

TOWN OF DAVIE
SITE PLAN COMMITTEE
JANUARY 21, 2014

1. ROLL CALL AND ANY MOTION TO EXCUSE COMMITTEE MEMBERS

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

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

2. APPROVAL OF MINUTES

2.1 January 8, 2014, Meeting

Motion by Vice Chair Breslau, seconded by Mr. Khavanin, to approve the minutes of the January 8, 2014, meeting. In a voice vote, the motion passed unanimously.

3. APPLICATIONS

Quasi-Judicial

3.1 Site Plan (SP) 13-284 Camelot (Wallace)

10550 North Camelot Circle

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.

Russell Wallace, 11200 Southwest 49 Place, Davie, represented his son Mike Wallace, who was the applicant.

Ms. Bazinet presented the application, advising of the project's compliance with Code, requirements of public participation having been complied with, and announcing staff's recommendation for approval.

Motion by Vice Chair Breslau, seconded by Mr. Khavanin, to approve subject to staff recommendations. In a voice vote, the motion passed unanimously.

3.2 Site Plan (SP) 13-162 Blackhawk (Plantation Investments)

11028 Blackhawk Boulevard

Markell Jonaitris, 11028 Blackhawk Boulevard, introduced herself on behalf of the applicant.

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 presented the application, advising of the project's compliance with Code, requirements of public participation having been complied with, and announcing staff's recommendation for approval.

Motion by Vice Chair Breslau, seconded by Mr. Khavanin, to approve. In a voice vote, the motion passed unanimously.

Staff requested that Agenda Item 3.4 be moved up on the agenda.

3.4 Site Plan (SP) 13-239 Fire Station 86 & Field Operations Center

14651 Southwest 14th Street (RS)

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Applicant Mark Collins, Public Works and Capital Projects Director for the Town of Davie, introduced himself.

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 presented the application, advising of the project's compliance with Code, requirements of public participation having been complied with, and announcing staff's recommendations for approval.

Paula Nasta, CPC Architects, 4316 West Broward Boulevard, Plantation, said the fire station in that parcel will be a LEED site, so will not have irrigation requirements beyond beginning installation. It was noted that if any landscaping was added, the Town will adjust any irrigation required.

There will not be direct access to the fire station from Shenandoah; it will be off Southwest 14 Street. The park entrance remains on Shenandoah. An exit-only for the fire station road (for emergencies) will run along the west side of the park. There are no controlled emergency traffic signals on Shenandoah at this time -- application will be made through the County if that is needed.

Motion by Vice Chair Breslau, seconded by Mr. Khavanin, to approve subject to staff recommendations. In a voice vote, the motion passed unanimously.

At this time, Chair Crowley returned to Agenda Item 3.3.

3.3 Site Plan (SP) 13-5 Sierra Ranch
1900 Hiatus Road (A-1)

Dennis Mele, 100 West Cypress Creek Road, Fort Lauderdale, spoke on behalf of the applicant.

Chair Crowley verified that the petitioner and any speakers waived the quasi-judicial procedure. Alex Khoury, 3233 South Andrews Avenue, Fort Lauderdale, wished to speak on the item.

Mr. Abramson presented the application, advising of the project's compliance with Code, requirements of public participation having been complied with, and announcing staff's recommendations for approval.

It was established that Ms. Lee had provided written comments to staff regarding the landscaping, and those were reviewed:

- The applicant submitted an irrigation plan through the community Department of Permitting
- The applicant changed trees in cul-de-sacs as shown
- The applicant switched Satinleaf trees specified to be street trees to a different canopy to create shade, such as oak trees
- The applicant secured the 67 Paradise trees which are specified to be installed 16 to 18 feet
 - Mr. Mele commented that 16-foot trees are hard to get, and he had planned to put in 14-foot minimum trees
- The landscape contractor adhered to all notes including calling for pre-planting inspection requirement planning

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- Chad Edwards, 3563 Northwest 53 Street, Fort Lauderdale, said there is no generator at the lift station and there will be fencing, shown on conceptual plans. The lift station will be fenced with slat-fencing and screened on three sides with landscaping.

The applicant agreed to the four staff recommendations.

Further, they agreed that any of the lots abutting the internal intersections will not have a driveway within 50 feet of that intersection.

Vice Chair Breslau spoke about the connections of the equestrian trails. Mr. Abramson commented there was supposed to be a trail along the canal that runs north and south on the east side of the property - and the north equestrian trail was supposed to provide the connection on either side of the property from the canal to Hiatus Road. There is no designated trail along the canal at this point, although there was prior discussion on the matter. Mr. Abramson noted there is also a recorded 10-foot equestrian easement on the plat, running along the full length of the north side of the property.

Mr. Mele stated there is a separate parcel (10-foot line) noted on the plat for an equestrian trail on the north side of the property, but not on Hiatus. He said they will put equestrian trails in both locations or either location, as requested. If no trails are desired by the Town, they would install landscaping. If the equestrian trail is not needed on the north side, the applicant stated they did not want to go through the vacation process with Broward County, and would like to add landscaping instead.

