



**TOWN OF DAVIE  
PLANNING & ZONING DIVISION**

**SITE PLAN COMMITTEE MEETING MINUTES  
MAY 21, 2019**

**1. ROLL CALL**

The meeting was called to order at 4:30 p.m. Committee members present were Chair Stavros Moforis, Jimmy Aucamp, Jeff Dixon and David Oakes. Vice Chair Robert Breslau was absent. Also present were Planning & Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, Planner II Matthew Coyle, Landscape Consultant Bill Tesauro, Board Attorney Allan Weinthal, and Lorraine Robinson, Secretary.

**2. MOTION TO EXCUSE COMMITTEE MEMBERS**

**Motion** made by Mr. Dixon, seconded by Mr. Oakes, to excuse Vice Chair Breslau. In a voice vote, the motion passed 4-0.

**3. APPROVAL OF MINUTES**

**3.1 April 16, 2019 Meeting Minutes**

**Motion** made by Mr. Dixon, seconded by Mr. Aucamp, to approve the minutes of the April 16, 2019 meeting. In a voice vote, the motion 4-0 (with Vice Chair Breslau absent).

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

**4.1 SP18-314 Sierra Ranch  
1950 Hiatus Road**

Mr. Weinthal stated the applicant had waived the quasi-judicial process.

Mr. Coyle provided a brief summary of the staff report stating the request was to amend a previously approved site plan (SP16-326) consisting of a new residential community with 79 single-family dwellings. The proposed plan revises the setbacks of the R-2 lots to match the R-2 setback standard, addition of a temporary sales trailer and parking lot, addition of a security gate with call box and addition of model homes and landscape plans. He read the 12 staff recommendations into record

Mr. Dennis Mele, spoke on behalf of the applicant.

Mr. Oakes asked for the difference between R-1 and R-2 setbacks. Mr. Coyle stated the setbacks were as follows: R-1 Front- 30-40', Side- 25', Rear 30'; R-2 Front- 30', Side- 15', Rear 25'.

Mr. Aucamp asked if Hiatus Road to house was approximately 80' including buffers and Mr. Mele confirmed it was.

Mr. Oakes asked how the wetlands were being maintained. Mr. Mele stated the Army Corp of Engineers and Central Broward Water Management District made those determinations with a 5-year plan.

Chair Moforis asked about the monument sign and confirm the proposed colors. Mr. Mele responded that the stone was in eggshell with letters mounted.

Chair Moforis asked if the mailbox plan was new and Mr. Coyle responded that it was.

Chair Moforis asked what the largest size vehicle would use the roundabout. Mr. Mele stated that it would allow for a large UPS size vehicle.

Mr. Aucamp said the trees on lots are all 12 ft., street trees 14 ft. He asked if there were no 14 ft. trees available. Mr. Tesauro responded that there weren't and needed to be in the buffer.

Chair Moforis stated that he didn't see a revised photometric. Mr. Coyle responded that there was a staff condition for revision at the front part and before the plans are approved, the photometric would be provided.

Chair Moforis then opened for public comment.

Mr. Kurt Shaw brought up his concern regarding the transitional buffer and asked if the oak trees would be saved and retain the view. There was a discussion about this inquiry which concluded that this would be determined by Central Broward Water Management District.

**Motion** made by Mr. Aucamp, seconded by Mr. Oakes to approve SP18-314 subject to staff recommendations.

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

*Staff Recommendations:*

1. *Prior to approval of the Site Plan, the applicant shall revise the photometric plan to show changes to the community entrance and show a fully cutoff light fixture in the park that is compliant with the Night sky regulations.*
2. *Prior to issuance of a building permit for a single-family home, record the declaration of restrictions and other documents necessary to ensure proper maintenance and control of the common elements (documents shall be in a form acceptable to the Town Attorney).*  
*Conditions imposed on Site Plan SP16-326:*
3. *Revise plans to extend the channel in the preserve area to the outfall structure (Satisfied – See sheet C-4)*
4. *Revise photometric plan to show a fully cutoff, fully shielded light fixture compliant with Night sky regulations and a LED luminary compliant with street lighting regulations (Satisfied).*
5. *Prior to commencement of any land clearing, the applicant shall take reasonable steps to ensure that nuisance animal species disturbed by such land clearing do not pose an undue burden on neighboring properties*
6. *Provide five (5) foot wide sidewalks within the Hiatus Road right-of-way (Satisfied – See sheet C-5)*
7. *Landscaping contractor shall adhere to all notes including calling for a pre-planting inspection prior to planting*
8. *Lots 68, 79, 29, 48, 67, 9, 53, 73, 38 and 39 shall not be permitted to add a driveway within 50 feet of the edge of the closest intersection. On lots 8 and 35 the developer shall work with staff to locate the driveway as far away from the intersection as possible*
9. *Applicant shall ensure that during construction the applicant's contractor will clean any debris, dirt or material from Hiatus Road on a daily basis*

