TOWN OF DAVIE
SITE PLAN COMMITTEE
DECEMBER 10, 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, Harry Venis, Gus Khavanin, and Casey Lee. Also present were Planning and Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, Planner Lise Bazinet, Assistant Attorney Daniel Stallone, and Lisa Edmondson recording the meeting. Vice Chair Robert Breslau was absent.

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

2. APPROVAL OF MINUTES

2.1 November 12, 2013, Meeting

Motion by Mr. Venis, seconded by Ms. Lee, to approve the minutes of the November 12, 2013, meeting. In a voice vote, the motion passed unanimously.

3. APPLICATIONS

Quasi-Judicial

3.1 Site Plan Modification (SPM) 13-146 Wendy's
3055 University Drive (B2)

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

Ms. Bazinet read the report into the record.

Craig McDonald summarized they are going to add a 10-foot addition to the front of the dining room, and modify the exterior elevations. Regarding landscaping, he noted there were changes made after the plans were printed, replacing missing trees, replacing the entire hedge in front, and adding material to meet code.

Ms. Lee questioned the applicant about the material used on the façade; Mr. McDonald said there will be some red brick material in a small area. Regarding landscaping, Mr. McDonald commented he would not object to trimming the trees and re-mulching the entire site. It was noted that all lighting is existing.

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

- The applicant making sure all trees (and palm trees) are trimmed
- The entire site is mulched
- Landscape is installed according to the revised plans

In a voice vote, the motion passed unanimously.

Chair Crowley asked to move to Item 3.4 on the agenda; there was no objection.

3.4 Site Plan (SP) 13-165 McDonald's
6405 Nova Drive (RAC-TOS)

Chair Crowley verified that the petitioner waived the quasi-judicial procedure.

Ms. Bazinet read the report into the record.

Craig McDonald, applicant, reviewed the changes: traffic flow at southwest corner to both directions (in and out), and meeting all landscaping requirements for the site.

In response to comments made by Ms. Lee, Mr. McDonald agreed to trim all the trees and palms on the site, add new mulch throughout, sod all the way to the road's edge, and make

sure irrigation is 100%. Ms. Lee commented the corner is in "really bad shape" and asked what they were doing with it. Mr. McDonald replied they are not doing anything outside the boundaries, and Ms. Lee requested they irrigate that area.

Mr. Khavanin recommended removing the asphalt on the last parking space (#7) by the dumpster and converting it to a green area, and Mr. McDonald agreed.

Ms. Lee thought the Firebush hedge would be too tall, and recommended Cocoplum instead.

Mr. Khavanin suggested a change to the parking spaces on the east side of the site. Jerry Zamora, Zamora and Associates, 11410 N Kendall Dr, Miami, civil engineer, said he would reduce the parking spaces from 18 to 16 feet with a two-foot overhang.

Chair Crowley opened the public hearing.

Mike Fallah, 9170 West State Route 84, Davie, stated he is a franchisee for Dunkin' Donuts, which is located next to the proposed McDonald's. He expressed concern with the increased traffic, as it is already hard for vehicles to get in and out of his establishment. Chair Crowley replied they will give direction for the engineer to work with staff before it goes to the Town Council for approval. Mr. McDonald agreed that their traffic engineer could meet with staff and Mr. Fallah to discuss a solution.

Chair Crowley closed the public hearing.

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

- Sodding all the way to the road's edge on Davie Road and Nova Drive with irrigation installed
- Mulch the entire site
- Remove the Firebush and replace with Cocopalm on Davie Road as the perimeter hedge
- Reduce parking spots to 16 feet with a two-foot overhang on the east side
- Engineers will sit down with McDonald's and with Dunkin' Donuts and the staff of Davie to better help ingress/egress and the traffic flow
- Eliminate the northwest corner parking spot near dumpster and convert to landscape

In a voice vote, the motion passed unanimously.

3.2 Site Plan (SP) 13-155 Belle Tara
5250 University Drive (RM-10)

Jay Huebner, applicant, HSQ Group, 1489 West Palmetto Park Road, Boca Raton, stated no objection to waiving the quasi-judicial procedure. Chair Crowley stated there was no one from the public who wished to speak on the item.

