



TOWN OF DAVIE
PLANNING & ZONING DIVISION

PLANNING AND ZONING BOARD MEETING MINUTES
JULY 20, 2021

1. ROLL CALL

The meeting was called to order at 6:30 p.m. Board members present were Chair Donna Evans, Vice Chair David Donzella, Lisa Alvarez (arrived 6:32), Robert Breslau, Michael Crowley, and Jeff Dixon. Jimmy Aucamp was absent. Also, present were Planning & Zoning Manager David Quigley, Deputy Planning & Zoning Manager David Abramson, Planner II Lise Bazinet, Planner II Matthew Coyle, Board Attorney Philip Sherwin, Landscape Consultant Bill Tesauro, and Secretary Lorraine Robinson.

Chair Evans asked if there were any requests for Quasi-Judicial. Mr. Sherwin stated there were no requests received for quasi-judicial and therefore waived.

2. DEVELOPMENT APPLICATIONS (Quasi-Judicial)

2.1 Variance (V19-194) Jaguar Land Rover West Broward

**2.2 Site Plan (SP19-027) Jaguar Land Rover West Broward
4545-4645 Southwest 148th Avenue (Volunteer Road)**

Ms. Bazinet provided the staff report. The variance request is to reduce the number of required parking spaces to 70 (Town Code normally requires 301). The applicant is proposing to meet their own parking demands by providing 11 spaces for loaner vehicles, 14 spaces for employee parking, 84 spaces for service staging as well as 184 spaces for inventory vehicle storage for a total of 273 parking spaces. The site plan request is for approval of a new three-story auto dealership and automobile storage.

Vice Chair Donzella asked for clarification on the parking variance. Discussion ensued concerning the parking requirements for the existing dealerships on adjacent parcels.

Mr. John Voight, Doumar Allsworth Laystrom Voight et al, appeared on behalf of the Applicant. Also in attendance were Mr. Richard Bekesh and Mr. Nick Lingle, Spring Engineering.

There was discussion about the request for parking reduction. Mr. Voight responded that there was sufficient parking for the clientele that it would attract.

Mr. Breslau had no issues with the materials proposed. He wanted to assure that lighting followed the Night Sky requirements and pointed out some inconsistencies on the photometric. Mr. Breslau stated page EE001 shows 38 foot-candles, and he would not support that. He suggested that they work with staff on revising the lighting plans. Mr. Bekesh provided reasons for the lighting and reviewed the plans. Mr. Bekesh said the Board could make a condition concerning the lighting and they would adhere to that condition.

Chair Evans opened and closed the public hearing as there was no one wishing to speak.

Motion made by Vice Chair Donzella, seconded by Mr. Breslau, to approve V19-194. In a roll call vote, the motion passed 6-0 (with Mr. Aucamp absent).

Motion made by Mr. Breslau, seconded by Mr. Dixon, to approve SP19-027 with staff conditions and recommendations:

- 1. The parking area along the east and south property lines will provide dimming lighting at night with a maximum foot-candle average of five after 9:00 p.m.*
- 2. All site improvements included in the Developers Agreement DA19-029 Jaguar Land Rover West Broward, must be completed prior to the issuance of a Certificate of Occupancy.*

And the following Board conditions:

- 1. Maximum 20 foot-candle photometric maximum throughout the entire site prior to 9:00 p.m. Where the lights will then reduce 5 foot-candles pursuant to the plans and staff recommendations.*

In a roll call vote, the motion passed 6-0 (with Mr. Aucamp absent).

2.3 Special Permit (SE20-244) 7-Eleven

2.4 Variance (V20-088) 7-Eleven

**2.5 Site Plan (SP20-084) 7-Eleven
5990 South University Drive**

Mr. Sherwin stated there were no requests for quasi-judicial and therefore waived.

Mr. Coyle provided the staff report. The proposed special permit would allow the installation of outdoor self-service vacuum/air system (Town Code generally prohibits outdoor uses with only limited exceptions). The variance would allow a landscape buffer width of 12.67 feet along University Drive (Town Code requires a 30-foot landscape buffer). The landscape buffer would still have all the required landscape material planted within it. The proposed site plan would allow the redevelopment of an existing gas station with a 3,578 sf. Convenience store and 12 fueling stations. The property does not meet minimum lot size for B-2 zoning district but is a legally nonconforming lot.

There was brief discussion on what uses are not allowed.

Ms. Heidi Davis, Gunster Law Firm, appeared on behalf of the Applicant and provided a presentation.

Ms. Andrea Harper, Keith and Associates, was also in attendance.

Mr. Dixon stated that on page CP-503 Detail 15 references stainless steel take-up clamps and grout which are not typically used in the industry and wondered why this was chosen. He would recommend looking at that detail and change it to poured cement which is the industry standard. Ms. Harper responded that as it goes through plan review that most likely would be commented on.

Mr. Dixon referenced Page CU-501 Detail 28 and Detail 30 which shows thrust blocks and stated that product has not been used in years.

Mr. Breslau suggested that the screening around the HVAC system with a PVC fence and a 3-foot hedge on the outside.

Chair Evans opened and closed the public hearing as there was no one wishing to speak.

Motion made by Mr. Breslau seconded by Vice Chair Donzella, to approve SE20-244.

In a roll call vote, the motion passed 6-0 (with Mr. Aucamp absent).

Motion made by Mr. Crowley seconded by Mr. Dixon, to approve V20-088.

