



TOWN OF DAVIE
PLANNING & ZONING DIVISION

SITE PLAN COMMITTEE MEETING MINUTES
FEBRUARY 19, 2019

1. ROLL CALL

The meeting was called to order at 4:31 p.m. Committee members present were, Jimmy Aucamp, (Acting) Chair Robert Breslau, Jeff Dixon and David Oakes. Stavros Moforis was absent. Also present were Planning and Zoning Manager David Quigley, Planner Lise Bazinet, Planner Sylvia Myint, Planner Debbie Thomas, Landscape Consultant Bill Tesauro, Attorney John Rayson, and Lorraine Robinson, Secretary.

2. MOTION TO EXCUSE COMMITTEE MEMBERS

Motion made by Mr. Dixon, seconded by Mr. Oakes, to excuse Chair Stavros Moforis. In a voice vote, the motion passed unanimously.

3. APPROVAL OF MINUTES

3.1 December 18, 2018 Meeting Minutes

Motion made by Mr. Dixon, seconded by Mr. Aucamp, to approve the minutes of the December 18, 2018 meeting. In a voice vote, the motion passed unanimously.

4. SITE PLANS (Quasi-Judicial)

4.1 SP17-138 Driftwood Village Apartments

Generally located north of Davie Road Extension, between Northwest 33rd Street and Northwest 75th Avenue

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

Ms. Bazinet provided a brief summary of the staff report stating the request is to develop a new three-story multi-family residential building consisting of 23 dwelling units. The site plan was tabled at a Town Council meeting to allow the applicant to re-evaluate the dimensioning on plans and apply for necessary variances. Since reviewed last by the Site Plan Committee, the applicant has reduced the total number of dwelling units from 24 to 23, and relocated parking spaces from the southwest corner of the site to underneath building. At the time the application was submitted, there were two existing billboards (each approximately 4ft. x 8ft. in size) located at the southeast corner. The proposed site plan for development does not indicate that the billboards are to remain and a site visit on July 5, 2018 confirmed that the two billboards were removed. Sec. 12-245 of the Town Code does not allow new off-premise signs or the relocation of existing off-premise signs. There is an existing overhead utility line and light pole within the property, along Davie Road Extension, to be relocated as shown on the site plan. Public Participation information is included as part of the staff report attachments. This application is being filed in conjunction with a rezoning, flex, variance and a delegation request.

Dan Shapiro spoke on behalf of the applicant and a discussion commenced about compact and handicap parking.

Acting Chair Breslau stated that a member of the Town Council mentioned there was a discussion about adding an elevator. Mr. Shapiro stated that there wasn't room for one and that it was in compliance with Code. Ms. Bazinet stated that Code requires an elevator for 4 stories or more. Mr. Shapiro added that there were ADA compliant units on the ground and second floors. Acting Chair Breslau said that the Mayor was under the impression that an elevator would be added and recommended the applicant discuss this with Council.

Motion made by Mr. Oakes, seconded by Mr. Dixon, to approve SP17-138 along with the following conditions:

1. Staff Condition: Central Broward Water Control District approval is required prior to the final site plan approval. And with the following conditions:
2. Prior to issuance of any permit for residential building, provide a copy of executed and recorded declaration of restrictions limiting the residential units use to rentals only.
3. Be prepared to discuss with Council regarding addition of an elevator.
In a roll call vote, the motion passed 4-0 (with Chair Moforis absent).

4.2 SP18-171 Public Storage 12451 Orange Drive

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

Ms. Thomas provided a brief summary of the staff report stating the request is to expand an existing self-storage facility to a building size of 152,306 sf within the Planned Business Center (B-3) District. The existing facility is three-stories in height and has a gross floor area of 91,061sf. in size with the expansion proposing an additional 61,095 sf gross floor area at the south end of the facility within a vacant portion of the site. A site plan and plat note amendment application are being processed concurrently. The Development Review Committee (DRC) has reviewed the request and has no objections. The applicant has satisfied the public participation requirement.

Janna Lhota, Holland & Knight and James Kahn, Keith & Associates spoke on behalf of the applicant. Ms. Lhota provided a PowerPoint presentation outlining the location and renderings. She stated the buffers were designed for future expansion.

