



TOWN OF DAVIE
PLANNING & ZONING DIVISION

SITE PLAN COMMITTEE MEETING MINUTES
MAY 27, 2020

1. ROLL CALL

The meeting was called to order at 4:36 p.m. Committee members present were Chair Robert Breslau, Vice Chair Michael Crowley, Jimmy Aucamp, and David Donzella. Jeff Dixon was absent. Also present were Planning & Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, Board Attorney Allan Weinthal, Bill Tesauro-Calvin Giordano Consultant and Lorraine Robinson, Secretary (remotely).

2. APPROVAL OF MINUTES

2.1 January 21, 2020 Meeting Minutes

Motion made by Vice Chair Crowley, seconded by Mr. Aucamp, to approve the minutes of the January 21, 2020 meeting. In a voice vote, the motion passed 4-1 (with Mr. Dixon absent).

3. SITE PLANS (Quasi-Judicial)

**3.1 SP20-038 West Broward Gymnastics Academy
409 Southwest 136th Avenue**

Mr. Weinthal stated the applicant waived quasi-judicial.

Mr. Abramson provided a brief summary of the staff report. The request is to allow a change to the exterior paint color of an existing single-occupant commercial building. There was previous approval for an Eckerd's Drug Store.

There were no questions for staff or the applicant.

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 SP20-038. In a roll call vote, the motion passed 4-1 (with Mr. Dixon absent).

**3.2 SP19-110 Tire Kingdom
Generally located just south of the southeast corner of Stirling Road and Davie
Road Extension**

Mr. Weinthal stated the applicant waived quasi-judicial.

Mr. Abramson provided a brief summary of the staff report. The request is to allow a new 5,682 square-foot minor vehicular repair shop. The site was formerly part of the overall +/-9.25-acre Stirling Village mixed development which includes the Wawa property and Stirling Village properties.

Mr. Donzella asked what Code the applicant is to comply with related to the electrical charging station. Mr. Abramson said that for new commercial developments, depending on the

number of parking spaces provided, Code requires electric charging stations. He added that the plans show the charging station and that they are asking for the details. Mr. Donzella asked how the Town determines the number required. Mr. Abramson responded that 25 spaces and above require one charging station.

Mr. Aucamp asked if Wawa traffic at this site will be accessed through this location. Mr. Abramson said there is an existing drive-through and this access was always anticipated for this vacant land.

Vice Chair Crowley said he was familiar with the master plan and asked to confirm that there was an existing pad. Mr. Abramson said there was.

Chair Breslau asked why the 8 compact spaces were located by the bays and if they could be relocated closer to Wawa, allowing bigger spaces by the bays. Mr. Andrew Savage, Bohler Engineering, stated they tried to move spaces around but couldn't due to the decorative speed table. Chair Breslau asked if the pedestrian crosswalk is a raised speed table and how raised it is. Mr. Savage responded that it is 6 inches. Chair Breslau asked if there would be signage indicating it would be a raised speed table. Mr. Savage thought there would be.

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

Motion made by Mr. Donzella, seconded by Mr. Aucamp to approve SP19-110 subject to staff recommendations:

1. *Prior to issuance of any building permit, provide a detail demonstrating how electric vehicle charging station complies with Sec. 12-205(A)(7).*

In a roll call vote, the motion passed 4-1 (with Mr. Dixon absent).

3.3 SP19-179 Discount Tire 5800 South University Drive

Mr. Weinthal stated the applicant waived quasi-judicial.

Mr. Abramson provided a brief summary of the staff report. The request is for a new parcel that is approximately 1.04 acres in order to develop an 8,192 square-foot building for minor vehicle repair use. The property is part of the Lakeside Town Shops on the corner of University Drive and Stirling Road. The Lakeside Town Shops is comprised of 9 parcels of land that are approximately 38.73 acres. There is an operation and easement agreement which requires that outparcels maintain adequate parking on their respective properties.

Chair Breslau asked if the bays counted towards parking. Mr. Abramson said they do not.

Vice Chair Crowley asked about the status of the variance application. Mr. Abramson said it was approved.

Chair Breslau, by way of disclosure, stated he had no financial interest in the Target shopping center, however he was the developer and builder of the project. From a historical standpoint, when going through Town approval, there was an adamant position by the Town that all buildings in that project get built in a consistent architectural style and architectural materials of which he agreed. He added that all buildings have some connection to stone and elevations.

Chair Breslau asked if this design was a prototype building. Mr. Francis Dayou said it was. Chair Breslau felt that the prototype building was far off the mark architecturally. He provided a photograph sample to the applicant and committee that showed a building design that had stone

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raised corner features and awnings which would be consistent with the shopping center. Chair Breslau stated that the plans had no consistency with the shopping center and looked out of place compared to the other buildings. Mr. Dayou questioned what needed to be redesigned on the building. Chair Breslau said that only the façade would need to change. Mr. Abramson said that if stipulated in the motion it would not be necessary to come before the committee again.

Chair Breslau asked what the purpose of the island was in the middle of the parking lot. Mr. Tesauro said that the island was not a requirement but was a recommendation for green area to house 8 trees that had to be relocated on the site. He said the applicant chose to place an island to include the trees. Mr. Aucamp asked if the trees could be placed in the buffer. Mr. Tesauro stated that the surrounding property was filled with trees. Mr. Donzella asked if mitigation was an option. Mr. Tesauro said that Code allowed trees to be relocated one time within a mile, however if placed within the plaza it would have to be approved by the property owner of where relocated.

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 SP19-179 subject to staff recommendations:

1. *Prior to the subdivision of the subject parcel or issuance of a certificate of occupancy for the Discount Tire building, the applicant shall provide the Town a copy of such easements or other agreements as may be necessary to demonstrate compliance with Sec. 12-361. The easements and other required agreements shall be in a form acceptable by the Town Attorney.*

And the following committee recommendations:

1. *Applicant will modify the elevations consistent with architectural design and materials of other buildings in the plaza which can be approved administratively or return before the site plan committee;*
2. *Relocate trees per survey outside the property within 1 mile per Code, to be negotiated with the Town landscaping department.*

In a roll call vote, the motion passed 4-1 (with Mr. Dixon absent).

4. **OLD BUSINESS** - none.
5. **NEW BUSINESS** - none.
6. **COMMENTS AND/OR SUGGESTIONS**
7. **ADJOURNMENT**

Hearing no further business, the meeting was adjourned at 5:12 p.m.

June 16, 2020
Date Approved


Chair Board Member

