



**TOWN OF DAVIE  
PLANNING & ZONING DIVISION**

**SITE PLAN COMMITTEE MEETING MINUTES  
JUNE 16, 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, Jeff Dixon and David Donzella. Jimmy Aucamp was absent. Also present were Planning & Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, Planner I Debbie Thomas, Board Attorney Allan Weinthal, Bill Tesauro-Calvin Giordano Consultant and Lorraine Robinson, Secretary (remotely).

**2. SELECTION OF CHAIR**

**Motion** made by Mr. Crowley, seconded by Mr. Breslau, to nominate Mr. Donzella as Chair. In a voice vote, the motion passed 4-0 (with Mr. Aucamp absent).

**3. SELECTION OF VICE CHAIR**

**Motion** made by Mr. Crowley, seconded by Mr. Dixon, to nominate Mr. Breslau as Vice Chair. In a voice vote, the motion passed 4-0 (with Mr. Aucamp absent).

Mr. Breslau would chair this meeting with Mr. Donzella taking over at the next meeting.

**4. APPROVAL OF MINUTES**

**4.1 May 27, 2020 Meeting Minutes**

Vice Chair Breslau asked all in favor to approve the minutes of the May 27, 2020 meeting. The motion passed 4-0 (with Mr. Aucamp absent).

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

**5.1 SP19-258 Jasmine Cove  
6250 Southwest 47th Court**

Mr. Weinthal confirmed with Mr. William Laystrom representative for the applicant they waived quasi-judicial.

Ms. Thomas provided a brief summary of the staff report. The request is to develop a townhome subdivision ("Jasmine Cove") consisting of 28 townhomes within an existing multi-family residential community known as Jasmine Lakes. The site is comprised of undeveloped parcels within the southwest portion of the Jasmine Lakes.

There were no questions for staff.

Mr. Laystrom provided a brief history that they originally built 60 units with an additional 44 added. This project is for 28 units utilizing the same access as the original Jasmine project. Architect Mr. Jeff Evans pointed out the crosswalk and drain space on the plans.

Vice Chair Breslau asked how wide the landscape strips are. Mr. Evans responded they were 2ft-3ft. Mr. Laystrom added that they opted for the strips to separate the units and will be adding a low hedge and no trees.

Mr. Laystrom said that staff recommended lining up the driveways and relocating the sidewalks to the edge of the road. He said the plans have the sidewalks up against the units and if they pull them to the edge of the road then everyone parking in front of the unit will be parking on the sidewalk.

Vice Chair Breslau asked staff if the reason not to have the sidewalk located up against the unit was for safety when vehicles backed out of the garages. Ms. Thomas said it was not a Code requirement but was a design recommendation to avoid pedestrians walking directly in front of the people's townhomes and front doors of neighboring properties.

Mr. Laystrom discussed the one compact parking space. Mr. Evans said there was a big curve at the end and all the parking was in place. Vice Chair Breslau asked staff if the concern was the unit owner having a non-compact car sticking out into the street. Ms. Thomas confirmed it was a concern. Mr. Evans said that this was at the end of the community and wouldn't impact traffic.

Vice Chair Breslau recapped that the applicant was not in agreement with staff recommendations #1, 2, 3, 4. Mr. Evans confirmed. Mr. Laystrom said they were okay with #5.

Mr. Crowley stated he didn't like to remove trees and asked if the oak tree remain where it was and for the applicant to work with engineering on a compromise for the crosswalk.

Mr. Crowley said that residents voiced concerns at the public meetings the design looked different than the other phases. He added the biggest concern to residents was parking. Mr. Laystrom said he was working with them and noted on the plans (8) unaccounted parking spaces, although the spaces aren't the closest to the units he would continue to work closely with the owners and association. Mr. Laystrom said they were also working with the association and upgrading the recreation building.

