

**SITE PLAN COMMITTEE
DECEMBER 11, 2007**

1. ROLL CALL

The meeting was called to order at 4:00 p.m. Committee members present were Chair Jeff Evans, Vice-Chair Sam Engel, Jr., Bob Breslau, Casey Lee and Harry Venis. Also present were Acting Deputy Planning and Zoning Manager David Abramson, Planner Lise Bazinet, Planning Aide Carlo Galluccio, Chief Landscape Inspector Chris Richter, Urban Forester Timothy Lee and Secretary Janet Gale recording the meeting.

2. SITE PLANS

Modification

2.1 SPM 12-6-06, Maroone Toyota – Pointe West Center, 4050 Weston Road (BP)

Heidi Davis, Mike Fay, and Jeff Anderson, representing the petitioner, were present. Mr. Galluccio summarized the planning report.

Ms. Lee asked about the buffer along 160th Avenue and if there was a reason for the elimination of Royal Palm trees on the northern half of that buffer. Mr. Anderson responded that the Oak trees were all that were required of the Code. Ms. Lee asked that the buffer be made consistent with the southern portion and include Royal Palms. Mr. Anderson responded affirmatively.

Ms. Lee questioned if the Crepe Myrtle had been selected for the rear property line due to the power lines. Mr. Anderson responded that there was an FPL easement with power lines and they were not able to plant canopy trees. Ms. Lee, therefore, recommended that they plant multi-trunk Crepe Myrtles in order to be consistent with the other sites. Mr. Anderson did not object.

Mr. Venis made a motion, seconded by Vice-Chair Engel, to approve subject to Ms. Lee's landscaping recommendations which were to continue with Royal Palms and Live Oaks in the landscape buffer along SW 160th Avenue; and that all the Crepe Myrtles should be multi-trunk. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Engel – yes; Mr. Breslau – yes; Ms. Lee – yes; Mr. Venis – yes. **(Motion carried 5-0)**

Site Plan

2.2 SP 2-6-07, Han Mi Baptist Church, 2150 Flamingo Road (CF)

Jay Evans and Joseph Na, representing the petitioner, were present. Mr. Abramson summarized the planning report.

Mr. Evans provided historical information and indicated that the site had received various agency approvals and had been granted a variance request from the Town.

Mr. Breslau noticed a potential problem with traffic movement from vehicles trying to exit the porte cochere into two exit lanes located 20-feet from a stop sign where there may be stacking as well as vehicles entering the site from 124th Avenue. Mr. Abramson responded that Engineering had reviewed the design and since the site was accessed off local roads, it did not require the same setback requirements. Mr. Evans confirmed that since the stacking was reversed and on the site, it should not impact the frontage road. Mr. Breslau understood; however, he still perceived a potential problem. Although Mr. Breslau indicated that he would defer to the architects regarding the building, he expressed concern about the style since the Committee had been imposing the Florida vernacular design on residences and businesses along the scenic corridors.

Ms. Lee pointed out that since the north side of the building was tall and expansive and sparsely landscaped, she suggested that three, 20-foot Fox Tails be installed near the north end of the building and that the 14-foot Fox Tails planned for the east side of the building be increased to "20-foot o-a" as well. Mr. Evans was agreeable. Ms. Lee encouraged that in as much as possible, the applicant try to match the foliage planted in the buffer of the project to the north. Mr. Evans advised that the circumstances were different as the church was a not-for-profit organization as opposed to the veterinary business north of it.

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Ms. Lee agreed with Mr. Breslau that the building design was “way too modern,” was not compatible and did not fit in with the theme along that corridor. Mr. Evans countered that other buildings along the scenic corridor were not of the same theme. Ms. Lee acknowledged that although mistakes had been made, it did not make sense to continue to make more mistakes. Mr. Breslau added that he did not know how he could approve a building of this design after two-to-three years of consistently telling land owner after land owner not to do that anymore.

Vice-Chair Engle pointed out a way to help alleviate the traffic pattern issue past the porte cochere which would be to “tighten up the radius.” Mr. Evans responded that it had already been reviewed by the Fire Department. Vice-Chair Engle noted that provisions for the handicapped to enter the church were inadequate. Mr. Evans responded that it was a very good point and would extend the sidewalk to cross over to where the handicapped parking was located.

Mr. Breslau asked what was decided about “tightening up” the turning radius from the porte cochere. Mr. Evans responded that he would like to take an engineering study of it. He did not have a problem with tightening it up as long as the radiuses worked for the Code. Mr. Evans indicated he would look to see what could be done.

Vice-Chair Engel asked about the metal louvers indicated at the top sides of the building. Mr. Na clarified that the material was not metal louvers, but corrugated metal. Vice-Chair Engel commented that he had not seen that material hold up to the high-velocity winds during hurricanes. He indicated that he personally did not object to the design other than that it did not tie in with what the Town wanted along that corridor. Vice-Chair Engel believed that a church could be a nice clean building without “pasting on” the Florida vernacular. Mr. Breslau did not think that it could be converted to a Florida vernacular building; however, in the past, the Committee had asked businesses to design to that type of design.

