



TOWN OF DAVIE
PLANNING & ZONING DIVISION

SITE PLAN COMMITTEE MEETING MINUTES
AUGUST 23, 2016

1. ROLL CALL

The meeting was called to order at 4:01 p.m. Committee members present were Chair Michael Crowley, Jimmy Aucamp, Jeff Dixon and Stavros Moforis (arrived at 4:02 p.m.). Vice Chair Robert Breslau was absent. Also present were Deputy Planning and Zoning Manager David Abramson, Board Attorney Allan Weinthal, Planner Debbie Thomas, Chief Landscape Inspector Joseph Jimenez, and Mona Laventure, Recording Clerk/Prototype, Inc.

2. MOTION TO EXCUSE COMMITTEE MEMBERS

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

3. APPROVAL OF MINUTES

3.1 July 26, 2016, Meeting Minutes

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

4. SITE PLANS (Quasi-Judicial)

4.1 Site Plan (SP15-135) Sun Recycling 14

3250 Southwest 50th Avenue

Jodie Siegel, representing Bill Laystrom, of Doumar Allsworth, 1177 Southeast 3rd Avenue, Fort Lauderdale, 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.

Debbie Thomas, Planner I, provided a summary of the staff report indicating that the matter is complete and suitable for further review by the Committee, and there are no staff recommendations. She noted the Town does not have any special requirements for this type of facility.

Mr. Dixon asked if the design was meant to control surface runoff or to go below the ground table and stop water from moving below ground. Brenda Clark, 3250 W Commercial Boulevard, Fort Lauderdale, representing HDR Inc., responded that it is designed to contain the liquid that may be included in the waste for going outside of the building and mixing with any surface water runoff. It would be contained inside the berm.

Discussion ensued about the berm construction, prevention of sheet flow to the adjacent bodies of water, and the purpose of the wall around the lake.

Motion made by Mr. Aucamp, seconded by Mr. Dixon, to approve SP15-135 with no conditions. In a voice vote, the motion passed unanimously (4-0) with Vice Chair Breslau absent.

4.2 Site Plan (SP16-028) FPL Gulfstream Service Center

4000 Davie Road Extension

Mark Rickards, Kimley-Horn, 1690 South Congress Avenue, Delray Beach, introduced himself and waived the Quasi-Judicial process.

Attorney Weinthal explained the nature of the quasi-judicial hearing and asked those who wished to speak to sign in. 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. Thomas provided the staff report, noting one condition: provide an eight-foot high wall and/or opaque fence along the west perimeter where the proposed parking is abutting the residential properties.

Mr. Rickards introduced Jon Rosenthal, FP&L, and Margaret _____, from Kimley-Horn. Mr. Rickards said that mature landscaping would be negatively impacted by the requested wall/fence. They would prefer that the condition would allow them to provide a dense hedge as a visibility screen. Some of the existing landscaping does a fairly good job and would just need to be cleaned up and supplemented with infill hedges. If it has to be a fence or a wall, he would prefer a fence.

Chair Crowley recommended a fence for security, but Mr. Rosenthal said there is an existing chain link fence with barbed wire for security. Mr. Rosenthal provided his property address: 700 University Boulevard, Juno Beach.

Mr. Dixon's concern was that some type of security barrier was needed if there was no wall. Mr. Rickards offered to look at the barbed wire fence to make sure did not have any gaps. It was noted that a multi-family residential complex faced that side (west) of the property. Mr. Moforis suggested adding a metal mesh that goes on the chain link fence and planting dense hedges in front of it, rendering it opaque.

Discussion continued on the existing fence and vegetation, and the presence of mature oak trees.

Joseph Jimenez, Chief Landscaping Specialist for the Town of Davie, thought adding columns to the existing fence would be the best solution to protect the trees. Mr. Rickards commented that an eight-foot barbed wire fence would provide security and fill hedges would provide screening.

Ms. Thomas confirming that the Utility and Zoning District does not have landscape requirements as to a utility to residential buffer.

Discussion continued on the proposed fence, landscaping screening, with Mr. Jimenez recommending 24-inch center spacing with 24-inch height would be acceptable. He recommended 7-gallon plants with a 4-foot height for the residential area (the entire west property line).

Discussion ensued on drainage, paved areas, water retention area, who uses the site (employees, developers, etc.), parking area, space in facility for charging stations,

Motion made by Mr. Aucamp, seconded by Mr. Dixon, to approve Item #4.2, Site Plan (SP16-028), subject to:

1. Installing an eight-foot high fence with metal translucent screen on the west property line.
2. Landscaping on west property line to be a minimum of four feet tall, hedges to be touching, to be installed prior to the final CO for the proposed building.
3. Installing an automobile charging station on the southeast side of the employee parking lot.

In a voice vote, the motion passed unanimously (4-0) with Vice Chair Breslau absent.

5. **OLD BUSINESS** – None.
6. **NEW BUSINESS** – None.
7. **COMMENTS AND/OR SUGGESTIONS** – None.
8. **ADJOURNMENT**
Hearing no further business, the meeting was adjourned at 4:41 p.m.

Date Approved

Chair/Board Member