Ms. Bazinet presented the staff report for the record, noting they are presenting a variance request on the next day to the Planning and Zoning Board.

Ms. Lee confirmed that the variance for the landscape buffer from 30 Avenue to 25 Avenue was just along University Drive.

Mr. Huebner described the project and explained they are asking for a variance along University Drive because the back yards cannot encroach into the 30-foot required landscape buffer. He noted it is landscaped to 30 feet, but the property boundary of the townhomes bleed into that. Ms. Lee asked if there would be a fence in the back yards, and Mr. Huebner said there is a berm, but no fence. There is an existing wall on the north side. Ms. Lee confirmed that the buffer along University Drive is undulating and meandering.

Ms. Lee wondered if the Royal Palms specified as street trees were right next to the driveways. Mike Petrow, landscape architect of Coral Springs, stated they were not so close that the fronds would drop on cars/people on the driveway. Ms. Lee confirmed they would submit an irrigation plan.

Chair Crowley verified that some back yards would be adjacent to the FP&L site. It was noted that area was heavily landscaped.

Mr. Khavanin asked they show the exterior dimensions of each unit's floor plans on the site plan.

Motion made by Ms. Lee, seconded by Mr. Venis, to approve, subject to:

- The applicant adding the dimensions to page A1 on the site plan
- The staff conditions.

In a voice vote, the motion passed unanimously.

3.3 Site Plan (SP) 13-162 Stirling Shops

Generally located on the northeast corner of Stirling Road and SW 58th Avenue (B-2)

Chair Crowley verified that the petitioner waived the quasi-judicial procedure, and noted members of the public could still speak on the item.

Ms. Bazinet read the staff report into the record.

Dan Fee, applicant, stated they were in agreement with staff's recommendations and will work with them on resolving the issues.

Mr. Khavanin asked if they had amended the plat since they are not allowed to have a driveway in the location shown. Mr. Fee responded they were waiting for a letter of no objection from the Town, which will come after the Town Council meeting, and then they will go to the County level for the amendment. The County only requires them to go back 100 feet from an arterial roadway, and the request came from the neighborhood to shift it to line it up with Publix.

Ms. Lee alerted the applicant they will be contributing $18,900 to the Tree Preservation Fund. She then asked if they could put more brick stone on the corner shown in the rendering. Pete Ebersole, Architectural Alliance, explained they tried to use the stone veneer product to provide a contrast between the building in front and the building in the rear.

Mr. Khavanin asked about the configuration in the electrical structure, and Mr. Ebersole replied it was at the request of the District's Engineer.

Mr. Khavanin also pointed out there would be ponding at storm manhole #4, since its elevation was lower than the flume. The applicant said he would take care of that - it may just be a typographical error on the plans.

Mr. Khavanin asked if they could make the flume bigger along the east side (at manhole #2), or raise the manhole catch basin, because all the water will flow to that corner. Mr. Fee said that manhole is basically a junction manhole, and the flume only takes up a small part of the back drive aisle. He said he will look into it.

Mr. Khavanin confirmed that the roof line connects directly to the manhole.

Chair Crowley requested they extend the guardrail along 58 Avenue about 550 feet north.

Chair Crowley opened the public hearing.

Karen Stenzel-Nowicki, 5480 Southwest 55 Avenue, was not against the project itself, but expressed concern over unsafe conditions arising from flooding and the poor condition of 58 Avenue. She distributed a letter and photos of canal flooding that occurred in November. She

feared serious flooding that would prohibit residents from getting out of their community via 58 Avenue. She stated there should not be any ingress or egress on 58 Avenue.

Jim Moore, 5602 Southwest 57 Place, wanted to make sure lighting from the site would not go into their houses. He added that the Dollar Store might be too much competition for the Dollar Store inside Publix. Mr. Moore continued that most of his neighbors were concerned about the bottleneck at the Publix entrance.

Mr. Khavanin remarked that the lighting would probably not be that strong because of the wall on the side and landscape barriers.

Chair Crowley closed the public hearing.

