

TOWN OF DAVIE  
PLANNING AND ZONING BOARD  
DECEMBER 10, 2014

**1. ROLL CALL**

The meeting was called to order at 6:32 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 November 12, 2014 Meeting Minutes

Mr. Jacob noted a correction on page 2 of his name.

**Motion** made by Mr. Evans, seconded by Mr. Jacob, to approve the minutes of the November 12, 2014, meeting, with the correction as noted. In a voice vote, the motion passed unanimously (5-0).

**4. PUBLIC HEARING (QUASI-JUDICIAL)**

4.1 Rezoning (ZB) 14-240 Cumberland Farms  
*12500 West State Road 84*

4.2 Variance (V) 14-245 Cumberland Farms  
*12500 West State Road 84*

4.3 Variance (V) 14-247 Cumberland Farms  
*12500 West State Road 84*

4.4 Variance (V) 14-248 Cumberland Farms  
*12500 West State Road 84*

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

Mr. Abramson presented this item summarizing the staff report.

Mr. Michael Troxell appeared on behalf of the applicant. He showed a rendering of the property and proposed site, explaining the plans and changes. Discussion continued regarding residential buffers, the 8 foot masonry wall surrounding the property, and traffic flow.

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

**Motion** made by Mr. Jacob, seconded by Mr. Evans, to approve Rezoning 14-240. In a voice vote, the motion passed unanimously.

**Motion** made by Mr. Evans, seconded by Ms. Davidson, to approve Variance 14-245. In a voice vote, the motion passed unanimously.

**Motion** made by Ms. Davidson, seconded by Mr. Evans, to approve Variance 14-247. In a voice vote, the motion passed unanimously.

**Motion** made by Mr. Jacob, seconded by Mr. Evans, to approve Variance 14-248. In a voice vote, the motion passed unanimously.

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4.5 Plat (S) 14-251 Oak Park  
*2651 South Flamingo Road*

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

Mr. Abramson presented this item summarizing the staff report.

Ms. Marcie Nolan appeared on behalf of the applicant. She stated that although the Board would not be considering the site plan, she wanted the Board Members to see the proposed project. There will be 22 single family homes; one of which will have “granny” quarters. Current photographs of the property were shown. Ms. Nolan also provided a history of the property, as well as details regarding location of the existing live oak trees, public participation comments and proposed layout, including homes, roads, open space, and conservation easements. A 15 foot vacation has been given on 26th Street.

Discussion continued regarding the number of live oaks to be saved or removed (approximately 12 or less to be removed and 55 to be retained) and status of ownership of the property.

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

**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 - yes; Ms. Davidson - no. (**Motion carried 4-1**)

**5. PUBLIC HEARING**

5.1 Land Use Amendment (LA-TXT) 14-218 Marbella Grande  
*Generally located on the west side of Davie Road, north of Southwest 49th Court*

Mr. Abramson summarized the staff report for the record indicating that this amendment request was with regard to the Land Use Plan only and not for technical compliance review.

Mr. Scott Backman appeared on behalf of the applicant. Presentation highlights included:

- The preliminary site plan
- Intent of the application
- 10 review criteria
- Current property land use permitting 30 units
- Surrounding properties
- Public participation results
- Population projections
- Dwelling unit projections
- Managed growth projections

Mr. Backman clarified that although they are asking for the allowance of 58 more units (for a total of 88), it is unlikely that once engineering and site plan have made required modifications there will be that many homes on the site.

Discussion continued regarding parking concerns, anticipated unit sales price, number of bedrooms, recreational areas, and access to the Downtown RAC.

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

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Each of the Board members then offered their following opinions on the proposal:

- Chair DeArmas believed the project as proposed would set up a “parking nightmare” and felt 88 units were too many.
- Mr. Cory liked the project but would like to see the number reduced.
- Mr. Jacob liked the project and its proximity to the RAC corridor.
- Mr. Evans was opposed also due to density and traffic concerns.
- Ms. Davidson was in favor of the townhouse concept, but wanted to see reduced density in favor of more open space.

Mr. Backman acknowledged each of the Board Member’s concerns and stated that at the time the applicant returned for site plan and zoning, these issues would be addressed.

**Motion** made by Mr. Jacob, seconded by Ms. Davidson, to approve. In a roll call vote, the vote was as follows: Chair DeArmas - no; Vice Chair Evans - no; Mr. Jacob - yes; Mr. Cory - yes; Ms. Davidson - yes. (**Motion carried 3-2**)

5.2 ZB14-323 Textile Recycling

Mr. Quigley announced that this matter pertains to textile recycling collection bins which are not currently addressed by Town Code. The amendment to the zoning code would require a franchise agreement before any bins may be placed within the Town. There will be a transition period to bring existing bins into compliance. After the regulations become effective, bins placed without a proper agreement with the Town or in violation of the new ordinance will be referred to Code Enforcement. Brief discussion continued regarding effect of the amendment on Goodwill drop off locations, as well as size and weight restrictions of the containers.

**Motion** made by Mr. Cory, seconded by Mr. Evans, to approve. In a voice vote, the motion passed unanimously.

6. **OLD BUSINESS** - none

7. **NEW BUSINESS**

7.1 Meeting schedule - 2015 calendar

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

9. **ADJOURNMENT**

Hearing no further business, Chair DeArmas adjourned the meeting at 7:46 p.m.

Date Approved: \_\_\_\_\_

\_\_\_\_\_  
Chair/Board Member