In a roll call vote, the motion passed 6-0 (with Mr. Aucamp absent).

Motion made by Mr. Breslau seconded by Mr. Dixon, to approve SP20-084

With the following Board conditions:

1. *The applicant adds a 4-foot PVC or similar material privacy fence around the vacuum system facing Stirling Road, 2-foot PVC fence facing University Drive with a 3-foot hedge on the outside*
2. *Page CP-503, detail 15, shall be reviewed with staff and adjusted, as necessary.*
3. *Page CU-501, details 28 and 30, shall be reviewed with staff and adjusted, as necessary.*

In a roll call vote, the motion passed 6-0 (with Mr. Aucamp absent).

2.6 Site Plan (SP20-155) Sunrise Water Treatment Plant 15400 Slydgemill Road

Mr. Sherwin stated there were no requests for quasi-judicial and therefore waived.

Ms. Bazinet provided the staff report. The site plan request is for the removal and replacement of the northern landscape buffer, as well as the replacement of the existing wood fence with an 8 ft. high chain link fence.

There were no questions for staff.

Mr. Fernando Pleitez, City of Sunrise, appeared on behalf of the Applicant.

The landscape design includes the removal of all existing Areca palms at the north property line and replacing them with 4 Red Maple, 8 Green Buttonwood, 8 Dahoon Holy and 7 Simpson's Stopper trees. In addition, 160 Wax Myrtle Shrubs are being installed within the landscaping buffer and an 8 ft. high vinyl coated chain-linked fence. No other changes to the site including access, parking, lighting, and signage are being proposed.

Mr. Breslau asked if they met with the public. Mr. Quigley said there were comments in the report in favor.

There was discussion on the landscaping.

Chair Evans opened and closed the public hearing as there was no one wishing to speak.

Motion made by Mr. Dixon, seconded by Mr. Crowley, to approve SP20-155.

In a roll call vote, the motion passed 6-0 (with Mr. Aucamp absent).

2.7 Site Plan (SP20-186) Forest Lawn Memorial Gardens 2401 Davie Road

Mr. Sherwin stated there were no requests for quasi-judicial and therefore waived.

Mr. Coyle provided the staff report. The site plan request is to allow the expansion of the cemetery burial plots, construction of two additional mausoleums, a 2,275 square foot storage shed and associated paving, drainage, and landscaping improvements. The proposed storage shed has wall mounted lighting to illuminate the area around the building.

There were no questions for staff.

Ms. Susan Holland, Holland Engineering and Mr. Jeffrey Katims, Mellgren Planning Group/SEPI, appeared on behalf of the Applicant.

Mr. Dixon said the plans showed small pipes which are typically used in residential areas not commercial sites. Ms. Holland said these were drainage areas between the mausoleums.

There was discussion about the landscape plans.
Chair Evans opened and closed the public hearing as there was no one wishing to speak.

Motion made by Mr. Crowley, seconded by Vice Chair Donzella, to approve SP20-186.
In a roll call vote, the motion passed 6-0 (with Mr. Aucamp absent).

2.8 Site Plan (SP20-281) Sprinklermatic 4844 Southwest 64th Avenue

Mr. Sherwin stated there were no requests for quasi-judicial and therefore waived.

Mr. Abramson provided the staff report. The site plan request is related to an active Code Compliance case for converting a single-family house into a contractor office on the southern parcel without Town approval.

There were no questions for staff.

Mr. Greg McAloon, Tripp Scott, appeared on behalf of the Applicant. He provided a brief history and details on the applications requested.

Mr. Crowley asked if there was any objection to staff recommendations. A discussion ensued about the proposed "fire safety training area".

Chair Evans opened and closed the public hearing as there was no one wishing to speak.

Motion made by Mr. Breslau, seconded by Vice Chair Donzella, to approve SP20-281 with staff conditions and recommendations with the modification of recommendation #1:

- 1. ~~Per Sec. 12-33(X), the outdoor training area is not allowed and must be located within a fully enclosed building. This area could be approved by way of a special permit, but the applicant has elected not to make such application. That the language on SP-1 under one-story brick building, "proposed fire safety display area, covered concrete" shall be removed and shall be subject to a special permit application.~~*
- 2. Correct the Town code sections that are referenced within the requested waivers on the coversheet.*
- 3. Remove the westernmost proposed parking spaces that may conflict with an existing Live Oak Tree.*

In a roll call vote, the motion passed 6-0 (with Mr. Aucamp absent).

3. OLD BUSINESS – none

4. NEW BUSINESS – none

5. COMMENTS AND/OR SUGGESTIONS

Mr. Breslau asked that staff review the approved Sierra Ranches site plan for the sidewalk and the FPL pole placed in the middle of the sidewalk.

6. ADJOURNMENT

Hearing no further business, the meeting was adjourned at 7:50 p.m.

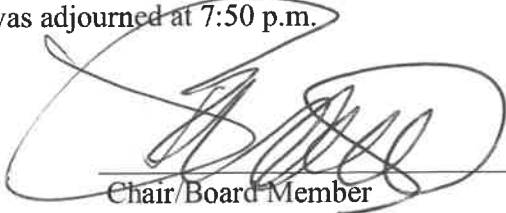
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6. ADJOURNMENT

Hearing no further business, the meeting was adjourned at 7:50 p.m.

Date Approved:

8/10/21



Chair/Board Member