

**SITE PLAN COMMITTEE
DECEMBER 9, 2008**

1. ROLL CALL

The meeting was called to order at 4:02 p.m. Committee members present were Chair Harry Venis, Vice-Chair Casey Lee, Sam Engel, Jr., and Jeff Evans. Also present were Deputy Planning and Zoning Manager David Abramson, Chief Landscape Inspector Chris Richter, Planner Lise Bazinet, and Secretary Jenevia Edwards recording the meeting. Bob Breslau was absent.

2. SITE PLANS

Master Site Plan

2.1 MSP 5-1-07, Living Waters Estates, generally located between SW 21 Street and SW 22 Street and west of SW 148 Avenue (A-1)

Rod Feiner, Alyn Kay, Antonio Quevedo and Alan Tinter, representing the petitioner, were present. Ms. Bazinet summarized the planning report.

Mr. Feiner concurred with the planning report except for a couple of items which he clarified: that the petitioner was willing to put a note on the plans that no Certificates of Occupancy should be issued for more than 25% of the homes until such time as all street trees were installed. Vice-Chair Lee added that the bond should not be released either, just in case the developer should decide to leave after the completion of three homes. Mr. Feiner agreed to the additional wording and explained that his second issue regarded the street lighting. He asked traffic engineer Mr. Tinter to explain that there were no safety issues regarding the street lighting. Mr. Tinter complied and pointed out that the absence of street lighting helped to preserve the rural lifestyle initiative in that area.

Mr. Feiner advised that they were on the Central Broward Water Control District January's agenda and agreed to get the District's approval before moving on to Town Council.

Chair Venis conveyed the concerns of the neighboring residents regarding the opportunity for public participation to take place once more since the process had taken a long time and the site plan was finalized. Mr. Feiner agreed to hold another public participation meeting after the holidays in early January 2009.

Vice-Chair Lee referenced the revised landscape plans she had recently received. She asked if the petitioner would be agreeable to working with the Town on relocating and/or replacing the Queen Palms, Sabal Palms and Red Bays which were listed in fair condition. Vice-Chair Lee indicated that she would prefer to see any trees that were in less than good condition replaced rather than going through the expense of relocating them. Ms. Richter indicated that the trees designated as in fair condition could be tended to and used as enhancements above and beyond what was required by Code.

Mr. Evans made a motion, seconded by Ms. Lee, to approve subject to the following: 1) that the sheets being submitted today be interlineated into the site plan package with the additional requirement that a note be added that said no Certificate of Occupancy shall be issued for more than 25% of the homes until all required trees and buffer trees were installed; nor shall the bond be released until that occurred; 2) that there would be no street lighting; 3) that the developer would work with the Town's landscape staff on the tree relocation; 4) that the applicant agreed to hold one more public participation meeting prior to their meeting with Town Council; and 5) that the applicant would have their meeting with Central Broward Water Control District prior to the Town Council meeting. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – yes; Mr. Breslau – absent; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 4-0)**

Site Plan

2.2 SP 12-4-07, Flagler Construction Equipment Davie, 5210 Reese Road (M-3, County)

Edward Ploski, representing the petitioner was present. Mr. Abramson summarized the planning report.

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Mr. Klosky provided a presentation using renderings and elevations to better explain the project.

Vice-Chair Lee asked that the trees located near the construction site be protected and that a note to that effect be placed on the landscape plan. She requested that staff oversee the project to be sure that the correct trees would be relocated and preserved.

Mr. Engel noticed that there was a discrepancy between two plans and asked which one was correct. As there was no roof overhang on the display area, it was determined that SP-1 needed to be corrected.

Mr. Evans asked about the garage bay doors and why the design did not offer any overhead protection from rain. Mr. Klosky responded that they would keep the doors half shut during rainy weather and it did not present an operational problem.

Mr. Evans wondered if the equipment wash facility recaptured the water. Mr. Klosky responded that there was a four-chamber collection system to recapture the water. As the photometrics appeared to be set at low levels, Mr. Evans questioned if that was intentional. Mr. Klosky responded affirmatively. A lengthy discussion ensued regarding lighting fixtures other than the "wall packs." Mr. Evans reminded the petitioner that after the lighting was installed, there would be an "as built" process to go through. Mr. Klosky agreed that the photometrics would be reworked before going to Council.

Mr. Evans was curious about the exterior laminated paneling material to be installed on the north side of the building at the new entrance. Chair Venis suggested that a sample be provided to the architects on the Committee and for Council's review.

Mr. Evans made a motion, seconded by Mr. Engel, to approve subject to the following: 1) to remove the note on the site plan SP-1, which stated that there was a "roof overhang" on the north side of the building; 2) to correct the site lighting calculations prior to the Council meeting; and 3) that the applicant provide color samples, actual chips and materials to the Committee members one week prior to the Council meeting. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – yes; Mr. Breslau – absent; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 4-0)**

Modification

2.3 SPM 6-1-08, U-Pull-It, 4000 SW 47 Avenue (M-4, County)

Jason Wilson and Scott McClure, representing the petitioner, were present. Ms. Bazinet summarized the planning report.

Mr. Wilson provided a brief presentation as well as samples of the materials and paint colors which the owner preferred.

Vice-Chair Lee suggested that the stakes be removed from the existing trees which had been planted along SW 47th Avenue as the trees had been there for some time now. She asked if the four trees which were slated for relocation were of good quality and Mr. Wilson indicated that they were. If the trees were not of good condition, Vice-Chair Lee requested that they be replaced since it would cost just as much as relocating them.

Vice-Chair Lee Made a motion, seconded by Mr. Engel, to approve subject to 1) removing all the tree stakes along SW 47 Avenue in a timely manner; 2) if the four slated/relocated trees are not of quality, they were to be replaced; and 3) change the paint colors to be reflected in the plans that go to Council. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – yes; Mr. Breslau – absent; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 4-0)**

3. OLD BUSINESS

There was no old business discussed.

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4. NEW BUSINESS

There was no new business discussed.

5. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions.

6. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 5:21 p.m.

Date Approved: _____

Chair/Committee Member