



TOWN OF DAVIE
PLANNING & ZONING DIVISION

SITE PLAN COMMITTEE MEETING MINUTES
APRIL 16, 2019

DRAFT

1. ROLL CALL

The meeting was called to order at 4:31 p.m. Committee members present were (Acting) Chair Robert Breslau, Jeff Dixon and David Oakes. Jimmy Aucamp and Stavros Moforis were absent. Also present were Deputy Planning and Zoning Manager David Abramson, Planner Sylvia Myint, Planner Debbie Thomas, Town Engineer Jonathon Vogt, Landscape Consultant Bill Tesauro, Attorney Allan Weinthal, and Lorraine Robinson, Secretary.

2. MOTION TO EXCUSE COMMITTEE MEMBERS

Motion made by Mr. Dixon, seconded by Mr. Oakes, to excuse Jimmy Aucamp and Chair Stavros Moforis. In a voice vote, the motion passed 3-0.

3. APPROVAL OF MINUTES

3.1 February 19, 2019 Meeting Minutes

Motion made by Mr. Oakes, seconded by Mr. Dixon, to approve the minutes of the February 19, 2019 meeting. In a voice vote, the motion 3-0 (with Mr. Aucamp and Chair Moforis absent).

4. SITE PLANS (Quasi-Judicial)

**4.1 SP17-286 Pivot
6740 Griffin Road**

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

Ms. Thomas provided a brief summary of the staff report stating the request was to develop a three-story, 20,718.74 sf residential/office building. The site plan proposes about 6,290 sf of office space on the bottom floor and 8 residential units on the second and third floors.

Acting Chair Breslau asked if the five waivers were going before Council. Ms. Thomas said these are still going to Council and approved along with the site plan. Mr. Abramson stated that staff doesn't provide recommendations.

Mr. Oakes asked about the parking calculations and square footage was on the bottom floor. Ms. Thomas responded there was one parking space per 300 sf. with a total 6,290 sf on the bottom floor.

Acting Chair Breslau asked how many bedrooms were proposed. Ms. Thomas said there were 20 bedrooms total.

Manny Synalovski, with Synalovski Romanki Saye spoke on behalf of the applicant.

Mr. Dixon asked if the retaining wall had changed. Mr. Synalovski responded that it had not. He stated there was a smaller building footprint due to a 6-foot reduction. He added that the other modification to the plan was that the color scheme was slightly modified. Mr. Synalovski

stated that Central Broward Water Management District approved the retention pond and the site was platted and could not be modified

There was discussion about parking. Acting Chair Breslau pointed out the two parking spaces on the south side of the property and the navigation required to exit which required a 60-foot backup. Mr. Synalovski said there had been discussion with staff and he had no objection to assigning the spaces for residential units and they would be made aware in advance of the backup to the intersection. The retention pond was already approved by Central Broward Water Management District and platted, the amount of drainage area couldn't be changed. Mr. Dixon asked about the 13-foot deep parking spaces. Mr. Synalovski stated there were five compact spaces which allows for 13-foot parking space, curb and overhang for a total of 15-feet. The overhang was reduced for these five compact spaces. Mr. Oakes asked if there was room to move spaces 31, 30 and 29C to the north and add an additional space leaving only one space at the end. Mr. Synalovski wasn't sure if there was the 9-feet needed.

Acting Chair Breslau asked if the Town Engineer approved the 60-foot backup. Mr. Vogt responded that the two spaces would be for residents familiar with the parking configuration.

There was a brief discussion regarding lighting on the exit drives.

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

Motion made by Mr. Oakes, seconded by Mr. Dixon, to approve SP17-286 along with the following conditions:

1. Mark (3) spaces 31C, 32 and 33 residential uses only from 8am-5pm.
2. Review with Town staff the photometric on the lighting plan.

In a roll call vote, the motion passed 3-0 (with Mr. Aucamp and Chair Moforis absent).

