

**SITE PLAN COMMITTEE  
MAY 7, 2013**

**1. ROLL CALL**

The meeting was called to order at 4:05 p.m. Committee members present were Chair Michael Crowley, Vice-Chair Gus Khavanin, Bob Breslau, and Harry Venis. Also present were Councilmember Caryl Hattan (arrived 4:28 p.m.), Planning and Zoning Manager David Quigley, Planner Lise Bazinet, and Secretary Janet Gale recording the meeting. Casey Lee was absent.

**2. APPROVAL OF MINUTES:** April 9, 2013

Mr. Breslau made a motion, seconded by Mr. Venis, to approve the minutes of April 9, 2013. In a voice vote, with Ms. Lee being absent, all voted in favor. **(Motion carried 4-0)**

**3. SITE PLAN**

*Quasi-Judicial,*

3.1 SP 12-299, Davie Collegiate Housing, generally located on the East side of Davie Road between Nova Drive and Southwest 39th Street (RAC-RTE)

Joe Handley, Nathalie Bailey, Doug Snyder, Alejandro Silva, David Huck, Chad Edwards, and Joaquin Vargas, representing the petitioner, were present. Chair Crowley verified that the petitioner waived the quasi-judicial procedure. There was no one from the public who wished to be declared an intervener.

Mr. Abramson summarized the planning report which contained six staff's recommendations. He explained that recommendation number three, (Provide east/west crosswalks at Davie Road and at the northern access point of the development.) was no longer applicable for staff.

Mr. Breslau wondered if the parking variation would be a variance to go before Town Council for review. Mr. Abramson explained that it was not required of this project as "RAC, (Regional Activity Center zoning) site plans were allowed to be more flexible."

Mr. Breslau believed this project was an appropriate use, a definite need, and loved the concept; however, having children in college, it was his experience that the parking for the site would be inadequate. He did the math and figured that 582 residents would require more than 384 parking spaces of which none were designated guest parking. Mr. Breslau asked that staff enlighten him how it was allowed to be approximately 200 spaces short. Later in the meeting, Mr. Abramson explained that since the Code did not address the issue, the applicant had given him examples of other campuses where similar ratios were applied and worked.

Mr. Handley indicated that there was one issue he had with staff's recommendations which he would address at the appropriate time. Mr. Huck explained that the parking was restricted with parking permits and visitors were not allowed unless a resident came to the gate with their permit to let them in. Mr. Huck advised that parking was restricted to residents and arrangements for special permission for guest parking would have to be made. Mr. Breslau did not accept the concept. Mr. Huck advised that his experience showed that every resident did not have a vehicle and that the ratio would work. Board members concurred that parking was an issue although they stated that it was a great project, a great use, and that the architects did a phenomenal job.

Mr. Vargas spoke as the petitioner's traffic and parking consultant. It was his professional opinion that the project was over parked and he explained the methods and standards used to arrive at his conclusion.

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Mr. Breslau challenged Mr. Vargas' conclusions and asked him what qualifications were needed to determine which students were issued parking permits. Mr. Huck explained the process for students to apply for a parking permit.

Mr. Venis explained why he believed a higher ratio of parking spaces were needed for student facilities such as this one. Mr. Vargas countered that his data indicated that 75% of students did not have automobiles, and if he was off by 25%, they were still "over parked." It was the consensus of the Board that the parking was a serious issue; however, they moved on to discuss other aspects of the plans.

Vice-Chair Khavanin recommended that the south entrance egress be widened to 22 feet. Mr. Handley agreed it would be widened.

Chair Crowley asked staff to oversee that the landscape buffer along Davie Road be consistent with previous projects. Mr. Abramson indicated that although the wall was a little different, the landscaping material was consistent. Chair Crowley also asked that the easements be shown on the landscape plans to be sure that there were no encroachments.

Mr. Breslau reiterated his compliments on the design of the project. He had a minor recommendation which was to add landscaping around the dumpster at the south end as it was "a little thin." Mr. Handley agreed to the request.

Mr. Handley addressed staff's recommendation number six (Increase the width of the sidewalk perpendicular to parking spaces to seven-feet in order to provide a clear five-foot sidewalk with a two-foot vehicular overhang. Mr. Abramson had no objection to removing the recommendation after hearing Mr. Handley's explanation and because it would meet ADA requirements. It was established that Mr. Handley agreed to staff's recommendations one, two, four, and five.

Mr. Breslau made a motion, seconded by Vice-Chair Khavanin, to deny the application due to the lack of parking that the Committee believed was missing from this project to adequately park 582 residents; however, should Town Council wish to overrule the motion to deny and approve the project with the existing parking, the recommendation is that the following modifications be made to the site plan: 1) that at the south entrance be modified from 20-feet to 22-feet wide; 2) that the applicant verify on their plans that all easements are shown on their landscape plans; 3) that the applicant would increase landscape hedge buffers on the dumpster on the south end of the property with a minimum of five-foot materials when planted; and 4) that staff's recommendations 1, 2, 4 and 5 were agreed to, and not recommendations 3 and 6.

- (1- Prior to obtaining final zoning inspection approval, execute and record in the public records of Broward County a voluntary covenant restricting the proposed use.
- (2- Redesign the pedestrian plaza located at the southwest corner of the development with the recently constructed traffic light pole and control box.
- (3- ~~Provide east/west crosswalks at Davie Road and at the northern access point of the development.~~
- (4- Provide a curb along the northern side of the lawn area next to Building 4.
- (5- Provide an internal sidewalk connection from the south side of Building 3, through the landscape medians to the sidewalk in front of the clubhouse.
- (6- ~~Increase the width of the sidewalk perpendicular to parking spaces to seven feet in order to provide a clear five-foot sidewalk with a two-foot vehicular overhang.~~

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

#### **4. OLD BUSINESS**

Mr. Breslau asked that the perimeter wall by Scarborough be checked by Code as it was crumbling and he believed it to be a safety issue. Mr. Quigley agreed to look into the problem.

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Mr. Venis recalled that the Site Plan Committee would be responsible to review amenities/projects which the Town was implementing. His concern was that a “horrendous looking bridge which was out of scale” was built on 130th Avenue and SW 14th Street. He had called Mayor Paul about it and her response was that she had received many calls. Board members noted for the record that they would like to review plans for all capital projects (vertical and above ground) prior to being installed.

**5. NEW BUSINESS**

5.1 Design Preferences Manual

It was the consensus of the Board to address this item at a future meeting.

**6. COMMENTS AND/OR SUGGESTIONS**

There were no comments and/or suggestions made.

**7. ADJOURNMENT**

There being no objections and no further business, the meeting was adjourned at 5:07 p.m.

Date Approved: \_\_\_\_\_

\_\_\_\_\_  
Chair/Committee Member