

TOWN OF DAVIE
SITE PLAN COMMITTEE
JULY 7, 2015

1. ROLL CALL

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

2. MOTION TO EXCUSE COMMITTEE MEMBERS

Motion made by Mr. Dixon, seconded by Mr. Moforis, to excuse Chair Crowley and Mr. Aucamp from the meeting. In a voice vote, the motion passed unanimously (3-0).

3. APPROVAL OF MINUTES

3.1 June 23, 2015, Meeting Minutes

Motion made by Mr. Dixon, seconded by Mr. Moforis, to approve the minutes of the June 23, 2105, meeting. In a voice vote, with Chair Crowley and Jimmy Aucamp absent, the motion passed unanimously (3-0).

4. SITE PLANS (Quasi-Judicial)

4.1 Site Plan (SP) 14-337 Aloft

Generally located on the southeast corner of Southwest 160th Avenue and Southwest 14th Street

Attorney Stallone announced that the applicant waived the quasi-judicial procedure.

Ms. Basinet summarized the staff report for the record. She stated that staff recommended the condition that the proposed flagpole not be used for advertisement. It was noted that the applicant agreed with the condition.

Manuel Synalovski, 1800 Elder Drive, Suite 500, Fort Lauderdale, architect for the project and representing the applicant, commented they do not intend to have a restaurant space open to the public, but intend it for guests in the building.

Discussion ensued on the sit-down space for working or eating, landscaping, buffer area, loading dock/delivery area, nature of hotel clientele, shuttle service, bicycle racks, charging stations, screening behind the lift area; and approval from the drainage district for three distinct waivers.

There was then discussion on the nature, capacity, operation, and use of the parking lifts. There were extensive comments regarding the capability of the lot to accommodate staff plus guests, with Mr. Synalovski noting they could arrange parking with adjacent properties if need be.

Michelle Mendez, Mendez Engineering, 9000 Sheridan Street, Pembroke Pines, elaborated on the engineering plans.

Mr. Abramson confirmed that the Code requires two spaces for the loading zone.

Motion made by Mr. Moforis, seconded by Mr. Dixon, to approve subject to staff comments and the following conditions:

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- Applicant will work with staff to determine the location of the Code-required loading zone;
- Install a minimum of two charging stations;
- Work with staff to find a substitute material (other than wood) for the wall of 11 feet of height.

In a voice vote, with Chair Crowley and Mr. Aucamp absent, the motion passed unanimously (3-0).

4.2 Site Plan (SP) 15-139 Broward Table Tennis Club

Generally located on the eastside of University Drive, north of Southwest 33rd Street

Attorney Stallone announced that the applicant waived the quasi-judicial procedure.

Mr. Abramson provided a summary of the staff report for the record. He said staff recommends one recommendation to introduce earth-tone colors to the exterior walls of the building as well as provide accents to the building with natural features such as stack stone or some similar material.

Acting Chair Breslau did not see how they could review the building because it was submitted on hand-drawn sketches, which can be difficult to understand. Mr. Abramson responded that at the pre-hearing meeting with the applicant, the applicant was advised to submit color renderings, paint samples, and other typical items. The applicant chose to submit hand drawings.

Carlos Zeller, 11 SW 12 Avenue, Ste 101-102-103, Dania Beach, represented the Broward Table Tennis Club. Mr. Zeller questioned that there was a difference between the CAD drawing and the hand drawing. Acting Chair Breslau mentioned there should also be color boards and renderings, pointing out that the appearance of the building is critical to how it looks to residents on the adjacent properties.

Mr. Abramson commented that since the building is not fronting any roads, it did not need a lot of architectural enhancement. To the rear of the building, an 8-foot high wall will be built with the required landscape buffer including trees.

Peter Gallo, applicant engineer of record, discussed the parking lot, curb replacement/additions, sidewalks, and existing asphalt.

Discussion then returned to the elevations, with Mr. Zeller agreeing to revise them to be more attractive. Also discussed was an overhang at the entry.

Acting Chair Breslau advised that they introduce some additional dimension to the building, more than a flat wall with recesses on it. He suggested that could be accomplished with EIFS, a banding to break up the height of the building, color differentiation, and some natural material on the front of the building.

Motion made by Mr. Moforis, seconded by Mr. Dixon, to approve on a condition to revise at least the front elevation and the two side elevations to break up the elevation with some kind of dimension or band, and using Behr Natural Gray PPU18-10U and Dark Cobalt Blue PPU15-3D or equivalent. In a voice vote, with Chair Crowley and Mr. Aucamp absent, the motion passed unanimously (3-0).

5. OLD BUSINESS

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Acting Chair Breslau mentioned that the Planning and Zoning Board also had concerns about parking requirements for restaurants. He commented that the new Houston's restaurant in Boca Raton has 7,000 square feet plus a bar and 128 parking spaces. The overall ratio is 18 spaces per 1,000 square feet. He suggested they look at Fire Code capacity as well as parking requirements in the Code.

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 5:33 p.m.

Date Approved: 8/25/15



Chair/Board Member