

TOWN OF DAVIE  
SITE PLAN COMMITTEE  
FEBRUARY 11, 2014

**1. ROLL CALL**

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

**2. MOTION TO EXCUSE COMMITTEE MEMBERS**

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

**3. APPROVAL OF MINUTES**

2.1 January 21, 2014, Meeting

**Motion** made by Vice Chair Breslau, seconded by Ms. Lee, to approve the minutes of the January 21, 2014, meeting. In a voice vote, the motion passed unanimously.

**4. PUBLIC HEARING**

*Quasi-Judicial*

Hearing no objection, Chair Crowley moved Item 4.3 up on the agenda.

4.3 Site Plan Modification (SPM) 13-291 Palm Beach Apartments  
*7201 Stirling Road (RM-16)*

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.

Mr. Abramson provided the staff report, noting staff had one recommendation of approval: stone veneer is to be provided on the base of the first floor just below the windows around the building.

Dennis Mele, on behalf of the applicant, provided a history of the project. He reported that they made the following changes:

- All buildings have been moved further south away from the neighborhood
- S-tile roof will be used
- Eliminated four-bedroom apartments and reduced the number of three-bedroom apartments and now have more one and two-bedroom units
- Added stone on the clubhouse building (copies of plan distributed) to the south elevation and chimney detail

Mr. Mele clarified that any conditions imposed by staff had to go back to the Town Council.

Beatriz Hernandez, architect, stated that they added some architectural embellishments to the building façades to improve the articulation in the architecture in lieu of adding a lot of stone to the building. She also said the car wash building was pushed to the back of the project, and the front has resident parking. In addition, the maintenance building and dumpster enclosures were shifted to the back of the project.

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Ms. Lee thought the architectural features needed to be on Buildings 5 and 3 to be visible from the road. Mr. Mele suggested adding stone to front columns along the road. Discussion ensued about the design details, and Mr. Mele then said they would add stone to the two buildings closest to the street, the entry feature, and the columns on the fence line along Stirling Road.

Ms. Hernandez described the improvements they made as far as realigning the vehicular circulation through the site.

Mr. Mele mentioned that they added a dog park, seen on the upper right hand portion of the site plan.

Hugh Johnson, landscape architect, 612 Southwest 4 Avenue, Fort Lauderdale, relayed they evaluated the species on the original plans, tried to keep the plan as native as possible (Florida Friendly), pumped up the entries, corners and streetscapes. He stated that the Town landscape staff reviewed and approved of the changes. Mr. Johnson said they did not eliminate any material.

**Motion** made by Vice Chair Breslau, seconded by Ms. Lee, to approve subject to the following:

- That the condition #1 by staff will not be required; however, the applicant shall provide the elevations for the clubhouse as provided to us (elevation drawings provided at the meeting) with the additional stone
- That the applicant will add similar stone materials to all columns on the fence on Stirling Road
- The applicant will add similar stone veneers on buildings #5 and #3, on the lower arches at the building entrance façades facing Stirling Road.

In a voice vote, the motion passed unanimously.

The Board then returned to Agenda Item 4.1.

4.1 Site Plan Modification (SPM) 13-215 Whole Foods  
*1901 University Drive (B-2 Old Code)*

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 introduced the staff report into the record, advising of the project's compliance with Code, requirements of public participation having been complied with, and announcing staff's recommendations for approval.

Vice Chair Breslau wondered if the 70 seats for outdoor dining required additional parking; Ms. Bazinet replied that they calculated that as an accessory for retail space, and as such it does not require additional parking. She added, however, that it does not meet code, but does not require a variance because the primary function was commercial use, not restaurant use.

Discussion ensued about the parking situation, and Vice Chair Breslau thought the parking calculation was based on their total new store footage. He continued that the parking ratio for the planned parking for the overall site is barely 3.3:1000. Ms. Lee felt it was not fair to the other tenants. Mr. Quigley stated the matter comes to this committee for recommendation and is ultimately a staff decision, and they will double-check the math before making their decision. The history of the shopping center was described.

C. William Laystrom, Jr., Esquire, said they did everything they could on the parking insofar as the shopping center is concerned, balancing day and night-time uses. He introduced

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Carlos Gonzalez, Scott Ireland for the overall site, Hugh Johnson, and Julio Sanchez (building architect for Whole Foods), and Kelly Mills from Whole Foods.

Mr. Sanchez described the building architecture, using the elevations for clarification. He said they focused on making the site functional with rainwater harvesting for irrigation and useful placement of umbrellas.

Vice Chair Breslau commented that the building frontage was not consistent with that of Hobby Lobby, saying that the Western motif did not work on University Drive. Kelly Mills, Whole Foods Market in Florida, stated he has been responsible for all of the Whole Foods Market shells/façades. He remarked that the Western motif came from the reputation that Davie has of being a “Western town.” Vice Chair Breslau described the prevailing modern architecture on University Drive and suggested making the following changes: remove Western-looking column supports; remove the horse; remove notches and metal roofs; add modern materials. Mr. Mills said they would try to make design modifications, but could not do “very large structural” changes at this time without delay. Vice Chair Breslau requested that they bring back revised elevations, and Mr. Mills said he would do that. Mr. Quigley stated that a permit cannot be issued without a site plan, but it was pointed out that the Committee can approve the site plan subject to recommendations.

