



**TOWN OF DAVIE  
PLANNING & ZONING DIVISION**

**SITE PLAN COMMITTEE MEETING MINUTES  
SEPTMEBER 15, 2020**

**DRAFT**

**1. ROLL CALL**

The meeting was called to order at 4:36 p.m. Committee members included were Chair David Donzella, Vice Chair Michael Crowley, Robert Breslau (was on mute at roll call- unmuted at 4:39), Jimmy Aucamp, and Jeff Dixon (arrived 4:43). Also included were Planning & Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, Planner II Lise Bazinet, Planner I Sylvia Myint, Board Attorney Allan Weinthal, Landscape Consultant Bill Tesauro, and Secretary Lorraine Robinson.

Chair Donzella read the following into record:

Pursuant to Executive order numbers 20-69, 20-112, 20-179 and 20-193 issued by the Office of the Governor Ron Desantis, municipalities may conduct meetings of their governing boards without having a quorum of its members present physically or at any specific location and utilizing communications media technology such as telephonic or video conferencing, as provided by Section 120.54(5)(b)2, Florida Statutes.

- This meeting has been carefully planned to ensure that all participants including applicants and the public have an opportunity to participate in this meeting as if this were an in-person meeting.
- Please be patient and keep in mind that the process and tools we are using are new to all of us.
- In the event we experience technical difficulties, our staff will do their best to address them as quickly as possible during the meeting.
- Please silence all cellphones and other noise-making devices.
- Please keep your microphones muted until you need to speak.
- Be aware that even small background noises, such as using the keyboard or shuffling papers, can create a distraction for all participants.
- If you would like to be recognized to speak, please wait until whomever is speaking at that time is finished, take a pause, and ask me as the chairperson to recognize you.

**2. APPROVAL OF MINUTES**

**2.1 June 16, 2020 Meeting Minutes**

Chair Donzella asked all in favor to approve the minutes of the June 16, 2020 meeting. The motion passed 5-0.

Mr. Weinthal confirmed all representatives for the applicants have waived quasi-judicial.

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

**3.1 SP20-009 Planet Fitness  
2310 South University Drive**

Mr. Abramson provided a summary of the staff report. The request is to change the use of a freestanding building to a new Athletic/Health Club, approximately 14,100 sf. in size. The freestanding building was previously approved as a restaurant within the Tower Shops retail center and has been vacant for several years. The Development Review Committee has no objections to the proposal.

Mr. Breslau asked if Pep Boys located nearby has a parking agreement that would impact this application. Mr. Abramson would research this and get back to the committee. Mr. Dixon commented that since the previous restaurant closed at that location, there are plenty of empty parking spaces.

Ms. Christina Bilenki, Dunay, Miskel, & Backman, LLP stated she was available for any questions.

Mr. Aucamp asked which side of the existing structure the 5,100-sf. addition would be added. Ms. Bilenki stated the addition would be on the west side and referred to the dark grey structure on the plans.

Mr. Aucamp asked if the trees listed would be moved one time. Michael Miles, Dynamic Engineering Consultants, said the plan is to move trees one time as agreed upon by staff. Mr. Aucamp wanted to verify that the trees would not be relocated to the new construction area on the west side. Mr. Miles confirmed they would not.

Mr. Dixon stated the infrastructure looks old and asked if any upgrades or modifications were planned. Mr. Miles said Broward County requested some modifications but none by the Town.

Chair Donzella said there were public comments made at the public participation meetings which were addressed by the applicant.

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

**Motion** made by Mr. Crowley, seconded by Mr. Aucamp to approve SP20-009.  
In a roll call vote, the motion passed 5-0.

**3.2 SP20-117 Public Storage  
3700 South University Drive**

**3.3 SP20-118 Public Storage  
5408 South University Drive**

**3.4 SP20-119 Public Storage  
15701 Southwest 41st Street**

Mr. Abramson provided a summary of the staff report for all (3) items. These were for after-the-fact request to change the exterior paint colors to rebrand an existing self-storage facility. (2) of the sites include canopies that were removed.

Mr. Breslau asked if all (3) locations were after-the-fact requests. Mr. Abramson said that all locations have been painted. Mr. Breslau asked if there were photos of the site. Mr. Quigley advised to look at the page that contained the photo.

Chair Donzella asked why the applicant had not asked in advance of doing the changes to the elevations. Mr. Abramson said that municipality policies differ, and the Town generally brings changes before the committee. The Town put a notice at the locations that they needed to go through the site plan modification process for the changes made.

Mr. Jose Herrera, Public Storage was available for questions.

Mr. Breslau asked staff if they were prepared to have other businesses use paint to brand their building. He added that the committee in the past had limited the amount of paint branding. Mr. Quigley stated that initially the color was alarming but that the buildings have no architectural features and the Town is not concerned this will set a precedent.

Mr. Weinthal stated that what you do for one applicant does not set a precedent for a future application. He added one can approve or deny based on what comes before the committee. He said that the motion can clearly state the motion to approve or deny.

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

**Motion** made by Mr. Dixon, seconded by Mr. Crowley to approve SP20-117; companies spend millions of dollars on branding. This is one company that does that, and I feel we shouldn't deny all of the money they have spent trying to brand.

In a roll call vote, the motion passed 3-2 (with Mr. Aucamp and Mr. Breslau dissenting).

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In a roll call vote, the motion passed 3-2 (with Mr. Aucamp and Mr. Breslau dissenting).

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In a roll call vote, the motion passed 3-2 (with Mr. Aucamp and Mr. Breslau dissenting).

Mr. Breslau wanted to state his reason for denial was that he did not object to branding of buildings or the color "orange". He objected to the quantity of the color and had it not been after-the-fact applications, the committee would have been able to tone it down. Mr. Aucamp and Chair Donzella were in concurrence with Mr. Breslau.

4. **OLD BUSINESS** - none.
5. **NEW BUSINESS** - none.
6. **COMMENTS AND/OR SUGGESTIONS**  
Mr. Breslau complimented staff on this new meeting process and how well handled.
7. **ADJOURNMENT**  
Hearing no further business, the meeting was adjourned at 5:30 p.m.

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Date Approved

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Chair/Board Member