

TOWN OF DAVIE
SITE PLAN COMMITTEE
JANUARY 27, 2015

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. Harry Venis was absent. Also present were Planning and Zoning Manager David Quigley; Planner David Abramson; 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. Breslau, seconded by Mr. Khavanin, to excuse Harry Venis. In a voice vote, the motion passed unanimously (4-0).

3. 3.1 January 13, 2015 Meeting Minutes

Motion made by Mr. Breslau, seconded by Mr. Khavanin, to approve the January 13, 2015 meeting minutes. In a voice vote, the motion passed unanimously (4-0).

4. SITE PLAN (Quasi-Judicial)

4.1 Site Plan (SP) 14-196 Davie Child Care Academy
4495 Southwest 67th Terrace

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 summarized the staff report for the record indicating that this matter was for a change of use and involves no cosmetic changes to the property at this time. The site plan application is solely to allow an exit on Southwest 67th Terrace with the addition of a drop off lane provided on the east side of the building. The application is complete and suitable for recommendation.

Mr. Scott Backman, Esquire; Ms. Christine Lochrie, Lead Project Manager; and Mr. Fernando Riveiro, property owner, appeared on behalf of applicant. Mr. Backman showed project renderings indicating that there are plans to modify the building in the future, but those plans are not part of the application before the Committee.

There was then discussion regarding curbing, water flow and retention, sidewalks, parking, play area, signage, curb striping, air-conditioning unit location, and elevations. Mr. Abramson indicated that staff was currently working with the applicant regarding several issues including dumpster location, parking stalls and island, landscaping, and drop-off conflicts with one-way and angled parking.

Mr. Breslau expressed concern approving the site plan without addressing several critical issues.

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

1. The applicant shall remove the curbing shown within the Orange Drive right-of-way.
2. The applicant will change extruded curbs to header curbs in the right-of-way.
3. Staff will review the drainage and current catch basins. The exterior play area is shown as being built on what appears to be the current retention area; therefore, the applicant shall review these plans with the Water Control District to make sure no improvements interfere

TOWN OF DAVIE
SITE PLAN COMMITTEE
JANUARY 27, 2015

with the existing dry retention as required by code, including paving, drainage, playgrounds, and fencing as shown on the plan.

4. The conflict on the parking spaces next to the dumpster shall be resolved to confirm whether an island is or is not required between the last space and the dumpster.

5. The applicant will need to show connections on the proposed ramps to existing sidewalks on SP-1. The applicant shall provide details on where those connections are on 68th from the sidewalk to the walkways on the buildings. The ramps will meet all ADA requirements.

6. The applicant will review the location of the catch basin inside any playground area as it relates to safety.

7. This application to approve will be subject to verification by Engineering and Town staff that the retention is not being adversely affected by the site plan.

8. The applicant shall add pedestrian protection on the curved sidewalk on the west end of the property on 68th Avenue where the sidewalk abuts 68th Avenue.

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

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 4:51 p.m.

Date Approved: _____



Chair/Board Member