



TOWN OF DAVIE  
PLANNING & ZONING DIVISION

SITE PLAN COMMITTEE MEETING MINUTES  
JULY 26, 2016

**1. ROLL CALL**

The meeting was called to order at 4:00p.m. Committee members present were Chair Michael Crowley (left at 5:15pm), Vice Chair Robert Breslau, Jimmy Aucamp, and Jeff Dixon. Stavros Moforis was absent. Also present were Planning and Zoning Manager David Quigley, Planner Lise Bazinet, Planner Matthew Coyle, Board Attorney Allan Weinthal, and Mona Laventure, Recording Clerk/Prototype, Inc.

**2. MOTION TO EXCUSE COMMITTEE MEMBERS**

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

**3. APPROVAL OF MINUTES**

**3.1 June 21, 2016 Meeting Minutes**

**Motion** made by Vice Chair Breslau, seconded by Mr. Dixon, to approve the minutes of the June 21, 2016 meeting. In a voice vote, the motion passed unanimously (4-0).

**4. SITE PLANS (Quasi-Judicial)**

At the request of Chair Crowley, Item 4.4 was moved up on the agenda.

**4.4 Site Plan (SP16-125) Nova Southeastern University**

*Generally located at the northwest corner of Southwest 39th Street and Southwest 73rd Avenue*

Mr. Dixon excused himself due to a potential conflict.

Nectaria Chakas appeared on behalf of the Applicant and indicated they had no objection to waiving the quasi-judicial process.

Attorney Weinthal then opened and closed the public hearing as to the quasi-judicial process, as there was no one from the public wishing to speak in that regard.

Mr. Coyle provided a summary of the staff report indicating that this matter is complete and suitable for further review by the Committee with conditions as recommended by staff.

Ms. Chakas confirmed the Applicant is in agreement with staff recommendations.

Discussion ensued regarding the special permit application regarding excavation of over 250 cubic yards, existing trees, and tree mitigation.

Mr. Quigley noted the Town is undergoing policy revisions with regard to tree mitigation as there are certain situations where Town Code is much stricter than the County requires, which changes may affect the current application.

**Motion** made by Vice Chair Breslau, seconded by Mr. Aucamp, to approve SP16-125, subject to staff recommendations.

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

#### **4.1 Site Plan (SP13-306) Davie Westside Drainage Improvements**

*6991 Orange Drive*

Mr. Scott Peavler appeared on behalf of the Applicant and indicated they had no objection to waiving the quasi-judicial process. Mr. Gary Tenn also appeared on behalf of Applicant addressing engineering issues.

Attorney Weinthal then opened and closed the public hearing as to the quasi-judicial process, as there was no one from the public wishing to speak in that regard.

Ms. Bazinet gave a summary of the staff report, stating the project is complete and suitable for further review, with staff recommendations.

Discussion ensued regarding there being no buildings, playground, fencing, right-of-way, retention area, existing trails, matching of stamped asphalt and/or pavers, pedestrian indicators, and tree retention.

**Motion** made by Aucamp, seconded by Vice Chair Breslau, to approve SP13-306 subject to staff recommendations, recommendation for a traffic crosswalk solar powered light, and Applicant to check with engineering regarding stamped concrete versus pavers for the crosswalk as noted on the plans.

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

#### **4.2 Site Plan (SP15-269) Staybridge Suites**

*Generally located on the north side of Griffin, east of the Turnpike*

Mr. Jason Wilson appeared on behalf of the Applicant and indicated they had no objection to waiving the quasi-judicial process. Mr. Javier Negroni also appeared on behalf of Applicant discussing elevations and building architecture.

Attorney Weinthal then opened the public hearing as to the quasi-judicial process.

Ms. Ingrid Teal addressed the board and indicated she had no objection to Applicant waiving quasi-judicial proceedings. Attorney Weinthal then closed the public hearing in that regard.

Ms. Bazinet provided a summary the staff report, stating the project is complete and suitable for further review.

Discussion continued regarding waivers, setbacks, balconies, elevations and structure materials and colors, landscaping, signage, air-conditioning, amendments to the Town's sign Codes, number of parking spaces required and size of spaces, proximity to airport, property zoning history, turning radius for emergency vehicles, and employee parking,

The Chair then opened the public hearing.

Ingrid R. Teal, 4881 Griffin Road, voiced concerns regarding traffic, parking, and drainage.

Michael Gufhorze [phonetic], 6100 Southwest 48 Avenue, expressed his concern regarding the impact of additional traffic on Griffin Road.

The Chair then closed the public hearing as there was no one else wishing to speak on Item 4.2.

There was then discussion regarding meeting with the DOT and mitigation of traffic on Griffin Road in and around the proposed site.

**Motion** made by Vice Chair Breslau, seconded by Mr. Dixon, to approve SP15-269 subject to the following modifications to the plan:

1. All compact spaces shall be marked for the public to understand that they are compact spaces.

2. The Applicant will correct page A-100.1 to show the typical parking detail is not ten feet, but nine feet.
3. The Applicant has agreed that on the north side of the property on the northeast corner between the two parking islands where ten spaces are shown that those nine foot spaces will be modified to be ten foot spaces with the effect of losing one space, and there will be signage marked accordingly indicating that it shall be for larger vehicles whether SUV or truck.
4. The Applicant will meet with either the Broward County Housing Authority or the residents' association and will provide signage at the entrance of the apartments making it clear that it is private property and no hotel parking will be allowed.
5. The minutes from this meeting will be included in the Town Council package for their review.

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

Chair Crowley then passed the gavel to Vice Chair Breslau and left the meeting at 5:15 p.m.

#### **4.3 Site Plan (SP16-012) Tire Kingdom 47** *6595 Nova Drive*

Mr. Gary Barson appeared on behalf of the Applicant and indicated they had no objection to waiving the quasi-judicial process.

Attorney Weinthal then opened and closed the public hearing as to the quasi-judicial process, as there was no one from the public wishing to speak in that regard.

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

There were no questions by the Board; all were in agreement that the building was overdue for a "facelift." The existing landscaping will remain, with the addition of some new foliage.

**Motion** made by Aucamp, seconded by Mr. Dixon, to approve SP16-012.

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

#### **5. OLD BUSINESS**

Vice Chair Breslau requested that applicants include proposed signage in their plans.

He also again mentioned (his third request) the huge signs at Flamingo Road Nursery and the next door church, advising he would be happy to talk to Code Enforcement.

#### **6. NEW BUSINESS – None.**

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

#### **8. ADJOURNMENT**

Hearing no further business, the meeting was adjourned at 5:24 p.m.

---

Date Approved

---

Chair/Board Member