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

- The staff comments
- Make sure that the $18,900 is paid to the Tree Preservation Fund
- Manhole structure #4 needs to be raised on sheet PGD-1
- East side corner flume to be bigger due to holding water or flooding manhole #2
- Install guardrail along 58 Avenue for 550 linear feet north of the existing guardrail so they tie in.

In a voice vote, the motion passed unanimously.

3.5 Site Plan Modification (SPM) 13-173 Griffin Center (Formerly known as the "VFW")
5480 Griffin Road (GCD-EGZ)

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.

Ms. Bazinet presented the staff report.

Frank Costoya, applicant, said they are trying to improve the appearance of the building. They will be removing the mansard roof and flying a "phony marquee." He described other modifications they will make to improve the building and the site.

Ms. Lee ensured the applicant agreed to the staff comments and that they would submit an irrigation plan. The applicant also agreed to protect the existing trees in the back of the property during construction.

Mr. Khavanin asked if the road between the parcels would be a public access in the future. It was noted it is a public right-of-way. Mr. Quigley said it was not planned as a road, and he would like to see it vacated, but it is not this applicant's burden. It would be used as a driveway.

Motion made by Ms. Lee, seconded by Mr. Venis, to approve, subject to:

- The staff comments
- Submitting an irrigation plan
- Protecting existing trees on the south side of the property.

In a voice vote, the motion passed unanimously.

3.6 Site Plan (SP) 13-177 2101 University LLC
2101 University Drive (B-2 [Old Code])

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, noting the item will go to the Town Council on January 15, 2014. The project includes the development of a free-standing shopping center.

Ms. Lee asked staff why this landscape plan did not have to meet the University Drive code of meandering and undulating. Mr. Abramson replied that is the subject of one of the variances they are seeking (the landscape buffer to be reduced from 20 feet to 10 feet).

Manny Gutierrez, Gutierrez & Lozano Architects, 2830 West State Road, Fort Lauderdale, stated there is a berm and they are keeping most of the existing trees. He explained that a retaining wall follows most of the parking line from the rest of the developments.

Ms. Lee thought the landscaping buffer was very weak and said she could not approve it. She confirmed the applicant was submitting an irrigation plan.

Mr. Khavanin advised the applicant to change the plans for the curb cut on both sides of the (handicap) crosswalk to comply with CR-20. He also pointed out there was an elevation conflict at the crossing of the proposed catch basin #10 and manhole #11 and the existing sewer line on the south side.

Mr. Khavanin wondered if they could change the back 20-foot drainage easement to a utility easement since it has other utilities such as water, sewage, etc. The applicant replied it is an existing easement, and they can change it to a drainage easement/utility.

Mr. Venis asked Ms. Lee to consider a compromise on the landscaping berm. Ms. Lee responded it was less than minimum code as proposed. She recommended clusters of other palms, replacement of existing black olives, and possibly a hedge row.

Beth Azor, 11173 Southwest 37 Manor, said she is the prior owner of Eden's and currently owns the Shops at Arrowhead and Rolling Hills. She described the improvements she made to landscaping at the Shops at Arrowhead. She wanted to make sure it was consistent with the requirements made to the property to the south and the property to the north. She pointed out that the rendering was focusing on the façade, not the front; she said they would resubmit the plans showing a better rendering of the landscaping. Mr. Gutierrez mentioned that Mr. Lee (the Town Forester) said the trees were in good condition, and they consulted with an arborist who corroborated that opinion.

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

- Adjust proposed drainage pipe between structure #10 (catch basin) and #11(manhole) to avoid conflict with existing sewer
- Landscape plan being revised to a bit more creative and more of a buffer along University Drive where the perimeter of the property is
- Handicap ramp to be constructed according to CR-20.

In a voice vote, the motion passed 3-1, with Ms. Lee opposed.

4. OLD BUSINESS - none.

5. NEW BUSINESS - none.

6. COMMENTS AND/OR SUGGESTIONS - none.

7. ADJOURNMENT

Upon motion duly made and seconded, Chair Crowley adjourned the meeting at 5:22 p.m.

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Date Approved: 1/7/14

Chair/Committee Member