

SITE PLAN COMMITTEE
JANUARY 13, 2009

1. ROLL CALL

The meeting was called to order at 4:04 p.m. Committee members present were Vice-Chair Casey Lee, Bob Breslau, Sam Engel, Jr., and Jeff Evans. Also present were Planning and Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, Chief Landscape Inspector Chris Richter, Planner Lise Bazinet, and Secretary Janet Gale recording the meeting. Chair Harry Venis was absent.

2. APPROVAL OF MINUTES: November 18, 2008
December 9, 2008

Mr. Breslau made a motion, seconded by Mr. Evans to approve the minutes of November 18, 2008. In a voice vote, with Chair Venis being absent, all voted in favor. **(Motion carried 4-0)**

Mr. Breslau made a motion, seconded by Mr. Evans to approve the minutes of December 9, 2008. In a voice vote, with Chair Venis being absent, all voted in favor. **(Motion carried 4-0)**

3. SITE PLAN

Site Plan

3.1 SP 10-2-07, Regions Bank, 5999 South University Drive (B-2) (tabled from November 18, 2008)

Greg Neblock and Richard Abt, representing the petitioner, were present. Ms. Bazinet reminded the Committee of the suggestions that had been made to the applicant at the November 18th meeting. The applicant had responded in writing and that information had been incorporated into the backup packets.

Mr. Neblock provided revised elevations of the building and pointed out the changes that were proposed to enhance it. He submitted a color/materials board for Committee members to make an accurate visualization.

Mr. Breslau asked that the petitioner add stone facing to the three columns at the main entrance and extend it to the bottom of the arches so that the stone could be seen. He commented that the three-foot high stone facing around the bottom of the building would be hidden by the landscaping and, therefore, could be placed on the corners where it would have more of an impact. Mr. Neblock agreed to place the stone as Mr. Breslau had suggested; however, he wanted to keep the three-foot stone border as well since irrigation stains would be noticeable on plain walls.

Mr. Breslau requested that pavers be placed in the asphalt to specifically denote pedestrian crosswalks. Mr. Neblock asked about using stamped asphalt pavers. It was agreed that as long as the pavers were stained a different color and were a pattern other than "brick," it would be all right.

Mr. Engel noticed that on the plans, concrete block had been indicated for the dumpster enclosure where there was supposed to be some stone to match the building. Mr. Neblock agreed that stone would be added to the dumpster enclosure in order to match the building.

Mr. Evans was concerned about trees being located in a drainage area of the project and that they may have to be removed. Since that was a possibility, Mr. Breslau suggested that in the motion, the Committee include the condition that if the trees were to be removed from the drainage area, the petitioner would have to provide a revised landscape plan to the Committee.

Vice-Chair Lee did not agree with the Washingtonias being located against the building and stated the reasons for her objections. She asked that the six Washingtonias in front of the building be replaced with 12 to 14-foot Alexander Palms because they were much easier to maintain and did not get as messy. Mr. Neblock agreed that they would be replaced.

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Mr. Evans made a motion, seconded by Mr. Engel, to approve subject to the following: 1) that the stone facing be added to the three columns at the main entrance up to the bottom of the arches; 2) that the stamped-asphalt crosswalks be a random pattern of simulated stone and stained; 3) that the dumpster block stone be changed to match the stone on the building; 4) that the landscaping shown in the drainage easement would remain and if it did not, the petitioner would come back with a revised landscape plan; and 5) that the six Washingtonia Palms at the front would be replaced with Alexander Palms. In a roll call vote, the vote was as follows: Chair Venis – absent; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 4-0)**

4. OLD BUSINESS

4.1 SPM 1-5-08, Norwegian Seamen’s Church/Scandinavian Center, 2950 South Flamingo Road (A-1) – Review West Wall Elevation

John Voigt, representing the petitioner, was present. Ms. Bazinet explained that the petitioner had been asked to provide the Committee with a revision of the western elevation.

Mr. Voigt provided the elevation and pointed out specific details which had been added to the building.

Mr. Breslau expressed that the revisions made a huge improvement. He added that the petitioner may want to consider shielding the windows from the setting sun since most months of the year that sunlight could be brutal on the electric bills. Mr. Breslau suggested pre-approving two additional awnings over the west windows so that if the petitioner wanted to add them to the building, they would not have to come back for approval. The Committee agreed.

Ms. Bazinet advised that the revised plans had been approved by the Town Council subject to the condition that the petitioner was to present the new plans to Site Plan Committee. No action was required by the Committee.

Mr. Breslau stated for the record, that the Committee pre-approved two additional awnings which were to be consistent with the existing awnings on the west wall in the event that the petitioner chose to add them at a later date.

5. NEW BUSINESS

There was no new business discussed.

6. COMMENTS AND/OR SUGGESTIONS

Mr. Breslau commented on the “Welcome to the Town of Davie” signage located at State Road 84 and Hiatus Road. He understood that when the McDonald’s site plan had been approved by the Committee and Council, the approvals were made with the contingency that McDonald’s would upgrade the welcome sign. Now that the building had been completed, Mr. Breslau was disappointed with what was not done to improve the welcome sign.

Mr. Quigley explained that the situation was temporary as McDonald’s had bonded to do the work. Staff had attempted to create a welcome sign standard for the entire Town which did not happen while the project was in development and under construction. He assured the Committee that staff would work out the details for this sign, make certain that McDonald’s completed the task, and the Town would release the bond. Mr. Quigley clarified that although the Town would design and create the sign, McDonald’s would be responsible for the base, installation and landscaping.

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Vice-Chair Lee noted that on Saturday and Sunday mornings, McDonald's cluttered the roadway easements with little signs and arrows which stated "McDonald's is open." She asked that Code Compliance see if they could get McDonalds to put up a banner or balloon instead as the snipe signs were annoying.

Mr. Evans reported that there had been no changes made with regard to the Car Wash sign on Davie Road which had recently been painted a striking yellow. Mr. Abramson responded that staff had not received any application requests to repaint that sign and would, therefore, send an e-mail to Code Compliance to make them aware of both the snipe and car wash signage problems.

There was a brief discussion regarding the Dunkin Donuts on State Road 84 and whether or not it complied with the proposed modifications and outdoor seating arrangements. Mr. Abramson indicated that he would keep that project under advisement.

7. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 4:43 p.m.

Date Approved: _____

Chair/Committee Member