

TOWN OF DAVIE
SITE PLAN COMMITTEE
DECEMBER 9, 2014

1. ROLL CALL

The meeting was called to order at 4:00 p.m. Committee members present were Chair Michael Crowley, Gus Khavanin, Robert Breslau, and Jimmy Aucamp. Committee member Harry Venis was absent. Also present were Planning and Zoning Manager David Quigley; Planner Lise Bazinet; Town Engineer Laura Borgesi; Board Attorney Daniel Stallone; and Lisa Edmondson, Recording Clerk, Prototype, Inc.

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 (4-0).

3. 3.1 November 18, 2014 Meeting Minutes

Motion made by Mr. Khavanin, seconded by Mr. Aucamp, to approve the November 18, 2014 meeting minutes. In a voice vote, the motion was unanimously approved (4-0).

4. SITE PLAN (Quasi-Judicial)

Item 4.2 was moved up on the agenda at the request of the Applicant.

**4.2 Site Plan (SP) 14-241 Cumberland Farms
1250 West State Road 84**

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 summarized the staff report for the record indicating that this matter was complete and suitable for recommendation.

Mr. Michael Troxell appeared on behalf of applicant.

There was then discussion regarding landscaping on the north side of the building, parking spaces, dumpster location, reducing the width of the driveway to increase landscaping, the location of pipe bollards and lack of car stops.

Ms. Borgesi explained that the Town is encouraging discontinuing use of car stops due to safety and liability issues.

Discussion continued regarding moving the bollards back two feet, ADA clearance, confirmation there would be no outside ice machine, north property line buffers, root pruning and/or relocation of the live oak trees currently on the property, elevation and grade, the drainage area trench, and the existing billboard.

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

1. The sidewalk on the north side of the building will be extended from six feet to eight feet in the area abutting the parking spaces, and the sidewalk on the west side of the building will be extended from eight feet to ten feet, or alternatively, will remain at eight feet and the bollards will be moved in from the edge of the curb two feet in toward the sidewalk.

2. The proposed right-of-way on State Road 84 shall be reduced from 24 feet to 20 feet for the portion the driveway due east of the proposed parking on the drive lane that would then end approximately where the driveway to the dumpsters is located to add a four foot landscape buffer along the State Road 84 frontage, to be coordinated with the City Engineer for this modification.

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3. Regarding the three oak trees on the east side of the property, root pruning will not be permitted and the Applicant shall provide an alternative such as relocation or mitigation based on the location of the retention area.

In a voice vote, the motion passed unanimously 4-0 (with Mr. Venis absent).

4.1 Site Plan (SP) 14-126 Kingdom Hall of Jehovah's Witnesses
2150 Flamingo 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.

Ms. Bazinet then summarized the staff report for the record indicating that this matter was complete and suitable for recommendation.

Mr. Scott McClure appeared on behalf of applicant.

There was then discussion regarding access to the boat ramp, loading zone designation requirements, and front parking access.

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

1. The applicant shall designate access to the boat ramp on the site plan.

2. The applicant will add a walkway through the landscape island which is perpendicular to the main entry, as well as striping the walkway across both 14 foot driveways to line up with the sidewalk and make an accessible curb cut on the island in front of the main entry so people may get from the western parking field to the front door with a continuous marked walkway.

In a voice vote, the motion passed unanimously 4-0 (with Mr. Venis absent).

5. OLD BUSINESS - none.

6. NEW BUSINESS

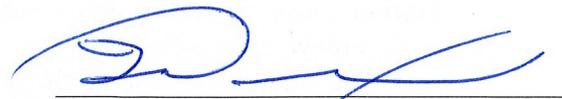
6.1 Meetings schedule - 2015 calendar was provided to the Committee members.

7. COMMENTS AND/OR SUGGESTIONS - none.

8. ADJOURNMENT

Upon motion duly made and seconded, Chair Crowley adjourned the meeting at 4:43 p.m.

Date Approved: 11/13/15


Chair/Board Member