

TOWN OF DAVIE  
SITE PLAN COMMITTEE  
SEPTEMBER 8, 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, Jimmy Aucamp, Jeff Dixon, and Stavros Moforis (arrived at 4:06). Also present were Planning and Zoning Manager David Quigley; Deputy Planning and Zoning Manager David Abramson; Planner II Lise Bazinet; Planner II David Stallworth; Board Attorney Daniel Stallone; Town Engineer Laura Borgesi, and Lisa Edmondson, Recording Clerk, Prototype, Inc.

**2. MOTION TO EXCUSE COMMITTEE MEMBERS**

(Motion made and seconded to excuse Mr. Moforis; however, Mr. Mofaris subsequently arrived at 4:06 p.m.)

**3. APPROVAL OF MINUTES**

**3.1 August 25, 2015, Meeting Minutes**

**Motion** made by Mr. Breslau, seconded by Mr. Aucamp, to approve the minutes of the August 25, 2015 meeting. In a voice vote, the motion passed unanimously.

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

**4.1 Site Plan (SP) 14-208 Fieldstone Shops at Davie**

*1830 South Flamingo Road*

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

Ms. Bazinet provided a summary of the staff report for the record.

Jason Wilson and Neil Kalis, Esquire, appeared on behalf of the applicant.

Discussion ensued regarding exfiltration, parking calculations/restaurant seating, location of grease traps, retail use limitations, column/overhang lines, roofline and roof features, elevations and awning treatments, landscaping and buffers, lake encroachment, bank drive-thru, variance required by the Central Broward Water District, west side restaurant seating area concerns, garbage dumpster locations and access, and bicycle signage.

**Motion** made by Mr. Breslau, seconded by Mr. Aucamp, to approve (SP) 14-208, subject to the following.

1. The applicant will add awnings on the Flamingo Road frontage of restaurants A and B consistent with other awnings in the project.

2. The applicant shall add scoring and other design features on the façade of retail building 2 consistent with the rear.

3. The applicant shall attempt to move the column lines on any buildings as far back off of the two foot overhang of the parking spaces as possible within their design.

4. As clarification, the total GLA of the shopping center is 25,619 square feet and the maximum restaurant indoor and outdoor seating area in the center for the plan is 5,440.

5. The applicant agrees to add bicycle caution signage on the north and east exit signs.

6. The landscaping palette as to types of materials on the south entrance will match that of the north entrance.

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7. The applicant agrees that grease traps will not be located in the main parking field of the drive aisles but rather will be located in either the landscaping, loading, or dumpster areas. In a voice vote, the motion passed 4-1 (with Mr. Moforis dissenting).

**4.2 Site Plan (SP) 15-094 35th and Davie Apartments**

*Generally located on the east side of Davie Road, between Nova Drive and Southwest 36th Street*

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

Mr. Abramson provided a summary of the staff report for the record.

Scott Backman, Esquire, Rick Giles, Alex Rosemurgy, Juan Caycedo, and Chad Edwards appeared on behalf of the applicant. Mr. Backman gave a history of the project reviewing design changes, elevations, and specifically addressing the wall which had been requested by staff as a condition of approval.

There was then lengthy discussion regarding design and parking variations, fire lane delineation, garbage and dumpsters; gating, stop bar, and call box at the entrances; parking and garage use; architectural concerns including color palette and roofline variations; a car wash area; installation of electric car charging stations; and power lines.

Vice Mayor Starkey addressed the Committee expressing her concern regarding the design being too modern for Davie as a transition location into the Town, suggesting a “softening” of the elevation to include stonework. She indicated that she had met with the developers and they were close to coming to an agreement on ideas and recommendations to bring forward to the Town Council.

**Motion** made by Mr. Breslau, seconded by Mr. Aucamp, to approve (SP) 15-094, subject to the following:

1. Staff recommendations 1 and 2; however, as to recommendation number 3, the applicant will use the metal fence as shown in the plans, which will be a minimum of six feet tall.

2. Engineering will review with the applicant the call box system to prevent any issues where cars back out from the gates, and that may include a turnaround space.

3. The applicant will provide car wash details in the revision set to be reviewed by staff.

4. The applicant will add two charging stations somewhere on the property that will provide for charging 4-cars total.

5. The applicant will make architectural revisions to buildings 3 and 4 pursuant to the feedback provided, as well as color and material palettes on all buildings.

As clarification to the motion, in the event the revisions are made after this meeting, but prior to Town Council, if Town Council wishes to approve the Site Plan it will not need to come back to the Site Plan Committee; however, if Town Council desires further review by the Site Plan Committee and does not accept the changes, the condition will be the application will return to Site Plan for review for those items.

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

**4.3 Site Plan (SP) 15-145 University Office Park of Davie III**

*5400 South University Drive*

**Motion** made by Mr. Breslau, seconded by Mr. Dixon, to approve (SP) 15-145. In a voice vote, the motion passed unanimously (5-0).

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- 5. **OLD BUSINESS** - none
- 6. **NEW BUSINESS** – none.
- 7. **COMMENTS AND/OR SUGGESTIONS** - none
- 8. **ADJOURNMENT**

Upon motion duly made and seconded, the meeting was adjourned at 6:02 p.m.

Date Approved: 9/16/15

  
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Chair/Board Member