

TOWN OF DAVIE  
PLANNING AND ZONING BOARD  
SEPTEMBER 9, 2015

**1. ROLL CALL**

The meeting was called to order at 6:32 p.m. Board members present were Chair Ken DeArmas, Jodi Davidson, and Christopher Cory. Mike Bender and Vice Chair Tom Jacob were absent. Also present were Deputy Planning and Zoning Manager David Abramson, Board Attorney Daniel Stallone, and Lisa Edmondson, Recording Clerk, Prototype, Inc.

**2. MOTION TO EXCUSE BOARD MEMBERS**

**Motion** made by Ms. Davidson, seconded by Mr. Cory, to excuse Vice Chair Tom Jacob and Mike Bender. In a voice vote, the motion passed unanimously.

**3. APPROVAL OF MINUTES**

3.1 August 26, 2015 Meeting Minutes

**Motion** made by Mr. Cory, seconded by Ms. Davidson, to approve the August 26, 2015 meeting minutes. In a voice vote, the motion passed unanimously.

**4. PUBLIC HEARING**

4.1 Rezoning (ZB) 14-316 Temple View Estates

*Generally located on the west side of Southwest 154th Avenue, south of Southwest 36th Street*

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

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

Luis Rodriguez, James Wright, and Tod Workman appeared on behalf of the applicant.

Discussion ensued regarding open space, drainage-dry to wet retention, lot sizes, building separations, setbacks, density/land use, and public participation.

Ms. Davidson specifically pointed out concerns by residents regarding highway noise and her reluctance to build more homes along that corridor. The applicants assured Ms. Davidson that a wall and berm with landscaping would be installed to mitigate the noise.

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

Chair DeArmas then passed the gavel to Ms. Davidson.

**Motion** made by Chair DeArmas, seconded by Mr. Cory, to approve 14-316. In a roll call vote, the motion passed 2-1 (with Ms. Davidson dissenting, and Vice Chair Jacob and Mr. Bender absent).

4.2 Plat (P) 15-051 East Davie Commerce Center

*Generally located on the west side of College Avenue, north of Nova Drive*

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

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

Rod Feiner appeared on behalf to the applicant.

There was then brief discussion regarding public participation and tenant/flex space.

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

**Motion** made by Ms. Davidson, seconded by Mr. Cory, to approve 15-051. In a roll call vote, the motion passed unanimously 3-0 (with Vice Chair Jacob and Mr. Bender absent).

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**5. OLD BUSINESS**

Chair DeArmas asked regarding administrative variances and was advised by Mr. Abramson that administrative variances allow a certain amount of reduction to be approved administratively in lieu of going before the Board.

Ms. Davidson inquired regarding the status of previous issues requested to be brought up to the Town Council including open space, play areas, parks, and parking requirements. Mr. Abramson responded that he would speak with Mr. Quigley and report back to the Board.

**6. NEW BUSINESS - none.**

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

**8. ADJOURNMENT**

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

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

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