

**SITE PLAN COMMITTEE
NOVEMBER 18, 2008**

1. ROLL CALL

The meeting was called to order at 4:00 p.m. Committee members present were Chair Harry Venis (departed at 4:32 p.m.), Vice-Chair Casey Lee, Bob Breslau, and Jeff Evans. Also present were Planning and Zoning Manager David Quigley, Chief Landscape Inspector Chris Richter, Planner Lise Bazinet, Planning Aide Carlo Galluccio and Secretary Janet Gale recording the meeting. Sam Engel was absent.

2. APPROVAL OF MINUTES: October 21, 2008

Mr. Breslau made a motion, seconded by Mr. Evans, to approve the minutes of October 21, 2008. In a voice vote, with Mr. Engel being absent, all voted in favor. **(Motion carried 4-0)**

3. SITE PLANS

Modifications

3.1 SPM 1-5-08, Norwegian Seamen's Church/Scandinavian Center, 2950 South Flamingo Road (A-1) (tabled from October 21, 2008)

John Voigt, Michelle Diaz-Mendez, Dag Havgar, Jerry Clawson, Tomas Suarez and Al Miller, representing the petitioner, were present. Mr. Voigt specified the items that had been addressed by the petitioner as a result of the Site Plan Committee's previous recommendations. He provided a materials/color sample board and elevations from various angles in order to better explain the project.

Mr. Breslau asked about the turning radius at the north end of the site. Ms. Bazinet and Ms. Diaz-Mendez explained that the radius worked according to Code and that emergency vehicles would exit through the stabilized landscaped area which had the Fire Department's approval. Vice-Chair Lee asked that the emergency access area be indicated on the landscape plans as being sodded since it had not been indicated on the latest revision of the plans.

Mr. Quigley advised that all the items had been addressed to staff's satisfaction and Chair Venis, therefore, asked if there were any further recommendations to be made.

Mr. Breslau asked that the sidewalk in the landscape island be further delineated across the driveway to make it obvious that it was a crosswalk for pedestrians. He was also concerned about the residential element of the project which would face a single-family home zoned one unit per acre. Mr. Breslau asked that the landscape plan be fortified in that area behind the townhouses as a compromise.

Vice-Chair Lee believed Mr. Breslau's request could be accomplished by replacing the Silver Buttonwood with Green Buttonwood and making them full rather than standard. There was a discussion regarding a berm between the two properties at the residential location. It was agreed that the petitioner would provide a berm, to the maximum height permitted by Code behind the rectory building and also replace the trees as Vice-Chair Lee had suggested.

Mr. Evans indicated that his main concern was the architecture of the church and what it looked like from Flamingo Road. He pointed out that the west elevation of the church was a bare square box with "window dressing." It was agreed that the petitioner would proceed to Council for final approval; however, they would revise the western elevation and bring it back to the Committee for its approval prior to submitting their plans.

Mr. Evans made a motion, seconded by Mr. Breslau, to approve subject to the following: 1) that the color for the siding would be the actual pre-finished siding samples, not the display colors on the board; 2) to add a crosswalk in pavers through the driveway to connect the island sidewalk to the facility sidewalk and that the pavers should match the crosswalk at the entrance access drive; 3) at the northeast corner property behind the rectory, replace the ten Silver Buttonwood with Green Buttonwood, full 14-to- 16-foot height and install a berm in that area to the maximum height allowed and have all the plants installed within that berm; 4) bring back to the Site Plan Committee for review the revised west wall elevation of the community center which should be consistent with the architecture on the remainder of that building and one that was not a "flat-face" with elements stuck on it; and

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5) that the emergency vehicle access be stabilized with sod on top and irrigation provided. In a roll call vote, the vote was as follows: Chair Venis – absent; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Engel – absent; Mr. Evans – yes. **(Motion carried 3-0)**

3.2 SPM 8-4-05, Tijuana Taxi Co., 4400 South University Drive (B-1)

Frank Costoya and Eduardo Castellanos, representing the petitioner, were present. Mr. Abramson briefly summarized the modifications that were proposed.

Mr. Breslau described the enormity of the parking problem and asked staff if there may be some solution for it. Mr. Abramson advised that the restaurant met Code insofar as parking spaces. Since the owner had purchased a store to the north, it made more parking spaces available for when there was a surplus of customers. A discussion ensued regarding the parking situation and if some green space should be sacrificed in order to provide more spaces.

Mr. Evans complimented Mr. Costoya on his presentation as the renderings and elevations were thorough and eliminated any guess work. He brought up the Americans with Disabilities Act required access to the front door rather than the side. Mr. Costoya indicated that he could defend the location of the ramp as an existing condition. A brief discussion ensued regarding insulation of the roof and floor for the enclosure.

