLL CALL

The meeting was called to order at 4:10 p.m. Committee members present were Chair Jeff Evans, Vice-Chair Sam Engel, Jr., Casey Lee and Harry Venis. Also present were Councilmember Marlon Luis (departed at 5:10 p.m.), Acting Deputy Planning and Zoning Manager David Abramson, Planner Lise Bazinet, and Secretary Janet Gale recording the meeting. Bob Breslau was absent.

2. APPROVAL OF MINUTES: September 11, 2007

Mr. Venis made a motion, seconded by Vice-Chair Engel, to approve the minutes of September 11, 2007. In a voice vote, with Mr. Breslau being absent, all voted in favor. **(Motion carried 4-0)**

3. SITE PLANS

Reconsideration

3.1 MSP 10-01-06, Broward County Vista View Park Expansion, 4001 SW 142 Avenue (RS)

Robert Zuccaro and George Hohmann, representing the petitioner, were present. Mr. Abramson listed the Committee's previous recommendations.

Mr. Zuccaro provided a brief overview and clarified issues brought up at the previous meeting. One of the issues regarded increasing the foliage in the scenic corridor in order to provide a more plush buffer. He advised that the landscaping met Code and that while a buffer served an aesthetic purpose in screening a development, there was no practical purpose in hiding a park as the whole park was viewed as scenic open space. Mr. Zuccaro further explained that the variance request he had been seeking was not to reduce the size of the buffer, it was to be allowed to move the fence closer to Orange Drive. Another issue regarded the architecture of the buildings and he had the architect George Hohmann display renderings which showed the architectural features which had been added. The final issue regarded the request to connect a sidewalk along the perimeter of the property from the site to the north and along the full length of Orange Drive.

Committee members approved of the metal roofs, the addition of some wood siding which was to be Hardy Board, and the rock/stone finish around the bottom of the buildings. Mr. Venis suggested that the placement of rock/stone be extended to the existing buildings. Mr. Zuccaro responded that if he could get approval from Broward County, the existing buildings would be made to match the new façade.

Chair Evans recalled that there had been an issue regarding a roadway in the Orange Drive buffer. Mr. Zuccaro clarified that the problem was having parking spaces within the hundred-foot buffer and subsequently, they had been eliminated. Mr. Abramson confirmed the point that roadways were allowed within the 100-foot scenic corridor; however, there were issues regarding the fence. The first issue was that the fence not exceed four-feet and the second was that it meet the rural lifestyle requirements which would be a white picket fence or a green vinyl-clad, chain-link fence. Mr. Zuccaro agreed that they could do a four-foot high fence, their goal being to keep all-terrain-vehicles out of the park. He agreed that it would be green vinyl-clad and it would meander rather than be in a straight line.

Chair Evans brought up the point that had been discussed at the previous review, that the trees as shown on the plans were shown at full growth; however, in reality, the plantings would be sparse for many years until they reached their full potential. Ms. Lee advised that the trees were Gumbo Limbo which were native and grew rapidly. She was comfortable with the amount and type of landscaping and asked that it be planted at one time in order to have a consistent appearance.

Chair Evans asked if anyone from the public wished to speak on this issue.

Judy Paul shared her viewpoints regarding the accommodations for the equestrian trails, the location of the trails within the fencing; that the second entrance be used for special events or emergency access only; and that Council be provided with a more explicit sketch showing the changes.

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Marlon Luis asked that the Committee confirm if it was satisfied with the changes. He advised that his constituents in District Four were eager for the park.

Vice-Chair Engel made a motion, seconded by Ms. Lee, to approve subject to there being no round-about on Orange Drive at this point in time; that the four-foot meandering fence would be installed on the outside (south side) of the horse trail; that the parking on the north corner of the park was to remain the same; that the entrance from Orange Drive was to be used for special events and emergency use only; to revise the plans for Council's review (sketch); that the architecture of the buildings that were presented this afternoon with the upgrades of stone and wood treatments were to be applied to the existing buildings; and all perimeter landscaping was to be installed at one time and not in phases. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Engel – yes; Mr. Breslau – absent; Ms. Lee – yes; Mr. Venis – yes. **(Motion carried 4-0)**

Site Plan

3.2 SP 10-1-06, Westport Plaza, Washington Mutual, 6505 Nova Drive (M-4)

Greg Duff, representing the petitioner, was present. Mr. Abramson summarized the planning report.

