

TOWN OF DAVIE
PLANNING AND ZONING BOARD
MAY 13, 2015

1. ROLL CALL

The meeting was called to order at 6:31 p.m. Board members present were Chair Ken DeArmas, Vice Chair Tom Jacob, Jodi Davidson (arrived at 6:34) Christopher Cory, and Mike Bender. 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. Mayor Judy Paul and Council Members Susan Starkey and Caryl Hattan were also present.

2. MOTION TO EXCUSE BOARD MEMBERS - Motion made by Mr. Cory, seconded by Mr. Jacob, to excuse Ms. Davidson. In a voice vote, the motion passed unanimously. (Ms. Davidson subsequently arrived at 6:34p.m.)

3. APPROVAL OF MINUTES

3.1 April 22, 2015 Meeting Minutes

Motion made by Mr. Bender, seconded by Mr. Cory to approve the April 22, 2015 Meeting Minutes. In a voice vote, the motion passed unanimously.

4. 4.1 #Broward Next - Review of County Land Use Plan (workshop)
Presenter, Barbara Boy - Broward County Planning Council

Ms. Boy, Executive Director for the Broward Planning Council, gave a power point presentation outlining upcoming changes to the County Land Use Plan. Highlights of the presentation included:

- Plans to move the Land Use Plan forward - Broward County's unique land use challenges
 - County history and charter
 - 21st Century issues
 - Climate resiliency
 - Attainable housing
 - Streets and transit
 - The barrier island
 - Post disaster planning
 - Intergovernmental relationships
 - Future growth
- Public feedback highlights
 - Streamlining of the process
 - Developing thresholds
 - Transfer of property development rights
 - Walkable and transit-oriented land uses
 - New development targeting
 - Units per acre
 - Multi-modal levels of service
 - Complete street policies
 - Climate change effects

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- Results of mailed survey
 - #1 transportation
 - #2 climate change, sea level rise
 - #3 user-friendly map and plan
 - #4 density limitations
- Framework for next steps to be taken
 - Visits to municipalities will continue
 - The public hearing process will begin in January 2016

Mr. Bender questioned Ms. Boy regarding transfer of land development rights and was advised that each municipality will retain control over decisions in that regard.

5. PUBLIC HEARING (QUASI-JUDICIAL)

5.1 Variance (V15-063) Twin Peaks *2000 South University Drive*

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

Mr. Abramson presented this item summarizing the staff report for the record stating this matter would be going before Town Council on June 10, 2015 and was solely related to signage requests.

Mr. Dwayne Dickerson appeared on behalf of the applicant.

Discussion then continued regarding prior approvals along the same corridor for signage variances, setbacks, site plan, trademark signage, elevations, review of changes from initial proposal, signage size and design, special conditions including the 595 ramp location, surrounding vegetation, property lines, criteria for special circumstances, history of tenancy of the property, work with landscape architects to remove and prune existing trees, and owner/tenant relationship of the property location.

Mr. Cory expressed concern regarding setting a precedent. Mr. Bender was concerned about “copycat” requests.

Chair DeArmas then opened the public hearing.

Mr. Patrick Mason addressed the Board regarding sign branding and setbacks.

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

Mr. Jacob felt that current sign exposure and landscaping were not a problem. He also was not concerned about setting a precedent.

Mr. Cory stated that a 25 foot high sign would be excessive.

Ms. Davidson commented that the photos seemed “disingenuous” and did not properly reflect visuals of the property. She also indicated that the applicant does have a point with the highway ramp.

Mr. Bender did not think another five feet would be a problem, as the applicant definitely has a hardship with the lot; his issue was with copycatting variance requests by nearby property tenants.

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Chair DeArmas liked the design of the sign as it was more decorative and less boxy.

Motion made by Mr. Bender, seconded by Mr. Jacob, to approve. In a roll call vote the motion passed 3-2 as follows: Mr. Bender, yes; Mr. Cory, no; Ms. Davidson, no; Mr. Jacob, yes; Chair DeArmas, yes.

6. **PUBLIC HEARING**

6.1 Code Amendment - Various issues
Townwide

Mr. Quigley provided a summary of the staff report for each item as follows:

- #1-2 - Established a Business Marine District (B2M) including waterfront setbacks
- #3 - NCF district requirements
- #4 - Airport use, zoning in progress, permitted uses table
- #5 - Marine district
- #6 - NCF district limits
- #7 - Recreational facilities clarification
- #8 - Deletion of subdivision facilities
- #9 - Deletion of communications apparatus
- #10 - Community residential facilities categories identified
- #11 - Farm determinations
- #12 - Marine district
- #13 - Airports - clearly defining airports and conditions for aircraft
- #14 - Marine district
- #15 - Real estate signs
- #16 - Temporary uses
- #17 - ROW dedications
- #18 - Bus bench advertising
- #19 - (item stricken)
- #20 - Definition of schools
- #21 - Inclusionary housing fee reduction

Chair DeArmas then opened the public hearing.

Mr. John Toole addressed the Board regarding: 1) opposing banning of all aircraft activity; 2) marine districting; and 3) the Town Administrator's responsibility for farm determination.

Mr. John Voight discussed area residents approval of B2M determination, with one caveat of concern for future setback variance requests.

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

There was then lengthy discussion regarding aspects of Affordable Housing in the Town and payment in lieu of building the housing, as well as alternative efforts to subsidize and assist low income homeowners.

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Council Member Starkey addressed the Board stating that the Town has met and exceeded Affordable Housing requirements and is only trying to match the County's current plan.

Board member comments included the airport ordinance and aspects of lowering the rate for payment in lieu for developers.

Motion made by Ms. Davidson, seconded by Mr. Bender, to approve. In a roll call vote the motion passed unanimously as follows: Mr. Bender, yes; Mr. Cory, yes; Ms. Davidson, yes; Mr. Jacob, yes; Chair DeArmas, yes.

7. **OLD BUSINESS** - none.

8. **NEW BUSINESS** - none.

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

10. **ADJOURNMENT**

Hearing no further business, Chair DeArmas adjourned the meeting at 8:52 p.m.

Date Approved: _____

Chair/Board Member