

TOWN OF DAVIE
PLANNING AND ZONING BOARD
AUGUST 13, 2014

1. ROLL CALL

The meeting was called to order at 6:31 p.m. Board members present were Acting Chair Todd Evans, Tom Jacob, Jodi Davidson, and Christopher Cory. Chair Ken DeArmas arrived at 6:46 p.m. Also present were Planning and Zoning Manager David Quigley; Deputy Planning and Zoning Manager David Abramson; Daniel Stallone, Board Attorney; and Lisa Edmondson/ Prototype Inc. recording the meeting. Mayor Judy Paul was also present.

2. MOTION TO EXCUSE COMMITTEE MEMBERS (none)

3. APPROVAL OF MINUTES

3.1 July 23, 2014 Meeting Minutes

Motion made by Mr. Jacob, seconded by Ms. Davidson, to approve the minutes of the July 23, 2014, meeting. In a voice vote, the motion passed unanimously. (4-0)

4. PUBLIC HEARING (QUASI-JUDICIAL)

4.1 Variance (V) 14-53 PDQ

Generally located on the east side of Davie Road, one quarter mile south of Interstate 595

The applicant agreed to waive the quasi-judicial process. Mr. Abramson provided the staff report for a recommendation by the Board, scheduled for Town Council consideration on September 3, 2014.

Scott Backman, Esquire, appeared on behalf of the applicant reviewing the site plan and explaining elevations and the floor plan, as well as parking analysis numbers and building occupancy capacity.

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

Motion made by Mr. Jacob, seconded by Ms. Davidson, to approve the variance. In a roll call vote, the motion passed unanimously. (4-0)

4.2 Special Permit (SE) 14-092 Smart Car Wash

5411 Stirling Road

The applicant agreed to waive the quasi-judicial process. Mr. Abramson provided the staff report for a recommendation by the Board indicating this matter would come before Town Council on September 3, 2014 for consideration. In addition, hours of operation would be sunup to sundown.

Ms. Claudia Gill appeared on behalf of the applicant. Mr. Carlos Cevallos, applicant, was also present.

Discussion continued regarding the anticipated operation of the vacuums, as well as current operations of the adjacent gas station, and installation of a landscape or fence buffer to nearby residential properties.

Vice Chair Evans then opened the public comment portion of the meeting.

Ms. Joann Pazeen, 5851 SW 54 Avenue, Davie, spoke in opposition to the special permit citing noise and trash concerns.

Mr. Harold Smith, 5740 SW 53 Terrace, addressed the Board.

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Mr. Cory felt that the noise was excessive and concerned about the extra traffic due to the free vacuums. He also had concerns about the gas pumps and vehicles backing in and out.

Motion made by Mr. DeArmas, seconded by Ms. Davidson, to approve the special permit, with the change of operating hours from sunup to sundown. In a roll call vote, the vote was as follows: Acting Chair Evans - yes; Mr. DeArmas - yes; Mr. Jacob - yes; Mr. Cory - no; Ms. Davidson - yes. (Motion carried 4-1)

5. **OLD BUSINESS** - None.
6. **NEW BUSINESS** - None.
7. **COMMENTS AND/OR SUGGESTIONS**
8. **ADJOURNMENT**

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

Date Approved: _____



Chair/Board Member