

TOWN OF DAVIE
SITE PLAN COMMITTEE
MARCH 8, 2016

1. ROLL CALL

The meeting was called to order at 4:05 p.m. Committee members present were Chair Michael Crowley (left at 4:47 p.m.), Robert Breslau, Jimmy Aucamp, and Jeff Dixon. Stavros Moforis was absent. Also present were Planning and Zoning Manager David Quigley; Planner Lise Bazinet, Board Attorney Allan Weinthal, and Mona Laventure, Recording Clerk, Prototype, Inc.

2. MOTION TO EXCUSE COMMITTEE MEMBERS

Motion made by Mr. Aucamp, seconded by Mr. Dixon, to excuse Committee member Stavros Moforis. In a voice vote, the motion passed unanimously (4-0).

3. APPROVAL OF MINUTES

3.1 January 26, 2016, Meeting Minutes

Motion made by Mr. Dixon, seconded by Mr. Aucamp, to approve the minutes of the January 26, 2016, meeting. In a voice vote, with Stavros Moforis absent, the motion passed unanimously (4-0).

4. SITE PLANS (Quasi-Judicial)

4.1 Site Plan (SP) 13-014 Davie Road Commercial Center/Prima Professional Campus

Nicholas Vinas, 2760 N University Drive, waived the quasi-judicial proceeding.

Ms. Basinet advised that the two items on the agenda are related; the first is the master site plan for the entire site, and the second one is for a portion of it. Ms. Basinet then summarized the staff report for the record, noting that staff finds the application complete and suitable for further consideration.

There was a discussion about the number of required parking spaces. Mr. Quigley explained the requirements for shopping centers, and stated that the applicant is meeting Code. The 27 spaces in front of Parcel One will be counted for retail.

Mr. Quigley advised that the reason for the master plan is that they have had issues with changes in shopping center ownership in the past, leading to problems with parking rights.

Mr. Aucamp verified that everything on the master site is existing material, and the Learning Center and the surrounding parking lot will be a footprint inside the master site plan.

Jerry Zamora, 11410 Kendall Drive, Miami, engineer, summarized the recent redevelopment activities on the site. Since the Walgreen's is only about three years old, Mr. Zamora did not think any maintenance such as restriping would be necessary.

Mr. Zamora continued, explaining that the project was developed in two phases: Park Villas (on the right of University), and the Learning Center. He said the drainage work was permitted and approved for the first phase. However, the actual drainage work for both sites will be done at the same time. The retention pond was designed to accommodate all future development.

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4.2 Site Plan (SP) 13-015 The Learning Experience

The applicant waived the quasi-judicial proceeding.

Ms. Basinet advised that landscaping on the road would be part of a future development.

Vice Chair Breslau wondered why the street was going one way in front of the building where everywhere else has two-way circulation. Vehicles will be forced to make a left from University Drive and go around the building. The applicant said it was originally two-way, but staff required three cars of stacking right in front. He added, however, the tenant requires parents to walk the children in and not drop them off.

Vice Chair Breslau noted that future tenants may not have the same policy on pick-up and drop-off. He also doubted if three cars of stacking would be adequate for 100 children, and brought up the potential issue of blocking the handicap parking spaces and being in a loading zone and fire zone.

Mr. Zamora pointed out that the children would not all arrive at the same time. Mr. Quigley mentioned the Learning Center is only for day care and pre-K.

Mr. Zamora addressed the concerns for moving people and cars at drop-off and pick-up time. Because it is part of a shopping center, there is vacant parking on the east side of the shopping center. Ms. Basinet stated that there is a private agreement between all owners of the shopping center for cross-parking.

Vice Chair Breslau expressed concern about getting toddlers to the cars safely, since the parents will have to walk down the drive aisle of the shopping center. Mr. Zamora explained that in big shopping centers, such as Publix, people walk around with their children all the time, and the property under discussion is not a busy shopping center.

Mr. Quigley stated there is nothing in the Code that speaks to parking spaces being blocked off as part of stacking, but some Code changes will be considered in the coming months that will prohibit stacking interfering with those type of parking spaces.

Vice Chair Breslau suggested two possible remedies: show six cars for stacking, and demonstrate connectivity for pedestrians to the excess parking in the shopping center (sidewalks, crosswalks, etc.). He pointed out there would be truck activity in the back part of the shopping center where the excess parking is located. Another point to consider would be where the employees would park.

Mr. Zamora stated they had done a traffic study per a request from the Engineering Department. It was done at the actual drop-off and pick-up times, and the study deemed the cars were self-contained on the site (the stack would not go off the property line). Discussion ensued on the stacking of the cars, with Vice Chair Breslau asserting they could only stack two or three without blocking spaces.

Mr. Zamora said they had wanted two-way traffic in front, but the Engineering Department wanted one-way traffic.

Mr. Dixon wondered if they could consider moving the handicap spots so they would not be blocked, putting in an aisle and crosswalk. Mr. Zamora replied the handicap spots could be moved, as long as they are close to the front door.

[Chair Crowley left the meeting at 4:47 p.m.]

Mr. Zamora said he could add sidewalks within the parcel of the Learning Center, but he did not know if the agreement would allow him to put sidewalks by the Walgreen's or other parts of the shopping center.

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At this point, the Committee discussed possible changes to the Plan with the applicant and staff. Areas A, B, C, D, E, F, and G were noted on the plans.

Motion made by Vice Chair Breslau, seconded by Mr. Dixon, to approve Site Plan 13-014 (Master Plan). In a vote by roll call, the motion passed unanimously (3-0), with Chair Crowley and Mr. Moforis absent.

Motion made by Vice Chair Breslau, seconded by Mr. Dixon, to approve Site Plan 13-015 subject to the following recommendations pursuant to a plan which he will give to staff that will reflect the following changes:

1. There will be a sidewalk constructed from Area A through B through D connecting to the existing sidewalk in front of the building;
2. There will be a crosswalk connecting Area C to Area D, and the crosswalk can just be striping;
3. The applicant will work with staff to determine if relocation of the handicap parking spaces is preferred regarding the stacking from Area F to area G– applicant will coordinate with staff;
4. The applicant will show six cars stacking on the plan;
5. The applicant will install a sidewalk in the landscape island in Section E parallel to the parking spaces and then connecting to a sidewalk and crosswalk between Sections E and F. The cross walk will be marked, as well as pedestrian crossing signs and appropriate traffic devices similar to the crosswalks at Whole Foods;
6. When the applicant installs the sidewalk in Section E, they shall relocate the ligustrum tree elsewhere on the site;
7. In Section G the applicant shall install a sidewalk through the landscaped area on the north side of the building as shown on his diagram.

In a roll call vote, the motion passed unanimously (3-0), with Chair Crowley and Mr. Moforis absent.

5. OLD BUSINESS

Mr. Aucamp mentioned that nothing had been done with the landscaping except for sod at the old Hardy Building. Water was shooting out from hoses on top of the ground. Mr. Quigley said he would look into it.

6. NEW BUSINESS- None

7. COMMENTS AND/OR SUGGESTIONS - None

8. ADJOURNMENT

Hearing no further business, the meeting adjourned at 5:05 p.m.

Date Approved: _____

Chair/Board Member