

**SITE PLAN COMMITTEE
JANUARY 26, 2010**

1. ROLL CALL

The meeting was called to order at 4:02 p.m. Committee members present were Vice-Chair Casey Lee, Sam Engel, Jr., and Jeff Evans. Also present were Planning and Zoning Manager David Quigley, Planners Lise Bazinet and Maria Sanchez, and Secretary Janet Gale recording the meeting. Chair Harry Venis and Bob Breslau were absent.

2. APPROVAL OF MINUTES: December 8, 2009

Mr. Evans made a motion, seconded by Mr. Engel, to approve the minutes of December 8, 2009. In a voice vote, with Chair Venis and Mr. Breslau being absent, all voted in favor. **(Motion carried 3-0)**

3. SITE PLANS

3.1 MSP 7-5-07, New Life Baptist Church of Davie, Inc., 2400 South Pine Island Road (CF and R-5)

Pastor Mark Coleman, Rosana Cordova, and Glenn Pate, representing the petitioner, were present. Ms. Bazinet provided a planning report.

Pastor Coleman provided historical information and spoke of their public outreach efforts to keep neighbors informed. Using renderings, Ms. Cordova explained the technical details of the project.

Mr. Evans noted that in the northern parking lot to the east of the Nova Drive Entrance, there was a dead-end with no provision to turn around. Drivers would be required to retrace their progress if there were no available spaces when they got to the dead end. He suggested that the dry retention area to the south of the dead end be switched in order to resolve the problem. Ms. Cordova responded that they would take a look at what could be done. The petitioner asked what the procedure would entail after such an adjustment was made to the plans. Mr. Evans informed him.

Both Messrs. Evans and Engel expressed concerns regarding the tight turns that would be necessary in order to drive under the canopy to drop off people at the curb. Following a brief discussion Mr. Evans sketched on his plans to show the petitioner how widening the radiuses and reducing the sidewalk would eliminate the problem. Ms. Cordova agreed that they would “work on that suggestion.”

At Mr. Evans’ questioning, Ms. Bazinet clarified that staff had made the recommendation that a pedestrian sidewalk be installed going from the two houses located on the west side of the property to the church. Later in the meeting, Ms. Cordova confirmed where the path would be installed.

Using his plans to sketch on, Mr. Evans showed how the four columns of the tower could be integrated into the structure rather than standing independently. Mr. Pate stated that it was a “great comment.”

The Committee members agreed with staff that the northern elevation was a prominent view of the building as it faced the Nova Drive entrance. It had been suggested by staff that it needed more architectural detail. Again Mr. Evans sketched an architectural element over the double-doors of the northern elevation. The petitioner agreed to provide something similar to break up the long expanse and provide more interest to the elevation.

Vice-Chair Lee disclosed that she had spoken with the landscape architect for the project. Having reviewed the landscape plans, she discussed and made the following suggestions: 1) that any sod which was destroyed in the phase two area due to the construction of phase one, should be restored by the time of inspection; 2) that the sod limits should be all the way to the road’s edge on Nova Drive;

**SITE PLAN COMMITTEE
JANUARY 26, 2010**

3) to make sure that the sod was consistent up to the canal on Pine Island Road; and 4) she suggested that there be more shrubs on the site and since there was an over abundance of trees placed too closely together in specific areas, she proposed that the shrubs be increased and the trees be reduced in number and placed 30- to 40 feet on center for the best horticultural results. Pastor Coleman agreed with Vice-Chair Lee's suggestions. When she mentioned root pruning in six- to eight weeks, he agreed and indicated that it had been planned with the landscape architect.

