

SITE PLAN COMMITTEE
August 27, 2013

1. **ROLL CALL**

The meeting was called to order at 4:05 p.m. Committee members present were Chair Michael Crowley, Vice-Chair Bob Breslau, Gus Khavanin, and Casey Lee. Also present were Planning and Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, Planner Lise Bazinet, Public Works Project Manager Keith Pursell, Mayor Judy Paul, and Lisa Edmondson recording the meeting. Harry Venis was absent.

Vice Chair Breslau made a motion, seconded by Ms. Lee, to excuse member Mr. Venis. In a voice vote, with Mr. Venis being absent, all voted in favor. **(Motion carried 4-0)**

2. **APPROVAL OF MINUTES**

2.1 March 12, 2013, Meeting

2.2 May 29, 2013, Meeting

2.3 July 9, 2013, Meeting

2.4 July 23, 2013, Meeting

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

3. **APPLICATIONS**

Quasi-Judicial

3.1 Site Plan Modification (SPM) 13-21 Davie Christian Academy
6590 Southwest 39th Street (RAC-TC)

Chair Crowley verified that the petitioner waived the quasi-judicial procedure. The applicant, Troy Ammons, architect for Davie Christian Academy, was present; the owner was Enrique Sandoval. There was no one from the public who wished to speak.

Ms. Bazinet, representing staff, announced the application, noting they want to add a pre-fabricated building to be used as an additional classroom to an existing school and child care facility. Ms. Bazinet stated that staff found the application complete and suitable for transmittal for consideration, and the application will necessitate Town Council approval.

Mr. Ammons mentioned that the reason they are asking for the site plan variation is due to the small size of the building as compared to the large size of the site. In addition, Mr. Ammons stated they are reworking the parking lot to comply with the zoning code with three parallel parking/drop-off spaces and addition of new sidewalk. They will eliminate the landscape aisle in the middle of the parking lot per the Fire Marshall's request. Mr. Ammons noted there will be additional landscaping around the new building, which will be at the rear of the site. There will be a handicap ramp, stairs and covered entry. The building color will match that of the existing building.

Vice Chair Breslau verified that the Town Council would be making the design recommendation.

Mr. Khavanin asked about bus parking, and Mr. Ammons said that if a vehicle were parked in the drop-off area when the bus came, then the vehicle would have to move. Mr. Khavanin remarked that was not acceptable. Vice Chair Breslau suggested limiting the two parking spaces to five-minute drop-off only. Mr. Khavanin thought the bus would have trouble backing up, and the absence of the landscape island would create traffic difficulties. Mr.

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Ammons said the Fire Marshall was "adamant" about removing the landscape island. Discussion ensued on how to accommodate the buses and fire trucks.

Additionally, Mr. Khavanin stated there needed to be a curb to separate the asphalt from the green area. Mr. Ammons pointed out that it is an existing parking lot there except for the shaded areas that will be added. They did not want to re-curb the entire parking lot, due to financial considerations. He said they are going to repave, re-top, stripe it, and add a handicap space.

Vice Chair Breslau asked about the size of the bus. Mr. Ammons said it is full-sized, and he said there is no more room to expand the parking lot. Discussion ensued about the parking lot configuration.

Mr. Khavanin offered to work with Mr. Ammons' engineer to maximize the parking area. He also said he did not have a problem with the curb as it is, but has the problem with the bus parking conflict.

Ms. Lee wondered how to proceed when the Committee is reviewing a non-conforming property that is looking to be more non-conforming. She pointed out there was very little landscaping at present, and that will become worse when they take away the landscaping island. She recommended a landscape plan for the whole site. She also asked why "everything" was mulched and not sod, but Mr. Ammons did not know. Ms. Lee stated that the property does not meet the landscape code for Davie. Mr. Ammons commented that the main hardship is that the site is so large and the existing building only covers about 5% of the site. Ms. Lee reiterated that she wants to see a new landscaping plan for the entire site, and Mr. Ammons advised her there is tabulated data for the entire site. It was noted that the mulched area was a play area, and Ms. Lee said that should be specified on the plan.

