

**SITE PLAN COMMITTEE
MARCH 11, 2008**

1. ROLL CALL

The meeting was called to order at 4:05 p.m. Committee members present were Chair Jeff Evans, Vice-Chair Sam Engel, Jr., Casey Lee (departed at 5:06 p.m.), and Harry Venis. Also present were Planning and Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, Planner Lise Bazinet, Chief Landscape Inspector Chris Richter, Urban Forester Timothy Lee and Secretary Janet Gale recording the meeting. Mr. Breslau was absent.

2. APPROVAL OF MINUTES: February 12, 2008

Ms. Lee made a motion, seconded by Mr. Venis, to approve the minutes of February 12, 2008. In a voice vote, with Mr. Breslau being absent, all voted in favor. **(Motion carried 4-0)**

3. SITE PLANS

Modification

3.1 SPM 8-6-07, Rick Case Auto Dealership and Parking Garage, 3550 Weston Road (BP)

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

Chair Evans asked why the plans called for six stories and the building was actually seven stories.

Mr. Voigt clarified that the building was listed as a one-story dealership with a six-story parking garage on top and, therefore, totaled seven stories. He indicated that the site plan was in error and there were no height restrictions in the Business Park Zoning District. Mr. Voigt believed that this building was one foot shorter than the existing Nissan parking garage in the same district. Using elevations and other graphs, he better explained the site plans and showed their efforts to keep the building closer to I-75 and further away from Weston Road.

Mr. Miller pointed out where trees would be relocated. Mr. Venis asked if the lighting standard would be the same as previously provided as he was concerned about "spillage." Mr. Miller responded affirmatively, stating that they were trying to match the existing fixtures at the Rick Case Hyundai and Smart Car dealerships. Mr. Venis recalled that many years ago, the parking garage had been part of the plat and now it had come to fruition. He did not have a problem with the plans or the height of the building.

Mr. Venis asked about the public participation history. Mr. Voigt explained that since there had been no response from the public even though they had been through the process several times, a final public participation meeting was planned for later in the month at Stonebrook.

Ms. Lee recalled that when she was a Town employee, a future dealership had been planned for the site. She requested that the trees which were in the area of the construction zone be protected during the process. Ms. Lee advised that an irrigation plan was not needed at this point in time; however, she asked for assurances that one was to be designed. Messrs. Voigt and Nolan responded affirmatively.

Chair Evans was not pleased with having such a massive, repetitive building being a focal point on I-75 with no architectural elements on the corners to soften it as a parking garage. He was concerned with the "utilitarian" view that would be seen from Weston Road.

Mr. Miller spoke of the 35- to 40-foot Ficus trees that were to be planted against the building to improve the view along Weston Road.

Vice-Chair Engel agreed with Chair Evans that the side of the building which faced Weston Road had nothing to "speak for itself."

Ms. Lee made a motion, seconded by Mr. Venis, to approve subject to the staff report. In a roll call vote, the vote was as follows: Chair Evans – no; Vice-Chair Engel – no; Mr. Breslau – absent; Ms. Lee – yes; Mr. Venis – yes. **(Motion tied 2-2)**

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Since a tie vote necessitated a tabling, a brief discussion ensued.

Vice-Chair Engel made a motion to deny. The motion died for lack of a second.

Mr. Case spoke of his project and how it would financially impact the Town and benefit the residents. Since the garage had been planned from the project's inception and he had invested hundreds of thousands of dollars on the plans, Mr. Case asked that the Committee reconsider its vote because he was not willing to make any changes to the plans.

Chair Evans spoke of the efforts that had been made with the previous Hyundai parking garage to have it aesthetically acceptable and work on the site. His contention was that several years down the road when the economy has straightened out, this building would still be sitting there. Chair Evans indicated that his task was to make recommendations and it was up to Council to make the decisions.

Mr. Miller contended that this parking garage had more architectural features than the Hyundai parking garage had and he listed them.

Mr. Venis recalled his experiences as a former Mayor and Councilmember when a flux of car dealerships wanted to locate in Town. At that time, Council believed that the west side of I-75 was an ideal location and he believed that it worked out quite well. Mr. Venis felt that the problem needed to be resolved so that the project could be moved forward to Council.

A lengthy discussion ensued in which Mr. Miller spoke of the Green standards applied to the construction of the building.

Chair Evans invited public comments.

Judy Paul recalled her experiences on the Council when the Hyundai parking garage was considered. Although this building was included in the plat, no one pictured a seven-story building at that time. Ms. Paul spoke neither for nor against the project and offered some advice on how to minimize lighting spillage.

Chair Evans commented that he was okay with the height and the location; however, he was aware that aesthetically, it was not as innovative as it could be, especially the elevation that faced Weston Road.

Vice-Chair Engel indicated that he would be willing to reconsider his vote on this item in order to move it on to Council.

Ms. Lee asked that her motion be reconsidered, seconded by Mr. Venis. In a voice vote, with Mr. Breslau being absent, all voted in favor. **(Motion carried 4-0)**

Ms. Lee made a motion, seconded by Mr. Venis, to approve subject to the planning report. In a roll call vote, the vote was as follows: Chair Evans – no; Vice-Chair Engel – yes; Mr. Breslau – absent; Ms. Lee – yes; Mr. Venis – yes. **(Motion carried 3-1)**

Site Plan

3.2 SP 3-3-07, The Plaza/McDonald's, 11200 State Road 84 (B-2, Community Business)

Craig McDonald, Rosangela DeMello and Bruce Cummings and Scott Purdy, representing the petitioner, were present. Mr. Abramson summarized the planning report and answered questions regarding the drive-thru and signage.

