

TOWN OF DAVIE
SITE PLAN COMMITTEE
APRIL 12, 2016

1. ROLL CALL

The meeting was called to order at 4:04 p.m. Committee members present were Chair Michael Crowley, Vice Chair Robert Breslau, and Jimmy Aucamp. Also present were Planning & Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson; Planner Lise Bazinet, Board Attorney Allan Weinthal; and Mona Laventure, Recording Clerk, Prototype, Inc. Jeff Dixon and Stavros Moforis were absent.

2. MOTION TO EXCUSE COMMITTEE MEMBERS

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

3. APPROVAL OF MINUTES

3.1 March 22, 2016, Meeting Minutes

Motion made by Vice Chair Breslau, seconded by Mr. Aucamp, to approve the minutes of the March 22, 2016, meeting. In a voice vote, with Mr. Dixon and Mr. Moforis absent, the motion passed unanimously (3-0).

4. SITE PLANS (Quasi-Judicial)

4.1 Site Plan (SP) 15-281 Laurel Hen

11300 State Road 84

Applicant Marcello Penso, Boca, architect for the project, stated no objection to waiving the quasi-judicial process.

Chair Crowley opened and closed the public hearing as there was no one wishing to speak on Item 4.1.

Planner Lise Bazinet provided the staff report. Ms. Bazinet said that staff found the application suitable for review, with no recommendations.

Chair Crowley pointed out that on page 2 of 3, the existing location is mistakenly shown as State Route 84 just north of Davie Road.

Ms. Bazinet advised that the faux water tower on the roof is allowed because it meets the Code requirement for height. She also stated that they have a cross-parking agreement with the shopping center.

Mr. Ponso, applicant, showed a presentation board with pictures of materials and photographs.

Vice Chair Breslau thought the water tower was in an inappropriate location, facing I-595, noting there are not many places in the Town where there would be a water tower on top of a building. He also mentioned that the photometric plan seemed slightly off, with the lighting levels close to the building being almost non-existent. Mr. Ponso stated they can provide wall lights. Vice Chair Breslau was concerned about safety, saying they usually like to see the foot candles at least a 1.0 on the spaces near the building.

Vice Chair Breslau said that it looked like there were barstools outside facing into a bar in the first rendering of the front – that is in conflict with the Site Plan. Mr. Ponso replied that the rendering is incorrect, and the seating is pursuant to the site plan, not the rendering. Ms. Bazinet clarified there will be a long counter there with outdoor seating, but no opening to the bar.

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Motion made by Vice Chair Breslau, seconded by Mr. Aucamp, to approve SP 15-281, subject to one modification that the applicant adjust the lighting on the exterior of the building to require a minimum of one (1) foot candle on all parking spaces that are adjacent to the building. In a voice vote, with Mr. Dixon and Mr. Moforis absent, the motion passed unanimously (3-0).

4.2 Site Plan (SP) 15-358 Pine Island Plaza
8800-8970 State Road 84

Janna Lhota, attorney, Holland & Knight, 515 E. Las Olas Boulevard, Fort Lauderdale, appeared on behalf of Equity One (owner of Pine Island Plaza). She stated no objection to waiving the quasi-judicial process.

Chair Crowley opened and closed the public hearing as there was no one wishing to speak on Item 4.2.

Deputy Planning and Zoning Manager David Abramson provided the staff report. He noted the Town found some deficiencies in the out-parcel size. A variance application is going to the Planning and Zoning Board along with a rezoning application. Mr. Abramson said that staff found the application suitable for review, with one condition regarding future sale of any parcel.

Vice Chair Breslau asked what the purpose was of the application. Mr. Abramson replied that the main concern is that the zoning of the property is currently in a County District. When businesses come in to the shopping center, there is nothing to reference the permitted use. Also, he said they are working with the applicant to ensure that the areas being created are consistent with Town requirements for the out-parcel size and frontage. Vice Chair Breslau pointed out that since the out-parcels do not meet Code, the effect of the variances are to “legalize” them.

Ms. Lhota spoke about the annexation of the land and the County zoning that existed at the time. At one point in time, the Town allowed the creation of out-parcels with a Master Site Plan in order to get the improvements on record.

In response to a question by Vice Chair Breslau, Ms. Lhota explained the history of the parcel that has the vacant KFC building on it. She said if the owner wanted to create another parcel that does not exist today, they would have to modify the Site Plan and submit for any additional necessary approvals.

Ms. Lhota continued that the original motivation for the plan was the rezoning for the McDonald’s (that did not materialize). The proposed rezoning would establish what would be permitted on the parcel, as it is now unclear.

Regarding traffic flow in the Plaza, Ms. Lhota stated there is no positive work anticipated for the property, other than the landscaping buffer. Long-term plans include redevelopment of the out-parcel queue, but nothing else is foreseen at this time.

Ms. Lhota stated they have agreed to the staff recommendations.

Motion made by Vice Chair Breslau, seconded by Mr. Aucamp, to approve Site Plan 15-358, subject to staff recommendations. In a voice vote, with Mr. Dixon and Mr. Moforis absent, the motion passed unanimously (3-0).

Vice Chair Breslau brought up the previous agenda item, wanting to ensure there would not be any signage on the water tower. Mr. Abramson responded that the applicant was advised if they want signage on it, they would need a special permit. It would go through the Planning and Zoning Board and the Town Council.

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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 4:29 p.m.

Date Approved: 5-10-16



Chair/Board Member