

**SITE PLAN COMMITTEE  
MAY 11, 2010**

**1. ROLL CALL**

The meeting was called to order at 4:08 p.m. Committee members present were Chair Harry Venis, Vice-Chair Casey Lee, Bob Breslau, Michael Crowley, and Sam Engel, Jr. Also present were Councilmember Caryl Hattan (arrived at 4:29 p.m.), Planning and Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, and Secretary Janet Gale recording the meeting.

**2. SITE PLANS**

*Modifications*

**2.1 SPM 8-4-09, Davie Plaza Shopping Center, 7110-7162 Stirling Road (B-2) (tabled from April 27, 2010)**

Donald Seidler, representing the petitioner, was present. Chair Venis asked that he provide a brief presentation based on the comments which were made at the previous meeting.

There were three recommendations made by the Committee which were that the color scheme be changed; that a landscape plan be provided; and that the lighting for the awnings be determined.

Mr. Seidler indicated that a series of lights, five-feet apart, would shine down upon the canopy with some lighting below. The Committee preferred the colors which were presented on the miniature elevation which Mr. Seidler displayed at the meeting.

Having reviewed the landscape plan and noting that there were no parking stops on the large island west of the out-parcel. Vice-Chair Lee suggested that shrubs be planted there to replace the sod. Mr. Seidler said "okay" to her suggestion of planting Cocoplum.

Mr. Engel commented on the size of the parking spaces having observed that they were all nine-feet wide. He indicated that Code required parking spaces to be ten-feet wide and that 25% may be nine-foot. Mr. Engel noted that there was an issue between a vehicle access on the north end of the parking lot and where the first parking space was situated. Mr. Abramson explained that although Mr. Engel was correct, the plans were conceptual and there would be several issues to be resolved in stages as plans progressed.

Mr. Breslau recalled that it was the consensus of the Committee from the previous meeting that they would rather see some incremental improvements rather than hold them to a complete Code review and have no improvements. Mr. Engel maintained that when they did make the improvements, they should be done correctly. Mr. Abramson concurred that the plans were premature and it was the improvements to the façade that this modification addressed.

Mr. Crowley commented that although it was only the elevation changes that were to be addressed, it would benefit the applicant to know what would be required for the site. He expressed a concern about the drainage which the applicant said he would keep in mind.

Vice-Chair Lee was uncomfortable about the arrangement since there would be no leverage to have the applicant continue to improve the site.

Mr. Breslau made a motion, seconded by Mr. Crowley, to approve the application for changes of colors and materials to the façade only. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – no; Mr. Breslau – yes; Mr. Crowley – yes; Mr. Engel - yes. **(Motion carried 4-1)**

**2.2 SPM 4-1-10, Burger King, 14820 Griffin Road (PUD, County)**

Kurt Schubert, representing the petitioner, was present. Mr. Abramson explained that this modification was for a paint change to an existing building and staff's one recommendation was to try to match the roof color with the Regency Shopping Center roof colors.

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Mr. Schubert advised that he was required by the franchise to make the corporate color changes.

Mr. Crowley made a motion, seconded by Vice-Chair Lee, to approve subject to staff's comments. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Crowley – yes; Mr. Engel - yes. **(Motion carried 5-0)**

*Site Plans*

2.3 SP 8-2-09, FPL Bronco Substation, 2250 SW 66 Terrace (RAC)

Bruce Barber, representing the petitioner, was present. Mr. Abramson summarized the planning report.

Mr. Engel asked if the Florida Department of Transportation's (FDOT) plan to widen I-595 would require any additional right-of-way from the project. He was concerned about the line of vision for vehicles entering onto State Road 84 from College Avenue. Mr. Barber responded that he had met with FDOT agencies and was informed that the proposed wall would not be within the "safe site distance triangle." He added that, "We would make sure it was not within the safe site distance triangle."

