

**SITE PLAN COMMITTEE**  
**MAY 29, 2013**

**1. ROLL CALL**

The meeting was called to order at 4:02 p.m. Committee members present were Chair Michael Crowley, Vice-Chair Gus Khavanin, Bob Breslau, and Casey Lee. Also present were Deputy Planning and Zoning Manager David Abramson, Planner Lise Bazinet, Office Assistant Lorraine Robinson and Secretary Janet Gale recording the meeting. Harry Venis was absent.

**2. APPROVAL OF MINUTES: May 7, 2013**

Vice-Chair Khavanin made a motion, seconded by Mr. Breslau, to approve the minutes of May 7, 2013. In a voice vote, with Mr. Venis being absent, all voted in favor. **(Motion carried 4-0)**

**3. SITE PLAN**

*Quasi-Judicial  
Modification*

**3.1 SPM 12-140. Davie Travel Center, 2705 Burris Road**

Chair Crowley confirmed that the applicant willingly waived the quasi-judicial procedure.

Mr. Abramson summarized the staff report, noting that this is for a second phase of the project, a truck parking lot on the west half of the property. He reviewed the history of the project. Mr. Abramson advised that this item is scheduled for Town Council consideration on June 5, 2013, and staff has made three recommendations.

Representing the applicants were Scott Chodak, 2705 Burris Road, Davie; and Jill Cohen, JBC Planning and Design, 1312 Mountain View Terrace, Weston, Florida.

Mr. Abramson clarified that the site plan says "cut off," but it needs to say "full cut-off," which does not let any light spill past the 90 degree level of the light. Ms. Cohen said they have satisfied that requirement (#1).

Mr. Breslau wondered if they agreed to recommendation #2 (areca palms). Ms. Cohen remarked they had "beefed up" the plantings along the Turnpike. She thought they had satisfied both recommendations #2 and #3. Ms. Cohen stated she did not understand what was required in #3. Mr. Abramson clarified that the recommendation was just to satisfy the height requirement of 16 feet. Mr. Breslau verified that the 16-foot requirement applied to both Phase I and II. Mr. Chodak did not agree with that recommendation, stating they have an approved hedge already installed in Phase I. Mr. Abramson stated that the recommendation would be "subject to site conditions." The urban forester will examine the property and see where the live oaks and palms could be installed. Ms. Lee disclosed that she and Ms. Cohen met and discussed various options.

Ms. Lee asked if they determined how much of the ficus hedge would be removed, and Mr. Chodak said the entire hedge would be gone due to the grading. He said there is a drainage easement which makes it physically impossible to plant there. Ms. Lee wondered why they could not put the fire bush underneath the sables to block off the trucks from traffic view. Mr. Chodak pointed out that the elevation of the roadway is 30 feet above the parking lot. Discussion ensued about the makeup of the buffer plants. Ms. Lee declared that the plan was inaccurate because there was no buffer of landscape shrubs.

Jim Thompson, civil engineer for the project, 412 Southeast 18 Street, Fort Lauderdale, stated that the Turnpike ramp is so high at the location that cars will see over any buffer. He explained that Ms. Cohen had put plants throughout the islands on the site, rather than all on the buffers. From an angular view, that will break it up more than stronger buffering.

Ms. Lee brought up the hedge removal again, and Mr. Thompson explained that the hedge in Phase II will be removed, but the hedge in Phase I will remain. Ms. Lee asked Mr. Abramson if it was

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true that a commercial site had to have a continuous hedge throughout the property, and he said this property was not zoned commercial - it was zoned TS (truck stop district).

Mr. Chodak suggested taking the fire bush from the island and move them to the perimeter. Mr. Chodak commented that the whole idea of buffering Phase I was to get rid of the dirty parking lot. Ms. Lee expressed her disapproval of those results. Mr. Chodak offered to move all the fire bush plants (800 feet of them), one foot on center to the perimeter; Ms. Lee accepted that idea as long as they were not dwarf bushes.

Tim Lee, Urban Forester, mentioned that the west side on the south end starts out fairly level and the first 100 feet (heading north) would make a good site for the hedge. There was discussion that involved looking at the plans. Ms. Lee acknowledged they could not screen the site, but at least could make it look presentable.

