

**SITE PLAN COMMITTEE
AUGUST 12, 2003**

1. ROLL CALL

The meeting was called to order at 4:00 p.m. Committee members present were Chair James Aucamp, Jr., Vice-Chair Jeff Evans, Julie Aitken, Robert Breslau, and Sam Engel, Jr (departed at 6:12 p.m.). Also present were Planner Marcie Nolan and Secretary Janet Gale recording the meeting.

2. APPROVAL OF MINUTES: July 22, 2003

Ms. Aitken made a motion, seconded by Vice-Chair Evans, to approve the minutes of July 22, 2003. In a voice vote, all voted in favor. **(Motion carried 5-0)**

3. SITE PLAN

**3.1 SP 4-7-03, Stirling Villas, 3875 NW 76 Avenue (RM-8) (Tabled from July 8, 2003)
(Staff requesting to table to September 9, 2003)**

Ms. Nolan advised that staff had been working out site plan details.

Mr. Engel made a motion, seconded by Vice-Chair Evans, to table to September 9, 2003. In a voice vote, all voted in favor. **(Motion carried 5-0)**

3.2 SP 1-1-03, Brookside, 6800 Griffin Road (A-1, Griffin Corridor, West Gateway Zone 1)

Mike Nisenbaum, representing the petitioner, asked that this item be moved to the end of the agenda as his planner who was bringing graphics to the meeting, had been delayed.

Vice-Chair Evans made a motion, seconded by Mr. Breslau, to move this item to the end of the agenda. In a voice vote, all voted in favor. **(Motion carried 5-0)**

3.3 SP 4-5-03, Glenn's Automotive Center, 2601 Reese Road (M-3)

Glenn Pinkien, representing the petitioner, was present. He requested that this item be moved to the end of the agenda as his architect had not arrived.

Vice-Chair Evans made a motion, seconded by Mr. Engel, to move this item to the end of the agenda. In a voice vote, all voted in favor. **(Motion carried 5-0)**

3.4 SP 5-2-03, Blackhawk Ranches, 4450 SW 112 Avenue (A-1)

As the applicant was not present, Mr. Engel made a motion, seconded by Vice-Chair Evans, to move this item to the end of the meeting. In a voice vote, all voted in favor. **(Motion carried 5-0)**

3.5 SP 5-7-03, Pelican Bays, Davie Commerce Center, 4990 SW 52 Street (M-2)

Barry Rowars and Mark Engel, representing the petitioner, were present. Ms. Nolan read the planning report. Mr. Engel advised that he would abstain from voting on this item as his firm was involved with this project.

Mr. Rowars provided a presentation, explained the intent of the project and answered questions posed by the Committee.

Vice-Chair Evans made a motion, seconded by Ms. Aitken, to approve. In a roll call vote, the vote was as follows: Chair Aucamp - yes; Vice-Chair Evans - yes; Ms. Aitken - yes; Mr. Breslau - yes; Mr. Engel - abstained. **(Motion carried 4-0)**

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3.1 Mr. Nisenbaum, Jill Cohen and Bill Laystrom, representing the petitioner, were present. Ms. Nolan provided a brief update on the history of the project and summarized the changes made in the application.

Mr. Laystrom elaborated on the revisions to the overall plan and pointed out the benefits of those changes. Mr. Nisenbaum, using renderings, went over the architectural details. In the lengthy discussion which ensued, Committee members expressed their concerns regarding the size of the garages, architectural details, landscaping and drainage so that the applicant had a clear understanding of what was expected.

