TOWN OF DAVIE
PLANNING AND ZONING BOARD
MARCH 26, 2015

1. ROLL CALL

The meeting was called to order at 6:20 p.m. Board members present were Tom Jacob (Acting Chair), Christopher Cory, and Jodi Davidson. Chair Ken DeArmas was absent. Also present were Planning and Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, Planner II David Stallworth, Board Attorney Daniel Stallone; and Lisa Edmondson, Recording Clerk, Prototype, Inc.

2. MOTION TO EXCUSE BOARD MEMBERS - Motion made by Ms. Davidson, seconded by Mr. Cory, to excuse Chair DeArmas. (No vote taken.)

3. APPROVAL OF MINUTES

4.1 February 11, 2015 Meeting Minutes

Mr. Cory objected to approval of the minutes as he rejected both variance requests. He read into record his notes stating that the barn isn't maintained and full of horse manure; if it rains the 40 foot buffer is there for water seepage to the property owner. He added for the future comments from the board members should be included on rejections of a variance for the client. Approval was deferred at the request of Mr. Cory to edit and resubmit to the Board at the next meeting.

4. PUBLIC HEARING (QUASI-JUDICIAL)

4.1 Plat (P) 14-036 Stirling Village Commercial
4290 Davie Road

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

Mr. Stallworth presented this item summarizing the staff report for the record.

Marcie Nolan, Esquire, appeared on behalf of the applicant.

A history of the parcel was reviewed; discussion continued regarding a reciprocal access easement, recording of the easement as a separate instrument, and right-of-way for future expanded turn lane plans.

Motion made by Mr. Cory, seconded by Ms. Davidson, to approve. In a roll call vote the motion passed unanimously 3-0 (with Mr. DeArmas absent).

4.2 Plat (P) 14-297 Artis Senior Living
4.3 Rezoning (ZB) 14-298 Artis Senior Living
4.4 Flex (FX) 14-299 Artis Senior Living
4.5 Special Permit (SE) 15-019 Artis Senior Living
2800 South Flamingo Road

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

Mr. Stallworth presented this item summarizing the staff report for the record.

Marcie Nolan, Esquire, and Mr. Don Feltman appeared on behalf of the applicant.

Ms. Nolan and Mr. Feltman gave presentations showing an aerial of the property, as well as discussing the design of the facility and grounds, goals and concept of the facility, governing rules and requirements of State and Federal statutes, program details, Town policies and criteria, and waiver of access to Peaceful Ridge Road.

Acting Chair Jacob then opened the public comment portion of the hearing. With no one wishing to speak on this item, Acting Chair Jacob then closed public comment portion of the hearing.

Motion made by Ms. Davidson, seconded by Mr. Cory, to approve the Plat (14-297) with staff recommendations. In a roll call vote, the motion passed unanimously 3-0 (with Chair DeArmas absent).

Motion made by Mr. Cory, seconded by Ms. Davidson, to approve the Rezoning (14-298). In a roll call vote, the motion passed unanimously 3-0 (with Chair DeArmas absent).

Motion made by Ms. Davidson, seconded by Mr. Cory, to approve the Flex (14-299). In a roll call vote, the motion passed unanimously 3-0 (with Chair DeArmas absent).

Motion made by Mr. Cory, seconded by Ms. Davidson, to approve the Special Permit (15-019). In a roll call vote, the motion passed unanimously 3-0 (with Chair DeArmas absent).

4.6 Variance (V) 15-035 Lakeside Town Shops
5800 South University Drive

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

Mr. Stallworth presented this item summarizing the staff report for the record.

Hope Calhoun, Esquire, and Angelina Rosenberg appeared on behalf of the applicant.

Discussion continued regarding percentages of frontage allowed, lot versus building-related frontage, visibility of Target signage, an overview of the entire property and current outparcels, menu board and signage advantages, possible restriction of parking space maneuvering, and potential vehicle entrance and exit limitations.

Acting Chair Jacob then opened the public comment portion of the hearing. With no one wishing to speak on this item, Acting Chair Jacob then closed public comment portion of the hearing.

Motion made by Ms. Davidson, seconded by Mr. Cory, to approve. In a roll call vote, the motion passed unanimously 3-0 (with Chair DeArmas absent).

5. OLD BUSINESS - none.

6. NEW BUSINESS - none.

7. COMMENTS AND/OR SUGGESTIONS

8. ADJOURNMENT

Hearing no further business, Acting Chair Jacob adjourned the meeting at 7:29 p.m.

Date Approved: 5/12/15

Chair/Board Member