4.2 SP18-035 Perez Estates 10830 Southwest 23rd Street

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

Gary Bloom, GGB Engineering spoke on behalf of the applicant.

Ms. Myint provided a brief summary of the staff report stating the request was for a residential community. There was a previously approved site plan in 2015 which has expired. The developer does not plan on including a perimeter fence as requested at the public participation meeting.

Acting Chair Breslau asked why the sidewalk ended halfway on the cul-de-sac. Mr. Bloom stated that there was only a sidewalk on one side of the street and made no sense for it to end at the right of way. Ms. Myint confirmed that the sidewalk was not a code requirement.

Mr. Bloom discussed that the original plan was platted with 3 lots and was amended to split one of those lots in two.

Acting Chair Breslau asked that the applicant review with staff the photometric in front of Lot 3 shows zeroes on the poles at the main entrance.

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

Motion made by Mr. Oakes, seconded by Mr. Dixon, to approve SP18-035 subject to the following conditions:

1. (Staff condition) Provide a 5ft. landscape easement at the front of each lot along the internal private road that has not already been recorded by the plat. Such easement shall be maintained by the Homeowner Association.
2. (Staff condition) Provide a Tree Disposition Plan to be approved by the Planning & Zoning Division prior to the Town Council meeting.
3. (Staff condition) Remove the 35 ft. building setback line on the survey.
4. (Staff condition) On the Lighting Plan, provide detail about the fixture that shows it is “Full Cutoff”.
5. (Staff condition) Remove the ground mounted sign from the landscape plan.
6. Photometric review with the Planning & Zoning Division.

In a roll call vote, the motion passed 3-0 (with Mr. Aucamp and Chair Moforis absent).

4.3 SP18-303 Bridge Point Generally located south of Reese Road, east of Davie Road

Ms. Thomas provided a brief summary of the staff report saying the request was to develop a new light industrial park consisting of three (3) warehouse/office buildings totaling 677,314 sf. The development plans to include the extension of an existing private road known as “Haul Road” adjacent to the western portion of the site.

Nectaria Chakas, Esquire, with Lochrie & Chakas spoke on behalf of the applicant and waived the quasi-judicial process.

Mr. Oakes asked why Haul Road was being constructed after development as it might help with traffic. Ms. Chakas responded the roadway would get damaged during construction.

Acting Chair Breslau asked if the site were to be used as large distribution center would the parking calculations change. Ms. Thomas responded that it would. She added that the parking was done to be consistent with other warehouse offices that were done in that same regional activity center like the proposed layout with distribution in the rear.

There was a brief discussion on tractor trailer parking. There wasn't a requirement, but tractor trailer parking was being provided for.

Mr. Oakes asked if there was any plan for traffic solutions at Reese Road and Davie Road. Mr. Vogt stated that improvements were just completed, and the Town maximized what could be done through widening and circulation measures. Mr. Dixon asked if there was an intention to connect Reese Road to the south. Mr. Vogt stated that they were currently in negotiations with Everglades Mobile Park to relocate the entrance to Oakes Road.

Ms. Chakas discussed the first staff condition related to landscape plans and Haul Road. The Code section listed relates to public roads and Haul Road is a private road. She stated they would work with staff.

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

Motion made by Mr. Oakes, seconded by Mr. Dixon, to approve SP18-035 subject to the following conditions:

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1. (Staff condition with modification) Update the landscape plans, and work with the Planning & Zoning Division to attempt to provide trees along Haul Road in accordance with Town Code Sec. 12-111(D)(5).
2. (Staff condition) The Applicant shall submit a draft easement agreement for the sidewalk easement required along the eastern boundary line adjacent to Reese Road prior to final site plan approval. Such easement must be recorded prior to the issuance of an engineering permit.
3. (Staff condition) Construction of Haul Road must be complete prior to the issuance of the first building's certificate of occupancy.

In a roll call vote, the motion passed 3-0 (with Mr. Aucamp and 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 5:16 p.m.

Date Approved

Chair/Board Member