

SITE PLAN COMMITTEE
JUNE 26, 2012

1. ROLL CALL

The meeting was called to order at 4:02 p.m. Committee members present were Chair Michael Crowley, Vice-Chair Gus Khavanin, Bob Breslau, Casey Lee, and Harry Venis. Also present were Chief Landscape Inspector Chris Richter, Planning and Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, and Secretary Janet Gale recording the meeting.

2. APPROVAL OF MINUTES: May 22, 2012

Mr. Breslau made a motion, seconded by Vice-Chair Khavanin, to approve the minutes of May 22, 2012. In a voice vote, all voted in favor. **(Motion carried 5-0)**

3. SELECTION OF CHAIR

Vice-Chair Khavanin nominated Chair Crowley, seconded by Mr. Breslau. There were no other nominations and no objections. **(Motion carried 5-0)**

4. SELECTION OF VICE-CHAIR

Mr. Breslau nominated Vice-Chair Khavanin, seconded by Mr. Venis. There were no other nominations and no objections. **(Motion carried 5-0)**

5. SITE PLANS

Modification

5.1 SPM 12-92, Charter School of Excellence, 2801 North University Drive (CF)

Patricia Colangelo and Robert Haag, representing the petitioner, were present. They waived the quasi-judicial procedure and no one from the public declared to be an intervenor for this item. Mr. Abramson summarized the planning report.

Ms. Lee requested that the applicant “mulch the tree wells along University Drive.” Ms. Colangelo agreed to the request.

Mr. Breslau noted that the new neighbors would be looking at a monotonous solid box wall and he, therefore, requested that at the minimum, have half of the wall painted a different color to break it up and give it a base. Ms. Colangelo agreed to do that blending with the existing colors of the doors and trim.

Mr. Venis made a motion, seconded by Vice-Chair Khavanin, to approve subject to the following recommendations: 1) that on the north side of the building, the bottom four feet should be painted an alternative accent color; and 2) the applicant shall add and update the mulch to the frontage landscaping at the University Drive entrance. In a roll call vote, the vote was as follows: Chair Crowley – yes; Vice-Chair Khavanin – yes; Mr. Breslau – yes; Ms. Lee – yes; Mr. Venis - yes. **(Motion carried 5-0)**

Master Site Plan

5.2 MSP 12-81, Davie Business Center, generally located on Southwest 35th Street and east of Davie Road (RAC-RTE)

Dennis Mele, Joe Goss, Chad Edwards, Joe Handley, Karl Peterson, and Katie McKay, representing the petitioner, were present. Mr. Mele waived the quasi-judicial procedure and no one from the public declared to be an intervenor. Mr. Abramson summarized the planning report.

Mr. Breslau questioned if the second-story windows were functional. Ms. McKay responded that they were only for appearance. He, therefore, indicated that the plans needed to be changed to reflect that they were just for aesthetics.

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Ms. Lee commended the developer for his landscape plans. She had hoped that the landscape buffer for the entire project would be implemented with the first phase; however, Mr. Mele explained that they only owned the phase one property and had no rights to change phase two until it was purchased. It was clarified that the perimeter buffer and entrances for phase one would be completed by the time the first certificate of occupancy was issued. The tree mitigation amount of \$85,495.00 would be paid at the time when the “tree pulling” permit was granted.

Mr. Breslau proposed that “six-foot wing walls” be built to obstruct the view of truck loading sites and he pointed out where they were. A discussion ensued and Mr. Breslau provided photos which showed the effectiveness of his suggestion. It was agreed that they would be placed on the south entrance of buildings ‘A’ and ‘B’ and on the west entry of buildings ‘C’ and ‘D’.

A technical discussion regarding drainage engineering satisfied Vice-Chair Khavanin’s concerns.

Ms. Lee pointed out where two Oak trees were needed on the north side of the “off site” entry road in order to be consistent. Mr. Handley agreed to add the two Oak trees at that location.

Mr. Breslau made a motion, seconded by Vice-Chair Khavanin, to approve subject to the following: 1) that the note on the plans regarding “clerestory” windows shall be removed with the acknowledgement that they were not part of the plans; 2) at first “CO,” the applicant shall complete the perimeter landscaping of the entire phase one, even if only one of the two buildings are constructed; 3) the phase one tree mitigation amount of \$85,495.00 shall be due at the “pulling” of the tree removal permit; 4) the applicant would add six-foot wing walls at the south entry of buildings ‘A’ and ‘B,’ and at the west entry of buildings ‘C’ and ‘D’; 5) all roof drain pipes that were not on the “truck well” sides of the buildings, should be inside the structure and not exposed; and 6) the applicant would add two Oak trees on the north side of the “off site” entry road. In a roll call vote, the vote was as follows: Chair Crowley – yes; Vice-Chair Khavanin – yes; Mr. Breslau – yes; Ms. Lee – yes; Mr. Venis – yes. **(Motion carried 5-0)**

6. OLD BUSINESS

Mr. Quigley advised that he had taken Mr. Breslau’s list of the most common design comments to incorporate into a design manual. He asked that the other Committee members email him with their comments so that they could be added to the manual. Mr. Quigley indicated that he would email the current list to Committee members for their review.

7. NEW BUSINESS

Following a brief discussion, Mr. Venis made a motion, seconded by Vice-Chair Khavanin, to cancel the meeting of July 10th. In a voice vote, all voted in favor. **(Motion carried 5-0)**

8. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

9. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 5:01 p.m.

Date Approved: _____

Chair/Committee Member