

SITE PLAN COMMITTEE
NOVEMBER 12, 2013

1. ROLL CALL AND ANY MOTION TO EXCUSE COMMITTEE MEMBERS

The meeting was called to order at 4:04 p.m. Committee members present were Chair Michael Crowley, Vice-Chair Robert Breslau, Gus Khavanin, and Casey Lee. Also present were Planning and Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, Planner II Lise Bazinet, Police Legal Advisor Danny Stallone, and Lisa Edmondson recording the meeting. Harry Venis was absent.

Motion by Ms. Lee, seconded by Vice Chair Breslau, to excuse Harry Venis. In a voice vote, the motion passed unanimously.

2. APPROVAL OF MINUTES

2.1 August 27, 2013, Meeting

2.2 September 10, 2013, Meeting

Motion by Vice-Chair Breslau, seconded by Mr. Khavanin, to approve the minutes of both the August 27, 2013, meeting and the September 10, 2013, meeting. In a voice vote, the motion passed unanimously.

3. APPLICATIONS

Quasi-Judicial

3.1 Master Site Plan (MSP) 12-213 Lakeview Residences at Davie
5500 South University Drive (CC)

Dennis Mele, 100 West Cypress Creek Road, Fort Lauderdale, introduced himself as representing the applicant. Chair Crowley verified that the petitioner waived the quasi-judicial procedure, and there was no one from the public who wished to speak on the item.

Mr. Abramson presented the staff report. The request is for site plan approval of a new 232 multifamily residential rental development. It will consist of eight buildings, two or three stories in height. Mr. Abramson noted that a variance request is running concurrently to reduce the number of required parking spaces from 440 to 413 spaces. Both the site plan and variance request will be heard at the Town Council meeting on November 20, 2013. Staff found the application complete and suitable for review by the Site Plan Committee.

Mr. Khavanin confirmed that the sign would be approved as part of the site plan.

Vice President Breslau asked about the calculation for compact parking spaces, and Mr. Abramson responded they are allowed to use 25% of the parking spaces for compact vehicles.

Mr. Mele stated they had done a land use amendment on the property that has gone to the Town Council; the rezoning goes to the Town Council for its second reading on November 20, 2013.

Chair Crowley asked about the nature of the access to SW 76 Avenue, and Mr. Mele pointed out it would be gated "stabilized access" and for emergency use only.

Chair Crowley wondered how they would fill the portion of the lake/canal that is shared with the adjacent property owner. Mr. Mele replied that the project was approved six or seven years ago, and there is a joint access agreement with the property owner which allows them to fill the entire canal.

Chair Crowley asked where the wastewater from the car wash on the boat ramp would go, and Mr. Mele replied he will look into that.

Chair Crowley confirmed that the guard rails on SW 76 Avenue will extend to the existing guardrails to the north and south. In addition, Chair Crowley wondered if they were

SITE PLAN COMMITTEE
NOVEMBER 12, 2013

using the existing 24 corrugated pipe for outfall; Mr. Mele said if the condition is not sufficient, they will replace it.

Ms. Lee confirmed they will be submitting an irrigation plan. She asked Herb Hodgman with Rhett Roy Landscape Architects if they would make their Medjool date palms a little taller than eight feet for clearance purposes in the egress/ingress. He agreed to plant taller ones, perhaps 12 foot-trees. Ms. Lee also brought up the 742 Viburnum suspensum, and wondered if they would change them to Awabuki viburnum, thinking it would be a better product. Mr. Hodgman had no objection. She also mentioned that Liriope is not good for the long-term, and asked Mr. Hodgman if he would consider an alternate, which he said he would.

Ms. Lee brought up tree mitigation, and the applicant said that Tim Lee, Urban Forester, was happy with their final plan. She brought up a discrepancy in the tree count on the plans, and they will look at it. Ms. Lee cautioned them to get a State permit for pond apple removal.

While looking at the blueprints, Mr. Khavanin asked for additional labeling (striping) on the egress onto SW 76 Avenue and discussed the ADA improvements related to the sidewalk.

