



PLANNING & ZONING ADVISORY BOARD

Minutes of December 17, 2012

Meeting Called to order at 7:00 p.m.

1. ROLL CALL

P&Z Board Members

MEMBERS	12/17/12	11/5/12	10/15/12	10/1/12	6/18/12	5/16/12	2/27/12	12/19/11	11/21/11	10/3/11	9/19/11
Marianne McCoy	P	P	P	A	P	P	P	A	P	P	P
Diane Sori	P	P	P	A	A	P	P	P	P	A	A
Charles Cutler	P	P	A	P	P	P	P	P	A***		
Michelle Keirnan Stern	P	P	P	P	P	P	P	P	P	P	P
Craig Konhauzer V/Chair	P	P	P	P	P	P	P	P	P	P	P
Mark Aronson, Chair	P	P	P	P	P	P	P	P	P	P	P
David Nall	P	A	P	A	P	P	A	A	P	P	P
John Valenti	P	P	P	P	P	P	P	P	P	P	P
Bart Roper	P	P	P	P	P	P	P	P	P	A	P
Gary Laufenberg	A	A	P	P	P	P	P	P***			

* Reappointed ** Resigned *** New appointment

STAFF PRESENT: Matt Wood, Director
Jason Chockley, Planner
Ro Woodward, Administrative Coordinator
Jeanette Wofford, City Arborist

APPLICANTS: Robert Biscardi, Reliable Power Systems, The Centre-Generator

2. P&Z BOARD - MINUTES - WAIVE/APPROVE - 11/5/12 MOTION TO WAIVE READING OF MINUTES OF 11/5/12: Motion to waive the reading of the minutes made by Mr. Roper and seconded by Mr. Valenti. All ayes on voice vote. APPROVE: Motion to approve made by Mr. Roper and seconded by Mr. Valenti. There were all ayes on voice vote. Motion was approved.

3. CORRESPONDENCE: None.

4. NEW BUSINESS:

A. THE CENTRE - GENERATOR LANDSCAPING - SITE PLAN AMENDMENT PETITION # SPA 11-1-12-LOCATED AT 9900 STIRLING ROAD

This item is a Site Plan Amendment for the Centre at Stirling and Palm. The request is to install a 48 KW standby generator with 48" tall podocarpus bushes for screening in lieu of fencing material. The generator is requested for Dr. Gellman's Office, Infertility and Reproductive Medicine of South Broward, located in the Centre.

The podocarpus bushes would be planted 24" on center to form a solid hedge to screen the 36" tall generator from public view and maintain the look and appeal of the landscaping and aesthetics of the office complex. The plans also include a 500 gallon underground LP gas tank. The generator is reflected on the plans in the rear of the building approximately 80 feet from the south property line.

Pursuant to Section 23-80(d)(2) of the Code, the Planning and Zoning Board has final approval authority for the proposed landscape screening material. As such, should the Board recommend approval of this Site Plan Amendment, no further City Commission approval is necessary prior to permit issuance.

Mr. Wood concluded that the Development Review Committee recommends approval of the proposed generator with landscape screening with a finding that the Site Plan Amendment meets all code requirements and all of the comments of the Development Review Committee meeting on November 28, 2012.

Mr. Robert Biscardi, Reliable Power Systems, introduced himself as the representative for the applicant and agreed with the Staff Report.

Ms. Sori commented that the generator would be surrounded with podocarpus, which is one of the slowest growing plants and it would take years until they are fully covering that generator and asked if there were other options besides podocarpus?

Mr. Biscardi responded that the landlord was handling landscaping portion of the project and he was going to purchase bushes that were already 48 inches tall.

Ms. Sori remarked that they would be little spindly things.

Ms. Wofford commented that she thought that it was the perfect plant. She mentioned that if you look at the ones that Rock Creek put in along Stirling Road they have almost doubled in size. They are not really all that slow growing as long as they are maintained properly. Going in at 4 feet they would not be that spindly.

Ms. Sori remarked that people have put them in Embassy Lakes and they did not grow.

Mr. Wood commented that they should exceed the height of the generator at time of planting.

Mr. Biscardi responded that was correct.

MOTION: TO APPROVE SUBJECT TO DRC COMMENTS THE CENTRE – GENERATOR LANDSCAPING - SITE PLAN AMENDMENT PETITION # SPA 11-1-12 – MOTION MADE BY MR. ROPER AND SECONDED BY MS. MCCOY. There were all eyes on roll call vote. Motion was approved.

5. OLD BUSINESS:

None.

6. GROWTH MANAGEMENT DIRECTOR'S REPORT:

Mr. Wood commented that the next regularly scheduled meeting would be on Monday, January 7th, 2013 and that there was an advertised petition that would be coming before the Board. He then explained that project.

7. BOARD MEMBERS' CONCERNS:

None.

8. ADJOURNMENT:

The Meeting adjourned at 7:08 p.m.