Referring to p. L-001, Vice Chair Breslau commented that the landscaping should be in front of the building, not the rear. Mr. Ammons stated they tried to address the area around the new building, not the whole site. Vice Chair Breslau pointed out that the grass, plants, trees, and firebush are not visible from the road. Mr. Ammons said they would add whatever might be necessary.

Vice Chair Breslau also asked if they intended to skirt the building with lattice work, and Mr. Ammons responded that they were, and he would note it in the plans.

Chair Crowley asked about the catch basin in the front parking lot. Mr. Ammons replied that they have received a request for a civil engineering plan, which they will provide prior to the Town Council meeting. Mr. Ammons added that he would like comments now before the other plan is done.

Chair Crowley stated he would like to see the drainage plans, noting concerns that the flow arrows all appear to go offsite. Mr. Khavanin commented that any new parking areas would have to have a curb, and also they will need more detailed information on the sidewalk such as whether it would be flush or elevated with the grade. Mr. Ammons said their intention is to have it level with the parking lot, which Mr. Khavanin said would be unsafe for pedestrians. Mr. Khavanin reiterated that he will contact Mr. Ammons' engineer and work with him. He reiterated the problem with the bus stopping in the parking area. Other issues to be discussed involved lighting and the bus turning radius.

Vice Chair Breslau made a motion, seconded by Mr. Khavanin, to table with the following adjustments made to the plan when it comes back:

- That the curbing adjustments would be shown
- That the bus parking conflicts would be resolved

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- Bus radius turning movements on all the turns would be shown
- Landscape plan will meet code and new landscaping plans will be shown
- Additionally, landscaping will be adjusted from the rear of the building to the front of the building where possible
- Additionally, that the lattice will be added to the bottom of the building and
- That the applicant will also show a detailed drainage plan.

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

Mr. Quigley noted it was not necessary to specify a date because the meeting is not advertised.

Chair Crowley welcomed Mayor Paul to the Site Plan Committee meeting.

3.2 Site Plan (SP) 13-36 Taralyne Oaks

Located on the west side of Davie Road between Griffin and Stirling Roads (R-3)

Chair Crowley verified that the petitioner waived the quasi-judicial procedure. There was no one from the public who wished to speak.

Ms. Bazinet summarized the staff report, noting the request was for an 18 single-family home residential development. A subdivision plat application was being processed concurrently with this request. As part of the site plan application, the petitioner was also requesting a waiver to reduce the scenic corridor from the required 50 feet to 32 feet along Davie Road. Ms. Bazinet said that staff found the application complete and suitable for transmittal, and the application will necessitate Town Council approval.

Vice Chair Breslau confirmed that the scenic corridor waiver was also subject to Town Council approval and would be part of this Committee's recommendation.

Applicant Antonio Quevedo (HSQ Group, 1489 West Palmetto Park Road, Boca Raton, Florida) introduced himself, Steve Gravett and Mike Ehrlich from Kennedy Homes, and landscape architect Mike Petro. Mr. Quevedo noted that the site plan was based on the old Royal Davie, with minor adjustments.

Vice Chair Breslau asked if the colors and roof materials used were identical to what was previously approved; Mr. Quevedo responded affirmatively.

Chair Crowley wondered if they were planning to fill any of the existing lake. Mr. Quevedo responded the actual water edge encroaches onto their property, so they applied for a variance with Central Broward Water Control District to fill in the portion that goes up to their water line. However, they expanded the same amount of area on the west side. They have already submitted for permitting with South Florida Water Management District.

Ms. Lee was curious if the original landscape plan had been modified. Mr. Quevedo replied that it was totally different from the Royal Davie. Ms. Lee asked why they would be using Ilex for street trees, which do not provide canopy. Mr. Petro, 347 North ?? Drive East, Fort Lauderdale, responded that he chose the Ilex because they do not have much room for root growth. Ms. Lee asked if they could move the trees into the lots, and Mr. Petro said they could not because of utility easements. Ms. Lee disapproved of the Ilex tree because it does not provide enough canopy, and requested that the landscaper come up with a tree that provides more shade. Ms. Lee advised Mr. Petro that he needs an irrigation plan, and all the existing trees need barricades around them before any digging occurs. She also advised that Gumbo Limbo trees need watching due to pest problems.

