



TOWN OF DAVIE  
PLANNING & ZONING DIVISION

SITE PLAN COMMITTEE MEETING MINUTES  
JANUARY 21, 2020

**1. ROLL CALL**

The meeting was called to order at 4:30 p.m. Committee members present were Chair Robert Breslau, Vice Chair Michael Crowley, Jimmy Aucamp, Jeff Dixon and David Donzella. Also present were Planning & Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, Planner I Lise Bazinet, Planner II Sylvia Myint, Landscape Consultant Bill Tesauro, Board Attorney Allan Weinthal and Lorraine Robinson, Secretary.

**2. APPROVAL OF MINUTES**

**2.1 November 19, 2019 Meeting Minutes**

**Motion** made by Vice Chair Crowley, seconded by Mr. Donzella, to approve the minutes of the November 19, 2019 meeting. In a voice vote, the motion passed 5-0.

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

**3.1 SP19-234 Dunkin Donuts  
13190 West State Road 84**

Mr. Mike Ventura, Ventura Architecture; spoke on behalf of the applicant and waived quasi-judicial.

Ms. Myint provided a brief summary of the staff report. The request is to allow the exterior remodel of an existing freestanding restaurant within the Griffiths Center-Randall Square Center. The remodel re-brands the restaurant with a new modern design. Improvements are limited to paint colors, architectural features, and replacement of missing or dead shrubs and trees.

There were no questions for staff.

Mr. Donzella asked if the dotted lines indicate where the sign would be placed. Mr. Ventura said it was. Mr. Donzella asked if it would be the standard Dunkin Donuts logo. Mr. Ventura said the new image would have Dunkin solely and DD as you turn the corner.

Vice Chair Crowley asked if the property owner owned the store or the entire center. Mr. Ventura responded it was the store only.

Chair Breslau had concerns about the black paint on the south elevation as the color washes out quickly. Mr. Ventura said it was Dunkin Black but had no problem modifying it to a darker grey and would keep the Black Iron Ore color on the east elevation by the dumpster.

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

**Motion** made by Vice Chair Crowley, seconded by Mr. Aucamp to approve SP19-234 subject to the south wall color change from black to charcoal body color.

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

**3.2 SP19-132 Everglades Lakes MHP  
2900 Southwest 52nd Avenue**

Mr. Christopher Holland, Kimley-Horn and Associates; spoke on behalf of the applicant and waived quasi-judicial.

Ms. Myint provided a brief summary of the staff report. The request is to allow improvements to existing amenity areas within a mobile home residential community. A centrally located clubhouse and laundry building consist of façade renovations, while a new laundry building is proposed at the south east portion of the community. The community is regulated by the 1990 Forman Settlement Agreement.

There were no questions for staff.

Mr. Dixon asked if the existing asphalt is it suitable for seal coating. Mr. Holland said there were portions that could be repaired which would be done before seal coated. Mr. Dixon wanted to know about the condition of the existing car stops. Mr. Holland most likely would be replaced during construction.

Mr. Holland disagreed with staff condition #1- remove the proposed parking spaces perpendicular to Southwest 52<sup>nd</sup> Avenue. He proposed dividing the (7) existing parking from the north/south thoroughfare with a landscaping strip to keep them separate.

Mr. Holland had no objection to staff conditions #2 or #3.

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

**Motion** made by Mr. Aucamp, seconded by Mr. Donzella to approve SP19-132 subject to staff recommendations with the modification to #1.

1. *Remove the proposed parking spaces perpendicular to Southwest 52<sup>nd</sup> Avenue;  
Separate the existing (7) parking spaces perpendicular to Southwest 52<sup>nd</sup> Avenue from the north/south thoroughfare with a landscape strip;*
2. *Provide a backup area in front of the existing laundry building by re-striping a parking space;*
3. *Provide exterior paint color band names and numbers on the elevation sheet.*

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

**3.3 SP19-035 Arbor Reserve  
Generally located on the west side of Southwest 154th Avenue, south of  
Southwest 36th Street**

Mr. Dennis Mele, Greenspoon Marder; spoke on behalf of the applicant and waived the quasi-judicial process.

Ms. Bazinet provided a brief summary of the staff report. The request is for site plan approval of a new residential community consisting of 18 single-family detached homes. The property was previously approved for a similar development in 2015 but was never built. The petitioner has modified the layout of the lots and open space from the previously approved development and has added models (the previous site plan was to include custom homes only).

Mr. Aucamp asked if a percentage of common area of landscape had to be complete before inspections or CO's issued. Ms. Bazinet said that all permits within the site plan must be approved which includes common areas and street trees. Mr. Abramson responded that the landscape buffers shall be completed for the entire project prior to the issuance of twenty-five (25) percent of the certificates of occupancies.

Chair Breslau indicated that he had read the planning report that the applicant had received incentive points for Sec. 12-288 within the rural lifestyle development regulations and was utilizing some of the points to allow cul-de-sacs and eliminate street lighting, and that the applicant asked for a waiver from street lighting requirements. He asked for clarification if a waiver was required listed on Analysis Item #6. Ms. Bazinet said item #6 was incorrect and that a waiver wasn't required.

Chair Breslau said that Code says that all interior lighting could be eliminated. Ms. Bazinet responded that Engineering required lighting at the entrance. Chair Breslau asked if other developments had been approved without interior street lighting. Ms. Bazinet said there were. Mr. Quigley said that this would be at Councils discretion.

Mr. Mele addressed the question concerning street lighting. He said that code says if lights are eliminated, the points can be used for design features in the community. He added if determined that streetlights would be required, we don't want to have to redesign the streets.