Chair Evans stated that he did not necessarily conform to the idea that churches needed to be a vernacular design and that they were an announcement that they served the community and were a community facility which stood out. He pointed out that there had been a lot of features in their design which were adaptable to green design and asked if that had been their intention. Mr. Na explained the intentions of his “diverse” design and believed it would last for generations.

A discussion ensued regarding natural light and architectural details which were perfect for green design. When Chair Evans realized that the metal louvers were not louvers which provided indirect natural light but corrugated metal, he had trouble with the design as it appeared deceptive. Eventually, Mr. Na indicated that he would be interested in considering glass and metal louvers in the “wedge” portion of the building. Vice-Chair Engel pointed out that the change would be a big economic difference and that others would most likely be involved in making that decision. After consulting with the owner, Mr. Evans advised that the owner agreed to use glass and metal louvers in the wedge portion of the building.

Ms. Lee asked if the building would be built in phases as the funding was provided or all at once. Mr. Evans responded that it would all be built at once, including the parking and landscaping.

Mr. Breslau made a motion, seconded by Vice-Chair Engel, to approve subject to the following changes to the design: 1) all handicapped spaces would be connected to the sidewalks; 2) the applicant would re-examine the radius of the porte-cochere driveway to determine if the radius could be tightened so that the west exit might potentially be moved further east and away from the exit of the property; 3) on the landscaping, the applicant would add three Fox-Tail Palms, at 20-foot height on the north end of the property near the building and increase the size of the four Fox-Tails shown on the east side of the building up to 20-feet; 4) most importantly, the applicant would delete the corrugated metal panels on the wedge raised portion of the roof elevation and replace it with glass and with actual louvers, not metal panels;

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and 5) the perimeter berm on the west side of the property shall be adjusted to be consistent with the perimeter berm of the adjacent property owner to the north. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Engel – yes; Mr. Breslau – yes; Ms. Lee – no; Mr. Venis – yes. **(Motion carried 4-1)**

Master Site Plan

2.3 MSP 11-3-06, Rancho Alegre, 2800 SW 148 Avenue (A-1)

Jay Evans, representing the petitioner, was present. Ms. Bazinet summarized the planning report.

Chair Evans asked that the “hammer-head” turn-around be explained. Mr. Evans advised that it was temporary and eventually, there would be a western access point to a local road at that hammer-head. He explained that the master site plan had expired and he pointed out a change in the site plan since the delay in moving forward had been in obtaining a release from an existing homeowner on the site.

Ms. Lee recommended that some shrubs or “under-story” be planted to augment the entranceway. Mr. Evans agreed that it was a good suggestion.

Ms. Lee made a motion, seconded by Mr. Breslau, to approve subject to adding a little more landscape materials such as under-story shrubs and flowers at the 150-foot entrance. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Engel – yes; Mr. Breslau – yes; Ms. Lee – yes; Mr. Venis – yes. **(Motion carried 5-0)**

3. OLD BUSINESS

3.1 Report on Voting Conflict by Jeff Evans on November 13, 2007

Ms. Gale read into the record the completed Form 8B Memorandum of Voting Conflict for County, Municipal, and other Local Public Officers, filed by Chair Evans for his abstention of a vote taken at the November 11, 2007, meeting. Committee members asked that in the future, the voting conflict item be worded “report on voting abstention.”

Mr. Breslau stated that since it had been over a year since a Certificate of Occupancy had been issued for the Mobile Station on University Drive and everyone had acknowledged that they did not install the landscaping per the Town’s approved plans, and he, therefore, wondered if anything was to be done about it. Mr. Galluccio advised that the Town had missed the fact that the landscaping did not include a berm and at this point, staff let it go.

4. NEW BUSINESS

4.1 Cancel or Reschedule Meeting of December 25, 2007

Following a brief discussion, Vice-Chair Engel made a motion, seconded by Ms. Lee, to cancel the meeting of December 25, 2007, and not to reschedule it. In a voice vote, all voted in favor. **(Motion carried 5-0)**

4.2 2008 Meeting Schedule

Ms. Gale advised that in November 2008, two scheduled meeting dates were questionable – November 11th would be Veteran’s Day and November 25th was the Tuesday before Thanksgiving.

Following a brief discussion in which Committee members decided to cancel those two meetings, Ms. Lee made a motion, seconded by Mr. Breslau, to schedule Tuesday, November 18, 2008, for the Site Plan Committee meeting if possible. In a voice vote, all voted in favor. **(Motion carried 5-0)**

Ms. Gale advised that in December 2008, the second meeting of that month would fall on December 23rd.

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Following a brief discussion, Vice-Chair Engel made a motion, seconded by Ms. Lee, to cancel the meeting of December 23, 2008. In a voice vote, all voted in favor. **(Motion carried 5-0)**

5. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

6. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 5:26 p.m.

Date Approved: _____

Chair/Committee Member