

TOWN OF DAVIE
SITE PLAN COMMITTEE
MARCH 22, 2016

1. ROLL CALL

The meeting was called to order at 4:00 p.m. Committee members present were Chair Michael Crowley, Jimmy Aucamp, Jeff Dixon, and Stavros Moforis (telephonically). Also present were Planning and Zoning Manager David Quigley; Deputy Planning and Zoning Manager David Abramson; Board Attorney Allan Weinthal; and Mona Laventure, Recording Clerk, Prototype, Inc. Vice Chair Robert Breslau was absent.

2. MOTION TO EXCUSE COMMITTEE MEMBERS

Motion made by Mr. Dixon, seconded by Mr. Aucamp, to excuse Vice Chair Breslau. In a voice vote, the motion passed unanimously (4-0).

3. APPROVAL OF MINUTES

3.1 March 8, 2016, Meeting Minutes

Motion made by Mr. Aucamp, seconded by Mr. Dixon, to approve the minutes of the March 8, 2016, meeting. In a voice vote, with Vice Chair Breslau absent, the motion passed unanimously (4-0).

4. SITE PLANS (Quasi-Judicial)

4.1 Site Plan (SP) 15-311 Davie Junction

4760 Southwest 64th Avenue

Applicant, Jeffrey Evans, architect, 13860 Alexandria Court, Davie, stated no objection to waiving the quasi-judicial process.

Chair Crowley opened and closed the public hearing as there was no one wishing to speak on Item 4.1.

Deputy Planning and Zoning Manager David Abramson provided the staff report, advising the matter will be considered by the Town Council on April 20, 2016. Mr. Abramson said that staff found the application suitable for review, with nine recommendations as outlined in the staff report.

Attorney Weinthal confirmed that Mr. Moforis was able to hear the proceedings.

Mr. Evans addressed the Committee, covering the benefits of the site, aerial view of the zoning, acreage, layout of the buildings on the site, maintaining Davie Road as a scenic corridor, green space behind each unit, proposed sign, and increased number of end units. He explained that the reason for the third variance is for the encroachment of the garage door and the water heater. Mr. Abramson clarified that it is for the dimensional requirement (rectangular size) of the garage. The bollards are a recommendation to protect the hot water heater from the cars.

Discussion ensued about the location and type of trees on the site, feasibility of moving the retention area, drainage easement (no trees allowed), and moving the light pole (Recommendation #5).

Bill Tesauro, Town of Davie Landscaping Consultant, commented that Pigeon Plum trees grow in a more columnar fashion and the Code says the lights can go 7.5 feet from a palm/smaller tree or 15 feet from a larger tree. Four palms could be put in there. All members of the Committee agreed the Pigeon Plum would work better there.

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Discussion continued on the staff recommendations, including the guest parking spots, turnaround area, connection to the sewer force main, likelihood of the backs of pickup trucks overhanging onto South Station Road and East Station side.

Mr. Evans wondered if the variance to reduce the driveway entrance width to 23 feet could apply to the inside as well. Mr. Abramson advised that the variance was based on the site plan that was proposed, which is 23 feet on the main drive. He also said it would require a modification to the attachment of the site plan, since it is not specific along South Station Square. The side setback would also have to be modified.

Discussion returned to the trees, specifically tree #27, which Mr. Aucamp believed was over 50 years old, and therefore, past its prime. Mr. Evans said the tree is not in the high area and not in the low area, so it will be affected by the overall development. The current plan has mitigated for the loss of the tree. Lengthy discussion ensued about tree #27, with Mr. Tesauro hoping to save the tree and not relocate it. Mr. Aucamp stated that if tree #27 were to remain, they would have to redesign the site plan. He opined that it is too old to relocate. Mr. Evans stated it had a 50-foot circumference for the root ball. Mr. Evans said it was true that Tom from Tree Movers said the tree should not be relocated. In addition, Tom said they rot from the inside and break apart unexpectedly. It was noted that Mike McCoy assessed the tree to be in good health, but fair condition.

Mr. Aucamp said that the tree will not last long whether it is relocated or not due to all the construction that will be done at the site. Mr. Tesauro confirmed that there could be damage, depending on how well the contractor takes care of the tree. He also mentioned that the Live Oak (tree #9) is an older tree and may suffer root damage during construction. Mr. Evans said the roots of the Live Oak and the Laurel Oak are intertwined, and damage to one root system will damage the other. Root pruning will help prepare the Live Oak for the construction and for the removal of the Laurel Oak. Discussion continued about what to do with the Laurel Oak.

Motion made by Mr. Aucamp, seconded by Mr. Dixon, to approve SP 15-311 subject to staff recommendations (see below), with the following added by Mr. Moforis: removing Unit 13 and Unit 2 to make the north and south buildings smaller or more narrow by 15 feet, thus bringing the whole building back an additional 13 feet in the front and adding 3 feet to the depth of spaces (the guest parking spaces).

It was noted that the Committee wanted to see mitigation detail. Mr. Vanderbiest, Dixie Landscape, stated they are removing 123.5 inches - including tree #27 - and replacing 117 inches above Code. Mr. Aucamp said he would rather see bigger Oak trees in the island, rather than 8-inch trees. Chair Crowley advised they have until they go before the Town Council to figure out their mitigation plan.

Mr. Abramson stated that Recommendation #7 is modified to stipulate a different protection device other than bollards.

Mr. Dixon wanted the developer to have the option of finding extra feet without removing the buildings. Mr. Stavros expressed concern with a car coming out at South Station Square and a car coming in at the same time. Space would be needed in the front. Mr. Stavros wondered if they planned to make the units smaller or move them towards the property line. Mr. Evans said they might look at a setback of 16 feet instead of 17 feet. He said they are already above what the Code requires. Mr. Abramson said the side setback requirement is 20 feet.

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In a voice vote, the amended motion passed unanimously (4-0) with Vice Chair Breslau absent.

Staff recommendations (as amended by the Committee):

1. Maintain existing Laurel Oak (tree no. 27).
2. Maintain or relocate Live Oak (tree no. 9) to a location that does not conflict with Laurel Oak (tree no. 27).
3. Remove the proposed retention area from trees no. 27 and 28.
4. Provide a mitigation plan that reflects the final landscape design prior to ~~final site plan approval~~ Town Council consideration.
5. Relocate proposed light located within the landscape island south of the entrance to allow at least the minimum 15 ft separation from tree.
6. Install a Pigeon Plum tree in the landscape island ~~in lieu of the proposed lone~~ instead of a palm and provide a minimum 7.5ft. setback from the light pole.
7. Revise floor plan to include bollards or similar protective device in front of hot water heater within in garage.
8. Revise site plan to remove 2 ft overhang in front of compact car parking spaces to allow for a 15 ft dimension.
9. Revise note on site plan to indicate “dry retention” in place of “water retention areas”.

5. **OLD BUSINESS**– None.

6. **NEW BUSINESS** – None.

7. **COMMENTS AND/OR SUGGESTIONS** – None.

8. **ADJOURNMENT**

Upon motion duly made and seconded, the meeting was adjourned at 5:27 p.m.

Date Approved: _____

4/12/16



Chair/Board Member