



TOWN OF DAVIE
PLANNING & ZONING DIVISION

SITE PLAN COMMITTEE MEETING MINUTES
JUNE 21, 2016

1. ROLL CALL

The meeting was called to order at 4:05p.m. Committee members present were Chair Michael Crowley, Vice Chair Robert Breslau, Stavros Moforis, and Jeff Dixon. Jimmy Aucamp was absent. Also present were Planning and Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, Planner Lise Bazinet, Board Attorney Allan Weinthal, and Lisa Edmondson, Recording Clerk/Prototype, Inc.

2. SELECTION OF CHAIR

Upon nomination duly made and seconded, Mr. Crowley was reappointed as Committee Chair.

3. SELECTION OF VICE CHAIR

Upon nomination duly made and seconded, Mr. Breslau was reappointed as Committee Vice Chair.

4. MOTION TO EXCUSE COMMITTEE MEMBERS

Motion made by Vice Chair Breslau, seconded by Mr. Moforis, to excuse Committee Member Aucamp. In a voice vote, the motion passed unanimously.

5. APPROVAL OF MINUTES

5.1 May 24, 2016 Meeting Minutes

Motion made by Vice Chair Breslau, seconded by Mr. Moforis, to approve the minutes of the May 24, 2016 meeting. In a voice vote, the motion passed unanimously (4-0).

6. SITE PLANS (Quasi-Judicial)

6.1 Site Plan (SP16-058) CubeSmart

5600 South University Drive

Ms. Nectaria Chakas, Mr. Joe Handley, and Mr. Jack Wilbern appeared on behalf of the Applicant.

Counsel for the Applicant, Nectaria Chakas, indicated they had 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 6.1.

Ms. Bazinet provided the staff report, stating the project is complete and suitable for further review, with two staff recommendations.

Ms. Chakas notified the Committee that the applicant was not in agreement with the staff recommendations, asking that these two items be reconsidered.

Discussion ensued regarding transparency of the fourth floor windows in lieu of opaque glass for safety and design considerations, as well as the client's desire for visibility due to setback of the building from University Drive; the height requirement allowing for variation of the roof line; parapet shielding of mechanical equipment; the dividing wall to the adjacent

residential area; landscaping, including height of trees, plant size, and growth rates; the shared property ingress and egress; clarifications of elevations on plan renderings; and the need for variances to fill an existing pond on the property. The applicant agreed there would be no inside advertising visible as a result of permitting the clear glass windows.

Motion made by Vice Chair Breslau, seconded by Mr. Dixon, to approve SP16-058 subject to the following:

1. Staff recommendations 1 and 2 are not to be included in the approval; however, the Applicant has agreed that by keeping the clear glass that they will not permit any advertisements visible outside the buildings on levels 2, 3, and 4 from inside the building behind the transparent glass.
2. On page A-200 the west elevation label shall be corrected to read “east” elevation and on page 201, the east elevation label is corrected to read “west” elevation which is consistent with the renderings provided by the Applicant.

In a voice vote, the motion passed unanimously 4-0, with Mr. Aucamp absent.

7. **OLD BUSINESS** – None.
8. **NEW BUSINESS** – None.
9. **COMMENTS AND/OR SUGGESTIONS** – None.
10. **ADJOURNMENT**

Hearing no further business, the meeting was adjourned at 4:32 p.m.

Date Approved

Chair/Board Member