Mr. Evans made a motion, seconded by Mr. Engel, to approve based on the planning report except for staff's recommendation number two and note that recommendation three was not a tower, but rather an architectural element; 1) that the northeast parking lot be reconfigured to eliminate the dead end; 2) work on the inside turning radius at the drop-off canopy because it was too sharp and widen it to two vehicle lanes (by increasing the turning radius and increasing the width); 3) add an architectural element at the double doors on the north elevation; 4) sod on the first phase to all property limits; 5) any dirt areas on the second phase, if needed, should be seeded or sodded; 6) add a note to the plans for root pruning, six- to eight weeks; 7) as the trees were planted too close together, it was recommended by Vice-Chair Lee that the applicant increase the amount of shrubs on site and reduce the numbers of trees to 30- to 40-foot on center for horticultural advantage; 8) the turning radiuses on each outside edge of the drop-off canopy drive should be increased (the radiuses were too shallow); 9) that the four free-standing columns on the main steeple tower be intergraded into the tower structure; and 10) the applicant would comply with the Night Sky Ordinance. In a roll call vote, the vote was as follows: Chair Venis – absent; Vice-Chair Lee – yes; Mr. Breslau – absent; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 3-0)**

3.2 SP 9-4-09, Chick-fil-A, 1900 South University Drive (B-3)

Craig McDonald, Bob Ziegenfuss, Truman Gee and Tricia Watkin, representing the petitioner, were present. Ms. Sanchez summarized the planning report.

Mr. McDonald utilized a PowerPoint to provide more visuals of the project.

Mr. Evans noted that one of the elevations showed the building to be all stone which was in contrast with the elevations in the plans. He asked that Mr. McDonald confirm that the walls between the stone columns would also be stone. Mr. McDonald affirmed that the walls would have the same stone façade as the columns.

Mr. Engel noted that a wider radius would be needed in order to turn right when leaving the drive-thru lane. The petitioner agreed to increase the radius to at least 15-feet. As a color board was provided, there were exact samples of color and materials.

Vice-Chair Lee was aware that many trees on the property had suffered hurricane damage. She, therefore, asked that the remaining trees be trimmed by a certified arborist. Ms. Watkin agreed.

Vice-Chair Lee recommended that instead of using 401 Cocoplum shrubs in three-gallon containers, that they be the seven-gallon size which would mean that the amount would be decreased. She recommended the same for the 53 Clusia; larger containers, taller and fuller shrubs, decrease the amount needed. Vice-Chair Lee reiterated that for the existing trees, there be the proper tree protection prior to demolition and through construction.

Mr. Evans made a motion, seconded by Mr. Engel, to approve and 1) make a note that there was stone between the columns that were shown on the elevations because it was not clear and the plans needed to match the rendering; 2) the single-hung windows in the planning report should be impact-resistant store front; 3) increase the radius on the curve at the exit from the drive-thru; 4) the existing trees were to be trimmed by a certified arborist; 5) all the Cocoplum and Clusia shrubs were to be seven-gallon size rather than three gallon; 6) be sure to provide protective measures for existing trees before construction; and 7) restore any sod that becomes damaged. In a roll call vote, the vote was as follows: Chair Venis – absent; Vice-Chair Lee – yes; Mr. Breslau – absent; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 3-0)**

**SITE PLAN COMMITTEE
JANUARY 26, 2010**

Modification

3.3 SPM 12-4-09, El Jardin Apartments, 3300 El Jardin Drive (RM-16)

Marianne McCoy and Lewis Swezy, representing the petitioner, were present. Ms. Sanchez summarized the planning report and Committee members were provided with Sherwin-Williams paint samples.

Ms. McCoy explained that the paint colors were devised to accent the Tudor style trim elements on some of the buildings as well as improving the appearance of the entire complex.

Messrs. Engel and Evans agreed with the color scheme with the exception of the black doors. Ms. McCoy stated that in her experience, the black doors better served her purpose.

Vice-Chair Lee suggested that upgrading the landscaping would help attract tenants. Mr. Swezy indicated that landscape plans were being drafted and should be completed in approximately two weeks.

Mr. Evans made a motion, seconded by Mr. Engel, to approve. In a roll call vote, the vote was as follows: Chair Venis – absent; Vice-Chair Lee – yes; Mr. Breslau – absent; Mr. Engel – yes; Mr. Evans – 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 5:43 p.m.

Date Approved: _____

Chair/Committee Member