

TOWN OF DAVIE  
PLANNING AND ZONING BOARD  
June 9, 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, Mike Bender, Christopher Cory, and Jodi Davidson. Also present were Planning and Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, and Board Attorney Daniel Stallone.

**2. SELECTION OF CHAIR**

**Motion** made by Vice Chair Jacob to reappoint Mr. DeArmas as Board Chair, seconded by Ms. Davidson. In a voice vote, the motion passed unanimously.

**3. SELECTION OF VICE CHAIR**

**Motion** made by Chair DeArmas (gavel passed to Vice Chair Jacob) to reappoint Mr. Jacob as Board Vice Chair, seconded by Mr. Cory. In a voice vote, the motion passed unanimously.

**4. MOTION TO EXCUSE BOARD MEMBERS - n/a**

**5. APPROVAL OF MINUTES**

5.1 May 13, 2015 Meeting Minutes

**Motion** made by Ms. Davidson, seconded by Mr. Bender, to approve the May 13, 2015 meeting minutes. In a voice vote, the motion passed unanimously.

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

6.1 Special Permit (SE) 15-091 i-Fly  
*11690 State Road 84*

Mr. Stallone confirmed that the applicant has 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.

Felicia Lewis appeared on behalf of the applicant.

Discussion then continued regarding leasing of the premises, provisions of the Site Plan Committee, citizen participation meetings, elevations, building footprint,

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

Mr. Cory questioned the issue of being “stuck” with a specialty use building possibly in the future. Mr. Quigley confirmed that the special permit is tied to the land owner, not the business.

Ms. Davidson suggested that the code be changed to allow for more density along 595 and State Road 84.

**Motion** made by Ms. Davidson, seconded by Vice Chair Jacob, to approve (motion passed unanimously).

**7. OLD BUSINESS - none.**

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**8. NEW BUSINESS**

Ms. Davidson proposed to ask Town Council to address two issues, one being open space and places for children to play. For new communities, residents should be able to walk to a park or the developer should provide a tot lot or contribute toward park access.

Ms. Davidson also proposed that the Town should encourage Class “A” office space and similar types of development along I-595 and State Road 84 and even US441.

Vice Chair Jacob was in agreement. He stated that Davie has strict height restrictions and that this issue should be revisited.

Mr. Quigley pointed out that the Regional Activity Center and Transit Oriented Corridor allows for greater heights.

There was a brief discussion about areas that had greater light pollution which could affect residents and that the Board needs to pay attention on future projects.

(No motions were made)

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

**10. ADJOURNMENT**

Hearing no further business, Chair DeArmas adjourned the meeting at 6:54 p.m.

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

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