Mr. Khavanin brought up the car wash, and Jay Evans with Pillar Consultants remarked that they plan eliminate the car wash. Mr. Khavanin asked if they considered calculations regarding the pipeline from the lakes to the west for a future site, and it was pointed that run-off was previously calculated.

Mr. Khavanin was concerned that a car coming out of any garage would have limited visibility. Mr. Evans suggested putting in a window facing the side so that a person backing out of an end unit could see if a car was coming. Mirrors could also be used for the middle units, as long as they were aesthetically pleasing.

Vice Chair Breslau asked about the brick paver sections in the middle of the driveway, and Mr. Mele responded they are a traffic calming device.

Vice Chair Breslau wondered if the lift station had landscaping around it. Ms. Lee said the plants should be five feet tall, instead of three feet.

Vice Chair Breslau brought up the stone shown on the clubhouse and was told it would be shown as it is on the rendering, not as it appears on the plans. It will extend from the floor to the top roof line.

Regarding the perimeter fence on University Drive, Vice Chair Breslau observed an aluminum fence. He was informed it was a wall and the posts would be aluminum, but it may have some columns that match the wall in front of the pool.

Vice Chair Breslau asked if the slash mark on the visitor parking area was to indicate no parking, and was informed it would be so labeled on the plans.

Vice Chair Breslau thought the traffic pattern at the ingress and egress was not very good. Mr. Mele presented a drawing which showed improvements planned to that area.

Ms. Lee confirmed that the tree numbers on page LP-1 were the correct numbers (444). Mr. Hodgman remarked he will be working with Tim Lee.

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

- Applicant will either verify that the car wash area will not drain into the lake or they shall remove it.
- Applicant will submit an irrigation plan.
- Applicant shall increase the size of mature palms at the entry feature driveway to 12 feet clear trunk.
- The 742 Viburnum shall be changed to Awabuki.

SITE PLAN COMMITTEE
NOVEMBER 12, 2013

- The 880 Liriope shall be changed to a different material; the applicant will work with staff to find suitable materials.
- On sheet LP-1, the tree counts to be provided is verified at 444.
- Striping will be added on the egress driveway to show adequate movements.
- The applicant will install either windows on end units of the garage buildings or mirrors for each parking pod to increase visibility for people backing out.
- The lift station landscaping shall be increased to five feet high.
- On page CH3-3.1, the clubhouse stone shown on the rendering, although not shown on the plans, shall be what will be built on all sides of the feature.
- The applicant will add columns 20 feet apart on the front fence on University Drive in areas where the wall was not provided, with stone-like material matching the materials on the wall next to the pool.
- The applicant will adjust the front entry driveway pursuant to the plan as submitted at the meeting and provided to the Town Planner.

In a voice vote, the motion passed unanimously 4-0.

3.2 Master Site Plan (MSP) 13-57 Pine Island Marketplace

Generally located on the southeast corner of Stirling Road and Pine Island Road (A-1)

Chair Crowley verified that the petitioner waived the quasi-judicial procedure, and there was no one from the public who wished to speak on the item.

Mr. Abramson provided the staff report. The request is for recommendation of site plan approval to develop a new commercial shopping center. It will consist of five free-standing buildings totaling approximately 68,000 square feet. It will include a Walmart Neighborhood Marketplace as the anchor tenant. Store hours, delivery hours, size of the store, shopping cart and safety features will be limited. Staff found the application complete and suitable for review, and recommended that store operations be restricted as shown in a letter from the applicant dated October 14, 2013.

Ms. Lee sought more information on the deed restriction, and Mr. Abramson said it was not necessarily a deed restriction, but the applicants were restricting themselves regarding five items:

- Hours of operation - 6:00 a.m. - 11:00 p.m., seven days per week, although internal operations may occur at other hours
- Delivery hours - 7:00 a.m. - 11:00 p.m. Trucks shall not idle in loading areas.
- Store size: Square footage of 40,000 square feet
- Shopping carts: electronic shopping cart containment system shall be added to proposed amenities of the store
- Safety and security features: Outside and inside surveillance cameras, landscaping design, and operations security plan.

