

TOWN OF DAVIE  
SITE PLAN COMMITTEE  
APRIL 22, 2014

**1. ROLL CALL**

The meeting was called to order at 4:01 p.m. Committee members present were Chair Michael Crowley, Vice Chair Robert Breslau, and Gus Khavanin. Also present were Deputy Planning and Zoning Manager David Abramson, Police Legal Advisor Daniel Stallone, Town Landscape Inspector Joseph Jimenez, and Lisa Edmondson/Prototype Inc. recording the meeting. Casey Lee and Harry Venis were absent.

**2. MOTION TO EXCUSE COMMITTEE MEMBERS**

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

**3. APPROVAL OF MINUTES**

3.1 April 8, 2014, Meeting Minutes

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

**4. PUBLIC HEARING**

*Quasi-Judicial*

4.1 Site Plan (SP) 13-269 Carmax  
*7420 West State Road 84*

Chair Crowley verified that the petitioner waived the quasi-judicial procedure and then opened and closed public comment, as there was no one from the public who wished to speak on this item.

Mr. Abramson introduced the staff report into the record.

Mr. David Szafarz, Szafarz Architects, speaking on behalf of the petitioner, advised there is currently a building on the premises being utilized for the proposed purpose; however, it is insufficient for Carmax's auto painting needs.

Vice Chair Breslau expressed concern regarding the building being "faced the wrong way" with the majority of the equipment being placed outside and in close proximity to the nearby residential area.

Mr. Lyons, Carmax Operations Manager, advised that the new facility will be state of the art and self-contained, and there should be no concerns regarding odor and noise.

During discussion regarding the possibility of moving the building, Chair Crowley pointed out locations of the underlying storm drains and retention area being possible conflicts to relocating the building.

Smell and noise, as well as lack of landscaping, were issues of concern pointed out by Mr. Khavanin.

It was suggested by Vice Chair Breslau that there were better places on the site to locate the building; lengthy discussion then ensued regarding options. Mr. Khavanin requested additional screening of the building from the residences.

**Motion** made by Vice Chair Breslau, seconded by Mr. Khavanin, to approve, subject to the following:

1. All equipment on the south wall of the new building shall be relocated to the east wall. That equipment shall be no closer than ten (10) feet from the south wall.

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2. The applicant will construct a minimum six (6) foot high, masonry sound/privacy wall on the east side of the property to screen the equipment, of which that wall shall be no further south than the edge of the building.
3. At all times, the doors on the south side of the building shall be closed except for the ingress and egress of vehicles in and out of the building, but at all other times the doors will be closed.
4. The building site plan can be adjusted to allow moving of the building to the west or north to accommodate the equipment changes.
5. The applicant will modify the landscape plan so that all new buffers being proposed shall be consistent with the existing landscape plan of the current building and landscaping, including trees, shrubbery, sod, and irrigation, and shall be reviewed by Town staff for satisfactory design.
6. Any and all ongoing landscape code issues between Carmax and the Town of Davie will be resolved prior to the issuance of the Certificate of Occupancy for the new building.

In a voice vote, the motion passed unanimously.

**5. OLD BUSINESS**-none.

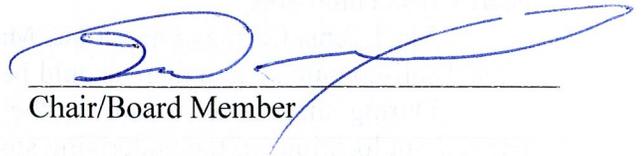
**6. NEW BUSINESS**-none.

**7. COMMENTS AND/OR SUGGESTIONS**-none.

**8. ADJOURNMENT**

Upon motion duly made and seconded, Chair Crowley adjourned the meeting at 4:48 p.m.

Date Approved: 5/13/14

  
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Chair/Board Member