



TOWN OF DAVIE
PLANNING & ZONING DIVISION

SITE PLAN COMMITTEE MEETING MINUTES
JANUARY 19, 2021

DRAFT

1. ROLL CALL

The meeting was called to order at 4:30 p.m. Committee members included were Chair David Donzella, Vice Chair Michael Crowley, Jimmy Aucamp, Robert Breslau and Jeff Dixon. Also included were Planning & Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, Board Attorney Philip Sherwin, Landscape Consultant Bill Tesauro and Secretary Lorraine Robinson.

2. APPROVAL OF MINUTES

2.1 December 15, 2020 Meeting Minutes

Motion made by Mr. Dixon, seconded by Mr. Aucamp, to approve the minutes of the December 15, 2020 meeting. In a voice vote, the motion passed 5-0.

3. SITE PLANS (Quasi-Judicial)

**3.1 SP20-064 Murphy Express
5999 South University Drive**

Mr. Dwayne Dickerson, Dunay Miskel & Backman, representing the applicant waived quasi-judicial.

Mr. Abramson provided the staff report. The proposed site plan would allow the development of a new gas station consisting of 16 fueling positions and a 2,800-sf. convenient store.

Mr. Breslau asked if there was a parking calculation tabulation chart. Mr. Abramson directed him to view sheet C-1 with parking requirements listed in the box.

There was discussion about the access related to University Drive. Chair Donzella had concerns about fire trucks navigating through the access and parking spaces.

Chair Donzella asked about the outcome from the Planning & Zoning Board. Mr. Abramson stated there were (3) variances that went before the board. Mr. Abramson described each of the (3) variances. Mr. Quigley provided the motions for each variance.

Mr. Dickerson provided detail about the location. He said the lot size is 0.95-acre where Town Code requires 1-acre, and that variance request was approved by the Planning & Zoning Board.

Mr. Dickerson stated the second variance was to allow 7 accent trees and 0 canopy trees within the landscape buffer. There are 2 easements and neither allow for canopy trees in the easements. The variance was to remove the trees from easements and replace with accent trees. The Planning & Zoning Board had concerns about the removal of the oak trees. The options were (1) Town variance, (2) mitigate, or (3) request a variance from the drainage district. His team

revised the plans retaining the oak trees and the Central Broward Water Control District (CBWCD) to allow a variance. Vice Chair Crowley provided two options, either vacate the easement or go before the CBWCD board for a variance. Mr. Dickerson said if approved the Town variance request would no longer be needed.

Mr. Dickerson stated the third variance request related to vehicular use area requirements for green space. With modifications like adding planters and removal of a parking space would increase green space and minimize this request.

Andrew Deegan, Engineer; CPH Corporation stated that Murphy Express has been working on details with Shorty's and other businesses.

Vice Chair Crowley asked if there were letters of no objection from the other property owners. Mr. Quigley responded that it was not a requirement. Mr. Dickerson said that they have been working with them and they have a legal right to make these access points.

There was discussion on truck access including fuel and fire trucks access. Mr. Breslau asked how the truck would enter if the handicap spaces were occupied. Mr. Dickerson was confident this would not be an issue as it passed all reviews by the Town Engineer, Town Fire Department, and the truck service provider. Mr. Abramson pointed out the dimension plans and there was 18 feet of clearance.

There was extensive discussion about the traffic flow. Mr. Breslau asked about the turn while incoming traffic was entering. Mr. Deegan said that was where they would rely on the off hours delivery times for fuel. Mr. Breslau asked if he was going to park in the exit driveway and run the fueling tank lines with vehicles driving over them. Mr. Dickerson said there were multiple access points for the limited time he was loading. Mr. Dickerson said that the delivery drivers could place cones at the exit during fueling and there is no requirement by Code on where the delivery trucks would be required to park.

Mr. Dixon asked if the retaining walls would be replaced. Mr. Dickerson said new retaining walls were being placed on both the Stirling Road and University Drive sides to shore up the berm.

The committee had discussion about the canopy trees in the easement. Vice Chair Crowley met with staff at the site and that trees #10, 12, and 14 were the only oaks worth keeping. Mr. Aucamp and Mr. Tesauro discussed the requirements about specimen trees; 18" and over. Mr. Tesauro described the mitigation calculations. Tree retention notes indicated that tree relocation was a one-time process. Mr. Tesauro described the requirements needed to successfully move the large trees. Mr. Dickerson said all code requirements would be followed.

There was brief discussion about the CBWCD approval timeline with Vice Chair Crowley.

Mr. Breslau thought that the lighting plan was extremely bright, and felt the plan needed to be modified. There was discussion with staff about the night sky ordinance and placement of the lighting plan.

Mr. Deegan showed a change to the parking space change. Mr. Abramson suggested the parking space just north of the handicap would be his recommendation.

Mr. Dickerson restated the Planning & Zoning Board determination and solutions proposed:

Variance 1- to reduce lot size requirement- approved.

Variance 2- canopy trees requirement reduction- there were concerns about removing trees in the buffer; the solution Mr. Dickerson is to keep the healthy trees and seek a variance or easement vacation from the CBWCD.

Variance 3- was for 10.2% open space and 7 trees withing the vehicular use area, Code requires 15% open space; the proposed mitigation was to eliminate one parking space (space north of ADA spaces) to allow for expansion of the buffer area and add planters to the site to increase green space area reducing the variance request.

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

Motion made by Mr. Breslau, seconded by Mr. Dixon to approve SP20-064 subject to committee recommendations:

1. *Applicant will revise the photo metric plan submitted to Staff for approval before Council to assure it meets all Town Codes.*
2. *Restrict tanker truck deliveries only between the hours of 10pm - 6am.*
3. *The applicant agrees to remove one parking space north of handicap spaces to convert to green area.*
4. *Subject to (A) variance by Central Broward Water Management District regarding healthy trees to be permitted to remain in the easement, or (B) get a vacation from that easement.*
5. *Retain east oak trees #10, 12 and 14 to remain in place.*

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

Mr. Crowley asked when this item was going before Council. Mr. Abramson responded that it was scheduled for the February 17, 2021 meeting. Mr. Crowley asked if Council sees the minutes before their meeting. Mr. Quigley responded that the draft minutes are posted, and Council receives them electronically.

4. **OLD BUSINESS** - none.

5. **NEW BUSINESS** - none.

6. **COMMENTS AND/OR SUGGESTIONS** - none.

7. **ADJOURNMENT**

Hearing no further business, the meeting was adjourned at 6:09 p.m.

Date Approved

Chair/Board Member

From: [Jeff Dixon](#)
To: [Lorraine Robinson](#)
Subject: Pic.
Date: Tuesday, January 19, 2021 5:58:34 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.



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