Mr. Breslau noticed that one of the elevations included string lighting and he requested that there be none except for before and after Christmas.

Vice-Chair Lee noted that there was reference to a three-foot tall Viburnum hedge on the petitioner's side of the east dividing wall and she did not recall seeing that hedge. She suggested that a three-foot tall, hearty Coco Plum hedge be planted where the existing hedge was supposed to be.

Vice-Chair Lee asked if anyone wished to speak on this item.

Gordon Batemen expressed his exasperation with having this project behind his residence. He asked that the parapet be continued all around the roof line. Mr. Batemen was opposed because the establishment had a full liquor license, was open until 2:00 a.m. and was 75-feet from his home with small children.

Vice-Chair Lee had questions of staff regarding zoning requirements for fast-food establishments being next to residential property. It was explained that Char-Hut was established prior to the residential homes.

Mr. Evans made a motion, seconded by Mr. Breslau, to approve subject to the following: 1) that the Committee recommends to Council that it look at providing some kind of variance on the north parking so that "straight in" parking could replace the parallel parking in order to increase the parking count; 2) that the applicant would look into insulating the roof and the floor on the new addition; 3) that there be no "string" lighting on the exterior; 4) that there would be a new hedge at the wall on the east side, 3-foot high, Coco Plum, (where it showed existing would become new); and 5) there would be zero outdoor seating of any kind for eating, dining, drinking or smoking and no outdoor speakers or sound devises outside the building except for a burglar alarm. In a roll call vote, the vote was as follows: Chair Venis – absent; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Engel – absent; Mr. Evans – yes. **(Motion carried 3-0)**

3.3 SPM 8-2-08, Tower Shops, 1902 South University Drive (B-3)

Bill Laystrom and Robert Marza representing the petitioner, were present. Ms. Bazinet summarized the planning report.

Mr. Laystrom agreed with the conditions in the planning report and spoke of the extent of landscaping he would accomplish.

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Mr. Breslau was very pleased with the plans and commented that he wished Home Depot had been part of it; however, he understood that it was under separate ownership. His only concern was that the signage at the entrance did not do the project justice. Mr. Laystrom responded that he was reluctant to change the signage. His issue was that if the current signage was determined to be non-conforming, it may end up being dropped back 50-feet into the site where it cannot be seen or that it may get cut in half. Mr. Breslau understood the situation and suggested that improvements be made to the landscaping surrounding the signage and that upgrades be made to the base and stone provided that it would not trigger Mr. Laystrom to replace the signage.

Mr. Evans' concern was that there was no cover for pedestrians walking beneath the trellises. Mr. Marza indicated that there would be cover over the trellises. Mr. Evans noticed that at the curve in the shopping center, there was a trellis that protruded out beyond the walkway in one of the plans (A-5.03) but it did not overhang the curb on another sheet in the plans. He cautioned the architect to check out that problem. Mr. Marza indicated that the canopy that protruded was 14-feet, 8-inches high and that trucks would clear it.

Mr. Evans recommended some architectural details to help transition the modifications that had been made by TJ Max, Old Navy and DSW. Mr. Marza understood what they were and indicated he would do what he could.

Vice-Chair Lee asked about a landscape plan which had not been presented with this application. Mr. Laystrom explained that they were trying to do something positive for the shopping center and rather than submit a landscape plan, there was an agreement with staff to work to enhance the buffer which was treated as an "as-built" and to infill or replace the landscaping that was missing. A discussion ensued and Ms. Richter advised that staff had composed a punch list of what was needed and would be working with the applicant to see that the list was completed.

Mr. Quigley advised that since this site plan was a façade renovation, it would not go before Council.

Mr. Evans made a motion, seconded by Mr. Breslau, to approve with 1) a request that the applicant would make changes to the pylon signage to enhance it through landscaping or hardscaping which the applicant agreed to do providing that it would not trigger any Code issues for them regarding their sign; 2) that the applicant would look at the DSW and Old Navy elevations and possibly add trellises or louvers if those tenants would allow in order to transition those existing spaces into the new spaces; and 3) work with staff on the landscaping on replacing hedges and trees per the staff's comment. In a roll call vote, the vote was as follows: Chair Venis – absent; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Engel – absent; Mr. Evans – yes. **(Motion carried 3-0)**

Mr. Breslau asked that on Friday nights when having the car show, that they have a Davie Police vehicle stationed at the four-way intersection by Taco Bell at the main entrance. He explained that it was a very dangerous situation at that location.

3.4 SPM 11-1-08, Blackhawk Ranches, 11028 Blackhawk Boulevard (A-1)

Willie McNair, representing the petitioner, was present. Mr. Abramson summarized the planning report. A previous model had been approved for lot nine; however, this custom home had been scaled down to make it more affordable on the same lot.