Comment [j1]: Council did not have a photocopy

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Mr. Khavanin pointed out that the top of the berm was not delineated in the elevations. Also, he noted that 4.5 was proposed, but there should be a minimum of 5.0. Mr. Quevedo said he will look into that, and said the water table is 3. Mr. Khavanin said the slope was acceptable.

Comment [J2]: The
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Vice Chair Breslau reiterated that the roof tiles are "Spanish S," not what is shown in the rendering. He continued that on Lot 1 and 18, he would like to see access in those properties within 40 feet of west property line. Vice Chair Breslau commented that the elevations on the sides of the buildings were "flat" and suggested some variation to break up the large walls. He also recommended adding light in the median/island at the entrance, instead of at the side for safety.

Chair Crowley asked if the neighbors were in favor of the project, and Mr. Quevedo responded they have an agreement with the neighbors, including a joint permit on the drain.

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

- That the applicant will work with staff to find an alternative tree for the street trees, currently shown on the plan as Ilex
- That the applicant will add either horizontal accent bands or banding around the windows on all site elevations of each building
- That the applicant will submit an irrigation plan
- That the applicant will add light fixtures in the entry median at the entrance in lieu of potentially the lights on the sides and the view corridor
- Finally, that on Lots 1 (one) and 18 (eighteen) that the driveways shall be accessed within 40 feet of the west property line of each of those lots.

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

3.3 Site Plan Modification (SPM) 13-70 Taco Bell
2250 South University Drive (B-3)

Brandon Baquet, ArcVision, architectural consultant for Taco Bell, 1950 Craig Road, St. Louis, MO, introduced himself.

Chair Crowley verified that the petitioner waived the quasi-judicial procedure. There was no one from the public who wished to speak.

Mr. Abramson entered the staff report into the record, noting that the site plan approval request is for the Site Plan Committee for recommendation only and will be administratively reviewed thereafter. Site modifications consist of a new drive-thru clearance bar, canopy, bollards and signs, as well as the relocation of handicapped spaces south to the building. Landscaping improvements will be limited to the area around the menu board at the rear of the building.

Mr. Abramson asked that the Committee remove Staff recommendations #1 and #3, leaving Recommendation #2: Change out the "Thuja Occidentallis" for a shrub that will thrive in zone 10.

Mr. Baquet commented they are planning a simple upgrade to the sidewalks to make them ADA compliant, adding a path of travel to the public sidewalk, and the canopy at the drive-through for rain protection. The landscape will be updated around the menu board.

Ms. Lee confirmed that that gravel mulch will not be in a place where children can play in it. Ms. Lee stated that she went by the site and noticed that the trees need trimming. She also advised to make sure the irrigation is functional before planting new plants.

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Vice Chair Breslau said that nine colors on the building seemed like a lot on paper, but did not look bad in reality. Mr. Baquet said the band colors will be toned down.

Vice Chair Breslau brought pictures of other Taco Bells and noticed that the one in Davie was "basic." He would like to see an upgraded Taco Bell - same building but with upgrades. He continued that the west elevation (front door) and south elevation should have awnings on all entries and windows. Mr. Baquet pointed out that the buildings Vice Chair Breslau displayed are a lot different in height than the one in Davie. He said the top of the window is only six feet, eight inches, and the awning would be rather low. The north elevation has the drive-through and they do not want any more awnings there. Mr. Baquet said he could do a small trellis.

Vice Chair Breslau asked if they could apply stone material to the baseline down, and add two eyebrow awnings over the front windows. Mr. Baquet said they would be able to do that. He displayed photos of the exact building type. Ms. Lee asked if they would put the stone material all around the building, and Mr. Baquet responded affirmatively.

Mr. Khavanin recommended adding a stop sign and stop bar at the end of the drive-through lane. Mr. Baquet remarked that they have small signs that direct patrons to the drive-through, and they will be taken out.