Vice-Chair Evans made a motion, seconded by Ms. Aitken, to approve based on the planning report and the following stipulated items: 1) that on the residential units, move the air conditioning units towards the street side of the building and increase the landscaping on those internal courtyards with shade tolerant ground materials; 2) that in the garages, move the hot water heaters at least off the floor or out of the garages and remove the bollards in each garage; 3) that in the one garage that had the stairs encroaching, make sure that there would be clear room for a car to park in that garage; 4) remove the roof over the breakfast area of the eight-unit building at the motor court side of the building; 5) on the commercial elevations, add decorative louvers to the fronts and rears of the large gables; 6) mark the crosswalks in the roadways between sidewalks; 7) change the four-foot of wood Royal Palms at the entrance to eight-foot of wood and substitute the Laurel Oaks for Live Oaks throughout; and 8) add shutters to the windows and lights at the doors on the back side (facing south) of the office buildings. In a roll call vote, the vote was as follows: Chair Aucamp - yes; Vice-Chair Evans - yes; Ms. Aitken - yes; Mr. Breslau - yes; Mr. Engel - yes. **(Motion carried 5-0)**

3.3 Gus Aguirre, representing the petitioner, was present. Ms. Nolan read the planning report.

Mr. Aguirre concurred with the planning report and answered questions posed by Committee members. During the lengthy discussion which ensued, Committee members pointed out concerns regarding architectural features, the loading zone, site traffic movement and landscaping.

Vice-Chair Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and that canopies be added over the entry doors at the rear of the buildings to span from roll-up-door to roll-up-door; and to correct the drawing on the plans for the first parking space off the entry driveway. In a roll call vote, the vote was as follows: Chair Aucamp - yes; Vice-Chair Evans - yes; Ms. Aitken - yes; Mr. Breslau - yes; Mr. Engel - absent. **(Motion carried 4-0)**

3.4 Bill Laystrom, representing the petitioner, was present. Ms. Nolan summarized the planning report.

Committee members commented on the various elevations of the custom home models in this project and expressed concerns. Mr. Laystrom suggested that the committee move this item forward and list its concerns as conditions of approval. In the discussion which ensued, Committee members defined their issues.

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Vice-Chair Evans made a motion, seconded by Mr. Breslau, to table to the next meeting [August 26, 2003] with the following caveats: 1) that there were four lots where the houses were turned sideways and the Committee wanted to see those houses and how they worked; 2) that for the rest of the models, there be consistency from the architecture on the front continuing around the other sides of the houses which included banding, material and windows; 3) that the developer maintain 50% of the garages be "side loading" and not face the front road and that 50% may be front loading garages; and 4) that the word "optional" be removed from the island in the cul-de-sac. In a roll call vote, the vote was as follows: Chair Aucamp - yes; Vice-Chair Evans - yes; Ms. Aitken - yes; Mr. Breslau - yes; Mr. Engel - absent. **(Motion carried 4-0)**

4. OLD BUSINESS

4.1 SP 6-3-02, Stone Creek, 7690 Stirling Road (RM-8)

Sarah Stewart, Joe Rodriguez and Albert Riddle, representing the petitioner, were present.

Ms. Nolan explained why this item was being reviewed again and that it was by the direction of the Town Council to assure that the recommendations made by this Committee had been addressed by the petitioner. She indicated that with the exception of the driveway reconfiguration, staff had found that they had met all the conditions. Ms. Nolan summarized the staff report.

Ms. Stewart itemized the conditions that were set at the last meeting and went over the changes that had been made. In the lengthy discussion which ensued, Committee members indicated that they appreciated the improvements and made other positive recommendations.

Vice-Chair Evans made a motion, seconded by Ms. Aitken, to approve based on the planning report and that the banding in front of the units be a "raised stucco banding"; that the pipes shown on the upper gables be clay pipes; that the garage and entry doors be raised panel doors (not smooth); that the center units on the site plan contain one tree each in the backyards, with hedges around the air conditioning units, that the fences and walls be clearly delineated; that the eight center units trees be Pink Tabebuia, 16 feet tall; that the Royal Palms at the entrance consist of four 6-foot, four 8-foot and four 10-foot of "grey wood" per cluster; and that there be three stop signs placed around the entrance for safety for the four units, subject to Engineering's approval. In a roll call vote, the vote was as follows: Chair Aucamp - yes; Vice-Chair Evans - yes; Ms. Aitken - yes; Mr. Breslau - yes; Mr. Engel - absent. **(Motion carried 4-0)**

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 6:40 p.m.

Date Approved: _____

Chair/Committee Member