Vice-Chair Lee requested that the entire site be mulched; that the existing trees be pruned by a certified arborist; and that sod be planted in any space between the brick paved sidewalk and the road. Mr. Barber agreed; however, he did not foresee that there would be any space between the sidewalk and the road. He further advised that FP&L had a maintenance company to take care of the tree pruning.

Vice-Chair Lee reminded Mr. Barber that there was a note on the landscape plans which referenced tree mitigation costs.

Mr. Breslau made a motion, seconded by Mr. Crowley, to approve subject to the staff recommendations with additional conditions: that the applicant mulch the entire site when the phase two was built; and that they have existing trees pruned by a certified arborist when the phase two was completed. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Crowley – yes; Mr. Engel - yes. **(Motion carried 5-0)**

2.4 MSP 3-2-10, Ehlinger Apartments, 7481 NW 33 Street and 3751 NW 74 Avenue (R-16 DU/AC and R-10 DU/AC)

Ryan Bailine, Ken Naylor, Samuel Hornsby, Alberto Cordoves, and Jay Huebner, representing the petitioner, were present. Mr. Abramson summarized the planning report.

Chair Venis asked if this site had come before the Committee with a conceptual plan prior to receiving funding. Mr. Bailine responded affirmatively and it was noted that the plans had been reviewed by Council approximately a year ago.

Vice-Chair Lee expressed that she was impressed with the plans and the applicant's contributions to the tree preservation fund.

Mr. Breslau was concerned with two long drives which converged at an intersection by the proposed tot lot and club house. He pointed out the area on the plans and suggested that stop signs be installed at the location. Mr. Bailine responded that he was accompanied by the entire planning staff and would make a presentation which would include traffic flow and signage.

Mr. Bailine better explained the intent of the project. He spoke of the public participation meetings and of the overwhelming support expressed by neighboring residents who attended. Mr. Bailine indicated that having received funding for the project, they were eager to move forward.

Mr. Cordoves addressed Mr. Breslau's concern about installing a three-way stop sign at the northeast intersection of the lake.

Mr. Crowley suggested that the tree mitigation money should be spent to improve the landscape on the Davie Road Extension since it was sorely needed there. The Committee agreed unanimously and suggested it be incorporated into the motion.

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Mr. Breslau made a motion, seconded by Mr. Engel, to approve with two conditions: 1) that the applicant install stop signs to create a three-way intersection at the northeast intersection of the lake; and 2) that the Committee recommended to the Town Council that all tree mitigation money should be used on the Davie Road Extension from Stirling Road south to University Drive. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Crowley – yes; Mr. Engel - yes. **(Motion carried 5-0)**

**3. OLD BUSINESS**

3.1 Reports on Voting Abstentions on April 27, 2010, by Chair Venis and Vice-Chair Lee

Ms. Gale advised that on April 27, 2010, Chair Venis and Vice-Chair Lee each completed a Form 8B which had been distributed to Committee members. The forms were filed for their abstentions in voting on an item.

**4. NEW BUSINESS**

4.1 Review of Staff Report Format and Materials

Mr. Quigley requested feedback from Committee members regarding specific items within the staff report. The outcome was that members agreed that a legible Land Use Map would negate the need for the Surrounding Properties table in the report; that the Zoning History was useful; Applicable Codes and Ordinances could be refined to specify any outlying issues; the Comprehensive Plan Considerations remained unchanged; the Application Details – some items were necessary while other descriptions, such as architecture, were not necessary because elevations were provided with the plans; the Significant Development Review Agency Comments remained unchanged; the Public Participation, Staff Analysis, Staff Recommendations, Committee Recommendations and Town Council Action, were determined to be necessary. In going over the Exhibits portion of the report, the Committee expressed that the name and address print-out of the mail-out was not necessary.

**5. COMMENTS AND/OR SUGGESTIONS**

There was no old business discussed.

**6. ADJOURNMENT**

There being no further business and no objections, the meeting was adjourned at 5:06 p.m.

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

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