

SITE PLAN COMMITTEE  
SEPTEMBER 10, 2013

**1. ROLL CALL**

The meeting was called to order at 4:03 p.m. Committee members present were Chair Michael Crowley, Vice-Chair Bob Breslau, Gus Khavanin, Harry Venis, and Casey Lee. Also present were Planning and Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, Planner Lise Bazinet, and Lisa Edmondson recording the meeting.

**2. APPROVAL OF MINUTES**

None.

**3. APPLICATIONS**

*Quasi-Judicial*

Hearing no objection, Chair Crowley proceeded to Item 3.2, since it would be quicker to hear than Item 3.1.

3.2 Site Plan Modification (SPM) 13-188 Ferncrest Waste Water Treatment Facility  
*3015 Southwest 31 Street (RAC-RTE)*

Applicant Patti Willis, with Advanced Modular Structures Inc., 1911 NW 15 Street, Pompano Beach, introduced herself. Chair Crowley verified that the petitioner waived the quasi-judicial procedure. There was no one from the public who wished to speak on the item.

Mr. Abramson entered the staff report into the record, and described the request for a modular building to be approved on the Ferncrest property. They wish to replace one of the existing buildings with a new one. The modular building would be used as an office, and is compatible with the area.

Mr. Khavanin noted that the site plan indicated the retention area would be reduced; Ms. Willis replied they are not planning any change to the retention area, and the site plan should indicate it is already in place.

Mr. Abramson clarified they are not changing the retention area nor the tank. For purposes of this hearing, the applicant is just replacing the modular structure. Mr. Abramson said he will ensure that whatever existing conditions are there will be reflected in the site plan.

Ms. Lee asked if there would be lattice around the trailer; Ms. Willis replied it will be skirting that matches the existing exterior. Ms. Lee also confirmed that the landscaping plan states they will install 20 shrubs that are drought tolerant.

**Motion** by Mr. Breslau, seconded by Mr. Khavanin, to approve subject to:

- Clarification that the Committee is only approving the building, no changes to the site work or retention;
- And that the applicant has verified there could be lattice work and landscaping.

In a voice vote the motion passed unanimously (5-0).

3.1 Site Plan Modification (SPM) 13-8 Sterling Ranch

*Generally located on the east side of Southwest 58 Avenue, south of Griffin Road  
(R-1)*

Richard Coker, representing applicant Ken Hovnanian, introduced Stephen Liller (principal of K. Hovnanian), Brian Terry (land planner for Land Design South), and Howard Jablon (engineer with A.J. Hydro Engineering, Inc.). Chair Crowley verified that the petitioner waived the quasi-judicial procedure.

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Ms. Bazinet presented the staff report, noting the request is to modify a previously approved site plan, formerly known as Sterling Groves. She enumerated the modifications. Ms. Bazinet reviewed the six staff recommendations/conditions for approval. She announced this modification would only be reviewed by this Committee and not go to Town Council.

Chair Crowley thought the item should go to Town Council, considering the number of modifications. Mr. Quigley responded that staff met with the applicant about the modifications and felt that the conditions are necessary to accommodate the conditions and design of the site as originally approved. The plat has to be approved by the Town Council and will be on their next agenda.

Mr. Coker believed that the site plan modification will enhance the existing approved site plan. He added that the original site plan approval did not contain the architectural approvals because they did not have the models at the time. Now the models are available for preview. Mr. Coker continued they have no comments on the staff recommendations for conditions for approval: they agreed to all of those. However, on recommendation #6, Mr. Coker asked if staff meant "building permit" instead of "development permit."

Mr. Khavanin asked staff if the applicant was required to have a bond for improvement on the site. Ms. Bazinet replied they [unable to hear person speaking].

Mr. Khavanin also wondered about where the sales office would be located, and Mr. Liller said they would have two models and operate their sales office out of one of the models. The sales operation will be in the model next to the parking lot.

Mr. Khavanin confirmed that the proposed sign along the east side of the property would be the same as the entry sign. Mr. Khavanin said the height of the sign and the height on the top of the logo were not identified on the plan. Mr. Terry commented that the limitation is four feet, and he will add that information on the plan.

Mr. Khavanin wondered why the water main would go under the sidewalk instead of on the utility easement. Howard Jablon from A.J. Hydro Engineering, Inc., 5932 NW 73 Court, Parkland, FL, replied that the utility easement would be set aside for franchise utilities such as cable and telephone.

Vice Chair Breslau brought up the matter of the code requirements. Chair Crowley stated the code requirements would be taken care of automatically once the final permit process begins.

Mr. Khavanin suggested they vacate the dedicated right-of-way [unable to hear person speaking]. Mr. Jablon replied that they are going through the plat process now with the Town of Davie because they made changes to the right-of-way. He continued they already have the abandonment package for the FPL right-of-way. Mr. Coker said it was not dedicated by plat, but by prior instrument, and FPL requires that they vacate the right-of-way through them.

