

TOWN OF DAVIE
SITE PLAN COMMITTEE
JANUARY 7, 2014

1. ROLL CALL AND ANY MOTION TO EXCUSE COMMITTEE MEMBERS

The meeting was called to order at 4:06 p.m. Committee members present were Chair Michael Crowley, Vice Chair Robert Breslau, 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.

2. APPROVAL OF MINUTES

2.1 December 10, 2013, Meeting

Motion by Mr. Venis, seconded by Mr. Khavanin, to approve the minutes of the December 10, 2013, meeting. In a voice vote, the motion passed unanimously.

3. APPLICATIONS

Quasi-Judicial

3.1 Site Plan (SP) 13-107 The Astor (Shalimar) at Davie
5001 University Drive (A-1)

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 announced the project for the record. It will be a residential community development consisting of 216 garden apartments and 24 town homes. If approved, the staff recommended the following: to provide a detail of the light fixture on Sheet E-1; and correct the key notes designated on all architectural elevation sheets.

Marcie Nolan, with Becker & Poliakoff, One Broward Boulevard, Fort Lauderdale, provided written copies of her PowerPoint presentation. Her presentation described the scope of the project, history of the property, access points, complete code compliance, architecture, community input, aerial views, nearby attractions, and key features of the site plan. There are no variances requested.

Mr. Evans, engineer with Pillar Consultants, assured the Committee that a fire truck would be able to navigate the exit.

Ms. Nolan commented that the owners are the property managers and can enforce parking in the garages.

Regarding the placement of the air conditioning units on some of the buildings, Richard Jones, with Richard Jones Architecture, explained that on the longer buildings, the pads for the units do not fit into the notches - they had to locate them on the face of the buildings.

Vice Chair Breslau expressed concerns with the monotonous appearance of the buildings. Ms. Nolan said they can add more natural materials to the columns and the sign facing University Drive. Ms. Nolan also said they would consider adding painted accents in different colors. She deferred to the architect for interior building details. Regarding Building One, she said the berm would provide a contrast to the building. Rene Gutierrez of TM Residential, LLC, 2665 South Bayshore Drive, Coconut Grove, discussed the berm and trees along University Drive and also on 82 Avenue, using a visual display.

Ms. Lee described the plantings being used for landscaping/screening around the air conditioning units.

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Vice Chair Breslau discussed the lift station on University Drive, recommending more secure fencing, as he believed it to be an attractive nuisance for youth.

Mr. Gutierrez said that the purpose of the “roundabout” between Building 5 and Building 4 was to slow traffic and provide a design feature. Ms. Nolan said they could modify the design slightly to make it less confusing.

It was mentioned that there was no need to construct a guard rail along the property edge because it would be the adjacent property owner’s responsibility.

Chair Crowley recommended removing the label at the pedestrian gate, which stated that it would be maintained by Central Broward.

Ms. Lee verified that the landscaping on University Drive would be undulating and meandering, and she complimented the team on their thoroughness. Ms. Lee stated that she had spoken with Ms. Nolan on the phone the prior day.

Mr. Jones addressed the architectural concerns brought up earlier in the meeting. Using drawings, he showed the details of the blend of coastal style and rustic details that they used, calling it “coastal equestrian.” Mr. Jones commented they could possibly bring the siding down one level, providing more color on the two upper floors and have more “natural material” showing. Mr. Jones also said they might be able to add more landscaping. Vice Chair Breslau expressed his concerns about the changes. Ms. Nolan stated they will look into addressing the concerns regarding the first building and the stone on the columns and entrance.

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

- Two staff conditions that the applicant agreed upon;
- Tenants will be required by lease to park in the garages for the units that have garages;
- Lift station must have fence with slats and landscaped hedge to screen its visibility;
- The columns on the gates (all the way up to the gates) and the monument signage will all have either simulated or real natural materials being defined as stone, stack stone, applied stone, marble, etc.;
- Those same natural materials will apply to the east elevation of Building One as an architectural accent, whether it be through face around the building, or using those materials on some of the pop-out features such as the balcony, structures, or columns;
- And on Buildings 1 - 10, there will be variations; not all ten buildings will be the same color. Colors will be added and staff can sign off on them.

In a roll call vote, the vote was as follows: Chair Crowley - yes; Vice Chair Breslau - yes; Mr. Khavanin - yes; Mr. Venis - yes; Ms. Lee - yes. **(Motion carried 5-0)**

Mr. Gutierrez commented that they designed it to be white because they wanted to do something other than “Signature Davie.”

3.2 Site Plan (SP) 13-193 Tower Shops – Phase II
1902 University Drive (B-3)

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 announced the project, noting that two variances on the item are going before the Planning and Zoning Board the following day.