Mr. Dixon asked how many parking spaces were required with the additional square footage. Ms. Thomas responded that Code requires 72 parking spaces based on the use and the size, however, there is an allowance for the applicant to submit a parking study. The applicant chose to submit a trip analysis that was approved by the Engineering Division to show that the use doesn't require so many spaces.

Mr. Oakes asked if the buildings would be joined or separate. Ms. Lhota responded that it was free standing but will have some connection with common tie in with staircase.

Mr. Aucamp discussed with Mr. Kahn about the tree removal and replacement. Mr. Kahn stated that trees would be replaced per inch and they were adding more trees than required. Mr. Aucamp stated that the gumbo limbo trees would be moved one time and would be replaced if they didn't survive.

Acting Chair Breslau stated that the plans showed no outdoor storage and that there is outdoor storage on the site now. Ms. Lhota confirmed there would not be any on the new site and agreed to it being a condition if approved.

Acting Chair Breslau commented that all existing hedges are half dead and would like the site landscaping be brought up to Code.

Discussion commenced about the proposed colors of the facility. Mr. Kahn stated the corporate color is orange. Acting Chair Breslau stated the orange on the building as presented with the stripe around the entire building would not be in fairness to the residential community next to the site.

Motion made by Mr. Oakes, seconded by Mr. Dixon, to approve SP18-171 subject to the following conditions:

1. (Staff condition) Revise photometric plans to note that all existing and proposed light fixtures will be full cut-off and satisfy the Town's Night Sky Ordinance.
2. (Staff condition) Revise photometric plans to reflect a foot candle no higher than 0.1 fc on the north property line adjacent to residential use.
3. Relocate the gumbo limbo trees one time as there is a higher success rate.
4. The applicant agrees to no outdoor storage if application approved.
5. Approves the proposed colors with the exception that crown parapet molding be a neutral tone and cannot be orange, coordinated with staff.
6. Bring all landscaping up to Code on entire site.

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

4.3 SP18-220 Prestige Gunite 2301 College Avenue

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

Ms. Bazinet provided a brief summary of the staff report stating this was an after-the-fact request for approval of a new modular building. Prior to 2018, a similar modular building existed on the site that was removed because it did not meet Florida building code requirements, refer to the applicant's attached chronology. The site is currently being used as a cement and sand yard and is allowed within the existing zoning. The new modular building is for the company drivers seeking shelter during truck reloads. The current tenant/applicant has been leasing this property for the last 10+ years. The applicant has satisfied the public participation requirements.

Motion made by Mr. Dixon, seconded by Mr. Aucamp, to approve SP18-220 based on staff report.

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

4.4 SP19-014 Worku 10550 North Camelot Circle

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

Ms. Myint provided a brief summary of the staff report stating the request is to allow a new custom single-family home on lot 10 within the residential development known as Camelot Estates. A requirement of the original site plan approval is that each proposed custom home in the development must be brought to Site Plan Committee for a recommendation. The home is to be

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one-story in height and approximately 7,000 s.f. in size. The original developer (Dream Homes of Davie, LLC) constructed site infrastructure for the 19 lots. This is the last vacant lot in the community.

Acting Chair Breslau asked if there were restrictions for this parcel on the Camelot Estates site plan approval for driveways close to the corners. Ms. Myint responded she would look into this. Acting Chair Breslau pointed out that site triangles were very important to consider.

Mr. Aucamp commented that there wasn't a landscape plan. Ms. Myint stated that this was not a requirement for the application process as landscape would be reviewed during the building permit process. Acting Chair Breslau asked that ground cover landscaping be a requirement to avoid site triangle blocking.

Acting Chair Breslau asked staff to include roof materials and building color samples on future applications.

Motion made by Mr. Oakes, seconded by Mr. Aucamp, to approve SP19-014 based on staff report and the following conditions:

1. That the applicant coordinate with staff all landscaping materials between the two driveways on the radius turn of Camelot Circle to ensure oncoming traffic visibility is not blocked.

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

5. **OLD BUSINESS** - none.

6. **NEW BUSINESS** - none.

7. **COMMENTS AND/OR SUGGESTIONS**

8. **ADJOURNMENT**

Hearing no further business, the meeting was adjourned at 5:29 p.m.

4/16/19

Date Approved



Chair/Board Member