There was a question regarding "front loaded" garages and Mr. McNair advised that they were allowed in the community.

Mr. Breslau made a motion, seconded by Mr. Evans, to approve. In a roll call vote, the vote was as follows: Chair Venis – absent; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Engel – absent; Mr. Evans – yes. **(Motion carried 3-0)**

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Site Plan

3.5 SP 10-2-07, Regions Bank, 5999 South University Drive (B-2)

Theodore Karachalias and Andrea Cardo, representing the petitioner, were present. Ms. Bazinet summarized the planning report.

The plans indicated that three vehicles would be able to stack up at the drive-thru and Mr. Breslau asked if that met Code. Ms. Bazinet replied that according to the Town's Engineering Department, it met the required standards for stacking. Mr. Breslau asked what would happen if it were a busy day and the vehicles stacked and blocked the escape lanes and driveways. Ms. Bazinet explained that the petitioner had provided a traffic analysis on which Engineering based its analysis of the stacking situation. Mr. Breslau pointed out that the by-pass lanes would be blocked with more than three vehicles stacked and it caused him concern. He deferred to Mr. Evans regarding architectural comments.

Mr. Evans believed the building was minimal for the location. He expected a more substantial entry and some breaks in the roof line. Mr. Breslau concurred with Mr. Evans and offered to provide specific recommendations as to what they believed would be acceptable. Ms. Cardo agreed that she would do her best to transmit the Committee's recommendations back to her architectural department. Committee members proceeded to point out their suggestions on the plans.

Vice-Chair Lee asked that the seven Washingtonian Palms be replaced with Alexander or Carpentaria, both doubles; that the four Bottle Brush be replaced with Cassia or Crepe Myrtle and that any other Bottle Brush be removed; and that the petitioner would "sod to the road edge on both sides" or stipulate on the plans that sod would be installed in all areas which were supposed to be green. Ms. Cardo took notes and indicated she had a clear understanding of what was expected.

Mr. Evans made a motion, seconded by Mr. Breslau, to table to the first meeting in January, 2009 (tentatively scheduled for January 14th). In a roll call vote, the vote was as follows: Chair Venis – absent; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Engel – absent; Mr. Evans – yes. **(Motion carried 3-0)**

4. OLD BUSINESS

4.1 SPM 6-3-08, Pine Island Montessori, 5499 SW 82 Avenue (CF)

Bill Garfinkle, representing the petitioner, was present. Ms. Bazinet explained the purpose of this review.

Vice-Chair Lee questioned Ms. Bazinet regarding the memorandum dated November 7, 2008, in which Council had recommended that the mature Bischofia trees remain on the site until the applicant submitted their master site plan and presented it to the Site Plan Committee.

No action was required and the Committee understood that the Areca hedge was planted to replace the Ficus hedge. Although Vice-Chair Lee believed the invasive mature Bischofia trees should be removed, Council had decided to let them remain until the master site plan and landscaping plans were submitted.

Mr. Garfinkle advised that in the future, there would be a totally new site plan and Council thought it better to keep some shade canopy until such time as the new landscape plan would be implemented.

5. NEW BUSINESS

5.1 Review of Voting Abstention by Jeff Evans

Earlier in the meeting, Ms. Gale read into the record the completed Form 8B Memorandum of Voting Conflict for County, Municipal, and other Local Public Officers, filed by Mr. Evans for his abstention of a vote taken at the October 21st, meeting. Committee members had been provided with copies of the form.

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6. COMMENTS AND/OR SUGGESTIONS

Vice-Chair Lee asked why the Tower Shops modification did not have to be reviewed by Council. Mr. Abramson explained that the footprint had not been adjusted or altered more than 25% and it was just the façade, it was not necessary according to the Code. Vice-Chair Lee asked if Council had been made aware of the change. Mr. Abramson spoke of the various ways in which Council would be advised.

Mr. Evans commented on the renovations taking place on the Shoney's restaurant; the newly painted monument sign for the car wash located north of the Hess gas station on Davie Road; and the Dunkin Donut located on State Road 84. Mr. Abramson advised that he had informed Dunkin Donut that they were required to apply for a site plan modification for any elevation changes.

Mr. Breslau asked about a vacant lot which was supposed to be cleaned up when the MacDonaldis shopping center owner had submitted a modified site plan for phase two. This involved the shopping center near Winn/Dixie on State Road 84. He advised that the lot was just weeds and debris and recalled that the owner had promised that it would be cleaned up.

Mr. Breslau reiterated the Committee's request that petitioners have their architect, civil engineer and landscape architect present to answer questions during site plan review. He understood that staff advised petitioners to have those involved in the project present; however, Mr. Breslau suggested that something be put in writing in order to substantiate that they had been advised.

7. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 7:03 p.m.

Date Approved: _____

Chair/Committee Member