Nectaria Chakas, on behalf of the applicant Gatlin Development, said she was joined at this meeting by a number of consultants. Ms. Chakas presented a PowerPoint which showed renderings of the development site and explained the site plan. She noted that the proposed Walmart Neighborhood Store will be smaller than the typical Publix store, which is about 50,000 - 55,000 square feet. She also pointed out an eight-foot wall for screening purposes along the eastern perimeter of the site and southern perimeter of Walmart.

SITE PLAN COMMITTEE
NOVEMBER 12, 2013

Vice Chair Breslau asked if there was an elevation for the fast food restaurant, and Ms. Chakas replied they do not have a tenant identified yet, so there is no elevation. Mr. Abramson commented they will come back with an elevation and probably a revised footprint. Ms. Chakas stated they have no idea what the footprint will be yet.

Mr. Khavanin asked about the southern entrance where it showed an "XX," and Ms. Chakas explained those indicate the trellis features.

Vice President Breslau was curious about the location of the dumpsters on Stirling Road and wondered why they were up on the frontage where they would be most visible. Lucas Anthony of Kimley-Horn and Associates (445 24th Street, Vero Beach), agreed they should be pushed closer to the building, perhaps taking up the two or three parking spots directly north of the building. Vice President Breslau pointed out that to access the double dumpsters on Pine Island Road, a large garbage truck would have to back up through the bypass lane of a fast-food restaurant. Mr. Anthony agreed it would be hard to access, and they are thinking of several alternatives: ensure the truck can make the turn; or move the fast food dumpster north of the building.

Vice President Breslau observed that at the pharmacy drive-through, the fourth car in the stack was protruding into the sidewalk areas. Mr. Abramson responded there is no code provision regarding stacking for that situation, but he was confident they could accommodate the vehicles. Mr. Anthony commented it would be a single window drive-through.

Vice President Breslau wondered if vehicles coming out of the pharmacy could go left and around the back of the grocery. Mr. Anthony replied it would be preferable if they turned left on Pine Island Road.

Vice President Breslau also observed that under out-parcel B, there is a two-way drive running south of the two buildings and lake/pond area, which eventually meets a one-way head-on if the driver is going west. Mr. Anthony thought they could create a raised island to direct traffic. Vice President Breslau showed Mr. Anthony a suggested rendering of what it could look like.

Ms. Lee confirmed they were submitting an irrigation plan. She also confirmed that all four sides of the preliminary landscaping and the parking lot area for the grocery would be done before the Walmart opens its doors. Ms. Chakas noted they would be building the other retail stores as a "second phase" after the landscaping is complete.

Ms. Lee was concerned that the landscaping adjacent to the residential area might just be rocks, and she did not want to see that. She also mentioned she was disappointed in the buffer along Stirling and Pine Island Roads, hoping it would be stronger with greater curb appeal. She pointed out that the Montara development was much nicer, with more layers, tiers, and greater canopy. She suggested switching out some of the Gumbo Limbo for Royal Poinciana or some planting with more color. Mr. Anthony replied they would look into it.

Ms. Lee also brought up the five-foot strip of mulch shown on the plans; it was a bed line showing the mulch will be there. She also mentioned Plumbago does not do well in commercial sites, and wondered if they could use a heartier shrub there, perhaps a Viburnum or Trinetta.

Ms. Lee requested that they increase the height of the screening Podocarpus to five feet minimum around the dumpsters. She confirmed they would sod all the way from the sidewalk to the road's edge.

Mr. Khavanin wondered if they could increase the 24-foot-wide drive just in front of Walmart to 30 feet to accommodate people who park right by the entrance waiting for someone

SITE PLAN COMMITTEE
NOVEMBER 12, 2013

to exit the store. Mr. Abramson noted that code requires only 24 feet between parking and drive-outs. Ms. Chakas said the extra footage would have to come out of the sidewalk, which she did not want to do. Mr. Anthony stated he preferred the narrower aisle so that someone would not try to pull around a parked car, not seeing any potential pedestrians ahead.

Ms. Lee recommended an undulating/meandering berm on Sterling Road. Mr. Anthony thought it would obscure the lake view, but he said they could to a two- to three-foot berm.

Vice Chair Breslau wondered if they would be approving the monument signage as part of the site plan. Mr. Abramson answered affirmatively.

