



**TOWN OF DAVIE  
PLANNING & ZONING DIVISION**

**SITE PLAN COMMITTEE MEETING MINUTES  
SEPTEMBER 17, 2019**

**1. ROLL CALL**

The meeting was called to order at 4:32 p.m. Committee members present were Vice Chair Robert Breslau, Jimmy Aucamp, Michael Crowley, Jeff Dixon and David Oakes. Also present were Planning & Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, Planner II Lise Bazinet, Landscape Consultant Bill Tesauro, Board Attorney Allan Weinthal and Lorraine Robinson, Secretary.

**2. APPROVAL OF MINUTES**

**2.1 August 20, 2019 Meeting Minutes**

**Motion** made by Mr. Crowley, seconded by Mr. Dixon, to approve the minutes of the August 20, 2019 meeting. In a voice vote, the motion passed 5-0.

**3. SELECTION OF CHAIR**

**Motion** made by Mr. Crowley, seconded by Mr. Dixon, to nominate Robert Breslau as Chair. In a voice vote, the motion 5-0.

Since the vice chair position was now vacant, the committee held a selection of Vice Chair.

**Motion** made by Chair Breslau, seconded by Mr. Dixon, to nominate Michael Crowley as Vice Chair. In a voice vote, the motion 5-0.

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

**4.1 SP18-039 Whispering Oaks  
4100 Northwest 77<sup>th</sup> Avenue**

Ms. Bazinet provided a brief summary of the staff report. The request is for a development of a new free-standing multi-purpose building. The one-story multi-purpose building is approximately 2,726 in size and will provide services to the existing special residential facility category 3 with a total of 15 beds.

Mr. Bernie Paine spoke on behalf of the applicant and waived the quasi-judicial process.

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

Mr. Oakes asked what the intended use for the residents. Mr. Paine responded that it would be used for residence parties, classes and study halls. He added that there are 15 beds for developmentally disabled adults and fully staffed 24/7 and the activity area is very small.

Vice Chair Crowley asked about the comments on the dry retention area that it would be reshaped but looks like it will be reduced. Mr. Paine responded that their civil engineer would work with Central Broward Water Management District with the plans to reduce.

**Motion** made by Mr. Oakes, seconded by Mr. Aucamp to approve SP18-039 with staff recommendations.

In a roll call vote, the motion passed 4-1 (with Vice Chair Crowley dissenting).

*Staff recommendations.*

1. *The proposed building shall be used as accessory only to the existing Special Residential Facility and shall not include sleeping rooms.*

**4.2 SP19-18-266 Chick-fil-A**

**Generally located on the east side of South University Drive, approximately 1,300 feet north of Stirling Road**

Mr. Duane Dickerson spoke on behalf of the applicant and waived quasi-judicial.

Ms. Bazinet provided a brief summary of the staff report. The request is to develop the site as a Chick-fil-A restaurant with drive-through and site amenities, including an interior child play area and outdoor seating. In 2004, the site was part of the overall Lakeside Shopping Center Master Plan.

Mr. Dickerson stated that they accepted staff recommendations. He discussed the design was carefully planned to mitigate any traffic impacts on the site. He added that they were able to take advantage of the existing buffers already in place.

Mr. Oakes asked how quickly vehicles can pass through the drive-through. Mr. Dickerson said there could be 20 cars in the stack every 15 minutes, an average of 45 seconds from order to pick up, with additional procedures in place to avoid traffic backup. He added that the ADA spaces were up against the building.

Chair Breslau was pleased with the design. He recommended that having a dumpster enclosure as it faced the roadway.

Mr. Aucamp asked how the trees would only be moved one time with ongoing construction with the road. Mr. Bill Pfeffer, Bowman Consulting, stated that the first part of the construction phase would be building a retaining wall, building a pad and relocate the trees therefore not be affected by construction. Mr. Aucamp commented that the layout was nice.

Vice Chair Crowley asked if the loading area access would affect the other stores in the shopping center. Mr. Dickerson said that it would not.

Mr. Dixon asked how far the drop off was from the proposed retaining wall the to water. Mr. Pfeffer responded the area has been overgrown through the years but was relatively flat. He added that at the peak it was 3 feet tall. The plans included adding a guard rail, handrail and fence.

Mr. Dixon asked about access to the dumpster and if pickups would be coordinated off hours. Jenny Baez, Bowman Consulting, responded that the truck would be front loading with a quick backup and that this would be minimal impact.

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

Site Plan Committee  
September 17, 2019

**Motion** made by Mr. Aucamp, seconded by Mr. Oakes to approve SP18-266 subject to staff recommendations.

In a roll call vote, the motion passed 5-0.

*Staff recommendations.*

- 1. Prior to issuance of a building permit for construction of the proposed restaurant, the landowner shall execute and record, the Public Records of Broward County, the agreement referenced in application DA19-206 concerning future traffic impacts.*

5. **OLD BUSINESS** - none.

6. **NEW BUSINESS** - none.

7. **COMMENTS AND/OR SUGGESTIONS**

8. **ADJOURNMENT**

Hearing no further business, the meeting was adjourned at 5:06 p.m.

11/19/19  
Date Approved

  
Chair/Board Member