Ms. Lee asked if they planned to use Queen's Crepe Myrtle and East Palatka holly as their street trees. Mr. Terry replied that they have a variety of trees picked out, including those two, adding that they have a swath between the curb and the sidewalk that limited their choices. Ms. Lee said they would not be able to meet the height requirement with those trees. Mr. Terry remarked they picked four or five different trees for variation. Ms. Lee was curious if they originally had oak trees on their plan, noting they are much better canopy trees, and maintained that the holly trees will not provide the canopy needed. Mr. Terry did not know if he was able to make a change at this point. Ms. Lee continued that 14-foot oak trees are reasonable and readily available. Ms. Lee requested that Mr. Terry work with the Town Landscape Inspector. Vice Chair Breslau discussed verbiage for the motion with Ms. Lee and Mr. Terry.

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Ms. Lee confirmed that the applicant would submit an irrigation plan. She also asked if the applicant was amenable to putting entire landscape buffers in up front, or go back to the 25% that the code specifies. Mr. Terry stated that he wants to do it all at once, not piecemeal.

Ms. Lee was curious why every tree was mitigated, and Mr. Liller responded that the large majority of trees fall in the jurisdictional wetland. The difference between the old approval and the new approval is that the wetland has expanded.

Ms. Lee confirmed that they will install landscaping around the construction trailer, models, and entry signage.

Mr. Liller wondered if they could get Certificates of Occupancy on the models prior to the completion of the landscape buffer.

Ms. Lee suggested substituting a different plant for the Wax Jasmine because she thought it was "old" and not as hardy. Mr. Terry replied they could make some substitutions in some locations.

Mr. Venis asked if they were going to build five or two models, and Mr. Liller replied that they do have five models to choose from, but will only build two of those as models.

Chair Crowley was curious if there would be any off-site improvements at the northern entrance on 52 Avenue. It was noted there are changes in acreage since the original approval. Chair Crowley explained the history of the acreage. Mr. Coker stated they were not aware of any approval of anything on the Sterling Ranch project that spills over to that other parcel.

Chair Crowley wondered if the off-site improvements would be the same as the ones initially improved in 2006-2007. Mr. Jablon did not believe the 52 Avenue improvements were ever done before.

Chair Crowley asked Mr. Jablon if he had looked at the engineering plans to discharge either to 58 Avenue or the S-2 Canal to the east. Mr. Jablon said he looked at the option in the beginning, but ultimately decided on their present solution.

Chair Crowley was curious if guardrails were installed, and Mr. Jablon responded that the entire west side of SW 58 Avenue has guardrail and berms.

Vice Chair Breslau clarified that the applicant agreed with Staff Recommendation #3.

Vice Chair Breslau also asked for clarification about the purpose of the round circular loop coming off the main driveway. Mr. Terry replied it was for appropriate stacking for visitors and guests.

Vice Chair Breslau wanted details on the materials for the entry sign. Mr. Terry answered that it would be stucco (probably textured) with stone veneer columns so it will look rustic. There will be a three-rail fence tied into it and continuation of the columns into the entrance area. Vice Chair Breslau suggested using stone also on the base of the sign, all the way across the bottom. Mr. Terry did not object to that.

Vice Chair Breslau asked if there would be any lighting fixtures on the sign and Mr. Terry said they would not.

Vice Chair Breslau asked about the plans for the tot lot; Mr. Terry said they will have some open space area there, but he was not sure of the details. He added there would be a secondary area much more internal to the property, near the lift station. Vice Chair Breslau wanted to see that there was fencing to ensure the safety of the children. Mr. Terry responded they would make sure to include safety features.

Vice Chair Breslau asked for an explanation for the loop road near the lift station. Mr. Terry described it as a "little pedestrian path" that was part of the original plan. Vice Chair Breslau was curious how they planned to shield the lift station; and Mr. Terry replied they do not

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have a plan at this point, but can correct the situation with multiple tiered landscaping and fencing and screening. Vice Chair Breslau also wondered if they were providing a generator for their lift station. Mr. Jablon noted that the lift station would be owned by the Town of Davie and would be a public lift station. Vice Chair Breslau then asked if the Town was requiring the applicant to install a generator on the lift station, and Mr. Khavanin replied that the County only requires that they have the ability to hook into their generator.

Chair Crowley opened the public hearing.

Karen Stenzel-Nowicki, Public Policy Advocate, 5480 SW 55 Avenue, Davie, described caving in of the sides of SW 58 Avenue and flooding concerns. She provided a history of the canal and SW 58 Avenue, and referred to some letters that she brought. Ms Stenzel-Nowicki asserted that vehicles "regularly" go into the canal at the location on SW 58 Avenue. She referred to the roundabout at Hiatus Road and 26 Street as an example of the traffic problems. Ms. Stenzel-Nowicki said that because of the deteriorating condition of SW 58 Avenue, there should not be an entrance at that location. She then showed photos she had taken of the conditions at the canal, showing deterioration along the banks. She also showed over-the-road flooding at the entrance to Berman Park.

Ms. Stenzel-Nowicki thought the road would never be rebuilt or re-engineered due to costs, and asked that there be no entrance on SW 58 Avenue and no roundabout. She felt it should go before the Town Council for discussion because the modifications go beyond those of simple site modifications.

