

**SITE PLAN COMMITTEE  
MAY 12, 2009**

**1. ROLL CALL**

The meeting was called to order at 4:00 p.m. Committee members present were Chair Harry Venis, Vice-Chair Casey Lee, Bob Breslau, 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. Sam Engel, Jr. was absent.

**2. APPROVAL OF MINUTES:** April 21, 2009

Mr. Breslau made a motion, seconded by Mr. Evans, to approve the minutes of April 21, 2009. In a voice vote, with Mr. Engel being absent, all voted in favor. **(Motion carried 4-0)**

**3. SITE PLAN**

*Modifications*

3.1 SPM 12-5-08, Emerald Isle Guard House, generally located at Emerald Isle Way and SW 130 Avenue (A-1)

Ronald Kall, representing the petitioner, was present. Ms. Bazinet summarized the planning report.

Mr. Breslau asked that staff verify that the gatehouse would not be manned. Ms. Bazinet confirmed that since there was no bathroom and no parking, there would be no guard in the guardhouse.

Mr. Kall advised that this was strictly an entrance feature to give the illusion that a guard would be present.

Mr. Evans commented that the dimensions for the by-pass lane had not been noted. Mr. Kall advised that it was 14-feet wide and he had met with a representative from the Fire Department and it had been approved.

Mr. Breslau advised that from experience, because of the size of the turning radius behind the guard house, pipe bollards should be placed in order to protect the new building from being nicked by large trucks making the turn. Mr. Kall accepted the suggestion.

Vice-Chair Lee requested that the Town's landscape division make sure that the existing trees on the site be protected during construction as promised by the developer.

Mr. Evans made a motion, seconded by Mr. Breslau, to approve with the following four comments: 1) that the petitioner add the dimension for the by-pass lane which should be 14-feet and should be verified with the Fire Department; 2) add pipe bollards at the back side of the guard house to help protect the structure from turning trucks; 3) that this be noted as a "non-manned" gate house; and 4) to protect the existing trees as indicated in the landscape plans. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Engel – absent; Mr. Evans – yes. **(Motion carried 4-0)**

3.2 SPM 4-3-09, Pine Island Ridge Country Club Golf Course Reconstruction, 9400 Pine Ridge Drive (PDD, County)

Dennis Mele, representing the petitioner, was present. David Abramson summarized the planning report.

Mr. Mele explained the intent of the project and noted that the only concern he had with the staff's recommendations was item three which required the widening and stabilization of the golf cart paths. Mr. Mele believed that the Fire Department made that recommendation to ensure that all golf holes could be reached by emergency vehicles. Using a site plan, Mr. Mele showed that all the golf holes could be reached by emergency vehicles from public roads thereby negating the necessity for widening and stabilizing the golf cart paths.

**SITE PLAN COMMITTEE  
MAY 12, 2009**

Since the Fire Department had “signed off” with no objections and this was a recommendation rather than a requirement and Mr. Mele was unable to find any such requirement in the Code; he asked that this point not obstruct the Committee’s approval.

Vice-Chair Lee asked Ms. Richter if she was satisfied that the developer had met and addressed all the Landscape Division’s comments. Ms. Richter responded affirmatively

Mr. Evans made a motion, seconded by Mr. Breslau, to approve based on one, two and four of staff’s recommendations. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Engel – absent; Mr. Evans – yes. **(Motion carried 4-0)**

*Conceptual Site Plan*

3.3 CSP 4-4-09, Ehlinger Apartments, 7481 NW 33 Street (RM-16)

Tony Quevedo, Ken Naylor and Scott Squires, representing the petitioner, were present. Mr. Abramson summarized the planning report and explained that a conceptual site plan required the Committee’s review of the overall use and general site layout. The detailed development requirements such as dimensioning, landscaping, lighting and drainage would be required at the time of final site plan application. He listed the ten staff recommendations.

Mr. Quevedo advised of the intent of the project and since it was an affordable housing development, there was an urgency to have the conceptual site plan reviewed by the Town Council before the end of May in order to meet application deadlines with the State. He assured that once the project was approved for funding by the State, the developer would be back before the Committee for a full site plan approval.

Mr. Breslau remarked that the curved linear driveway system was pretty creative and his only issue was with the traffic movement at the entrance convergence. He pointed out where the problem was and suggested that the developer give some consideration to this issue before bringing the project back for final review. Mr. Breslau suggested a circle or round-about might be the potential solution. Mr. Quevedo indicated that he understood the problem and agreed with Mr. Breslau.

Mr. Evans noted that some of the staff comments were extensive although for affordable housing, the development was on the right track. Committee members agreed. There was a brief discussion regarding which recommendations might not be affordable.

Mr. Evans made a motion, seconded by Vice-Chair Lee to approve; 1) that the plans needed a “little more detail;” 2) the suggestion to possibly add a traffic circle at the entrance way might be a good idea; 3) add the square footage of the models as there was not a lot of dimension noted; and 4) include all the staff recommendations except numbers two, eight and nine. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Engel – absent; Mr. Evans – yes. **(Motion carried 4-0)**

**4. OLD BUSINESS**

There was no old business discussed.

**5. NEW BUSINESS**

There was no new business discussed.

**SITE PLAN COMMITTEE  
MAY 12, 2009**

**6. COMMENTS AND/OR SUGGESTIONS**

Vice-Chair Lee asked Mr. Quigley if Mr. Fernandez from Grand Oaks had gotten what he needed from the Town. Mr. Quigley advised that Mr. Fernandez had hired an engineer to document the things that had not been done according to plan and that information had been sent to the Town Administrator and on to the Town Attorney. He continued that the Town Attorney was looking into the issue and the Town's options and that it was essentially out of Mr. Quigley's hands.

Mr. Quigley believed that there was a legal issue between the lot owners of Grand Oaks and the developer and could not say what would come out of the situation.

Mr. Breslau was pleased to announce that the Town's new entrance sign on Hiatus Road and Griffin Road was being installed as planned. While he was in that area, he observed that there was a consistent problem with vehicles exiting the fast-food drive-thru windows which crossed a pedestrian walkway. Mr. Breslau suggested that the Committee be cognizant of that issue when reviewing any future fast-food establishments with drive-thru windows.

Mr. Quigley advised the Committee that due to the changes in scheduling for the Town Council meetings, there may be an impact on the Site Plan Committee's schedule.

**7. ADJOURNMENT**

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

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

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