Showing several elevations, Mr. McDonald explained that due to the implementation of the scenic corridor along Hiatus Road, the drive-thru configuration had been changed. He pointed out other features that were new to the McDonald's stereotype.

Mr. Venis appreciated that the materials for the façade matched the shopping center.

Ms. Lee asked that while McDonald's was in the construction and landscaping process, if they would voluntarily agree to upscale the "Welcome to the Town of Davie" sign along with the installation of their own sign. Ms. DeMello agreed that they would enhance the existing signage in the medium by adding a stone base and landscaping.

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Chair Evans questioned the reason for locating the dumpster in the southeast corner of the site. Mr. McDonald indicated that several locations had been tried and that to keep the garbage truck off the site, they settled on the present location. It was the intention of McDonald's to screen the dumpster enclosure with architecture and landscaping. Vice-Chair Engel pointed out where a gate would be needed along the back of the dumpster at the pedestrian entrance. Mr. McDonald agreed to install a gate at the pedestrian access to the dumpster.

Chair Evans noted that the drive-thru elevation was the least architecturally enhanced even though it would be the most focal when traveling from Hiatus Road. He and Vice-Chair Engel made some suggestions to embellish the façade to which the petitioner agreed would be done.

Vice-Chair Engel made a motion, seconded by Mr. Venis, to approve subject to the staff's notes; that a pedestrian gate be installed by the dumpster; that accent elements of stone and curved metal which was similar to the entrance of the non-drive-thru elevation was to be added between the two service windows of the drive-thru elevation; and to upgrade the landscaping and the signage of the Town's "Welcome to the Town of Davie" sign. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Engel – yes; Mr. Breslau – absent; Ms. Lee – absent; Mr. Venis – yes. **(Motion carried 3-0)**

Master Site Plan

3.3 MSP 2-1-07, Sterling Groves, 4621 SW 58th Avenue, (R-1, Estate Dwelling District)

Dennis Mele, Brian Terry and Mike Gai, representing the petitioner, were present. Mr. Abramson read the planning report.

Vice-Chair Engel asked about road improvements as he understood SW 58th Avenue was to be improved and a round-about installed. Mr. Abramson advised that Mr. Mele would address that issue in his presentation.

Using graphs of previous site plans as well as the current site plan, Mr. Mele provided historical information and was able to point out the changes which had been made for the subject site. He indicated that this site plan had received overwhelming approval from neighbors who attended the public participation meetings. Mr. Mele explained that the round-about was a requirement of Davie Estates located across the Avenue; however, Sterling Groves incorporated an egress to line up with the proposed round-about in order to minimize the amount of accesses on SW 58th Avenue. Therefore, between the two developments, each would participate in rebuilding SW 58th Avenue within the boundaries of their respective developments and share the cost of the round-about.

Mr. Mele discussed the two items noted in the staff report which pertained to the staff's recommendations. He advised that the project would be developed in two phases and, therefore, requested that the second recommendation be rephrased to read: that all landscaped buffers/street trees and accessory structures, etc. be installed by the developer "prior to the issuance of the first Certificate of Occupancy in each phase." The Committee understood the logic of the request and agreed that it could be changed.

Mr. Mele addressed the issue of the first staff recommendation which was for the developer to place the existing overhead wires along the western property line underground. He maintained that if other developers were doing that, he would do it; however, if he was the only developer asked to bury the power lines, then they were concerned.

Mr. Abramson advised that other developers had not been asked to bury the power lines along SW 58th Avenue and it was up to the Committee to choose whether or not to exclude it as a recommendation.

Vice-Chair Engel recommended that if Sterling Groves would be the first to develop its project, then it needed to install the round-about. Mr. Mele responded affirmatively; however, just because his development may be going first, it was not fair that they should absorb all the costs. Mr. Mele understood that the circle needed to be installed by whomever went first, but he did not think there would be any objections to having the parties involved with sharing the costs.

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Chair Evans invited public comments.

Doris Monier asked if there was to be a “sound wall” along the turnpike. Mr. Mele responded affirmatively. She asked if there was to be a lift station and would neighbors be able to see it if there was one. Mr. Mele advised that there would be a lift station, but it would be submerged and not visible to neighbors.

Vice-Chair Engel made a motion, seconded by Mr. Venis, to approve subject to the staff report excluding item one and revising item two to say ...“prior to the issuance of the first Certificate of Occupancy in each phase;” and that if Sterling Groves was the first to develop, they would install a round-about on SW 58th Avenue and discuss sharing the expense with their neighbor to the west. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Engel – yes; Mr. Breslau – absent; Ms. Lee – absent; Mr. Venis – yes. **(Motion carried 3-0)**

4. OLD BUSINESS

There was no old business discussed.

5. NEW BUSINESS

There was no new business discussed.

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 5:47 p.m.

Date Approved: _____

Chair/Committee Member