

TOWN OF DAVIE
PLANNING AND ZONING BOARD
NOVEMBER 12, 2014

1. ROLL CALL

The meeting was called to order at 6:30 p.m. Board members present were Chair Ken DeArmas, Vice Chair Todd Evans, Tom Jacob, Jodi Davidson (arrived 6:38), and Christopher Cory. Also present were Danny Stallone, Board Attorney; Planning and Zoning Manager David Quigley; Deputy Planning and Zoning Manager David Abramson; Planner II David Stallworth, and Lisa Edmondson/Prototype Inc. recording the meeting.

2. MOTION TO EXCUSE BOARD MEMBERS (n/a)

3. APPROVAL OF MINUTES

3.1 October 22, 2014 Meeting Minutes

Motion made by Mr. Jacob, seconded by Mr. Evans, to approve the minutes of the October 22, 2014, meeting. In a voice vote, the motion passed unanimously (4-0) with Ms. Davidson not yet in attendance.

4. PUBLIC HEARING (QUASI-JUDICIAL)

4.1 Vacation (VA) 14-087 Danisi
4490 Southwest 74th Avenue

All witnesses were sworn in as the applicant did not waive the quasi-judicial proceedings. Mr. Stallworth presented a brief history of the property and research undertaken since the last Planning and Zoning Board meeting.

Scott Backman, attorney for the applicant, made a presentation.

Discussion continued regarding efforts made to work with Town Staff and current roadway designation and plans. Aerials and surveys were reviewed.

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

Motion made by Ms. Davidson, seconded by Mr. Cory, to approve the alternate recommendation (allowing for a 20 foot vacation). In a roll call vote, the vote was as follows: Chair DeArmas - yes; Vice Chair Evans - no; Mr. Jacob - yes; Mr. Cory - yes; Ms. Davidson - yes. **(Motion carried 4-1)**

4.2 Variance (V) 14-272 Orozco
Generally located on the west side of Southwest 136th Avenue, north of Southwest 33rd Court

Mr. Stallone verified that the applicant agreed to waive the quasi-judicial process. Mr. Stallworth presented the item.

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

There was brief discussion regarding adjacent neighbors, landscaping, prior knowledge of setbacks, and the uniqueness of the Oak Hill area.

Mr. Cory reiterated his feeling regarding granting of variances being the exception and not the rule.

TOWN OF DAVIE
PLANNING AND ZONING BOARD
NOVEMBER 12, 2014

Motion made by Mr. Jacob, seconded by Ms. Davidson, to approve. In a roll call vote, the vote was as follows: Chair DeArmas - yes; Vice Chair Evans - yes; Mr. Jacob - yes; Mr. Cory - no; Ms. Davidson - yes. **(Motion carried 4-1)**

4.3 Variance (V) 14-287 Gonzalez
14310 Southwest 17th Street

Mr. Stallone verified that the applicant agreed to waive the quasi-judicial process. Mr. Abramson summarized the staff report, noting no objections from neighbors and the lack of a HOA in Oak Hill.

Mr. Gonzalez stated that his house is set back far from the frontage of the property and he has a very limited back yard, which is the reason for the request.

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

Discussion continued regarding the eclectic nature of Oak Hill, elevation and drainage/ water retention, and buffering.

Motion made by Mr. Cory to deny, which died for lack of second.

Motion made by Mr. Jacob, seconded by Mr. Evans, to approve. In a roll call vote, the vote was as follows: Chair DeArmas - yes; Vice Chair Evans - yes; Mr. Jacob - yes; Mr. Cory - no; Ms. Davidson - yes. **(Motion carried 4-1)**

5. PUBLIC HEARING

5.1 Land Use Amendment (LA-TXT) 14-291 I-Fly
11510 State Road 84 (Davie Plaza)

Mr. Stallworth presented this item reading the staff report into the record explaining that the Land Use Amendment would allow for I-Fly to apply for a special permit for a new indoor skydiving facility being proposed.

In response to Ms. Davidson's inquiry, Mr. Stallworth indicated that "pitfalls" to allowing this amendment could be residential adjacency and interdependency/compatibility issues. The proposed project is in a prospective phase, with no definitive plans having yet been drawn up.

Ms. Alicia Lewis and Mr. Blair Hyatt spoke in favor of the amendment. Ms. Lewis provided a history of I-Fly, as well as the purpose of the business and its current success. If necessary, noise mitigation will be conducted.

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

Mr. Quigley noted that it will be necessary for this project to go through Site Plan, Engineering, and other Town departments prior to being built.

Motion made by Mr. Jacob, seconded by Ms. Davidson, to approve. In a roll call vote, the vote was as follows: Chair DeArmas - yes; Vice Chair Evans - yes; Mr. Jacob - yes; Mr. Cory - yes; Ms. Davidson - yes. **(Motion carried 5-0)**

5.2 ZB14-323 Textile Recycling
(Withdrawn by Staff)

6. OLD BUSINESS - none

TOWN OF DAVIE
PLANNING AND ZONING BOARD
NOVEMBER 12, 2014

7. **NEW BUSINESS** - none

8. **COMMENTS AND/OR SUGGESTIONS**

Ms. Davidson asked regarding a future review of the Town's Comprehensive Plan and was advised by Mr. Quigley that he will speak with Town Administration and report back to the Board.

Chair DeArmas commended Mr. Cory on his convictions in trying to maintain current Code requirements as they are written.

9. **ADJOURNMENT**

Hearing no further business, Chair DeArmas adjourned the meeting at 7:52 p.m.

Date Approved:

12-10-2014



Chair/Board Member