Motion by Vice Chair Breslau, seconded by Mr. Khavanin, to approve subject to the following changes:

- Two dumpsters on Stirling Road shall be moved to the adjacent buildings labeled out-parcel B and out-parcel A; and the compact spaces (which they will be taking the place of) shall be moved out to the parking areas to the area previously occupied by those dumpsters.
- The applicant will use its best efforts to attempt to relocate the double dumpster between out-parcel D and out-parcel C, even if that means separating them out as two singles (move them off the road).
- The applicant will add a curbed raised island with no less than type D curbing for the westbound traffic below the lake forcing traffic to make a right turn around out-parcel B, rather than the oncoming traffic caused by the right-turn in-lane off the island, which is on the southwest corner of parcel B.
- The applicant will provide an irrigation plan.
- All un-built building pads will be sodded and irrigated.
- Additional landscaping on Stirling and Pine Island Road buffers such as additional tiers and layering materials will be added; applicant will work with staff; the applicant will also attempt to swap out some of the Gumbo Limbo trees for different materials; additionally on Stirling Road, the applicant will add undulation and meandering berm on Stirling at a two- to three-foot level.
- The applicant will replace 326 Plumbagos with heartier materials; shall coordinate with staff.
- The applicant will increase all shrubs around all dumpsters to a five-foot height minimum.
- The applicant agrees to abide by the agreement of letter by Lochrie & Chakas Law Firm, dated October 14, 2013, and provided to the clerk along with the motion.

In a voice vote, the motion passed unanimously.

[At this point, Chair Crowley left the meeting and passed the gavel to Vice Chair Breslau.]

3.3 Site Plan Modification (SPM) 13-127 Burris Road, LLC / Gold Coast Industrial Center (aka Club Eden)
3050 Burris Road (M-3 Hacienda Village)

The applicant (Francisco Costoya, Jr., 5230 South University Drive, Davie) was present.

Mr. Abramson presented the staff report. This modification proposes to renovate the buildings on the property and maintain the Club Eden size at 11,462 square feet. The other buildings onsite will be renovated inside and outside; they will be used for office space and storage for the club. He pointed out that on the previously approved site plan, these buildings

SITE PLAN COMMITTEE
NOVEMBER 12, 2013

were shown as being demolished. Staff found the application complete and suitable for Site Plan Committee review.

Ms. Lee wondered if the other buildings could be deed-restricted to ensure that they are ancillary to nightclub use. Mr. Abramson noted that anything other than what is approved on the site plan would be in violation of the site plan approval.

Mr. Costoya introduced himself and his associates.

Acting Chair Breslau verified that the petitioner waived the quasi-judicial procedure, and there was no one from the public who wished to speak on the item.

Mr. Costoya said Building #2 will be used as management offices for the club. The metal building will be used strictly for storage (furniture, tables, stools, etc.). He emphasized there is no intent to use it for anything else.

Ms. Lee confirmed the relocation of the trees would adhere to the notes on sheet L-2. She also confirmed that irrigation plans will be submitted. Mr. Costoya said the plans were already complete, and the relocated trees will have a drip system installed.

Ms. Lee asked about the type of sod used, and it was pointed out that everything except the retention area in the back will be Bahiagrass, and the remainder will be St. Augustine. She wondered if there were changes from the original plan, and the landscaper said they added a buffer along Burris Road.

Mr. Khavanin suggested putting landscaped islands at the end of the each side of the parking area by the loading areas.

Acting Chair Breslau asked if they would be approving the location of the monument signs, but not the actual signage and lettering. Mr. Abramson said they would be approving the signage design and location.

Motion by Ms. Lee, seconded by Mr. Khavanin, to approve subject to the following:

- The applicant submitting an irrigation plan.
- Sod to the edge of each of the pavements.
- Relocating the trees specified on sheet L-2 with all the attending notes.
- The applicant will present the Town with a \$11,880 check for the Tree Preservation Fund.
- Landscape islands will be installed on either side of the loading zone.
- Location and design of the sign only to be included in approval.

In a vote by roll call the motion passed unanimously (3-0).

