

TOWN OF DAVIE
SITE PLAN COMMITTEE
JANUARY 13, 2015

1. ROLL CALL

The meeting was called to order at 4:02 p.m. Committee members present were Chair Michael Crowley, Gus Khavanin, Robert Breslau, Jimmy Aucamp, and Harry Venis. Also present were Planning and Zoning Manager David Quigley; Planner Lise Bazinet; Planner Davie Abramson; Town Engineer Laura Borgesi; Board Attorney Daniel Stallone; and Lisa Edmondson, Recording Clerk, Prototype, Inc.

2. MOTION TO EXCUSE COMMITTEE MEMBERS - N/A

3. 3.1 December 9, 2014 Meeting Minutes

Motion made by Mr. Khavanin, seconded by Mr. Venis, to approve the December 9, 2014 meeting minutes. In a voice vote, the motion was unanimously approved (5-0).

4. SITE PLAN (Quasi-Judicial)

4.1 Site Plan (SP) 14-184 College Town Townhomes

Generally located on the south side of Southwest 39th Street, west of Davie 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. Jeff Evans appeared on behalf of applicant.

There was then discussion regarding ingress and egress, the need for a written agreement specifying the parties' rights pertaining to the shopping center easement for parking spaces, building façade, buffers to adjacent businesses, garbage disposal containers and truck access, turning radius, tree overhang, location of the traffic triangle, car stops and curb radius, and retention area height and fence railing.

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

1. The applicant shall provide for a cross parking and access agreement with the adjacent property owners if required.

2. The applicant will examine the different landscaping materials on the east property line adjacent to the shopping center, and to utilize taller palms as an option.

3. There is a conflict on page C-4-1 and SP-1. The traffic triangles do not match. It is agreed that SP-1 is correct and the C-4-1 drawing will be corrected to reflect the traffic triangle properly.

4. At building 2 (the southern unit), the applicant will adjust the curbs on the radius to permit additional depth on the parking entrance.

5. Page C-3-02, section CC, will be revised to comply with Central Broward and South Florida Water Management Districts.

6. On SP-1, the applicant will extend the railing on the southeast corner of building 3 and on the northeast corner of the proposed retention area.

7. On page LA-1, the applicant will replace three Live Oaks with Bald Cypress trees on each property line in the retention area.

In a voice vote, the motion passed unanimously 5-0.

TOWN OF DAVIE
SITE PLAN COMMITTEE
JANUARY 13, 2015

4.2 Site Plan (SP) 14-301 Sterling Ranch Models
4621 Southwest 58th Avenue

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. Bill Holliday appeared on behalf of applicant.

There was then discussion clarifying that the only matter for consideration was approval of four additional elevation options. There will be no changes to the rear or sides of the buildings.

Motion made by Mr. Venis, seconded by Mr. Aucamp, to approve.

In a voice vote, the motion passed unanimously 5-0.

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 5:05 p.m.

Date Approved: 1-27-15



Chair/Board Member