

TOWN OF DAVIE  
PLANNING AND ZONING BOARD  
APRIL 9, 2014

**1. ROLL CALL**

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

**2. MOTION TO EXCUSE COMMITTEE MEMBERS – none.**

**3. APPROVAL OF MINUTES**

3.1 March 26, 2014

**Motion** made by Mr. Jacob, seconded by Ms. Davidson, to approve the minutes of the March 26, 2014, meeting. In a voice vote, the motion passed unanimously.

**4. PUBLIC HEARING (Quasi-Judicial)**

At the request of the Chair, Item 4.2 was taken out of order on the agenda.

4.2 Variance (V) 14-24 *Holstein*  
*14920 SW 27 St*

The applicant agreed to waive the quasi-judicial portion of the meeting.

Mr. Abramson presented the item, indicating staff's recommendation for approval.

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

There was brief discussion recalling the history of the property.

**Motion** made by Ms. Davidson, seconded by Vice Chair Evans, to approve the variance. In a voice vote, the motion passed unanimously.

4.1 Special Permit (SE) 13-344 *Davie Daycare*  
*6650 Nova Drive*

The applicant agreed to waive the quasi-judicial portion of the meeting.

Mr. Abramson presented the item, indicating staff's recommendation for approval.

Chair DeArmas, Mr. Jacob, and Mr. Cory disclosed they had had telephone discussions with Ms. Nolan regarding the project.

Marcie Nolan, attorney with Becker & Poliakoff representing the applicant, confirmed the terms of the lease with regard to the restrictions of installing the modular structures pending building of a permanent facility within three years. She indicated that there would be no additional traffic or impact as this daycare has been operating in the same area for eleven years. Ms. Nolan additionally confirmed that a bond would be paid to ensure removal of the modular units, the removal costs will be paid up front, and the applicant is not requesting tax exempt status. Ingress, egress, and stacking were briefly discussed.

Ms. Davidson expressed concern regarding accreditation of the daycare center, however, after receiving confirmation that it was accredited, stated she was not comfortable with the project.

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

**Motion** made by Mr. Jacob, seconded by Mr. Cory, to approve the special permit. In a voice vote, the motion passed 4-1 (with Ms. Davidson dissenting).

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

8. **ADJOURNMENT**

Hearing no further business, Chair DeArmas adjourned the meeting at 7:08 p.m.

Date Approved: 5-28-14

  
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Chair/Board Member