Ms. Stenzel-Nowicki recommended the Sunny Lake project as a model in terms of road access. She also asked that all trucks access the proposed project only through 52 Avenue due to the deterioration of the muck road (SW 58 Avenue).

Chair Crowley asked when the letters were provided. Ms. Stenzel-Nowicki replied that she emailed them, and Ms. Bazinet added they are in the backup material.

Chair Crowley closed the public hearing.

Chair Crowley asked staff what backup material will accompany the plat when it goes to Town Council, and Mr. Quigley said they will see just the plat, but could see the site plan if recommended by administration. Chair Crowley requested that the Town Council see the site plan as well.

Mr. Khavanin sought clarification on the extent of the guard rail on 58 Avenue, and Mr. Jablon replied it would be along Sterling Ranch. Mr. Khavanin recommended extending it all the way to Griffin Road. Chair Crowley noted that Trotters Chase is currently under review, so he thought they might compromise by extending the guardrail from the Sterling Ranch north property line to the south line of Trotters Chase.

Vice Chair Breslau was troubled by the condition of SW 58 Avenue. He wondered why the Town has not taken care of the road. Mr. Quigley responded that there is a project in the Five Year Capital Plan for some improvements. He said that whenever a new development comes in and it creates a new impact, the Town tries to get the developer to do the capital changes, while the Town manages the maintenance.

Mr. Coker remarked that they are completely rebuilding SW 58 Avenue adjacent to the property, including taking the muck out, rebuilding it, and changing the pitch. Mr. Jablon added they will be shifting the road further away from the canal to create a flatter slope and also to create easier access to the roundabout. They are going to put a curb in on the west side of the road adjacent to the canal; behind the curb will be a guardrail.

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Mr. Crowley recited a history of the road, which was followed by a discussion of the road structure.

Mr. Khavanin stated that the HOA is responsible for the moving the sidewalk in the event of repair to the water main. Mr. Jablon understood that Mr. Khavanin referred to them entering into a Hold Harmless agreement so that if the City needs to repair the water main, the HOA will be responsible for fixing the sidewalk.

Mr. Khavanin proposed that they remove the extra lane at the entrance or provide more stacking in case they decide to install a gate in the future. After discussion, Mr. Quigley stated that if they come to a point where they meet the point criteria, it would be a site plan [unable to hear persons speaking - cross-talk].

Mr. Venis sought clarification on the place where gates were taken out and did not meet the five points. Mr. Quigley explained that a component of the rural lifestyle regulations is that there are certain design items that can be done if there are enough points. Points would be gained from providing additional open space and so forth. Mr. Quigley thought that Sterling Ranch qualified for four out of the five points.

Mr. Venis wondered which area they lacked, and Ms. Bazinet replied they are not providing the trail system hookup.

Ms. Lee wondered if the Committee is allowed to approve a guard gate for them and it shows on the plan. Ms. Bazinet replied [unable to hear person speaking].

Vice Chair Breslau wondered if there was something they could do offsite to get the extra point needed. Mr. Quigley there is no open-ended provision for mitigation or payment.

**Motion** by Mr. Breslau, seconded by Mr. Khavanin, to approve subject to:

- All Staff Recommendations, with the clarification that Recommendation #1 does not apply to the models, and Recommendation #6 is clarified that the “development permit” is meant to be “building permit”;
- That the applicant will modify his entry sign drawings to show all dimensions and heights on the plans;
- That the applicant will substitute at least 50% of the street trees for large canopy trees;
- The applicant will ensure that the construction trailer when in place shall be landscaped;
- On the entry signs, the applicant will provide stone veneers on all columns and the lower section of the main body of the sign. However, if they want to make modifications in addition to that, they can do that with staff;
- In the event there is a “tot lot” adjacent to the main entrance, the applicant will install any necessary fencing and safety features to ensure the safety of the children;
- With regard to the lift station, the applicant will add multiple tier landscaping and fencing/screening for the lift station;
- That all construction trucks and all trucks of any type will be required to use 52 Avenue access - they may not access the property through 58 Avenue;
- That when the Town Council is transmitted the plat, that they shall also be transmitted the site plan of the property at the same time;
- The applicant will agree to increase the installation of guardrails from the north property line to the south property line of the Trotters Chase property;

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- In the event the Town is required to make any water main repairs inside the property that require removal of the sidewalks (since the water mains will be underneath them), the applicant will enter in an agreement which will also be binding on the HOA to repair and replace those sidewalks, not the Town.

In a voice vote the motion passed unanimously (5-0).

**4. OLD BUSINESS**

Chair Crowley mentioned that the old ficus tree behind Pine Island Shopping Center by the entrance to Pine Island Ridge (by the guard house) has been removed. It was replaced with 24-inch hedge material and no trees. He wondered if staff could look at that; Ms. Lee said it was not in compliance with code. Chair Crowley added that by removing the tree, it opened the area up to the back of the shopping center.

**5. NEW BUSINESS** - None.

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

**7. ADJOURNMENT**

Hearing no further business and without objection, Chair Crowley adjourned the meeting at 5:25 p.m.

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



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Chair/Committee Member