10. *Applicant shall be responsible for any damage caused to Hiatus Road during construction and any repairs caused by such damage that are caused by applicant's construction on the frontage road of their property shall be repaired*
11. *Prior to issuance of the 20<sup>th</sup> Certificate of Occupancy, developer shall complete construction of the northbound and southbound turn lanes on Hiatus Road*
12. *As a condition of approval for the Sierra Ranch project, Home Dynamics agrees to resolve the outstanding wetland mitigation agreement with the Town of Davie, approved via Resolution 2004-281 and amended via Resolution 2007-327. This agreement must be abrogated prior to issuance of building permits for this project.*

#### **4.2 SP17-265 Lychee Grove Estates 6239 Southwest 55th Court**

Mr. Weinthal stated the applicant had waived the quasi-judicial process.

Mr. Coyle provided a brief summary of the staff report stating the request was to develop a new residential community consisting of five single-family dwellings with one lot already developed. If custom homes will be permitted, the individual models would come before the Board for approval.

Mr. Gus Khavanin and Mr. Moe Zarbafi spoke on behalf of the applicant.

Mr. Aucamp asked what was planned for the lychee trees. Mr. Khavanin were located along the property line and would be saved. Mr. Oakes how many there were, and the response was 5-6. Mr. Khavanin stated the big lychee trees were not on this property.

Mr. Dixon asked if they were widening the road. Mr. Khavanin responded that the existing road was 22 ft. and would be extending it 1 ft and adding more asphalt.

Chair Moforis then opened and closed public comment as there was no one wishing to speak on this item.

**Motion** made by Mr. Aucamp, seconded by Mr. Dixon, to approve SP17-265 subject to staff recommendations.

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

#### *Staff Recommendations:*

1. *Prior to the Town Council meeting make corrections to the following sheets:*
  - a. *Revise Site Plan to remove the fire safety route on Lot 2. The fire safety route should be shown on the Fire Rescue Plan instead.*
  - b. *Revise the Photometric plan to show a full-cutoff light fixture compliant with the night sky regulations.*
2. *Any existing chicken wire fencing shall be removed prior to issuance of a Certificate of Occupancy for any new home. Any perimeter fence or wall proposed as a replacement shall comply with Section 12-33(O) of the Town Code.*
3. *The landscape plans provided with each building permit for a single-family residence shall include at least 5 of the 19 replacement trees required for mitigation. Any remaining replacement trees shall be required prior to issuance of a Certificate of Occupancy for the last lot to be developed.*

4. *Due to the essential connection between all property owners and the drainage system, no alterations, changes or structures are allowed within the drainage easements without approval from both the Town of Davie and Central Broward Water Management District. Prior to the Town Council meeting a note that reflects this shall be added to the Site Plan.*

#### **4.3 SP18-291 Main Street Place 4260 Davie Road**

Mr. Weinthal stated the applicant had waived the quasi-judicial process.

Mr. Coyle provided a brief summary of the staff report stating the request was to develop two four-story buildings with 50 garden apartments and 4,200 square feet of office space.

Mr. Frank Costoya spoke on behalf of the applicant.

Chair Moforis asked if the last site plan included restaurants. Mr. Costoya responded that there were none.

Mr. Oakes asked if there was any street parking. Mr. Costoya said there was none but there would be (3) spaces in back. He added that they left room in front for future Davie Road parking. Mr. Costoya stated there were CRA parking lots planned for the future.

Chair Moforis then opened and closed public comment as there was no one wishing to speak on this item.

**Motion** made by Mr. Aucamp, seconded by Mr. Oakes, to approve SP18-291 subject to staff recommendations.

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

#### *Staff Recommendations:*

1. *Sign installations consistent within this site plan will be approved by separate building permit. Any modification to murals and graphics shall require Town Council approval pursuant to the Western Theme Manual.*
2. *Prior to the issuance of a building permit the property owner will provide a restrictive covenant, on a form acceptable to the Town Attorney, as necessary to restrict the 3 affordable housing units. The restrictive covenant shall be recorded in the Official Records of Broward County prior to the issuance of a Certificate of Occupancy for the building.*
3. *Prior to the Town Council meeting, the photometric plan shall be revised to change the two "SA" light fixtures along SW 63<sup>rd</sup> Avenue to "King Luminaire" fixtures.*

#### **5. OLD BUSINESS - none.**

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6. **NEW BUSINESS** - none.

7. **COMMENTS AND/OR SUGGESTIONS**

8. **ADJOURNMENT**

Hearing no further business, the meeting was adjourned at 5:36 p.m.

7/16/19

Date Approved



Chair/Board Member Stavros Moforis