

TOWN OF DAVIE  
SITE PLAN COMMITTEE  
JUNE 23, 2015

**1. ROLL CALL**

The meeting was called to order at 4:02 p.m. Committee members present were Vice Chair Robert Breslau, Jimmy Aucamp, Jeff Dixon, and Stavros Moforis. Also present were Planning and Zoning Manager David Quigley; Chief Landscape Inspector Joseph Jimenez; Planner II Lise Bazinet; Planner II David Stallworth; Board Attorney Daniel Stallone and Jamie Opperee, Recording Clerk, Prototype, Inc. Chair Michael Crowley was absent.

**2. MOTION TO EXCUSE COMMITTEE MEMBERS**

**Motion** made by Mr. Dixon, seconded by Mr. Aucamp, to excuse Chair Crowley from the meeting. In a voice vote, the motion passed unanimously (4-0).

**3. APPROVAL OF MINUTES**

**3.1 June 9, 2015, Meeting Minutes**

**Motion** made by Mr. Aucamp, seconded by Mr. Dixon, to approve the minutes of the June 9, 2105, meeting. In a voice vote, with Chair Crowley absent, the motion passed unanimously (4-0).

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

**4.1 Site Plan (SP) 14-337 Aloft**

*Generally located on the southeast corner of Southwest 160<sup>th</sup> Avenue and Southwest 14<sup>th</sup> Street*

Acting Chair Breslau announced that staff requested tabling Item (SP) 14-337.

**4.2 Site Plan (SP) 14-374 Tilted Kilt/Outback Steakhouse and Commercial Development (formerly LA Fitness)**

*2701 South University Drive*

Acting Chair Breslau verified that the applicant waived the quasi-judicial procedure.

Ms. Basinet summarized the staff report for the record.

There was discussion on the parking space calculations.

Christina Bilenki, of Dunay, Miskel, and Backman, LLP, 14 Southeast 4 Street in Boca Raton, representing the applicant, provided a question and answer period. Scott Backman, Esquire, answered questions regarding the dumpster access and location. Angelina Rosenberg from Thomas Engineering explained that the hash lines (on the plans) near the islands mean they are existing and will not be removed. Jamie Butler, Outback Steakhouse (Bloomin' Brands Restaurants), addressed issues of security and potential leakage from a dumpster.

Michael Grosswirth, landscape architect, addressed landscaping concerns, tree removals, and tree protection.

Ms. Rosenberg addressed questions regarding the parking surfaces.

Other issues discussed were: light fixtures and lighting, outdoor seating, garbage can wash area, parking on swales, curbing, and a possible drainage issue (no catch basins) if curbing is installed.

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Considerable discussion occurred on ways to prevent swale parking. Mr. Backman stated they would look into options to prevent parking on swales and would be willing to meet with staff to consider landscaping solutions for the problem. Barney Lombardi, LM Development Group (general contractor on the project), said they would take a look at installing curbing on the west side, but it depends on factors such as grades and proper water drainage. Mr. Backman commented that sometimes they turn the access road into a parking area by using pavers.

**Motion** made by Mr. Auchamp, seconded by Mr. Dixon, to approve (SP) 14-374, subject to the following conditions:

1. All new planting islands shall be excavated 30 inches, inspected by the Town of Davie, with topsoil approved by the Town of Davie Landscape Inspector
2. Sabal Palms to be relocated only one time
3. Lighting fixtures to be painted
4. Photometric plan to be revised to address front door and back wall west line
5. Outdoor lounge should be calculated as bar seating instead of restaurant seating calculation
6. All can washing activities shall be done in dumpster locations, not in a separate structure as per plan
7. Applicant to work with staff to determine the most effective way of preventing illegal parking on the swales on the west side of access road

In a voice vote, with Chair Crowley absent, the motion passed unanimously 4-0.

**4.3 Site Plan (SP) 15-071 Sparez**  
*5325 South University Drive*

Acting Chair Breslau verified that the applicant waived the quasi-judicial procedure.

David Stallworth provided a summary of the staff report for the record. He clarified that some of the modifications and adjustments regarding parking islands that were called for by staff would have resulted in some loss of parking, so the applicant agreed to make up for that deficit elsewhere on the property.

Frank Costoya, 5230 S University Drive, architect of record, gave an overview of the project.

Discussion ensued on tree relocation, excavation depth for planting sod versus planting trees, thickness of sub-grade and lime rock, ADA parking requirements, parking calculations, and exterior building decoration (two “giant” bowling pins).

Acting Chair Breslau opened the floor for public comment, and hearing none, closed the floor for public comment.

**Motion** made by Mr. Aucamp, seconded by Mr. Dixon, to approve (SP) 15-071 subject to the following conditions:

1. Trees should be relocated only one time; if not, they will be mitigated for
2. On the new parking islands, tree plantings will be excavated 30 inches, shrub areas 24 inches, and ground cover 12 inches deep
3. Note on the plan that LBR-40 will be 12 inches, and 8 inches of lime rock
4. SPN-5 will have a detail that typical handicap parking will be followed

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5. All staff recommendations (The staff recommendation was that the Petitioner must obtain FPL approval to place any relocated parking within its easement or seek Variance approval for any parking deficits resulting from the Site Plan modification prior to obtaining a building permit).

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

**5. OLD BUSINESS - none**

**6. NEW BUSINESS**

Vice Chair Breslau stated that the Town's parking code needs modification, suggesting that it is outdated. Newer, larger bars/restaurants elsewhere have many more parking spaces than the Town of Davie's code requires. Vice Chair Breslau added that many bars now have larger standing space in addition to seats, while the parking requirement is determined by the seating area.

Mr. Quigley agreed that the parking Code is out of date, and thought that, upon recommendation, staff could make some quick changes followed by a comprehensive review.

In order to avoid lengthy discussions at the Committee meeting, Mr. Quigley stated that they have posted a design manual online for contractors to consult, and said they could also give applicants a suggested design for certain items such as dumpster enclosures so they know what the Town expects. Mr. Quigley spoke about the intent of the Code, which allows for some variation.

Vice Chair Breslau asked that staff discuss with administration the potential for reviewing the restaurant and bar parking Code to see if it needs to be updated, and if it could be more appropriate given the uses that come before the Committee. Mr. Dixon wondered if they could utilize green space for parking on busy nights (overflow parking).

Mr. Aucamp asked if anything in the Code addressed the island excavations, and Mr. Quigley said he would follow up with staff.

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

**8. ADJOURNMENT**

Upon motion duly made and seconded, Chair Crowley adjourned the meeting at 5:33 p.m.

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

\_\_\_\_\_  
Chair/Board Member

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Date Approved: 7/7/15



Chair/Board Member