

TOWN OF DAVIE  
SITE PLAN COMMITTEE  
AUGUST 26, 2014

**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, Gus Khavanin, and Jimmy Aucamp. Committee member Harry Venis was absent. Also present were Planning and Zoning Manager David Quigley; Deputy Planning & Zoning Manager David Abramson; Planner Lise Bazinet; Planner David Stallworth, 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 member Harry Venis. In a voice vote, the motion was unanimously approved.

**3. 3.1 August 12, 2014 Meeting Minutes**

**Motion** made by Vice Chair Breslau, seconded by Mr. Khavanin, to approve the August 12, 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 staff.

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

**4.2 Site Plan (SP) 14-87 Twin Peaks  
2100 South University Drive**

Chair Crowley 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 indicating that this matter was complete and suitable for recommendation, and would be presented to Town Council on September 17, 2014.

Dwayne Dickerson, Esquire, appeared on behalf of the applicant.

There was then a brief discussion regarding shared parking, keg storage, enclosure and security concerns for the outdoor area, ADA crossing, curb stops, overhand dimensions, and sidewalk elevations. Color boards and exterior building materials were reviewed. Concerns were also expressed regarding the use of tropical foliage for a southwest themed restaurant, as well as moving of royal palms to a more suitable location.

**Motion** made by Vice Chair Breslau, seconded by Mr. Aucamp, to approve the site plan subject to the following conditions:

1. Page 8 (151) keg storage enclosure area also noted as a service yard, the applicant will adjust the plans to assure there is no exposed chain link on the plans. The plans will rule, not the rendering.
2. The detectable warning area for the ADA on the southeast driveway will be relocated to the ADA ramps adjacent to them on the plans.
3. The two royal palms shown on the west sidewalk entrance by the main entrances shall be replaced with a different material such as magnolias or live oaks. If it turns out those trees will be required to be relocated on site, the applicant will find a different home for them on the site plan.

In a voice vote, the motion passed unanimously (4-0).

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4.1 Site Plan (SP) 14-04 Chabad Menachem Center  
*10601 Stirling Road*

Chair Crowley 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 indicating that this matter was complete and suitable for recommendation and would be presented to Town Council on October 1, 2014.

Rabbi Pinny Andrusier appeared on behalf of the applicant. Discussion continued regarding the various variances which will need to be approved, parking requirements with regard to administration staffing and school and worship attendance, parking space dimensions, clear tree trunk access, tree relocation, and irrigation. It was also noted that no color boards or renderings had been provided and would be needed to present to Town Council for final consideration.

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

1. All staff recommendations, with staff recommendations to include all variances as required.
2. There would be a clarification with staff as to the relocation of the billboard.
3. The phoenix sylvestris tree shown on the plans shall be a minimum of 6 foot clear trunk.
4. The 10 existing trees that are shown to be relocated shall be permanently relocated and installed on the property and new trees will be planted in their place.
5. The applicant shall submit its irrigation plan to staff for approval prior to permitting.
6. The applicant shall submit all color codes and have color renderings available for Town Council.
7. All parking spaces shall be minimum code on the plan.

In a voice vote, the motion was unanimously approved (4-0).

Chair Crowley then left the meeting and Vice Chair Breslau took over as Acting Chair.

4.3 Site Plan (SP) 14-115 Flagler Construction  
*5210 Reese 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. Stallworth then introduced the staff report into the record indicating that this matter was complete and suitable for recommendation.

Mr. Joe Handley appeared on behalf of the applicant, and advised that applicant was in agreement with all 12 recommendations made by staff. Discussion continued regarding sidewalk location, curbing, tree relocation, vehicle storage yard, gravel driveway, fire department access, barbed wire on the fencing, and the required separation between the driveway and building.

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

1. Staff recommendation approval.
2. Move the sidewalk to the front of step bars, subject to review and approval by the Town engineer.

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3. Provide curb along the west side of the driveway.
  4. Provide 5 foot separation between south southern columns and the driveway.
- In a voice vote, the motion was unanimously approved (3-0).

**5. OLD BUSINESS**-none.

**6. NEW BUSINESS**-none.

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

**8. ADJOURNMENT**

Upon motion duly made and seconded, Acting Chair Breslau adjourned the meeting at 5:14 p.m.

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

10/7/14



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Chair/Board Member