

SITE PLAN COMMITTEE
APRIL 21, 2009

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, Bob Breslau, Sam Engel, Jr. and Jeff Evans. Also present were Planning and Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, Planner Lise Bazinet, Chief Landscape Inspector Chris Richter, and Secretary Janet Gale recording the meeting.

2. APPROVAL OF MINUTES: April 7, 2009

Mr. Breslau made a motion, seconded by Mr. Evans, to approve the minutes of April 7, 2009. In a voice vote, all voted in favor. **(Motion carried 5-0)**

3. SITE PLAN

3.1 CSP 3-2-09, Town Park Crossing, northeast corner of University Drive and Davie Road Extension (RM-10)

Robby Black, Christina Fandino and Hector Vinas, representing the petitioner, were present. Ms. Bazinet summarized the planning report.

Mr. Breslau asked for clarification on what the Committee was to review. Ms. Bazinet responded that it was conceptual and the “over-all use of the general site” to include architecture and location of the buildings. Mr. Quigley expounded and suggested that the Committee “not feel limited to the subject matter” and if it saw items that would make a good site plan, to go ahead and make recommendations. Since it would be up to the Town Council to approve it, Council may want to add those recommendations as conditions of approval.

Mr. Evans noted that the parcel appeared smaller than it had three years ago. Ms. Bazinet indicated that the boundaries had been changed. Mr. Vinas added that it was smaller because the retail component decreased the residential space.

Mr. Vinas explained the reason why they were requesting an approval for the conceptual site plan for the residential segment of the project. The developers of the residential portion were doing an affordable tax credit, State of Florida project and all applicants needed to have this process completed in order for the State to consider their application. Although the residential portion was being considered at this time, both parcels ‘A’ and ‘B’ would be included in the final site plan which would be the master site plan and would come before the Committee at a later date.

For clarification purposes, Mr. Breslau asked if the residential site could stand on its own or were there elements to be shared with the retail portion. Mr. Vinas indicated that the two parcels were sharing retention and that they may overlap parking. Mr. Breslau pointed out where shared parking may be a problem because of the location of the available spaces. Ms. Bazinet explained that there was a condition that they had to apply for a variance for the parking deficit.

Mr. Vinas provided a presentation to better explain the intent of the mixed-use project. Mr. Black spoke of the residential units, the amenities provided, and the pricing for the rental units.

In reviewing the traffic circulation, Messrs. Breslau and Engel pointed out that a “hammer-head” turn around was needed at the northwest corner where there was a dead end for parking. There were issues with the circulation at the entrance where an island was placed and would make turning difficult. Mr. Breslau pointed out on the plans where several traffic movements conflicted and radiuses were too tight for emergency vehicles. It was suggested that a traffic engineer address those traffic issues. Mr. Vinas agreed that the issues would be addressed and he would have solutions before the final site plan.

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Messrs. Engel and Evans expressed concerns regarding the amount of parking spaces provided. Mr. Black advised that one of the requirements of an affordable housing community was that it be in close proximity to public transportation. A lengthy discussion ensued regarding 43 available parking spaces and the need for a variance request for a parking deficit to be applied to the residential component or the retail component. It was the petitioner's intention that shared parking between the two sections would resolve the issue.

Messrs. Evans and Engel commented that they thought the petitioner did a beautiful job with the building architecture and hoped that they would be able to produce what had been planned.

Mr. Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and the following: 1) to add a hammer-head turn around at the dead-end drive at the northwest part of the site; 2) check all of the turning radiuses which appeared at the curve line that there may not be enough turning ability; 3) redesign the entrance and its island as it appeared it would not work with fire trucks; and 4) the parking appeared to be too tight with the residential; therefore, the Committee recommended that the applicant consider that all the parking that was shown within that parcel, be for residential and ask for a variance towards the commercial end of it. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 5-0)**

4. OLD BUSINESS

There was no old business discussed.

5. NEW BUSINESS

5.1 Broward County Transit Bus Shelter Design – David Abramson

Mr. Abramson distributed plans and provided an overview on the history and intent of the project. He introduced representatives from Broward County, Gregory Nicolay and Adrianna Turo, who were involved with the architecture and development of the shelters. Mr. Abramson asked that the Committee review the architecture and provide any appropriate recommendations.

Following a discussion regarding aesthetics, function and advertising, two recommendations were made: 1) that a lighter shade or color be used to paint the columns between the bands as well as the overhead tie-beams between the columns; and 2) to submit landscape plans under Old Business, in order for it to be reviewed.

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 5:03 p.m.

Date Approved: _____

Chair/Committee Member