Chair Donzella asked what the width of the garage was. Mr. Evans said it was an 8 foot garage door with a 10 by 18 garage area. Chair Donzella said garages like this are unusable in other developments because a SUV side mirrors wouldn't fit. Mr. Laystrom said the garage is not considered parking. Ms. Thomas stated that the garages were part of the parking count. Vice Chair Breslau added that there was no question that anyone with a F-350 truck would be left outside.

Chair Donzella asked if the 50-foot turn radius was secured throughout. Mr. Evans said it was an existing roadway and parking. Chair Donzella agreed but now houses were being added.

Chair Donzella had no issue with the sidewalk placement other than it was in front of a garage door.

Mr. Dixon asked if there was access off of Davie Road. Mr. Laystrom said it would not.

Mr. Dixon asked how wide the sidewalk was in front of the units. Mr. Evans said it was 5 feet. Mr. Evans said that Engineering recommended painting a stripe to bring attention.

Mr. Evans said they are having dumpsters which eliminates trash cans.

Mr. Dixon asked if the island on the west side of driveway could be increased from 15 feet to 18 feet to increase green space. Mr. Evans had no problem doing this.

Vice Chair Breslau said the compact parking space is very compact and that the buyer should be advised or extend the island. He added that there are developments that prohibit garages being converted into storage or other uses. Mr. Evans said he could add that to the documents.

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

**Motion** made by Mr. Dixon, seconded by Mr. Donzella to approve SP19-258 subject to staff recommendations:

1. *Keeping the sidewalk out of the drip line of the tree.*
3. *Increase the size of the landscape area to provide approximately 18 feet on the short side in front of Unit #21.*
5. *Provide draft HOA documents providing proper unity of control and maintenance for all common areas. HOA documents must be acceptable to the Town Attorney prior to Town issuance of a building permit for any new residential unit.*

And the following committee recommendation:

1. *HOA documents to specify that garages are for vehicles only.*

In a roll call vote, the motion passed 4-0 (with Mr. Aucamp absent).

## **5.2 SP19-278 Waste Management 2380 College Avenue**

This item was withdrawn from the agenda to be rescheduled for a later meeting.

## **5.3 SP19-304 McDonalds 4295 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 modifications to an existing fast-food restaurant consisting of a façade renovation and new dual lane drive-thru. The reconfiguration will reduce the total number of parking spaces. A parking study has been provided to demonstrate that the new total number of parking spaces will meet the demand of the existing fast-food restaurant.

Vice Chair Breslau in reference to the natural stone, the elevations show brick and wanted to know if this would be clad. Mr. Abramson said the brick is existing and would be painted, the recommendation is for the entrance where the logo is located.

Mr. Dixon asked for an explanation of staff recommendation #4 -full cut-off requirements. Mr. Abramson said the full cut-off light fixture that doesn't allow light to spill on the parallel or 90-degree level with the ground, essentially it is a light solution that goes vertical into the sky. Vice Chair Breslau stated it was part of the night sky ordinance.

Chair Donzella asked if this was strictly a remodel. He commented that this did not have the country feel like other locations in the area. Mr. Abramson responded that this was not in the Western Theme Overlay.

Mr. Craig McDonald, Corporate Property Services, stated this was a remodel and described the site. He said there could be up to 14 cars in the queue, adding a sidewalk to the dumpster and painting the existing brick.

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

**Motion** made by Mr. Crowley, seconded by Mr. Dixon to approve SP19-304 subject to staff recommendations:

1. *Provide a natural architectural feature such as stack-stone on the exterior walls at the entrance to the fast food restaurant.*
2. *Provide a detail within the plans of the enclosure gates meeting Crime Prevention Through Environmental Design (CPTED) guidelines.*
3. *Provide a walkway leading from the fast food restaurant to the new dumpster enclosure.*
4. *Provide a detail on the photometric plan of new light fixtures meeting full cut-off requirements.*

In a roll call vote, the motion passed 4-0 (with Mr. Aucamp 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 5:20 p.m.

9/15/2020  
Date Approved

  
Chair/Board Member