

SITE PLAN COMMITTEE  
JULY 9, 2013

**1. ROLL CALL**

The meeting was called to order at 4:05 p.m. Committee members present were Chair Michael Crowley, Vice-Chair Gus Khavanin, Bob Breslau, and Harry Venis. Also present were Planning and Zoning Manager David Quigley, Capital Projects Manager Keith Pursell, Planner Lise Bazinet, and Lisa Edmondson recording the meeting. Casey Lee was absent.

Mr. Venis made a motion, seconded by Mr. Khavanin, to excuse member Mr. Lee. In a voice vote, with Mr. Lee being absent, all voted in favor. **(Motion carried 4-0)**

**1.1 Selection of Chair and Vice Chair**

Mike Crowley was nominated for Chair, and Bob Breslau for Vice-Chair. By a vote of consensus, with Mr. Lee being absent, the nominations were approved. **(Nominations approved 4-0)**

**2. APPROVAL OF MINUTES**

None.

**3. SITE PLAN (not addressed at this time - applicant not present)**

**4. OLD BUSINESS**

None.

**5. NEW BUSINESS**

**5.1 Design of bridge over the C-11 Canal**

Keith Pursell described the type of bridge, a bowstring design, similar to the bridge at Robbins. It is already approved through South Florida Water Management District, but they are waiting on the Cooper City permits.

Vice Chair Breslau recommended that they build a four or five-foot column at each entrance out of some type of stone material. That would frame the entrance to improve its appearance. He thought it was a rather large bridge for pedestrian use. Mr. Pursell mentioned it would also be used for equestrians.

Mr. Khavanin thought the bridge was over-designed, and wondered who would pay for it. Mr. Pursell stated that it has to be single span all the way across per the South Florida Water Management District.

Mr. Pursell said staff will propose the accents to the bridge when they take it to the Town Council.

Vice Chair Breslau made a motion, seconded by Mr. Khavanin, to approve the bridge subject to clarification that the elevation of the bridge will be the bowstring design as shown on the contact drawing, which is designated as page one of four in the package; additionally, to recommend that there be two stone-clad column features at each entrance four to six feet in height, to be designed by the Town. In a roll call vote, the vote was as follows: Chair Crowley – yes; Vice-Chair Breslau – yes; Mr. Khavanin – yes; Mr. Lee – absent; Mr. Venis - yes. **(Motion carried 4-0)**

**3. SITE PLAN**

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*Quasi-Judicial,*

3.1 SP 13-100 Plaza at Davie, generally located on the southwest corner of State Road 84 and Hiatus Road (B-2)

Mr. Quigley stated that the applicant could not attend today and had requested that the item be tabled to the next meeting.

Vice Chair Breslau said that at the bottom of the staff report, reference is made to Section 12-246 of the Town Code, which allows the Town Administration to grant minor variations in the sign design criteria after review by Site Plan Committee. He wondered if this committee's recommendation would go to the Town Council, or if the committee would actually make the decision. Mr. Quigley replied that this is an advisory committee, and the Town Administrator or his designee who would make the decision. He elaborated that this is a minor adjustment, which would not have to go to the Town Council.

Vice Chair Breslau did not think it was minor, since it asked for a 50% variation from code. Mr. Quigley explained that staff wanted an opinion from the committee. Vice Chair Breslau thought that approving a 50% variance to the sign ordinance would open a Pandora's Box for future requests. It was noted the request was for color changes.

Mr. Quigley advised the committee there is no other item on the July 23 agenda if they wished to table this item. The item does not require advertisement, so no motion would be necessary to table the matter.

It was mentioned that the colors on the handout were too difficult to see, and Chair Crowley requested a better rendering for the next meeting.

**4. OLD BUSINESS**

Mr. Quigley stated that the staff is looking at the signage issue and how to track the signage criteria for all the subdivisions. This will hopefully lead to better enforcement.

Mr. Quigley continued that, in the past, all signage programs had to go through the Town Council, but that was discontinued some years back. The new procedure was created approximately three years ago because staff saw reasons in some cases for having a minor change to the color or the lighting style to enhance visibility.

Chair Crowley wondered what would happen if the changes were made, and the Town Council did not like them. Mr. Quigley elaborated that even if the committee makes a recommendation that staff does not like, staff can over-ride the decision. Staff decisions are always based on code criteria.

Vice Chair Breslau recalled the discussion from a prior meeting about the apartment project on Davie Road. They had approved it with a stone veneer all the way up, but there is no stone on the architectural feature. He wondered how to follow up to make sure that what the committee approves actually gets built on the site.

Mr. Quigley recalled the discussion, but thought it was left open-ended and did not know anything was built that was inconsistent with site plan approval. Vice Chair Breslau said he had asked Mr. Abramson to check the record and look at the approved motion, which stated that they would include the stone on that feature of the building. The applicant was permitted to choose the color of the stone. Mr. Quigley said he would have to listen to the tape of the meeting.

Mr. Venis requested that Mr. Quigley report on the matter at the next meeting and provide a timeline of when the stone would be installed.

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Based on an email from Mr. Abramson, Chair Crowley was under the impression they were going to use the stone.

Chair Crowley brought up the student housing which the committee had denied, but was approved by the Town Council on the consent agenda. Vice Chair Breslau communicated with several Town Council members about different projects around the State that he has worked on, similar or identical to the current project. Those projects required one parking space per bedroom, and this project was short at least 305 parking spaces. No municipality allowed the parking deficiency. He thought it would be a huge problem for the adjacent properties.

Chair Crowley wondered if they should look at student housing parking requirements differently than parking for "normal" apartments. He mentioned other cities have done that.

Vice Chair Breslau mentioned that he is on the FSU Real Estate Foundation, and they are responsible for all the real estate at the university in Tallahassee. He emphasized that one parking space per bedroom is the industry standard, and he felt there was a loophole in the Town's ordinance which allowed normal residential parking to apply to student housing.

Mr. Venis thought it was a good idea to review the ordinance.

Vice Chair Breslau made a motion, seconded by Mr. Khavanin, that the Planning and Zoning Division look at the parking regulations as they relate to student housing projects and make a recommendation on the adjustment to the Town's parking codes for those types of projects. In a voice vote, with Mr. Lee being absent, all voted in favor. **(Motion carried 4-0)**

**5. NEW BUSINESS**

Mr. Khavanin thought it was difficult to review plans on the computer, and requested hard copies of plans. Mr. Quigley responded that providing the plans on the computer was a one-time thing due to the last minute Public Works item, and said that hard copies will be supplied as usual in the future. It was mentioned that several committee members received an email that they would no longer receive hard copies, and Mr. Quigley said he would double-check on that but thought it was meant to apply only to this meeting.

**6. COMMENTS AND/OR SUGGESTIONS**

None.

**7. ADJOURNMENT**

There being no further business and no objections, the meeting was adjourned at 4:26 p.m.

Date Approved: \_\_\_\_\_



Chair/Committee Member