

SITE PLAN COMMITTEE
SEPTEMBER 22, 2009

1. ROLL CALL

The meeting was called to order at 4:01 p.m. Committee members present were Chair Harry Venis, Bob Breslau, Jeff Evans and Sam Engel, Jr. Also present were Vice-Mayor Crowley (departed at 4:24 p.m.), Community Redevelopment Agency Planner John Maliss, Planning and Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, Planner Lise Bazinet, and Secretary Janet Gale recording the meeting. Vice-Chair Casey Lee was absent.

2. APPROVAL OF MINUTES: August 22, 2009

Mr. Breslau made a motion, seconded by Mr. Evans, to approve the minutes of August 22, 2009. In a voice vote, with Vice-Chair Lee being absent, all voted in favor. **(Motion carried 4-0)**

3. SITE PLANS

Modifications

3.1 SPM 5-4-09, Parkway Christian Church, 1200 South Flamingo Road (CF)

Arnold Ramos, Sue-Ellen Forderman and Trish Camara, representing the petitioners, were present. Lise Bazinet summarized the planning report.

Mr. Ramos explained that the intent of the modification was a temporary solution until funds were raised for a permanent building.

Mr. Engel asked what the status of the Fire Department was since he did not see an entry site for emergency vehicles. Mr. Ramos assured that the Fire Department had reviewed the plans, relocated a fire hydrant, and “worked out the radiuses.”

Mr. Breslau explained that while he understood the financial reasons for building a modular unit, he was concerned that others would follow and Flamingo Road was a scenic corridor. Mr. Ramos indicated that the school had made use of modular buildings before and they were removed once permanent buildings were constructed.

Mr. Breslau pointed out the location for concrete-filled steel pipe bollards to be placed at the north end of the new building along the curved roadway. He believed that the modular building would not sustain an impact from a vehicle. Mr. Ramos agreed and indicated that there would also be a raised curb for the bollards.

Mr. Breslau read the recommendation by Vice-Chair Lee that Board Secretary Gale distributed in which she suggested that the front parking lot, front entry, and the perimeter along Flamingo Road be re-landscaped to the original Code by the petitioner. Mr. Ramos indicated that he understood and that it was part of his plan to replace the trees that had been damaged due to storms.

Mr. Evans indicated that he would like to place a time limit on the use of the modular building as had been done previously at the site. Mr. Ramos responded that he had no problem with that recommendation.

Mr. Evans commented on the narrow sizes of some of the classrooms and the small size of two bathrooms. Mr. Ramos explained the specific uses for those classrooms were for after-care programs for “little crawlers” or nursery school children. In classrooms three and five, it was noted that there was one ingress/egress. Mr. Ramos assured that he would personally make sure that there was a second means to exit even if it included special windows.

Mr. Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and the following: 1) to add bollards at the end of the driveway abutting the north end of the modular, that the bollards would be made of steel, concrete filled, placed four-feet on center all the way along the curve; 2) that the petitioner would bring the landscaping up to Code in the front parking lot, the front entry and the perimeter along Flamingo Road; 3) to place a time limit on the use of the modular for three years and before the three year period was up, if an extension was needed, the petitioner would come back; and 4) the petitioner would make certain that all the classroom and bathroom sizes inside the building met Code. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – absent; Mr. Breslau – yes; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 4-0)**

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3.2 SPM 6-2-09, Country Inn Pet Resort Addition, 2100 South Flamingo Road (AG)

Richard Berrie, representing the petitioner, was present. Ms. Bazinet summarized the planning report.

Mr. Berrie concurred with the staff's report and provided a color board for the Committee's review.

Messrs. Breslau, Engel and Evans complimented the petitioner on the quality and design of the project.

Mr. Engel made a motion, seconded by Mr. Breslau to approve. In a roll call vote, the vote was as follows:

Chair Venis – yes; Vice-Chair Lee – absent; Mr. Breslau – yes; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 4-0)**

4. OLD BUSINESS

There was no old business discussed.

5. NEW BUSINESS

There was no new business discussed.

6. COMMENTS AND/OR SUGGESTIONS

Mr. Engel asked staff about a circular he had received titled "*Town of Davie Minimum Property Standards Codes.*" He suggested that a statement on page 15 regarding minimum square footage for a residence needed further clarification. Mr. Quigley responded that the 150 square-foot residence would be allowed for dormitory space in the Regional Activity Center. Mr. Engel maintained that the minimum standards should be reflected in the individual districts and not for the entire Town; otherwise, it could be misinterpreted. Mr. Quigley stated that it was a helpful instrument for enforcing uses and designs, particularly in redevelopment areas which were being "cleaned up." Mr. Engel made the suggestion that the minimum square footage standard reference multi-dwelling units or dormitories somewhere in the pamphlet. Mr. Maliss indicated that he would take the suggestion to Code Compliance to see if they could come up with a solution.

Mr. Evans stated that some time ago, there was a dry cleaning business located on Nob Hill Road and State Road 84 which had painted their building an orange rust color. Since two to three years have passed and the violation had not been corrected, he wondered what the status was regarding that building. Mr. Abramson indicated that he would look into the situation.

Mr. Quigley advised that due to a reduction in personnel, it would be difficult to have site plan packets hand delivered to Committee members by his staff. He was open to suggestions. Chair Venis suggested that perhaps the park rangers would be able to deliver the packets in their travels throughout the Town.

7. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 4:38 p.m.

Date Approved: _____

Chair/Committee Member