Vice Chair Breslau made a motion, seconded by Ms. Lee, to approve subject to:

- Staff Comment #2
- All trees must be trimmed by a certified arborist and the irrigation working prior to issuance of C.O.
- That the applicant will add applied stone veneer to the entire building up to the lower colored banding area - which is approximately three feet - with stone and sills, as well as add column wraps that will also have stone that matches (using specified Exhibit)
- That the applicant will add a stop sign and stop bar at the end of the drive-through lane
- That the applicant will add two additional eyebrow awnings over the two front windows on either side of the front door at a size appropriate.

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

3.4 Master Site Plan (MSP) 13-77 Signature at Davie Phase II

Located on the east of Davie Road between Nova Drive and Southwest 39 Street (RAC-RTE)

Chair Crowley verified that the petitioner, Dennis Mele, waived the quasi-judicial procedure. There was no one from the public who wished to speak.

Ms. Bazinet summarized the staff report, noting that the request was for site plan approval of a 150 town home multi-family rental development. She reported that staff found the application complete and, if approved, had three recommendations: traffic calming devices at intersections and entrance, decorative fence inserts, and some landscaping adjustments. She concluded by saying that the petition will require Town Council approval.

Mr. Mele, 100 West Cypress Creek Road, Fort Lauderdale, said this was the second phase of the Davie Apartments. He noted that the first phase was three-story garden apartments and this phase will be two-story town homes.

Vice Chair Breslau asked the applicant to respond to the three staff recommendations. Mr. Mele responded that they agree with all three recommendations.

Ms. Lee commented on Recommendation #3, regarding landscaping. She confirmed that the applicant's landscape plan denoted they would be using a root barrier. She asked if they would be agreeable to leaving the palms and the trees in current location, and Mr. Mele said they

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agreed to that. Ms. Lee was concerned with losing the trees, and asked that they adhere to the notes on each page. Mr. Mele stated that the landscape architect, Alex Knight, was comfortable with all of the notes on the plan. Ms. Lee confirmed that the landscaping for Phase II would mirror that of Phase I.

Vice Chair Breslau said his only concern was the 1,000 linear feet of six-foot cast concrete wall on Davie Road. He wondered if there was any way to soften the expanse of wall in addition to that suggested in the staff report, such as undulation or a top feature. Ms. Lee said the plantings would grow and provide coverage. Mr. Mele showed graphic representations of the proposed wall. He thought they might add some railing on the top interspersed between the panels. Discussion ensued on redesign of the wall.

Jennifer Salman, with Sotolongo Salman Henderson Architects, 10630 Northwest 27 Street, Doral, FL, explained that they had discussed incorporating some areas of rail across a lowered wall between each gate. There would be 160 linear feet of lowered wall spread equally on the wall.

Mr. Khavanin referred to Sheet SP-2, which showed continuous similar curbing within the parking lot and the entrance. On Sheet C-4, he pointed out that the curbing was identified as Type F curb and gutter. He thought they would not want that type of curbing "everywhere" on the site. Chad Edwards with Craven Thompson, 3563 Northwest 53 Street, Fort Lauderdale, stated that the F curbing was only for the medians at the entryway. Mr. Edwards clarified the notation on Sheet C-4 and said they would clarify with labels on the site plan and the engineering plan. He said F curb was at the entrance, and D curb would be throughout the rest of the site.

Mr. Khavanin wondered if the parking stalls would have an overhang. Mr. Edwards stated there would be a D curb; behind it would be a sidewalk and there would be a two-foot overhang.

Mr. Khavanin also advised that on Sheet C-17, clarification was needed for the wheel stops at the handicap parking stalls.

Mr. Khavanin asked if the existing sidewalk on the south side of Davie Road met ADA specifications, and Mr. Edwards replied there is a piece of sidewalk on the south side that will be replaced. Mr. Khavanin requested labeling regarding ADA compliance on the existing sidewalk ramp at the entrance.

