



TOWN OF DAVIE
PLANNING & ZONING DIVISION

SITE PLAN COMMITTEE MEETING MINUTES
MAY 10, 2016

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, and Jimmy Aucamp. Also present were Planning and Zoning Manager David Quigley; Deputy Planning and Zoning Manager David Abramson; Board Attorney Allan Weinthal; and Mona Laventure, Recording Clerk, Prototype, Inc. Committee members Stavros Moforis and Jeff Dixon were absent.

2. MOTION TO EXCUSE COMMITTEE MEMBERS

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

3. APPROVAL OF MINUTES

3.1 April 26, 2016, Meeting Minutes

Motion made by Vice Chair Breslau, seconded by Mr. Aucamp, to approve the minutes of the April 26, 2016, meeting. In a voice vote, the motion passed unanimously (3-0).

4. SITE PLANS (Quasi-Judicial)

**4.1 Site Plan (SP 15-103) Parkway Christian Early Childhood Learning Center
1200 South Flamingo Road**

Mr. Arnold Ramos appeared on behalf of the applicant stating he had no objection to waiving the quasi-judicial process.

Chair Crowley then opened and closed the public hearing as there was no one wishing to speak on this item.

Mr. Abramson provided a summary of the staff report, noting the application is complete and suitable for review and would be on the June 8, 2016 Town Council agenda. There were three staff recommendations for the following conditions to be addressed prior to the Town Council meeting which had not been included in the documents submitted to the Committee: 1) update the parking calculations in the study to include the existing parking spaces including both the location where the daycare used to be in the building and where it is now proposed; 2) amend a restriction put on the property, if necessary, from 140 preschool children to 254; and 3) include the portable school building approved in 2009 for three years.

Discussion continued regarding zoning and plat history re: church usage, square footage of school use and possible amendment to the County plat for future build-out, the comment in the architecture analysis stating the structure “consistent with existing church and school” regarding Spanish architecture versus proposed modern style of school; Florida Department of Children and Family criteria, stacking, and signage.

Vice Chair Breslau expressed concern regarding the stark white building architecture and ways to mitigate the design with landscaping.

There was further discussion regarding substitution of proposed trees, driveway specs, and landscaping around playground area.

Motion made by Vice Chair Breslau, seconded by Mr. Aucamp, to approve Site Plan SP15-103, subject to the following recommendations:

1. Update the parking calculations in the parking study to include the existing daycare center use as now being educational.
2. Amend the deed restriction on the property from 140 to 254 preschool children.
3. Include as part of this application the portable school building as permanent.
4. The applicant will add pick up and drop off only signs in the three stacking spaces in front of the daycare center.
5. The applicant shall substitute one 18 foot live oak for a 25 foot live oak 10 inch caliper on the west side front entrance.
6. The applicant shall relocate the hedge material inside the playground area to the outside of the fence.

In a voice vote, with Mr. Moforis and Mr. Dixon absent, the motion passed unanimously (3-0).

5. **OLD BUSINESS** – None.

6. **NEW BUSINESS**

Vice Chair Breslau asked how Flamingo Nursery located on the access road fronting Flamingo Road has signs larger than any other business in the Town. He noted the signs are 20 feet tall and there are nine signs on the property. He commented that this signage appears to be out of control, as the signs would not be permitted on any business in the Town in any other location.

Mr. Quigley noted that the signs have been placed over a long period of time and that three to four years ago the legislature pre-empted local governments from regulating farm signs. This property has been designed as Agriculture for tax purposes. However, he did note that if the sign was not farm-related, the Town may be able to do something.

7. **COMMENTS AND/OR SUGGESTIONS** – None.

8. **ADJOURNMENT**

Upon motion duly made and seconded, the meeting was adjourned at 4:33 p.m.

5/24/16
Date Approved


Chair/Board Member