

TOWN OF DAVIE
SITE PLAN COMMITTEE
AUGUST 12, 2014

1. ROLL CALL

The meeting was called to order at 4:04 p.m. Committee members present were Acting Chair Robert Breslau, Gus Khavanin, and James Aucamp. Committee members Chair Michael Crowley and Harry Venis were absent. Also present were Planning and Zoning Manager David Quigley; Deputy Planning & Zoning Manager David Abramson; Planner Lise Bazinet; Board Attorney Daniel Stallone; and Lisa Edmondson/Prototype Inc. recording the meeting.

2. MOTION TO EXCUSE COMMITTEE MEMBERS

Motion made by Mr. Khavanin, seconded by Mr. Aucamp, to excuse Committee members Michael Crowley and Harry Venis. In a voice vote, the motion was unanimously approved.

3. 3.1 July 22, 2014 Meeting Minutes

Motion made by Mr. Khavanin, seconded by Mr. Aucamp, to approve the July 22, 2014 meeting minutes. In a voice vote, the motion was unanimously approved.

Item 4.2 was moved up on the agenda at the request of applicant's counsel.

4. SITE PLAN (Quasi-Judicial)

4.2 Site Plan (SP) 14-84 Davie Business Center II
3300 Davie Road

Acting Chair Breslau verified that the applicant waived the quasi-judicial procedure and there was no one from the public who wished to speak on the item.

Mr. Abramson then introduced the staff report into the record.

Dennis Mele, Esquire, appeared on behalf of the applicant. He indicated that phase 1 of the project has already been completed and phases 2 and 3 will mirror the prior design including all of the conditions previously requested by the board.

There was then brief discussion regarding landscaping, the construction of Oakes Road, and buffers between the nearby residential area.

Motion made by Mr. Khavanin, seconded by Mr. Aucamp, to approve the site plan. In a roll call vote, the motion passed unanimously (3-0).

4.1 Site Plan (SP) 14-53 PDQ
Generally located on the east side of Davie Road, one-quarter mile south of Interstate 595

Acting Chair Breslau verified that the applicant waived the quasi-judicial procedure and there was no one from the public who wished to speak on the item.

Ms. Bazinet then introduced the staff report into the record.

Scott Backman, Esquire, appeared on behalf of the applicant, and showed the site plan drawings and renderings for the proposed project. Discussion continued regarding handicap accessibility, landscaping issues, stacking problems, and drive-thru pedestrian safety. Mr. Aucamp expressed concern regarding the lack of landscape continuity along Davie Road extension.

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Motion made by Mr. Khavanin, seconded by Mr. Aucamp, to approve the site plan, subject to the following conditions:

1. Construct a handicap ramp at the crossing point for ADA.
2. Install two signs at north and south of crosswalk for pedestrian crossing (per attached drawing).
3. Install pavers instead of asphalt at the proposed crosswalk.
4. Maintain the same elevation for all crosswalks.
5. The proposed area in the south driveway will be used as a parking stall.
6. Replace crepe myrtle with different trees, redo front landscaping along Davie Road to be consistent with the property to the north; submit to staff for final approval.

In a roll call vote, the motion was unanimously approved (3-0).

4. OLD BUSINESS-none.

5. NEW BUSINESS-none.

6. COMMENTS AND/OR SUGGESTIONS

7. ADJOURNMENT

Upon motion duly made and seconded, Acting Chair Breslau adjourned the meeting at 4:57 p.m.

Date Approved: 8/26/14



Chair/Board Member