

SITE PLAN COMMITTEE
MAY 24, 2011

1. ROLL CALL

The meeting was called to order at 4:06 p.m. Committee members present were Chair Michael Crowley, Gus Khavanin, Casey Lee and Harry Venis. Also present were Deputy Planning and Zoning Manager David Abramson and Secretary Janet Gale recording the meeting. Vice-Chair Bob Breslau was absent.

2. APPROVAL OF MINUTES: March 8, 2011

Later in the meeting, Mr. Venis made a motion, seconded by Mr. Khavanin, to approve the minutes of March 8, 2011. In a voice vote, with Vice-Chair Breslau being absent, all voted in favor. **(Motion carried 4-0)**

3. SITE PLANS

Modifications

3.3 SPM 5-1-11, Rick Case Fiat, 3500 Weston Road (BP-Business Park District)

Chair Crowley asked if there were any objections to hearing item 3.3 first as Mr. Case, the owner, had to leave shortly. There were no objections.

Mr. Abramson summarized the planning report.

Mr. Case explained that with the acquisition of the Fiat franchise, they needed to change the look and color of the building. The changes entailed the addition of two side panels on the front façade of the building and those panels would be colored in the red category. The interior involved a change in the floor tiles as well as one wall.

Mr. Venis made a motion, seconded by Mr. Khavanin, to approve. In a roll call vote, the vote was as follows: Chair Crowley – yes; Vice-Chair Breslau – absent; Ms. Lee – yes; Mr. Khavanin – yes; Mr. Venis - yes. **(Motion carried 4-0)**

3.1 SPM 11-1-10, Maroone Toyota, 4050 Weston Road (BP-Business Park District)

Dwayne Dickerson and Mark Richards, representing the petitioner, were present. Mr. Abramson summarized the planning report and stated that the petitioner had complied with the second of two recommendations which had been made by staff.

Mr. Khavanin noted that landscape curbing needed to be placed around the three existing Palm trees and that the proposed parking stalls at that location were less than ten-foot wide.

Mr. Dickerson indicated he would be happy to answer questions on behalf of the petitioner.

Mr. Khavanin reiterated his question about providing a 6-inch 'D' type curb around the existing Palm trees and landscape area. Mr. Dickerson replied that they thought the "wheel stops" would have been sufficient. Mr. Khavanin did not accept the proposal of wheel stops and reminded Mr. Dickerson that the curbing was required by Code as well as the ten-foot wide parking stalls. He also indicated that there needed to be a separation between the northern part of the building and the driveway. The use of bollards was discussed; however, Mr. Khavanin contended that they were not sufficient and a four-foot separation was required. He also noted that the ADA parking signs should be placed outside the parking stall instead of inside. On sheet number C-5, Detail number 3, the material for the stabilized sub-grade needed to be specified. Mr. Richards responded that he was not sure of the material and would see that it was indicated in the plans.

Chair Crowley noticed that there were cross-sections indicated on the plans around the lake and wondered why it was so since nothing was planned for that area. Mr. Richards responded that it was simply the work of an "over eager designer."

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Mr. Richards addressed the staff comment regarding what appeared to be a sign. It was clarified that signage was not being considered at this meeting.

A discussion ensued regarding the curbing and what should have been a four-foot distance between the northern side of the building and the drive. It concluded with Mr. Richards agreeing to get as close to a four-foot separation as possible pending staff review.

Ms. Lee made a motion, seconded by Mr. Khavanin, to approve based on recommendation number two of the staff report and the following: 1) to protect all existing trees within 50-feet of the construction zone; 2) to add a parking curb around the three existing Palms; 3) that there be a separation as close to 4-feet as possible between the driveway and the building; 4) on page C-5 of the plans, indicate stabilizer material in detail number 4; 5) parking stalls needed to be 10' x 18'; and 6) the handicapped post should be outside the parking stall. In a roll call vote, the vote was as follows: Chair Crowley – yes; Vice-Chair Breslau – absent; Mr. Khavanin – yes; Ms. Lee – yes; Mr. Venis – yes. **(Motion carried 4-0).**

3.2 SPM 4-1-11, Winn Dixie #311, 11290 State Road 84 (B-2)

Shaughn Thomas, representing the petitioner, was present. Mr. Abramson summarized the planning report.

Mr. Thomas explained that the footprint of the store would not be changed, only the façade, paint colors and striping of walkways.

Ms. Lee pointed out that the vacant lot to the east of the store had not been landscaped. She asked that it be properly sodded, irrigated and that new trees be planted around the perimeter to minimum Code standards of one tree every 40-feet.

Mr. Khavanin noticed that a ramp for the handicapped was needed on the east side of the building and Mr. Thomas agreed that one would be provided.

Ms. Lee made a motion, seconded by Mr. Khavanin, to approve subject to a handicapped ramp being constructed for the last proposed crossing to the front, east side of the building; and that there be landscaping on the east side of the Winn/Dixie building with new sod, irrigation, and trees placed 40-foot on center. In a roll call vote, the vote was as follows: Chair Crowley – yes; Vice-Chair Breslau – absent; Mr. Khavanin – yes; Ms. Lee – yes; Mr. Venis – yes. **(Motion carried 4-0).**

4. OLD BUSINESS

There was no old business discussed.

5. NEW BUSINESS

5.1 SPM 5-4-11, Burlington Coat Factory, 8944 State Road 84 (B-2A County)

Mr. Abramson explained the how and why this item was placed on the agenda as new business. He asked Committee members if they were willing to review it without having had all the usual backup material to study.

Chair Crowley asked if there were any objections to adding this item to the agenda. There being none, Mr. Venis made a motion, seconded by Ms. Lee, to add this item to the agenda. In a voice vote, with Vice-Chair Breslau Being absent, all voted in favor. **(Motion carried 4-0)**

Pete Mancinelli and Bill Romberg, representing the petitioner, were present.

Mr. Romberg brought color samples as well as brick samples for the Committee's review. Using his set of plans, he pointed out the changes to be made to the façade. Mr. Romberg advised that what appeared to be windows were not. They were actually filled with opaque glass so you would not see the wall behind the windows. This was the standard image for the Burlington Coat Factory. There were no other changes planned.

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Ms. Lee pointed out that the landscaping needed changing as it was out of Code. She believed that had this application come through the regular process, the landscape division would have made the same recommendations. Ms. Lee advised that through the years, hurricanes, diseases and insect infestation had destroyed the foliage. The shopping center's landscape maintenance had not replaced any of the dead trees or shrubs. She believed that the shopping center should be brought back up to the original site plan and that the applicant could phase in the landscaping and to work with Town staff.

Ms. Lee made a motion, seconded by Mr. Venis, to approve subject to enhancing the landscaping and meeting with the Town's staff to do so; and to see if there was an original landscape plan to follow and if not, work with staff to provide something within reason. In a roll call vote, the vote was as follows: Chair Crowley – yes; Vice-Chair Breslau – absent; Mr. Khavanin – yes; Ms. Lee – yes; Mr. Venis - yes. **(Motion carried 4-0).**

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 4:49 p.m.

Date Approved: _____

Chair/Committee Member