

TOWN OF DAVIE  
SITE PLAN COMMITTEE  
OCTOBER 27, 2015

**1. ROLL CALL**

The meeting was called to order at 4:00 p.m. Committee members present were Vice Chair Robert Breslau, Jimmy Aucamp, Jeff Dixon, and Stavros Moforis (arrived at 4:09 p.m.). Also present were Planning and Zoning Manager David Quigley; Deputy Planning and Zoning Manager David Abramson; Planner II Lise Bazinet; Planner II David Stallworth; Town Engineer Laura Borgesi; Board Attorney Allan Weinthal; and Mona Laventure, Recording Clerk, Prototype, Inc.

**2. MOTION TO EXCUSE COMMITTEE MEMBERS**

**Motion** made by Mr. Dixon, seconded by Mr. Aucamp, to excuse Chair Crowley. In a voice vote, the motion passed unanimously.

**3. APPROVAL OF MINUTES**

**3.1 October 13, 2015, Meeting Minutes**

**Motion** made by Mr. Dixon, seconded by Mr. Aucamp, to approve the minutes of the October 13, 2015 meeting. In a voice vote, the motion passed unanimously.

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

Item 4.2 was moved up on the agenda at the request of Acting Chair Breslau.

**4.2 Site Plan (SP) 15-211 College Town Townhomes**

*Generally located on the south side of Southwest 39 Street, west of Davie Road*

Jeff Evans, Architect appeared on behalf of the Applicant, and agreed to waiver of the quasi-judicial procedure.

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

Discussion ensued regarding the retention area, retaining wall, tree species and location, drainage on the adjacent property, elevations, tower location, LP gas tanks on adjacent property, and parking calculations.

**Motion** made by Mr. Dixon, seconded by Mr. Aucamp, to approve (SP) 15-211.

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

**4.1 Site Plan (SP) 15-100 Atlantic Montessori Charter School**

*2550 South Flamingo Road*

Hope Calhoun, Esquire, on behalf of the applicant confirmed waiver of the quasi-judicial procedure.

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

Hope Calhoun, Esquire, and Mark Rickarts appeared on behalf of applicant.

Discussion ensued regarding the traffic study, maximum number of students permitted, current permitted use, traffic circulation patterns, ingress and egress, access road use, anticipated pick up and drop off timing, and vehicle stacking.

Concerns were expressed by the Committee regarding complications of traffic patterns and hazards, the design for allowing three vehicles drop off at a time, vehicle stacking flowing out onto the frontage road, length of time for loading and unloading students, staggered class time, and monitoring the maximum number of students allowed.

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SITE PLAN COMMITTEE  
OCTOBER 27, 2015

The applicant offered to do a second study at some point in the future under "real life conditions" and return to the Committee for suggestions if there is deemed to be a problem.

Ms. Borgesi noted that the study does not break down what will actually be happening operationally, adding that after speaking with a charter school representative who knows how the school will be operating, she agreed there needs to be a more definitive study specifically breaking down the grades, number of students, and during what time the pick up and drop off will be.

**Motion** made by Mr. Aucamp, seconded by Mr. Moforis, to table Site Plan 15-100 subject to the applicant returning with a new traffic study as requested by the Town Engineer, and to have at least six clearly defined drop off and pick up spaces.

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

**5. OLD BUSINESS - none.**

**6. NEW BUSINESS**

**6.1 Land Development Regulations Discussion**

Mr. Quigley provided to the Committee a Design Preferences Manual which was created using input from the Committee.

Acting Chair Breslau provided additional information regarding various types of charging stations and associated costs. Concern was expressed regarding the role of the Town to tell private property owners what they should or should not do as it relates to amenities for their properties.

Discussion continued regarding the feasibility of requiring the charging stations, as opposed to allowing market conditions to indicate their necessity.

Mr. Quigley alternatively suggested making sure the infrastructure is in place at the time of construction, as opposed to making a charging station a condition of approval.

Another Code change was suggested as it pertains to restaurant and commercial parking, as well as with student housing. The Committee pointed out that this issue was more critical than charging stations.

It was pointed out by Mr. Quigley that one of the problems with the current Code is that restaurants and bars have different measuring tools, allowing applicants to draw their plans in relation to how much parking they want to provide; a loophole which needs to be closed.

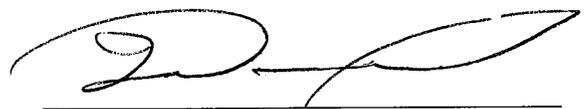
Dumpsters, grease trap locations, garbage holding areas, minimum drop off area for schools, turn around areas, and line of sight studies were other issues brought up that need to be further addressed with regard to site plans.

**7. COMMENTS AND/OR SUGGESTIONS**

**8. ADJOURNMENT**

Upon motion duly made and seconded, the meeting was adjourned at 5:45 p.m.

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

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