

TOWN OF DAVIE  
PLANNING AND ZONING BOARD  
OCTOBER 28, 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, Board Attorney Allan Weinthal, 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 October 14, 2015 Meeting Minutes

**Motion** made by Mr. Jacob, seconded by Mr. Bender, to approve the October 14, 2015 meeting minutes. In a voice vote, the motion passed unanimously.

**4. PUBLIC HEARING**

**4.1 Variance (V) 15-065 Ferrara**

*9921 North Oak Knoll Circle*

Attorney Weinthal confirmed that the applicant waived the quasi-judicial process.

Mr. Abramson then gave a summary of the staff report.

Suzanna Ferrara appeared on behalf of the applicant.

Discussion ensued regarding tree removal, questions regarding the actual setback footage, lack of a prior site plan (as the area had been incorporated into the Town from Broward County), and location of the utility easement.

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

**Motion** made by Mr. Bender, seconded by Mr. Jacob, to approve Variance 15-065. In a roll call vote, the motion passed 3-1 (with Mr. Cory dissenting and Ms. Davidson absent).

**4.2 Special Permit (SE) 15-164 Divine Academy**

*3341 North University Drive*

Attorney Weinthal confirmed that the applicant waived the quasi-judicial process.

Mr. Stallworth then gave a summary of the staff report.

John Voight appeared on behalf of the applicant.

Discussion ensued regarding expansion details and current layout, as well as parking sufficiency.

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

**Motion** made by Mr. Bender, seconded by Mr. Cory, to approve Special Permit 15-164 with staff recommendations. In a roll call vote, the motion passed 4-0 (with Ms. Davidson absent).

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**4.3 Variance (V) 15-192 Atlantic Montessori Charter School**

*2250 South Flamingo Road*

Hope Calhoun, Esquire, on behalf of applicant, confirmed waiver of the quasi-judicial process.

Mr. Stallworth then gave a summary of the staff report.

The Board members provided Jennings disclosures.

Discussion ensued regarding adjacent property zoning, student population, the traffic study, parking sufficiency, and traffic circulation and stacking. Clarification was made of the building to property line being 42.9 feet.

Chair DeArmas then opened the public hearing.

Juana Garcia, 1761 SW 135 Way, Miramar, talked about the school and spoke in favor of the variance.

Mari Canetti, 10661 NW 27 Court, Sunrise, Principal of the school, spoke in favor of the variance.

Marcella Ahumada, 1931 Sable Palm Drive, Davie, spoke in favor of the variance.

Raymond Moses, Davie, spoke in favor of the variance.

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

**Motion** made by Mr. Jacob to approve, which died for lack of second.

**Motion** made by Mr. Bender, seconded by Mr. Cory, to approve Variance 15-192, under the condition that such vote is in order to move this matter forward to Town Council. In a roll call vote, the motion passed 4-0 (with Ms. Davidson absent).

5. **OLD BUSINESS** - none.

6. **NEW BUSINESS** - none.

7. **COMMENTS AND/OR SUGGESTIONS** - Mr. Bender temporarily requested hard copies of meeting documents due to computer problems.

8. **ADJOURNMENT**

Hearing no further business, Acting Chair Jacob adjourned the meeting at 7:16 p.m.

Date Approved:

11-10-15

  
Chair/Board Member