

SITE PLAN COMMITTEE
APRIL 8, 2008

1. ROLL CALL

The meeting was called to order at 4:03 p.m. Committee members present were Chair Jeff Evans, Vice-Chair Sam Engel, Jr., Casey Lee and Harry Venis. 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. Bob Breslau was absent.

2. SITE PLANS

Site Plan

2.1 SP 12-8-05, Brierwood Estates, 1385 SW 131 Terrace (A-1)

Bill Laystrom and Antonio Quevero, representing the petitioner, were present. Ms. Bazinet summarized the planning report.

Vice-Chair Engel commented that part of the site plan requirements were that four elevations be provided. As only the front elevations had been included in the plans, he noted that the petitioner may have to come back to submit the rear and side elevations. Mr. Laystrom indicated that the elevations would be provided before going to Council. Chair Evans agreed that the petitioner could go before Council with the caveat that they had to come back before the Committee with the remaining elevations. Both Vice-Chair Engel and Mr. Laystrom agreed to that arrangement.

Mr. Quevero pointed out a few issues on the site and better explained the project which incorporated the Lorson Estates site plan. By combining the two parcels, it created a better traffic pattern, a better configuration of the lake to serve as a buffer, and it eliminated a second access from SW 130th Avenue. The second access would be stabilized and could be used by emergency vehicles only.

The entrance feature was barely depicted on the landscape plans; therefore, Mr. Quevero said it would be submitted with the elevations. Vice-Chair Engel took issue with the meandering asphalt sidewalk on SW 130th Avenue and SW 14th Street. He stated that a concrete sidewalk would be better as his experience with the asphalt sidewalk was that they did not hold up. Mr. Quevero indicated that the asphalt sidewalks were part of the recreational trails, that under the asphalt and the six inches of rock would be 12- to 18-inches of "stabilized upgrade" clean fill, and that the sidewalks were not allowed to be installed over muck. Some of the Committee members who utilized the trails in that area of Town preferred the asphalt to concrete. After a lengthy discussion and assurances that the asphalt sidewalk would be built to the Town's Code, Vice-Chair Engel acquiesced.

Mr. Venis researched the comments made at the public participation meetings and asked if there would be a back-up generator at the lift station. Mr. Quevero responded affirmatively. Mr. Venis asked if the developer was considering tree plantings on the south side of SW 14th Street. Mr. Laystrom responded that they were still reviewing the cost to do that and they had to decide how far up the street they should go. A brief discussion ensued regarding what had been promised by Lorson Estates when it went through the site plan process. Later in the meeting, Mr. Laystrom read the motion made by this Committee and approved by Council regarding the commitment to provide a buffer along SW 14th Street. There had been no commitment to provide a buffer along the south side of the street, only to provide a buffer on the developer's property which was the north side of SW 14th Street.

Ms. Lee had two issues of concern. The first was the driveway access for lot 28 which was located near the tot lot. Mr. Quevero advised that lot 28 had a restricted driveway access because of the tot lot, but it still met Code. Her second question was that the landscape plans did not show backyard trees which were required for R-5 zoning. Mr. Quevero responded that he would provide what was required.

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Ms. Lee noted that Bald Cypress trees were being used as a buffer between the development and Western High School. Since that type tree was deciduous, it would not offer any screening in the winter. She recommended that the Bald Cypress be replaced with canopy trees that would be full and thick all year long. Ms. Lee recommended that there be stronger canopy buffers for any of the residences that would be impacted by the traffic from Western High School and from SW 14th Street.

Chair Evans asked that for lots 1 and 38, that the driveways be placed as far to the west as possible so as not to interfere with the ingress or egress of vehicles at the entrance off SW 130th Avenue. Mr. Quevero understood the safety issue and assured that they would comply. Chair Evans asked that the architectural details made to the front elevations be carried through to the side and rear elevations. Mr. Quevero responded affirmatively.

Mr. Venis made a motion, seconded by Vice-Chair Engel, to approve subject to staff's recommendations and the following: 1) subject to Vice-Chair Engel's conditions regarding the asphalt recreational trail (the conditions being that the asphalt recreational trail shall meet the Town of Davie development standards for recreational trails); 2) subject to Ms. Lee's landscape recommendations which were a) that the developer provide a landscape buffer along the western perimeter which backed up to lots 13 through 16, b) to add an additional street tree as required by Code in the rear yards, and c) to talk with the landscape architect about changing out the Bald Cypress which were located in the buffers with canopy trees that would be full and thick all year long; 3) that the developer would come back before the Committee with all their elevations; 4) make the floor plans reflect the elevations and it was okay for the site plan to proceed forward; 5) that the driveways on lots 1 and 38 be as close as possible to the western property lines of those two lots; 6) that the driveway for lot 28 be at the northern most portion of that lot; 7) that there be a backup generator at the lift station; 8) that the developer would consider some type of landscaping on the south side of SW 14th Street; and 9) that the entrance monument be shown on the site plans. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Engel – yes; Mr. Breslau – absent; Ms. Lee – yes; Mr. Venis – yes. **(Motion carried 4-0)**

Modification

2.2 SPM 12-2-07, Davie Square, 5645 South University Drive (B-2)

Adam Jacobs, representing the petitioner, was present. Mr. Abramson updated the Committee on the changes and repairs which would be made to the building.

The Committee was concerned with the brightness of the red awnings and that there were no other establishments in the shopping center that matched the proposed color. After some discussion and upon review of the original tri-color awnings that had been proposed, it was decided that the building needed a little punch of color; therefore, the color selection was acceptable.

Ms. Lee proposed that to balance out the landscaping in the front entrance of the building and still allow the signage to be visible, that two, double Alexander Palms 10- to 14-foot over-all be placed on each side of the front elevation. Mr. Jacobs agreed to work with the Town's landscape inspector to field adjust the installation of those Palms.

Vice-Chair Engel made a motion, seconded by Mr. Venis, to recommend approval subject to the staff report and that the developer would add two additional Alexander Palms out front that were "doubles, 10- to 14-foot over all," and to meet with Landscape Inspector Jose Jimenez to field adjust the Palms in consideration of the signage. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Engel – yes; Mr. Breslau – absent; Ms. Lee – yes; Mr. Venis – yes. **(Motion carried 4-0)**

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3. OLD BUSINESS

There was no old business discussed.

4. NEW BUSINESS

There was no new business discussed.

5. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

6. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 5:12 p.m.

Date Approved: _____

Chair/Committee Member