

TOWN OF DAVIE  
SITE PLAN COMMITTEE  
APRIL 26, 2016

**1. ROLL CALL**

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

**2. MOTION TO EXCUSE COMMITTEE MEMBERS**

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

**3. APPROVAL OF MINUTES**

**3.1 April 12, 2016, Meeting Minutes**

**Motion** made by Vice Chair Breslau, seconded by Mr. Aucamp, to approve the minutes of the April 12, 2016, meeting. In a voice vote, with Mr. Moforis absent, the motion passed unanimously (4-0).

**4. SITE PLANS (Quasi-Judicial)**

**4.1 Site Plan (SP) 15-284 Lowes of Davie**

*11510-11620 State Road 84*

Todd Hendrix, CPH Inc, 1992 SW 1<sup>st</sup> Street, Miami, advised he is the engineer and architect for the project. He 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.

Chair Crowley recognized the presence of the Lowe's representative, Mike Reynolds, and Councilmember Hattan.

Ms. Bazinet provided the staff report, noting the application is complete and suitable for review. There were no staff conditions.

Ms. Bazinet advised that the C-5 plan is the overall plan of the data boxes, including the parking data boxes. All other tenants in the shopping center will share parking, and Code requirements have been met. Discussion continued on the parking, with mention of overflow parking, access to Lowe's from across the divided main drive, parking for staff, open space for walking, and concern about tight parking for Lowe's.

Max Spann, 500 West Bolton, Sanford, Florida, stated that some existing trees in the front landscaping island will be removed for the drainage system. It was noted that the size of the island will not be reduced. Discussion ensued on the type of trees that would be planted there, their height, location, mitigation of hardwood trees, and existing palm trees.

Traffic issues were addressed, including the busy intersection at Hiatus Road. Vice Chair Breslau recommended three visible pedestrian crosswalks in the shopping center - one in front of Winn Dixie, and two spread out within the balance of the property. Another suggestion was to have directional signs for vehicles pointing to Lowe's via the back driveway. Augustin Amano, Konover South, stated they have some directional signs in the center, and they would like to get them upgraded.

Liker Uzun, CPH, and Mike Reynolds, Lowe's, addressed the fencing material and paneling around the garden area and interior lighting in the garden area.

Also discussed were stone columns, masonry walls, ceiling structure, continuation of architectural elements along the front of the building, barrel tile roof, peak design, lack of landscaping from the mansard down to the lumber yard, and areas for gravel display.

An item of concern was the outside storage of materials, such as has been observed at Home Depot on University Drive. Ms. Bazinet advised the Town will work with Lowe's to minimize outside

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storage under the canopy. There is a special permit for outdoor sales, display, and storage that will be discussed at the Planning and Zoning Board meeting on the next day.

The entrance on the west end was discussed.

The location of merchandise stocking for the garden center, pallet storage restrictions, finished grade for the parking lot, installation of drainage, and milling of the parking lot were also discussed.

**Motion** made by Vice Chair Breslau, seconded by Mr. Dixon, to approve Site Plan (SP) 15-284 Lowes of Davie, subject to the following recommendations:

1. The applicant will add architectural features in front of the garden center, and coordinate those with staff. Those architectural features will be consistent with the design of the balance of the building and the rest of the shopping center.
2. The applicant will add similar architectural feature accents on the front wall between the lumber yard pickup area and the east edge of the mansard roof on the front of the building.
3. The applicant agrees that it will install three identified customer crosswalks in the balance of the shopping center similar to the crosswalks that were installed at Whole Foods on University Drive. By way of example, those include green neon signs, center pipes that are referred to as "candlesticks," and new crosswalk striping in something other than white or yellow that is highly identifiable. At least one of those will be in front of Winn Dixie, and the balance will be spread among the shopping center prior to the Lowe's.
4. The applicant will make every effort to add directional signage inside the shopping center directing customers to Lowe's, not using the main front driveway, but the secondary driveway that is to the north.
5. Remove graffiti on existing directional traffic signs in the shopping center.

In a voice vote, with Mr. Aucamp and Mr. Moforis absent, the motion passed unanimously (3-0).

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 4:53 p.m.

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Date Approved

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Chair/Board Member