The entrance area was discussed, and the illustrated entry plan was shown.

Regarding hardscape improvement, Mr. Mele noted that the existence of the equestrian trails impedes their ability to make such improvements. If possible (if the trails are not installed), the applicant agreed to the suggested improvements, such as stone retention walls by the entrance.

A concern was raised about construction debris in the roadway, and the applicant agreed to clean Hiatus daily and make repairs to any damage done to the road.

A right turn lane on Hiatus Road was discussed, and the applicant noted that the County determined it was not needed.

Mr. Mele addressed concerns regarding the size of the lots, commenting that density requirements prompted the size increase. They have also increased the buffers on the west and south side in an effort to screen themselves from the neighbors.

There was a concern about the discharging of 20 feet of water into the southern portion of the property; it was noted that the 12-foot high berm proposed by the neighbors was creating the slope. Alex Khoury clarified that Northstar did not ask for a 12-foot berm, but had asked for an “adequate buffer” between Northstar and the Sierra Ranch property. Mr. Mele said that they would install a pipe within a swale to the canal to address the problem.

Mr. Khavanin pointed out a number of items:

- A typo on the egress distance was pointed out on Sheet C-21, Section EE.
- Another issue was pointed out on Section AA, regarding the minimum elevation.
- Also, in Section HH, the lake maintenance easement [Unable to hear person speaking]. The applicant said they would make it match the Central Broward Water Control District requirements for a preserve area.
- In Section II, the minimum shows 8 feet, but it should be 10 feet; slope should be 20:1, not 8:1; Section GG also needs adjusting.

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- In Section CC, too much water is discharging onto Hiatus Road without a catch basin or drainage for control; the applicant will put a positive drainage system in and install catch basins.
- Possibly move the horse trail crossing at the entrance or put in proper signage

It was stated that the non-vehicular line of access will be on the same Town Council agenda as the other applications related to the site, and changes might be brought up at that time. Mr. Mele explained they have done two traffic analyses that determined that turn lanes were not required.

Mr. Abramson announced that the model approvals will ultimately be an administrative decision made with Site Plan Committee recommendations.

Mr. Khavanin confirmed that the sidewalks would be standard, except for a small portion noted earlier.

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

1. Staff recommendations # 1, 2, 3, and 4;
2. Applicant to submit irrigation plan for the community prior to permitting;
3. Applicant shall change trees in cul-de-sacs that show only one large Oak tree with all shrubs under and around it, of 18 to 20 foot or larger;
4. Applicant shall switch to Satinleaf trees specified to be street trees to a different canopy tree which creates shade, such as Oak trees;
5. Developer agrees it will work to secure the 67 Paradise trees which are specified to be installed at a minimum of 14 feet;
6. Landscape contractor shall adhere to all notes including calling for a pre-planting inspection prior to planting;
7. Applicant shall fence and screen the lift station with landscaping on three sides and slats on the front doors of the fencing;
8. The following lots shall not be permitted to add a driveway within 50 feet of the edge of the closest intersection, those being lots 71, 82, 29, 35, 51, 70, 8, 9, 56, 76, 38, and 39;
9. Applicant agrees to make the following improvements on Hiatus Road property line:
 - a. install brick pavers in lieu of asphalt on the portions of the entrance that they showed at the Site Plan meeting;
 - b. add three raised retention wall hardscape features with matching stone and caps as shown on the entry walls; two of those shall be south of the entrance, one of those will be north of the entrance;
10. Applicant, subject to approval by the Town Council and confirmation by staff, shall remove the equestrian trails on Hiatus Road and the north property line; when doing so, they shall revise their landscape plan to increase the density of the landscape and not the width of the landscape on both roads in lieu of the equestrian trail. If the Council and staff want the equestrian trails to remain, then the plans for the landscaping will remain as shown;
11. Page C21, Section D-D, the applicant will add piping to prevent sheet flow to the adjacent properties;
12. Page C21, Section E-E, applicant will adjust dimensions and labels to correctly reflect the actual 50-foot dimension;
13. Page C21, Section A-A, applicant will add a minimum dimension on the label;
14. Page C21, Section I-I, H-H, and G-G, applicant will adjust the slope downward pursuant to Central Broward Drainage requirements;

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15. The applicant will add catch basins and make sure that they drain positively along the west property line of Hiatus Road on the applicant's property;
16. Applicant shall ensure that during construction the applicant's contractor will clean any debris, dirt or material from Hiatus Road on a daily basis;
17. Applicant shall be responsible for any damage caused to Hiatus Road during construction; and any repairs caused by such damage that are caused by applicant's construction on the frontage of their property shall be repaired.

In a voice vote, the motion passed unanimously.

4. **OLD BUSINESS**
5. **NEW BUSINESS**
6. **COMMENTS AND/OR SUGGESTIONS**
7. **ADJOURNMENT**

Upon motion duly made and seconded, Chair Crowley adjourned the meeting at 5:14 p.m.

Date Approved: _____

Chair/Board Member