

TOWN OF DAVIE
PLANNING AND ZONING BOARD
JANUARY 22, 2014

1. ROLL CALL AND ANY MOTION TO EXCUSE COMMITTEE MEMBERS

The meeting was called to order at 6:35 p.m. Board members present were Chair Ken DeArmas, Vice Chair Todd Evans, Jodi Davidson, and Tom Jacob. Also present were Assistant Town Attorney Daniel Stallone, Planning and Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, and Lisa Edmondson/Prototype Inc. recording the meeting.

2. APPROVAL OF MINUTES

2.1 December 11, 2013 and January 8, 2014 Meetings

Motion made by Mr. Jacob, seconded by Vice Chair Evans, to approve the minutes of the December 11, 2013 and January 8, 2014 meetings. In a voice vote, the motion passed unanimously.

3. PUBLIC HEARING

Quasi-Judicial

- 3.1 Land Use Plan Amendment (LA) 12-250 Fire Station 86 & Field Operations Center
14651 Southwest 14th Street (RS)
- 3.2 Rezoning (ZB) 12-251 Fire Station 86 & Field Operations Center
14651 Southwest 14th Street (RS)
- 3.3 Variance (V) 13-241 Fire Station 86 & Field Operations Center
14651 Southwest 14th Street (RS)

Mr. Stallone stated that the applicant has waived the quasi-judicial status of the proceedings. There was no one from the public wishing to speak on these items.

Mr. Abramson presented the three applications, advising of the project's compliance with Code, requirements of public participation having been complied with, and announcing staff's recommendation for approval.

Chair DeArmas then opened and closed the public comment portion of the meeting on these items as there was no one wishing to speak.

Motion by Mr. Jacob, seconded by Ms. Davidson, to approve Item 3.1. In a roll call vote, the vote was as follows: Chair DeArmas - yes; Vice Chair Evans - yes; Mr. Jacob - yes; Ms. Davidson - yes. **(Motion carried 4-0)**

Motion by Ms. Davidson, seconded by Vice Chair Evans, to approve Item 3.2. In a roll call vote, the vote was as follows: Chair DeArmas - yes; Vice Chair Evans - yes; Mr. Jacob - yes; Ms. Davidson - yes. **(Motion carried 4-0)**

Motion by Vice Chair Evans, seconded by Mr. Jacob, to approve Item 3.3. In a roll call vote, the vote was as follows: Chair DeArmas - yes; Vice Chair Evans - yes; Mr. Jacob - yes; Ms. Davidson - yes. **(Motion carried 4-0)**

TOWN OF DAVIE
PLANNING AND ZONING BOARD
JANUARY 22, 2014

- 3.4 Rezoning (ZB) 13-22 Sierra Ranch
1900 Hiatus Road (A-1)
- 3.5 Variance (V) 13-6 Sierra Ranch
1900 Hiatus Road (A-1)

Mr. Stallone stated that the applicant has waived the quasi-judicial status of the proceedings.

Mr. Abramson presented the two applications, advising of the project's compliance with Code, requirements of public participation having been complied with, and announcing staff's recommendation for approval.

Mr. Steve Wherry, Greenspoon Marder, spoke on behalf of the applicant. He reviewed the project plans and the Davie Site Plan Committee's recommendations in detail. It was noted that one matter left unresolved was whether the east side horse trail requirement would be waived, however, if so, there would be placement of additional landscaping.

Mr. Jacob expressed concern regarding the unavailability of answers to the questions posed during the public participation meetings. He also asked for comparisons to the plans originally submitted for this property in 2012.

Chair DeArmas stated he had no objection to the rezoning; however, he was opposed to the variance, stating issues of inappropriateness of cluster homes and higher density in the area, as well as the negative effects on Davie's Rural Lifestyle Initiative and local equestrian activities as Hiatus Road is a major equestrian activity corridor. It was Chair DeArmas's opinion that the variance was predicated upon economics and would set a bad precedent if granted.

Vice Chair Evans also opposed granting of the variance based upon traffic concerns for Hiatus Road and stating the project does not "fit" into the rural atmosphere of the area.

Chair DeArmas then opened the public comment portion of the meeting on these items.

Mr. David Shores, 1861 SW 105 Avenue, Davie, discussed the equestrian trail and easements on the north and south sides of the project indicating that, if approved, there should be more separation on the north side due to the proximity of Harmony Lakes. He requested the variance be denied.

Mr. Kirk Shaw, 1687 SW 109 Terrace, Davie, felt it was "odd" for the Board not to have been provided the answers to questions from the public meetings. He also commented on the berm and the possibility of ongoing construction inconveniences, adding that the project just "doesn't look like Davie."

Chair DeArmas then closed the public comment portion of the meeting.

TOWN OF DAVIE
PLANNING AND ZONING BOARD
JANUARY 22, 2014

Mr. Jacob had no problem with the transition to higher densities, adding that basically the key is gross density which has been complied with in the project plans of one house per acre even though each home itself would be on less than an acre of property. He felt there is a need for smaller, middle income homes.

Ms. Davidson commented there should be more public participation, as there was not enough information available. She also brought up concerns with the possibility of having to expand Hiatus Road.

Chair DeArmas suggested the Board be provided traffic and impact studies.

A **Motion** was made by Vice Chair Evans, seconded by Ms. Davidson, to deny.

Mr. Wherry then requested a brief recess to discuss with the applicant the possibility of providing additional information for the Board prior to making a decision.

The motion was then withdrawn.

A **Motion** was made by Mr. Jacob, to approve, which died for lack of second.

Mr. Wherry announced to the Board his client's desire to have the applications tabled until such time as they could provide the traffic and impact studies, as well as any other information requested by the Board.

Motion by Ms. Davidson, seconded by Mr. Jacob, to table Item 3.4. In a roll call vote, the vote was as follows: Chair DeArmas - yes; Vice Chair Evans - no; Mr. Jacob - yes; Ms. Davidson - yes. (**Motion carried 3-1**)

Motion by Ms. Davidson, seconded by Mr. Jacob, to table Item 3.5. In a roll call vote, the vote was as follows: Chair DeArmas - yes; Vice Chair Evans - no; Mr. Jacob - yes; Ms. Davidson - yes. (**Motion carried 3-1**)

4. **OLD BUSINESS** - None.

5. **NEW BUSINESS** - None.

6. **COMMENTS AND/OR SUGGESTIONS** - None.

7. **ADJOURNMENT**

Hearing no further business, Chair DeArmas adjourned the meeting at 7:53 p.m.

Date Approved: _____

Chair/Board Member