Mr. Duff explained that the building was a stereo-typical prototype with corporate colors; however, where he could, he would try to match the shopping center's colors.

Ms. Lee commented that this being the last addition to the shopping center, perhaps it was an opportunity for the Town to have the repairs and maintenance done to bring the center up to par. She was aware that this site had been through several hurricanes and none of the landscaping had been replaced. Ms. Lee asked if there was a representative for Equity One present who was authorized to speak for the owners of the shopping center.

Rod Feiner, representing Equity One, could not commit to a response having heard this request for the first time; however, he did anticipate a decision from his client prior to going before the Town Council. Ms. Lee indicated that she would make the recommendation as part of the motion that Council consider having the center be brought back up to site plan approval condition since it has been neglected and had been through hurricanes. Mr. Feiner clarified the difference between "Code Compliance conditions" and "original site plan conditions." He stated that to "make the site plan consistent with the conditions of approval, the landscape plan conditions of approval, with the original site plan in terms of replacing what might have been missing, that's a totally different matter" and he did not believe that Equity One would have any issues with that.

Having provided a color board, Committee members preferred those color samples to the ones in the renderings. Mr. Duff stated that the correct colors had been noted in the staff report by Mr. Abramson and would be changed on the elevation prior to presenting to Council.

A discussion ensued regarding architectural details. Mr. Duff agreed to the recommendations of having a six-to-eight inch relief made on the two faces of the tower as well as to lowering the screening of the mechanicals on the roof top.

Mr. Duff referenced items in the staff report that had been made by the Engineering Division. He indicated that he could complete item 'a'; however, items 'b' and 'c' were off-site and not his property and he could not agree to those two stipulations. Committee members were well aware of the problem on the northwest corner of Davie Road and Nova Drive and Mr. Feiner interjected that Broward County was responsible for the turning radius and it was not the shopping center's responsibility. Mr. Abramson advised that the stipulations were not a part of the site plan review process and that the off-site issues would most likely be reviewed by Council.

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Ms. Lee made a motion, seconded by Vice-Chair Engel, to approve subject to Equity One revising the center to reflect the originally approved site plan for landscaping; subject to staff's comments in the planning report; to provide a color board and rendering with notes of the colors on the elevation; that the mechanical screen would be stucco and be the same height as the units; and to create two recesses on the two faces of the upper portion of the tower, all to be accomplished prior to receiving a Certificate of Occupancy. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Engel – yes; Mr. Breslau – absent; Ms. Lee – yes; Mr. Venis – yes. **(Motion carried 4-0)**

Modification

3.3 SPM 4-6-07, Pine Island Park, 3801 Pine Island Road (CF)

Chris Zimmerman, representing the Town, was present. Ms. Bazinet summarized the planning report.

Vice-Chair Engel questioned the ability of a garbage truck to access the dumpster and asked if Waste Management had approved the proposed arrangement. It appeared that the dumpster may have to be rolled out or that the turning radius needed to be changed. Mr. Zimmerman responded that he would address the issue with Waste Management.

Ms. Lee requested that within 50-feet of the construction site, that the existing landscaping be protected.

Mr. Venis made a motion, seconded by Ms. Lee, to approve subject to Waste Management confirming that access to the dumpster location was adequate, and that the existing trees located within a 50-foot radius be protected during construction. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Engel – yes; Mr. Breslau – absent; Ms. Lee – yes; Mr. Venis – yes. **(Motion carried 4-0)**

4. OLD BUSINESS

Ms. Gale read into the record the completed Form 8B Memorandum of Voting Conflict for County, Municipal, and other Local Public Officers, filed by Vice-Chair Engel for his abstention of a vote taken at the September 11, 2007, meeting.

5. NEW BUSINESS

There was no new business discussed.

6. COMMENTS AND/OR SUGGESTIONS

Ms. Lee expressed that she understood that the Site Plan Committee intended to meet once a month. In the brief discussion that followed, it was explained that although that was the plan, it all depended on the amount of items that had been submitted at any given time.

7. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 5:49 p.m.

Date Approved: _____

Chair/Committee Member