Mr. Laystrom addressed a few issues:

- They will try to relocate the sidewalk further west, although there is an elevation issue;
- Whole Foods has to have an exit onto University Drive, and they are waiting for comments from the Engineering Department

Ms. Lee opened a discussion on landscaping and made several suggestions as to plant types and sizes. She also noted the following:

- The buffer along south perimeter does not meet code
- The perimeter along University Drive does not meet code either - she recommended removing all existing plant materials and starting over
- There is no greenspace/buffer on the west side of property (there is currently a wall)
- She requested that they resubmit the buffer plan to Joseph Jimenez, Town landscape inspector
- Green wall is not shown on landscape plan - please add
- Mr. Sanchez stated that the water harvesting would be used for landscaping - the tank will be tied to the irrigation system and screened from view

Scott Ireland, developer with Ireland Companies, stated he was not aware of an ingress/egress easement on their property. It was pointed out that it goes all the way up to the subject property’s wall; Mr. Ireland said they were not going to open it up.

Vice Chair Breslau was concerned about their trucks protruding from the turning radius as depicted on the drawing. The applicant said they watched trucks completing the turn without problems.

Mr. Laystrom reported that the Town, County, and FDOT both reviewed and approved the entrance on University Drive.

Vice Chair Breslau expressed concern that the sidewalk that runs on the west side of the new entrance on University and then goes 15 feet to the west and crosses over where the extended median comes to an end; he wondered if the sidewalk could be brought further to the

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west where it is not so busy (away from the intersection). He said the Board would rather lose landscaping than endanger a pedestrian.

It was established that the outside cart corral would accommodate one row of carts; the rest would be stored inside.

**Motion** made by Vice Chair Breslau, seconded by Ms. Lee, to approve subject to the following changes and conditions:

- That the applicant will revise their elevations and resubmit to staff a more modern façade that is consistent with the comments made here today in the meeting; that recommendation encourages the applicant to minimize any structural changes to the design - but more aesthetic design - so the Board does not interfere with their construction design and drawings so they can continue forward;
- The applicant agrees that it will relocate the sidewalk in front of the store by the entrance closest to the University Drive signalized entrance so it crosses further west, closer to the entrance of the store, and if necessary, landscaping will be sacrificed in lieu of that sidewalk relocation
- The applicant shall increase the size of the Sylvester palms from 8 feet to 12 feet CT
- The applicant will replace two Satinleaf trees with Live Oaks
- The applicant will submit a new landscape plan on the buffer on University Drive that runs from the entry light to the south border of property line using at least seven-gallon materials in that plan; and this plan will allow for a one-for-one replacement which will also call for the removal of existing materials; that plan will be submitted to Town staff for review;
- Additionally, the Sabal Palms shall be booted, not slick;
- The Crepe Myrtles shall be multi-trunk specimens;
- The water harvest system will be tied to the irrigation and be included in the irrigation plan;
- The green screen landscaping will be shown in detail on the landscape plan.

In a voice vote, the motion passed unanimously.

4.2 Site Plan Modification (SPM) 13-288 Bamford Park  
*3801 South Pine Island Road (RS)*

Mark Collins, Public Works Director, was present. 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.

Mr. Abramson introduced the staff report into the record, advising of the project's compliance with Code, requirements of public participation having been complied with, and announcing staff's recommendations for approval. The request is to have a permanent modular building relocated from one of the Town's water treatment plants to this site. Recommendations are:

1. Landscaping be provided around the east, west, and south sides of the building
2. Provide one handicap parking stall
3. Provide a barrier on the driveway at the northeast corner of the modular building (refer to Exhibit A)
4. Provide a new driveway to the north and west of the modular building, also reference in Exhibit A

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Mr. Abramson explained the barrier (curbing) would be to prevent cars from driving into the building.

**Motion** made by Vice Chair Breslau, seconded by Ms. Lee, to approve subject to staff recommendations. In a voice vote, the motion passed unanimously.

**5. OLD BUSINESS**

Vice Chair Breslau mentioned that the plants for the green screens at the water plant were not installed - Mr. Quigley said they have now been planted.

**6. NEW BUSINESS**

Ms. Lee asked that the Board be given the prior conditions of approval for site plan modifications.

**7. COMMENTS AND/OR SUGGESTIONS**

Mr. Quigley introduced David Stallworth, new Department Planner II.

**8. ADJOURNMENT**

Upon motion duly made and seconded, Chair Crowley adjourned the meeting at 5:41 p.m.

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

  
\_\_\_\_\_  
Chair/Board Member