3.4 Site Plan (SP) 13-197 Value Place
4700 Reese Road (RAC-RTE)

Acting Chair Breslau verified that the petitioner waived the quasi-judicial procedure, and there was no one from the public who wished to speak on the item.

Mr. Abramson presented the staff report for the record. The applicant requests site plan approval for a four-story extended stay hotel. It will have 124 rooms and will have four stories. Staff found the application complete and suitable for review.

Ms. Chakras mentioned that Value Place has many locations and is based in Wichita, Kansas. She stated that the landscaping and parking meets code.

Ms. Lee commented the buffer was a little weak, just meeting the code. She requested that they put in additional landscaping. She hoped the landscaping would mirror that of the apartments across the street (also designed by the same company). Ms. Lee also wondered if they could add something hearty and low maintenance to the parking islands other than sod and

SITE PLAN COMMITTEE
NOVEMBER 12, 2013

trees. Mr. Handley said they could. Ms. Lee brought up the lack of landscaping around the dumpster, but Mr. Handley felt the hedge around the perimeter met the code requirement. She asked that the additional landscaping be at least five feet tall.

Ms. Lee asked if they have done an irrigation plan, and Mr. Handley said they have not yet, but will. Ms. Lee mentioned that she did not see general notes on the plan, and Mr. Handley said they would have those before they went to the Town Council.

Ms. Lee wondered if they could increase the height of the Royal Palms to 24 feet, and the applicant agreed. She also suggested some flowering trees.

Acting Chair Breslau confirmed that there are wall-pack lights around the building and wondered why they were using them three stories up instead of normal light bulbs. The applicant stated that Value Place Hotels prefers those types of lights for increased security around the building, and they would be the type with diffusers.

Motion by Ms. Lee, seconded by Mr. Khavanin, to approve subject to the following conditions:

- Sod to all edges of roads.
- Four Royal Palms will be increased to 25-foot gray wood.
- Five-foot tall shrubs will be installed around the dumpster.
- Shrubs will be installed in parking islands adjacent to the structure.
- Irrigation plan will be submitted.
- Planting meeting will be held with the Town of Davie and the landscape contractor prior to landscaping being installed.
- On SL-2, all wall-pack lights shall be LED fixtures with diffusers.

In a vote by roll call, the motion passed unanimously (3-0).

3.5 Site Plan Modification (SPM) 13-230 Camelot Estates
3900 Joans Way (A-1)

Acting Chair Breslau verified that the petitioner waived the quasi-judicial procedure, and there was no one from the public who wished to speak on the item.

Mr. Abramson presented the staff report. The request is to allow four additional single-family home models within the Camelot residential development. The proposed models were previously approved for Provence, and the applicant is the developer Lowell Homes of Provence. Staff found the application complete and suitable for Site Plan Committee review.

Acting Chair Breslau asked for clarification about the modification. Mr. Abramson explained that some residential developments come in with models and some do not. The original Camelot project came in with one or two models. The Town Council approved the site plan but not the models. The developer was asked to come before the Site Plan Committee to request approval on the models. This request is for approval of the four models for the remaining 13 lots.

Applicant Albert Cohen with Lowell Homes said they are building the same product that exists at Provence and wish to finish the Camelot development.

Ms. Lee asked if there is a perimeter landscaping plan. Mr. Cohen said they have landscaped according to the plan that was previously approved. Furthermore, they have updated their landscaping for the entrance; it was approved, the permit received and the work was done. Along the perimeter, they are going by the plan that was already approved.

Motion by Mr. Khavanin, seconded by Ms. Lee, to approve. In a vote by roll call, the motion passed unanimously (3-0).

SITE PLAN COMMITTEE
NOVEMBER 12, 2013

4. OLD BUSINESS

Acting Chair Breslau mentioned that the new water tanks at the Utility Plant have metal grates around them, but the plants that were supposed to be placed along the fence were never planted. He wondered if the Town could get the approved plantings put onto the site. Mr. Quigley indicated that he would look into it.

5. NEW BUSINESS - None

6. COMMENTS AND/OR SUGGESTIONS - None

7. ADJOURNMENT

Upon motion duly made and seconded, Acting Chair Breslau adjourned the meeting at 6:00 p.m.

Date Approved: _____



Chair/Committee Member