It was pointed out that the plants would be too tight at one foot on center, and Ms. Lee then stated that they could put the plants two feet on center (in between the palms and oaks) around the perimeter, and the remainder of the plants could be used in other areas to beautify the site. Mr. Breslau clarified that they would take as many as are needed of the 700 fire bush plants to plant two feet on center on the northwest boundary between the palms and the oaks; if any are remaining in that 700 count, they will stay on the islands or interior of the site.

Ms. Lee was curious if the irrigation plan would have to be adjusted to accommodate the fire bush plants, and it was noted it would be acceptable as is; she added the fire bush should be allowed to grow wild and not be manicured.

Mr. Breslau confirmed that all the trucks would be backing into the spaces, and wondered how they would avoid hitting the islands. Mr. Thompson said they did not show the auto turn as part of the plan, but they did run it and provided the data to Mr. Abramson. Mr. Thompson explained the particulars of the turning radii. Mr. Abramson confirmed the information was in a package for the Town Council.

Mr. Breslau asked if the drawing for the pre-fabricated guard shack was in the site plan drawings. It was noted that would go through the Building Department first. Mr. Abramson added that it is considered an accessory structure, and this committee does not need to approve it.

Mr. Breslau brought up some very bright spots on the photometric, such as 17.9 and 14 foot candles and also some radical variations from one spot to another. He wondered if there were errors on the notations. He asked the applicant to review the photometric plan.

Mr. Abramson noted that the applicant would not have the time to draw up new plans before the Town Council meeting.

Mr. Breslau made a motion, seconded by Vice Chair Khavanin, to approve subject to:

1) staff's recommendation #1 being acceptable (Provide details of "full" cut-off light fixtures on the electrical plans); staff recommendation #2 is not applicable; and staff recommendation #3 is acceptable (Provide live oak trees 16 feet high, 30 feet on center between the live oaks, for both Phase I and Phase II.);

2) the applicant would take all non-dwarf fire bush plants out of the interior islands and plant no more than two feet on-center on the entire northwest boundary between the palms and oaks; any remaining fire bush plants, if any, will remain on the interior of the site in Phase II; the applicant also agrees to allow the fire brush to grow wild with no trimming on the height;

3) the applicant shall provide an "auto turn run" drawing and make it part of the submittal to Town Council; and

4) the applicant will review the photometric plan and make corrections, and agrees that no measurements will be in excess of 10 foot-candles.

In a roll call vote, with Mr. Venis being absent, all voted in favor. **(Motion carried 4-0)**

## 4. OLD BUSINESS

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**4.1 Design Preferences Manual**

Chair Crowley suggested that if anyone had comments or questions for staff to contact them later. It was the consensus of the committee that they would individually review the manual, mark it with comments and return it at the next committee meeting; or, they would scan and email comments to staff. Those comments and suggestions will be reflected in the minutes.

**5. NEW BUSINESS**

**6. COMMENTS AND/OR SUGGESTIONS**

Mr. Breslau mentioned that when the committee approved the Signature apartment building on Davie Road, they wanted stone on the round turreted building and the builder agreed to that. Apparently at the Town Council meeting, the builder asked for relief on that matter, which the Town Council granted. Now there is a large white turret versus the stone features commonly incorporated in Town. Mr. Breslau disliked the course of action and wondered if it should be a concern to the committee.

Mr. Abramson acknowledged that the Town Council makes changes to recommendations provided by the committee, but it is infrequent. He did not recall the details of the discussion.

Vice Chair Khavanin and Mr. Breslau agreed that if that situation arises, the matter should come back to the committee for a re-vote.

There was a brief question regarding the student housing issue (which the committee denied) going before the Town Council. Mr. Breslau cited parking codes from other colleges, and said the concept of 1.3 spaces for a four-bedroom unit was way too low. Mr. Abramson commented that the developer has to justify their request for a variation to the Town Council.

Chair Crowley acknowledged Janet Gale's service, noting she is retiring.

**7. ADJOURNMENT**

Upon motion duly made and seconded, the meeting was adjourned at 4:53 p.m.

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



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Chair/Committee Member

