

TOWN OF DAVIE
PLANNING AND ZONING BOARD
JULY 8, 2015

1. ROLL CALL

The meeting was called to order at 6:30 p.m. Board members present were Chair Ken DeArmas, Vice Chair Tom Jacob, Christopher Cory, and Mike Bender. Jodi Davidson was absent. Also present were Planning and Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, Town Engineer Laura Borgesi, Board Attorney Daniel Stallone; and Lisa Edmondson, Recording Clerk, Prototype, Inc.

2. MOTION TO EXCUSE BOARD MEMBERS - Motion made by Mr. Bender, seconded by Mr. Jacob, to excuse Ms. Davidson. In a voice vote, the motion passed unanimously.

3. APPROVAL OF MINUTES

3.1 June 24, 2015 Meeting Minutes

Motion made by Mr. Jacob, seconded by Mr. Bender, to approve the June 24, 2015 Meeting Minutes. In a voice vote, the motion passed unanimously.

4. PUBLIC HEARING (QUASI-JUDICIAL)

4.1 Rezoning (ZB) 14-338 Aloft

4.2 Variance (V) 14-340 Aloft

Generally located on the southeast corner of Southwest 160th Avenue and Southwest 14th Street

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

Mr. Abramson presented both items summarizing the staff report for the record. He noted for the record that the Town was in the process of considering amendment to the code along the I-75 corridor.

Mr. Manuel Synalovski, Architect, appeared on behalf of the applicant and gave a presentation outlining parking requirements, use of a mechanical vehicle lift, utilization of nearby parking facilities, Central Broward Water District waivers granted, the type of project and target demographics, right-of-way improvements, landscaping, Site Plan Committee recommendations, adjacent residential area impact, and nearby intersection improvements per Department of Transportation.

Several of the Board members expressed concern regarding lack of adequate parking.

Chair DeArmas then opened and closed the public hearing as there was no one who wished to speak on these items.

Motion made by Mr. Jacob, seconded by Mr. Bender, to approve Rezoning request 14-338. In a roll call vote, the motion passed 4-0 as follows (with Ms. Davidson absent): Mr. Cory, yes; Mr. Bender, yes; Mr. Jacob, yes; Chair DeArmas, yes.

Motion made by Mr. Bender, seconded by Mr. Cory, to approve Variance request 14-340. In a roll call vote, the motion passed 4-0 as follows (with Ms. Davidson absent): Mr. Cory, yes; Mr. Bender, yes; Mr. Jacob, yes; Chair DeArmas, yes.

5. OLD BUSINESS - none.

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6. **NEW BUSINESS** - none.

7. **COMMENTS AND/OR SUGGESTIONS**

Mr. Jacob once again brought up the issue of parking requirements for commercial properties in the Town.

Mr. Quigley responded that the Town is looking at their parking code and “surgical corrections” will be made.

There was further discussion regarding restaurant versus bar parking issues as well as industry trends towards drive-thru facilities.

8. **ADJOURNMENT**

Hearing no further business, Chair DeArmas adjourned the meeting at 7:06 p.m.

Date Approved: 7/22/15

Tom Jacob
Chair/Board Member