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Scott Backman, 14 Southeast 4 Street, Boca Raton, gave a visual presentation and provided a history of the project. Mr. Backman said they have attempted to create a "lifestyle center."

[Chair Crowley left the meeting at 5:23 p.m.]

Acting Chair Breslau suggested adding bumpy pavers in the driveway to alert drivers to the crosswalks at three places: 1) the driveway in front of "proposed" long main entrance; 2) the driveway that connects to the long driveway; and 3) where it terminates in front of the retail shops. Discussion ensued about the use of traffic calming devices in the driveways, and Mr. Backman said they would look into the matter.

The Committee discussed the overflow parking and aesthetics at the back of the "new shopping center." Landscaping enhancements were addressed, and Acting Chair Breslau suggested adding two walls and showed where they would be on the plans.

Ms. Bazinet assured the Committee that the plans had been reviewed with the Fire Department for access in the back.

Acting Chair Breslau brought up the traffic congestion at the intersection by Chick-fil-A. He recommended that if Chick-fil-A will not remedy it by putting in a force curb, then the property owners of the Tower Shops will have to put an island on their driveway. The solutions were discussed, using an aerial view. The applicant said they would explore it further.

The Committee talked briefly about the possible use of compactors in the parking lot, noting that if they are used, they need to be enclosed.

Ms. Bazinet clarified that the 10-foot driveway on the south side shown on Page C-6 needs to be 12 feet minimum per code. Mr. Backman will explore the options for that issue.

It was noted that the applicant will be providing sidewalks all the way through, and the crosswalks will connect to them.

The applicant was reminded of the tree mitigation amount of \$47,531.25.

Mr. Backman advised the Committee of the variance regarding the free-standing sign on University Drive. The landscaping around the sign was discussed briefly.

Ms. Lee advised the applicant to ensure proper screening was installed around outside equipment near the drive aisle.

Mr. Backman informed the Committee that soil testing is occurring in the area of the parking lot that is currently blocked off.

Regarding the car show, Mr. Backman said it would be relocated into another space. Ivo Fernandez (with Modis Architects) described the redesign that will create a gathering space.

The Committee discussed the vacant outparcel, and the applicant agreed to clean the area.

The applicant was reminded to submit their irrigation plan.

It was pointed out that the landscaping around some of the out parcels (such as in front of Taco Bell and Flanigan's) needs attention, and Mr. Backman said they would do what they could.

Mr. Backman stated that fixing the 10-foot driveway would require engineering work, and he was not able to provide a specific solution at this time.

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

- Delineate paver crosswalks for connectivity from the existing center to the new center in the roadways (in three areas);
- There will be two walls:

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- One is in the big landscaped island (the middle and the north); in the middle it will be curved so that it comes around to the radius so it is not just a little piece - it will be architectural;
- On the north side, it will be a small wall that basically covers from the building to the site triangle; that will be a similar wall;
 - If for some reason, another governmental body denies this request or does not allow it, the applicant will come back to the Committee;
- Right turn only at Chick-fil-A being enforced (force curb inside Chick-fil-A property), or an island/triangle in the road area must have a forced right turn;
- Clean up the vacant restaurant to make it look presentable;
- Add a landscape to the signage and clean up the signage area of the freestanding sign along University Drive;
- Make sure outdoor equipment is screened as best as possible - outdoor equipment is AC-units, backflow preventers, anything of that nature;
- Irrigation plan will be submitted;
- The South revised driveway that currently is shown as four 10-foot lanes must meet code.

In a roll call vote, the vote was as follows: Acting Chair Breslau - yes; Mr. Khavanin - yes; Mr. Venis - yes; Ms. Lee - yes. **(Motion carried 4-0)**

4. OLD BUSINESS

Ms. Lee mentioned that when this Committee approved the construction of a new Publix shopping center at Griffin and University Drive, they were asked to remove the Australian pines at the south side of the center. She has not seen any of them being removed, and Mr. Quigley said he will look into it.

Ms. Lee also pointed out that the vacant parcel by the Atrium Center was shown on the apartment (The Astor) plans as cleared, but is actually overgrown. Mr. Quigley will check on it.

5. NEW BUSINESS - None.

6. COMMENTS AND/OR SUGGESTIONS

Acting Chair Breslau commented that the stone work on the Taco Bell at the Tower Shops looks very nice, and that the wall on Hiatus Road by Scarborough Apartments has been redone and is greatly improved; they also redid their entry with stone walls, new signage, and landscaping. He added that the Committee needs to "stand its ground" to keep the buildings looking good.

7. ADJOURNMENT

Hearing no further business, Acting Chair Breslau adjourned the meeting at 6:14 p.m.

Date Approved: 01-21-14



Chair/Committee Member