

SITE PLAN COMMITTEE
MARCH 27, 2012

1. ROLL CALL

The meeting was called to order at 4:00 p.m. Committee members present were Chair Michael Crowley, Vice-Chair Gus Khavanin, Bob Breslau (departed at 4:45 p.m.), and Casey Lee (arrived 4:01 p.m.). Also present were Planning and Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, and Secretary Janet Gale recording the meeting. Harry Venis was absent.

2. APPROVAL OF MINUTES: January 24, 2012

Mr. Breslau made a motion, seconded by Vice-Chair Khavanin, to approve the minutes of January 24, 2012. In a voice vote with Ms. Lee and Mr. Venis being absent, all voted in favor. **(Motion carried 3-0)**

3. SITE PLANS

Modifications

3.1 SPM 11-146, Wells Fargo Downtown Davie, 4150 SW 64th Avenue (RAC-TC)

Damon Ricks, Lourdes Echemendia, and Brett Azzarelli, representing the petitioner, were present. Mr. Abramson summarized the planning report. The project had received Community Redevelopment Agency's, (CRA) recommendation for approval. Mr. Abramson listed staff's recommendations one through four.

Mr. Ricks and Ms. Echemendia used site plans, renderings, aerials, a color board, and material samples to provide a better concept of the project. The reconfiguration of the parking lot would match the existing CRA parking lot to the north. The new façade and design were within the Western Theme.

A lengthy discussion ensued regarding issues of concern such as the dumpster location, vehicle sight triangles, sidewalk connectivity, and catch-basin locations due to the new landscaping plans. Ms. Lee complimented the applicant on their landscape plan.

Mr. Breslau made a motion, seconded by Vice-Chair Khavanin, to approve subject to the following: 1) staff's recommendations two, three and four; 2) the colors were subject to the color board submitted to the Site Plan Committee; 3) to relocate or eliminate the parallel spaces on the east side of the building to ensure sight line and visibility to be acceptable; 4) that the dumpsters location would be adjusted or redesigned so that the doors of the dumpster would not be opening into a public alleyway; 5) to add connectivity of sidewalk striping between the east lot and the west main parcel with pedestrian crossing signs in both directions; and 6) to look into the proposed installation of catch basins in order to consider the relocation of those proposed catch basins located on the south side of the building; and 7) on the furthest most westerly parking space next to the handicapped spaces, a radius would be added to improve the turning access of the first parking space coming off of Davie Road. In a roll call vote, the vote was as follows: Chair Crowley – yes; Vice-Chair Khavanin – yes; Mr. Breslau – yes; Ms. Lee – yes; Mr. Venis - absent. **(Motion carried 4-0)**

3.2 SPM 12-34, Sundance at Davie Condominium Association, Inc., 2736 South University Drive (RM-16)

This item was taken in order without the petitioner being present. Mr. Abrams summarized the planning report and distributed photographs. The request was for approval of colors and for asphalt shingles to replace barrel tile roofs.

Kevin Pogon, a resident of Sundance, indicated that he and neighbors were opposed to the change in the roofing material. He listed the advantages of the barrel tile and believed that the shingles would lessen the value of their property.

It was established that this item was before the Committee because the modification was considered to be a downgrade in product.

**SITE PLAN COMMITTEE
MARCH 27, 2012**

Vice-Chair Khavanin made a motion, seconded by Mr. Breslau, to table this item to April 24th, 2012. In a voice vote, with Mr. Venis being absent, the vote passed unanimously. **(Motion carried 4-0)**

Later in the evening, Ms. Lee asked that the item 3.2 be reconsidered as the petitioner was present, seconded by Vice-Chair Khavanin. In a voice vote, with Messrs Breslau and Venis being absent, all voted in favor. **(Motion carried 3-0)**

Scott Eskew, representing the petitioner, was present. He indicated that based on the “push back” from the various homeowners of the HOA, the HOA in unison decided to go with the cement tile roofs in earth tones. Staff agreed that the proposed color was similar to what was there previously.

Vice-Chair Khavanin made a motion, seconded by Ms. Lee, to approve the modification with the new tiles and earth-tone colors as presented to the Site Plan Committee. In a roll call vote, the vote was as follows: Chair Crowley – yes; Vice-Chair Khavanin – yes; Mr. Breslau – absent; Ms. Lee – yes; Mr. Venis - absent. **(Motion carried 3-0)**

3.3 SPM 12-53, Manheim Auto Auction, 5353 South State Road 7 (B-3)

Joe Kowalski, representing the petitioner, was present. Mr. Abramson summarized the planning report and indicated that the request was to replace two existing canopies.

Ms. Lee stated that she would like to see the petitioner install some landscaping around the property and up against the building. Mr. Kowalski indicated that he would “bring the subject up with Manheim.”

Ms. Lee made a motion, seconded by Vice-Chair Khavanin, to approve subject to the applicant beautifying the 441 Corridor to meet Code with the Landscaping Division of the Town of Davie. In a roll call vote, the vote was as follows: Chair Crowley – yes; Vice-Chair Khavanin – yes; Mr. Breslau – absent; Ms. Lee – yes; Mr. Venis - absent. **(Motion carried 3-0)**

3.4 SPM 12-60, Davie Investments, LLC/Davie Plaza, 7110 Stirling Road (B-2)

Lourdes Echemendia and Michael Oz, representing the petitioner, were present. Mr. Abramson summarized the planning report and provided historical information.

Chair Crowley asked if the applicant had done any landscape improvements as they had promised they would the last time a modification on the site had been made.

Ms. Richter had not seen any landscaping improvements. Mr. Abramson clarified that there had been two applications in the past; one for the façade and one for site improvements for a parking area. The application ended up being just for the façade and so the site improvements were never made.

Mr. Quigley believed that the site renovation was a Code Compliance issue and was not made any stronger because of the request.

Mr. Oz explained about foreclosures and loss of income at the plaza. He indicated that they were doing the most affordable improvement in order to obtain rentals.

Ms. Lee made a motion for denial and explained her rationale. The motion died due to the lack of a second.

Vice-Chair Khavanin made a motion, seconded by Chair Crowley, to approve subject to the petitioner improving the landscaping to meet the Town’s Code and subject to staff’s recommendations for colors. In a roll call vote, the vote was as follows: Chair Crowley – yes; Vice-Chair Khavanin – yes; Mr. Breslau – absent; Ms. Lee – yes; Mr. Venis - absent. **(Motion carried 3-0)**

**SITE PLAN COMMITTEE
MARCH 27, 2012**

- 4. OLD BUSINESS**
There was no old business discussed.
- 5. NEW BUSINESS**
There was no new business discussed.
- 6. COMMENTS AND/OR SUGGESTIONS**
There were no comments and/or suggestions made.
- 7. ADJOURNMENT**
There being no further business and no objections, the meeting was adjourned at 5:05 p.m.

Date Approved: _____

Chair/Committee Member