TOWN OF DAVIE
SITE PLAN COMMITTEE
NOVEMBER 10, 2015

1. ROLL CALL

The meeting was called to order at 4:01 p.m. Committee members present were Chair Michael Crowley, Vice Chair Robert Breslau, Jimmy Aucamp, Jeff Dixon, and Stavros Moforis. Also present were Planning and Zoning Manager David Quigley; Deputy Planning and Zoning Manager David Abramson; Planner II David Stallworth; Board Attorney Allan Weinthal; Town Engineer Laura Borgesi; and Lisa Edmondson, Recording Clerk, Prototype, Inc.

2. MOTION TO EXCUSE COMMITTEE MEMBERS

3. APPROVAL OF MINUTES

3.1 October 27, 2015, Meeting Minutes

Motion made by Vice Chair Breslau, seconded by Mr. Aucamp, to approve the minutes of the October 27, 2015 meeting. In a voice vote, the motion passed unanimously.

4. SITE PLANS (Quasi-Judicial)

4.1 Site Plan (SP) 14-199 Osprey Preserve

Generally located on the west side of Davie Road, between Griffin Road and Stirling Road

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

Mr. Abramson provided a summary of the staff report for the record stating that this matter will go before Town Council on December 2, 2015.

Scott Backman, Esquire, appeared on behalf of the applicant. Discussion continued regarding vacation of the canal reservation, the canal easement, variances requested from R-5 requirements, fencing, realignment of lot 7, driveway deadends and truck access, parallel parking, landscaping, windows for lots 1, 2, and 3; and the number of models available as well as elevations.

Motion made by Vice Chair Breslau, seconded by Mr. Aucamp, to approve (SP) 14-199, subject to the following conditions:

1. Flip lot 7 from north to south.
2. Remove the cocoplum hedge on the west property line between lots 43 and 44 to allow access to the canal.

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

4.2 Site Plan (SP) 15-100 Atlantic Montessori

2550 South Flamingo Road

Hope Calhoun, Esquire, announced that the applicant waived the quasi-judicial procedure.

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

Hope Calhoun, Esquire, and Chris Hagen appeared on behalf of the applicant.

Discussion ensued regarding the supplemental analysis provided as well as Kimley Horn's recommendations for mitigation measures including:

- Pick up and drop off operations and management
- Arrival and dismissal components
- Maximizing cueing
- Side-by-side stacking plans
- Extension of the pickup and drop off areas
- Staffing plans
- Splitting operations into two shifts
- Perimeter roadway concerns and possible disciplinary measures
- Staff parking
- Open parking access
- Police assistance
- Total number of staff

Ms. Borgesi addressed the Board stating that she had worked out time calculations and based on a worst case scenario of 2.5 minutes per drop off/pickup, stacking would be at a maximum six cars, which should create no problems.

A suggestion was made to cap the number of students in the first year of operation to see if any situations arise.

Motion made by Vice Chair Breslau, seconded by Mr. Dixon, to approve (SP) 15-100, subject to the following conditions:

1. That staffing on the plan in the parking lot as noted shall be present every day this property is open for business.
2. All cones shown on the plan during arrival and dismissal shall be in place every day that the business is open.
3. All parent contracts will include that there is no parking on public roads, rights-of-way, or swales outside the property with a penalty to be determined by the property owner.
4. That any costs of police enforcement, if needed, shall be borne by the property owner.
5. The applicant has the right to enroll up to their 250 person enrollment, provided they have not been notified in the first twelve (12) months by the Town that there is a problem with stacking on the right-of-way and public roads. If notified during that twelve (12) month period, they must halt enrollment at 180 students if they have not reached it yet and, at that point, they will work with the Town until a resolution is found before they will be allowed to have students beyond the 180 cap.
6. The applicant, at the end of the twelve (12) month period, regardless of traffic problems or not, shall submit a status report to the staff and Town Engineer to demonstrate that the parking plan is working as originally planned.

In a roll call vote as follows, the motion passed 3-2: Mr. Moforis, no; Mr. Dixon, yes; Mr. Aucamp, no; Vice Chair Breslau, yes; Chair Crowley, yes.

5. OLD BUSINESS - none.

6. NEW BUSINESS - none.

7. COMMENTS AND/OR SUGGESTIONS

8. ADJOURNMENT

Upon motion duly made and seconded, the meeting was adjourned at 5:12 p.m.

Date Approved: 12-8-15

Chair/Board Member