

SITE PLAN COMMITTEE
AUGUST 13, 2002

1. ROLL CALL

The meeting was called to order at 4:04 p.m. Committee members present were Chair Jeff Evans, Vice-Chair James Aucamp, Jr., Julie Aitken, Michael Crowley and Sam Engel, Jr. (arrived 4:05 p.m.). Also present were Planner Marcie Nolan and Secretary Janet Gale recording the meeting.

2. APPROVAL OF MINUTES: July 10, 2001
August 7, 2001
September 4, 2001
July 23, 2002

Mr. Crowley made a motion, seconded by Vice-Chair Aucamp, to approve the minutes of July 10, 2001, August 7, 2001, September 4, 2001, and July 23, 2002. In a voice vote, with Mr. Engel being absent, all voted in favor. **(Motion carried 4-0)**

3. SITE PLANS

Chair Evans advised that item 3.3 would need to be taken out of order.

Mr. Crowley made a motion, seconded by Vice-Chair Aucamp, that item 3.3 be taken out of order. In a voice vote, with Mr. Engel being absent, all voted in favor. **(Motion carried 4-0)**

3.3 SP 7-4-02, BrandsMart USA Clearance Center, 4815 South State Road 7 (Griffin Road Corridor, Commerce Center District)

Ken McGee and Tom Caruso, representing the petitioner, were present. Ms. Nolan read the planning report (Planning and Zoning Division's recommendation: suitable for consideration subject to conditions as outlined in the report).

Using an elevation of the existing building, Mr. McGee demonstrated changes that were made to the roof and facade which became evident in the rendering of the proposed building. He provided an overview of the project and it was later clarified that improvements to the parking and drainage would be made when phase two was started and before a Certificate of Occupancy was issued for phase one.

A lengthy discussion ensued regarding the architectural enhancement of the front façade; landscaping and irrigation; dumpsters and locations; and paint colors for the building with samples having been provided.

Mr. Engel made a motion, seconded by Vice-Chair Aucamp, to approve subject to relocating the new wall in front of the BrandsMart store as shown on the drawings, to a new location to the back side of the existing columns and that the base of this wall would consist of approximately three courses of "split-face" concrete block; that a new color for the upper stucco portion would be submitted to staff for their review and comment; and that two of the colors selected were to be blue and yellow taken from the metal samples provided and known as P-1 and P-2. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Aucamp - yes; Ms. Aitken - yes; Mr. Crowley - yes; Mr. Engel - yes. **(Motion carried 5-0)**

3.1 SP 2-3-02, Parkway Christian Church - Davie Plat, 1200 South Flamingo Road (CF)

Sheff Devier and Arnold Raymos, representing the petitioner, were present. Ms. Nolan read the planning report (Planning and Zoning Division's recommendation: suitable for consideration).

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Ms. Aitken inquired if the applicant had resolved issues with the neighbors. Mr. Raymos responded affirmatively and he explained what had been provided to satisfy them.

Mr. Devier explained the intent of the project. A lengthy discussion ensued regarding the location of a horse trail which was later clarified; the student drop off and turning radius in the new parking lot; and the simple "stark" appearance of the proposed school building which was devoid of architectural details. Ms. Aitken commented that it would have been beneficial to have renderings of the existing buildings in order to make a comparison of the proposed building.

Mr. Crowley made a motion, seconded by Mr. Engel, to approve subject to meeting the Fire Department's and Engineering Department's requirements on the turning radius in the proposed parking lot. In a roll call vote, the vote was as follows: Chair Evans - no; Vice-Chair Aucamp - yes; Ms. Aitken - no; Mr. Crowley - yes; Mr. Engel - yes. **(Motion carried 3-2)**

3.2 SP 6-6-02, Griffin Plaza, SW 82 Avenue and Griffin Road (B-2)

David Ambrose, representing the petitioner, was present. Ms. Nolan read the planning report (Planning and Zoning Division's recommendation: suitable for consideration with conditions).

Mr. Ambrose provided a brief overview and explained the constraints that encumbered the site. Vice-Chair Aucamp noted that there was a difference between the landscape plans and the rendering. Mr. Ambrose agreed to make the correction and add the Christmas Palms to the entranceway.

A discussion ensued regarding the size of the dumpster enclosures and their accessibility. Ms. Nolan indicated that the dumpster locations had been reviewed by Waste Management.

Vice-Chair Aucamp made a motion, seconded by Ms. Aitken, to approve based on the planning report and adding that three additional Christmas Palms be installed to line each side of the entranceway [12 total]; change the dumpster enclosures to a 12-foot inside width; and provide a letter from Waste Management that they approve the dumpster locations. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Aucamp - yes; Ms. Aitken - yes; Mr. Crowley - yes; Mr. Engel - yes. **(Motion carried 5-0)**

4. MASTER SITE PLAN

4.1 MSP 2-2-02, Pem Mar Seventh Day Adventist Church, 3375 NW 74 Avenue (CF)

Colette Satchell-Ali and Karen Lulo, representing the petitioner, were present. Ms. Nolan read the planning report (Planning and Zoning Division's recommendation: suitable for consideration with conditions as noted in the report).

Ms. Satchell-Ali and Ms. Lulo provided a presentation in which they explained that they were under a deadline to start the project and that they had been expected to absorb the cost for roadway widening which was unexpected in their budget. They agreed to comply with the conditions as noted in the planning report.

A discussion ensued regarding the master site plan process, architectural details, canopy clearance, dumpster sizes and locations.

Vice-Chair Aucamp made a motion, seconded by Mr. Engel, to approve based on staff's report; that banding and/or other architectural detail be added to the multi-purpose building; and that the dumpster entrance be 12-foot wide with two 6-foot gates. In a roll call vote,

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the vote was as follows: Chair Evans - yes; Vice-Chair Aucamp - yes; Ms. Aitken - yes; Mr. Crowley - yes; Mr. Engel - yes. **(Motion carried 5-0)**

5. OLD BUSINESS

There was no old business discussed.

6. NEW BUSINESS

The Board requested that it be provided with photographs or renderings of existing buildings whenever new buildings were being added to site plans. Ms. Nolan indicated that she would convey the request to Planning and Zoning Manager Fernando Leiva.

At Mr. Engel's inquiry, Ms. Nolan indicated that she would see about supplying Code books to Committee members.

7. COMMENTS AND/OR SUGGESTIONS

Chair Evans asked if staff was aware of the renovations taking place at the Dunkin Donuts located in Shenandoah. Ms. Nolan responded affirmatively and explained how the owner circumvented the site plan process by applying for permits "piecemeal."

Ms. Aitken commented that she had noticed many dead trees at the Grand Oaks site. Vice-Chair Aucamp recalled that the developers were given specific direction regarding the relocation of Oak trees when their site plan had been reviewed. Committee members requested a copy of the minutes from the meeting when this item had been addressed. Ms. Nolan indicated that she would alert Chief Landscape Architect John Martin about the issue and that she would provide copies of the minutes as well.

8. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 6:05 p.m.

Date Approved: _____

Chair/Committee Member