Mr. Tony Quevado, Civic Engineer, HSQ Group Inc.; stated the Engineering Division asked for the entrance to allow for larger trucks. There is a private lift station and a turnaround which requires a 3-point turn for larger vehicles. Chair Breslau liked that addition.

Mr. Donzella said it was unclear if the new model ambulance or ladder trucks would be able to clear the 8-foot sweep. He was concerned that trucks would go over landscaping in the cul-de-sacs. He asked if a ladder truck could back up without hitting the island at the entrance if there was traffic backup. Mr. Quevado said this was taken into consideration and pointed out the sweep on the plans assuring the sweep wouldn't go over the paved surface.

Mr. Donzella asked if the entrance would allow a fire truck to clear the island should there be vehicle backup entering the development. Mr. Quevado said a detection loop was added and would open in the event cars backed up regardless if visitor or resident. He added that there is 5 car stacking.

Mr. Ryan Palonka, CC Homes; said the Town Engineer asked them to install in the visitor lane a loop that detects a car sitting there so that traffic doesn't get backed up to Shotgun Road. There is 60 seconds gate timing with a combination arm bar and metal rail. Mr. Donzella commented that a gate takes longer than 60 seconds. Mr. Palonka said there would also be a yelp system installed. Mr. Donzella said that timing is a critical issue for fire rescue.

Mr. Donzella asked if there is an issue with driveway length since there were a lot of home designs. Mr. Palonka referred to page SP-1; attention was made to assure that driveways on lots 1 and 18 didn't conflict with the entrance. There was a brief discussion concerning size of vehicles fitting in the driveways. Mr. Palonka responded that a Ford Excursion size vehicle can be accommodated.

Vice Chair Crowley asked about the conservation easement. Mr. Palonka said a modification to the easement was included. Mr. Mele said that the archeological site only required capping it to preserve.

Mr. Dixon asked if exfiltration was built into the system. Mr. Quevado said there is a combination of dry retention area which connects to the onsite lake and there is no exfiltration trench.

Mr. Aucamp asked if the plan was to do all the common areas at one time. Mr. Palonka said on Shotgun Road there is a buffer in place that was part of the temple development. He said they would replace the portions of the buffer that have died. Mr. Palonka said what would remain after the berm and wall was built would be the individual housing and street trees. Mr. Aucamp asked that landscaping in the common areas on the north, south and west property lines would be completed at the same time. Mr. Palonka agreed.

Vice Chair Crowley asked where the canal fit in with the equestrian trail cross section. Mr. Quevado said it would be west of the 5-foot sidewalk between the top of the bank.

Chair Breslau commented that the access points on gated entrances are small, and the turnaround was a good solution. He questioned why there was a teardrop as you come out the exit it forces traffic to the south instead of a straight run. Mr. Palonka said the size of it was to accommodate a large vehicle and that it was added to accommodate a visitor rejection turnaround.

Chair Breslau asked what type of curbing. Mr. Quevado responded it would be a raised 4D curb.

Chair Breslau was concerned there would be no lighting on a development of this size. He understood that by adding lighting it would affect the points that allowed for the cul-de-sac. He asked if it didn't affect the incentive and they made a recommendation to Council, would they be able to add a streetlight at either intersection at the east/west road or north/south road. Mr. Mele said he would have no objection.

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

**Motion** made by Mr. Aucamp, seconded by Mr. Donzella to approve SP19-035 subject to staff recommendations:

1. *Prior to issuance of any development permit, the curbing at the entrance shall be revised to accommodate an SU-30 vehicle as shown on the exhibit approved by the Engineering Department (see attached maneuverability exhibit). The curbing revision shall be reflected on all civil plan sheets.*
2. *Prior to issuance of any certificate of occupancy for the development, all offsite improvements, including trails along SW 154th Avenue shall be completed.*

And the following:

3. *Install landscaping in all the common areas at the same time and street trees on a house by house basis.*
4. *Addition of (1) streetlight at the intersection of the east/west road and north/south road with the understanding that it would not affect the way incentive points are calculated and the site plan and streets would not be modified.*

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

4. **OLD BUSINESS** - none.

5. **NEW BUSINESS** - none.

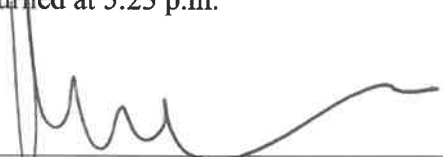
6. **COMMENTS AND/OR SUGGESTIONS**

Mr. Donzella said he was a member of the Charter Review Board and they voted to eliminate the Site Plan Committee. He added that he abstained from voting as he was a member of the committee. Mr. Quigley said the charter has requirements which limits flexibility. He added that the vote was to make the Planning and Zoning Board a 7-member board and would handle both functions. He indicated that Town land use policy is now more stable and that the trend is toward redevelopment within designated areas such as the RAC and TOC. There would be (1) member from each Councilmember with the remaining (2) spots to be recommendations from any councilmember. Vice Chair Crowley asked what day the meeting would be held. Mr. Quigley said that it was not yet determined and that wouldn't be mandated by Charter. Mr. Aucamp asked what the timeline for the proposed change was. Mr. Quigley said this was not yet presented to Council and if approved would have to go to the voters. Mr. Donzella said it was a lengthy process.

7. **ADJOURNMENT**

Hearing no further business, the meeting was adjourned at 5:23 p.m.

5/27/20  
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Date Approved

  
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Chair/Board Member