

TOWN OF DAVIE
PLANNING AND ZONING BOARD
JANUARY 14, 2015

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, and Christopher Cory. Also present were Planning and Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, Board Attorney Daniel Stallone; and Lisa Edmondson, Recording Clerk, Prototype, Inc.

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

3. APPROVAL OF MINUTES

3.1 December 10, 2014 Meeting Minutes

Motion made by Ms. Davidson, seconded by Mr. Evans, to approve the minutes of the December 10, 2014, meeting. In a voice vote, the motion passed unanimously (5-0).

4. PUBLIC HEARING (QUASI-JUDICIAL)

4.1 Land Use Amendment (LA) 14-203 Osprey Preserve

Generally located on the west side of Davie Road, north of Southwest 56th Street

Mr. Stallone confirmed that the applicant has waived the quasi-judicial proceedings.

Mr. Abramson presented this item summarizing the staff report.

Mr. Jay Evans and Mr. Scott Backman appeared on behalf of the applicant. Mr. Evans explained that the proposed townhomes are needed in the area and would provide more affordable housing for the local workforce.

Chair DeArmas then opened the public hearing.

Ms. Judy Vastardis spoke in opposition to the Land Use Amendment, citing conflicts with the current adjacent zoning of A-1 agriculture.

Mr. Matt Tindall spoke in opposition to the Land Use Amendment citing traffic and compatibility issues.

Mr. Mike Paesani was opposed due to compatibility concerns.

Mr. Scott Backman stated that there were ten requirements to permit approval of the Land Use Amendment, all of which have been complied with. He added that the Land Use as currently permitted would allow for more density than the one proposed, agreeing that either way, traffic problems will need to be mitigated. He also referenced population projections previously provided to the Board, as well as the ability of residential housing to attract needed commercial growth.

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

Each Board member then voiced their opinions with Mr. Evans, Mr. Jacob, and Chair DeArmas objecting due to compatibility, density, and potential traffic issues. Ms. Davidson reiterated her concerns regarding the lack of nearby family amenities. Mr. Cory felt the Land Use Amendment would be beneficial and compatible.

Motion made by Mr. Evans, seconded by Mr. Jacob, to **deny** the Land Use Amendment. The motion passed in a roll call vote as follows: Mr. Cory, no; Mr. Jacob, yes; Ms. Davidson, no; Vice Chair Evans, yes; Chair DeArmas, yes.

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4.2 Water Supply Facilities Work Plan and Related Comprehensive Plan Elements
Townwide

Mr. Quigley summarized the staff report stating that the Work Plan was being submitted for the purpose of updating the planning horizon to be consistent with that of the regional water supply plans.

Ms. Nakisha Smith (Calvin, Giordano & Associates) indicated that the changes dealt with time extensions, the reverse osmosis treatment plant, and updating population and growth projections.

Motion made by Mr. Jacob, seconded by Mr. Cory, to approve. In a roll call vote, the motion passed unanimously 5-0.

5. **OLD BUSINESS** - none

6. **NEW BUSINESS**

6.1 Meeting schedule - 2015 calendar provided for informational purposes.

7. **COMMENTS AND/OR SUGGESTIONS** - none

8. **ADJOURNMENT**

Hearing no further business, Chair DeArmas adjourned the meeting at 7:12 p.m.

Date Approved: 1-28-15


Chair/Board Member