Mr. Khavanin recommended eliminating one parking space at the dead-end for turning purposes. Ms. Salman agreed to make the back-up area longer (five feet) instead of eliminating a parking space in front of Building I (One).

Mr. Khavanin brought up drainage, and Mr. Edwards stated that all the yard drains are ADS structures. He said they are not concrete - they are made of plastic and metal. Mr. Khavanin requested added detail on the plan.

Additionally, Mr. Khavanin asked about the piping going to the pool site. Mr. Edwards said there would be deck drains and trench drains along the exterior of the pool area to pick up the run-off from the area.

Ms. Lee suggested that the landscape installer be made aware of the notes on every page that stated there will be pre-installation conference schedule. She suggested hiring the landscape contractor soon so that he adheres to the specifications.

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

- Staff recommendations One (1) and Two (2)
- Additionally, the applicant will make changes to the six-foot wall running the length of Davie Road by lowering 160 linear feet of the wall in various sections spread equally on

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the wall, and will add a decorative fence or rail at the top of that lowered section that is consistent with the materials in the rest of the project and the front gate system

- Additionally, the applicant will clarify and add labels as to what is "F" curb and "D" curb on the plans, and it should clarify that "F" curb is at the entrance and "D" curb is throughout the rest of the project
- The applicant shall also correct labeling on the ADA ramps at the entrance
- The applicant shall extend the backup maneuvering area by five (5) feet in front of Building 1
- Additionally, the applicant shall provide an irrigation plan
- And additionally, the applicant will modify the detail indicating whether or not they have a parking stop; and if they do not have a parking stop, that they are showing it "D" curb in lieu of.

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

4. **OLD BUSINESS** - Not addressed at this time.

5. **NEW BUSINESS**

5.1 Sunny Lake Bird Sanctuary Expansion/Keith Pursell, Public Works Project Manager
Located on the southwest corner of Southwest 54 Terrace and Southwest 48 Street

Mr. Pursell reported the expansion would be a two- or three-acre parcel directly south of the existing Sunny Lake Park. They will be installing pervious concrete with picnic benches, a picnic shelter, and solar powered recycling bins. Mr. Pursell stated that the pavilion would have a metal roof.

Chair Crowley asked about the solar trash compactor. Mr. Pursell explained it would be part of a grant they received.

Chair Crowley wondered how much they would elevate the property, and Mr. Pursell said they did not plan to elevate it. The sidewalk would be run on the existing elevation.

Chair Crowley noted a heavily overgrown retention area and wondered about it. Mr. Pursell said it was where the invasives were removed; it will be cleaned up and leveled to the existing grade. He said they would probably raise the walkway so it would not get flooded. Discussion ensued about the grading and the project limits.

Vice Chair Breslau recommended that the sidewalks and slabs never be below the existing grade when built.

Mr. Pursell commented there will be landscaping if there is any leftover funding.

Mr. Abramson stated that the Sunny Lakes Expansion was not going before the Town Council; rather it will be coming before this Committee for recommendations to staff. Mr. Pursell suggested following the same protocol they did in the past regarding the bridge.

Vice Chair Breslau made a motion, seconded by Mr. Khavanin, to approve the Sunny Lake Bird Sanctuary Expansion subject to the comment that all sidewalks and slabs be no lower than existing grade and elevations. In a voice vote, with Mr. Venis being absent, all voted in favor. **(Motion carried 4-0)**

4. **OLD BUSINESS**

Ms. Lee asked about the status of the 130 Avenue Bridge at 14 Street. Mr. Pursell replied they have been given direction to finish it.

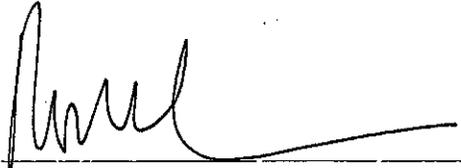
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6. **COMMENTS AND/OR SUGGESTIONS** - None.

7. **ADJOURNMENT**

Upon motion duly made and seconded, Chair Crowley adjourned the meeting at 5:37 p.m.

Date Approved: _____



Chair/Committee Member