

**SITE PLAN COMMITTEE  
MARCH 25, 2008**

**1. ROLL CALL**

The meeting was called to order at 4:03 p.m. Committee members present were Vice-Chair Sam Engel, Jr., Bob Breslau and Casey Lee. Also present were Deputy Planning and Zoning Manager David Abramson, Planner Lise Bazinet, Chief Landscape Inspector Chris Richter, Urban Forester Timothy Lee and Secretary Janet Gale recording the meeting. Chair Jeff Evans and Harry Venis were absent.

**2. APPROVAL OF MINUTES: March 11, 2008**

Later in the meeting, Vice-Chair Engel pointed out that in the minutes Chris Nolan should have been Chris Miller and that Ms. Lee had been inadvertently referred to as Ms. Nolan. Ms. Gale indicated that those corrections would be made.

Ms. Lee made a motion, seconded by Mr. Breslau, to approve the minutes of March 11, 2008, as corrected. In a voice vote, with Messrs Evans and Venis being absent, all voted in favor. **(Motion carried 3-0)**

**3. SITE PLAN**

**3.1 SP 11-6-06, Marinel Say Estates, 5351 SW 61 Avenue (R-2)**

Gus Aguirre and Freddy Roye, representing the petitioner, were present. Ms. Bazinet summarized the planning report.

Mr. Aguirre concurred with the planning report. He advised that at this point in time, he was going through the site plan process in order to have the road paved and sidewalks established.

Vice-Chair Engel noted that on the plans, SW 56th Avenue needed to be changed to SW 58th Avenue. Mr. Aguirre responded that the change would be made.

Vice-Chair Engel asked about a "force main for the sewer" which was to be located on the west side of the property but appeared to be on the southeast corner of the property. Mr. Aguirre clarified that the force main was on the west side and a lift station on the southeast corner of the site.

Ms. Lee asked if the Pigeon Palms could be switched with Live Oak trees since the canopy of the latter would have a more substantial impact as a street tree. As Mr. Aguirre had no objection to the replacement, she suggested that the 24 Pigeon Palms be replaced with 14-foot Live Oak trees. Ms. Lee suggested that the 16-foot Live Oak tree located in the center circle be increased to 18- to 20-feet tall in order to stand out from the 14-foot Live Oaks. Mr. Aguirre had no objections.

Ms. Lee noted that there were seven items marked as CA14 on the plant legend with no indication of what those plants were. She said they needed to be identified and Mr. Aguirre agreed. Ms. Lee suggested that eight Sable Palms of staggered heights be planted at the lift station near lot eight in order to obscure the homeowner's view of the lift station. Mr. Aguirre did not object to the suggestion. Although signage was not an item for this meeting, Ms. Lee asked if a flower bed could be placed around the entrance stone wall. Mr. Aguirre agreed that something was needed at the entrance wall site.

Mr. Breslau clarified that the Committee was not approving any entry walls or signage; however, the landscape plans did take those items into account. He asked that the entrances to the driveways of lots one and eight be restricted to the west 50% of the lot frontage so as not to interfere with stacking or vehicles entering the development. Mr. Aguirre agreed.

Ms. Lee advised that she was asked by the Open Space Advisory Committee (OSAC) to see if it was possible to move the proposed equestrian trail from the north to the south side of the property. Mr. Aguirre explained that the property had been platted with the lift station on the southeast corner which would interfere with the trail. He suggested that OSAC contact the property owner to the south and see if before that property was platted, an equestrian trail could be dedicated on the northern portion of that property. Ms. Lee asked staff for its opinion and Mr. Abramson provided a suggestion. Ms. Lee indicated that she would advise OSAC that there was an opportunity to make a trail connection from the north side of the adjacent southern parcel.

**SITE PLAN COMMITTEE  
MARCH 25, 2008**

Mr. Breslau made a motion, seconded by Ms. Lee, to approve subject to the following: 1) the staff report; 2) that there would be a restriction on lots one and eight – that driveways would be located on the west 50% of the lot frontage on SW 53rd Place; 3) that the 24 Pigeon Plum trees on SW 53 Place would be replaced with 14-foot Live Oak trees; 4) that the Oak tree in the cul-de-sac circle which was currently shown as 16-feet, would be replaced with an 18- to 20-foot tall tree; 5) to clarify what CA14 plants were on the landscape plans; and 6) to plant Sable Palms at staggered heights around the lift station. In a roll call vote, the vote was as follows: Chair Evans – absent; Vice-Chair Engel – yes; Mr. Breslau – yes; Ms. Lee – yes; Mr. Venis – absent. **(Motion carried 3-0)**

**4. OLD BUSINESS**

There was no old business discussed.

**5. NEW BUSINESS**

Ms. Lee advised that Councilmember Starkey wanted to address the problem of projects which have commenced only to become stagnant and remain an eyesore to the community. Since construction has slowed down considerably, there were several sites which this applied to and whether it be by resolution, ordinance or Code, the problem had to be resolved. A discussion ensued and Mr. Abramson advised that the issue could be dealt with by Code Compliance. The Committee agreed that once a lot was cleared for construction, there should be a time limit established and if construction did not commence within that time limit, some type of protective screening or planting of sod needed to be done in order to obscure the dust, sand and unsightly view while there was no activity.

**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 4:34 p.m.

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

\_\_\_\_\_  
Chair/Committee Member