

TOWN OF DAVIE
PLANNING AND ZONING BOARD
NOVEMBER 10, 2015

1. ROLL CALL

The meeting was called to order at 6:32 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, Planner II David Stallworth, Town Engineer Laura Borgesi, Board Attorney Allan Weinthal; and Lisa Edmondson, Recording Clerk, Prototype, Inc.

2. MOTION TO EXCUSE BOARD MEMBERS

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

3. APPROVAL OF MINUTES

3.1 October 28, 2015 Meeting Minutes

Motion made by Mr. Bender, seconded by Vice Chair Jacob, to approve the October 28, 2015 meeting minutes. In a voice vote, the motion passed unanimously.

4. PUBLIC HEARING

Items 4.5 and 4.6 were taken out of order on the agenda.

4.5 Variance (V) 15-166 Wawa

Generally located on the south side of Stirling Road, east of Davie Road

4.6 Variance (V) 15-328 Wawa

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

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

Jennings disclosures were announced. With the exception of Mr. Bender, all Board members had spoken with applicant's counsel regarding these items.

Hope Calhoun, Esquire, appeared on behalf of the applicant.

Discussion ensued regarding if there are State mandated minimum setbacks from fuel pumps for safety, the property's location within the boundaries of the Town of Davie and City of Hollywood, the proposed master plan approved by Hollywood including Stirling Village, and Hollywood's set back requirements.

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

Motion made by Vice Chair Jacob, seconded by Mr. Bender, to approve Variance 15-166. In a roll call vote, the motion passed 4-0 (with Ms. Davidson absent).

Motion made by Vice Chair Jacob, seconded by Mr. Bender, to approve Variance 15-328. In a roll call vote, the motion passed 4-0 (with Ms. Davidson absent).

4.1 Plat (P) 14-200 Osprey Preserve

Generally located on the west side of Davie Road, between Griffin Road and Stirling Road

4.2 Rezoning (ZB) 14-202 Osprey Preserve

4.3 Flex (FX) 14-252 Osprey Preserve

4.4 Variance (V) 15-173 Osprey Preserve

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

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

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Scott Backman, Esquire, and Jay Evans appeared on behalf of the applicant. Mr. Backman addressed the Board outlining the property location and site plans, the original development application versus the current development plan, site amenities and recreational facilities, floor plans and elevations, parking, boundaries and easements, and landscaping.

Discussion ensued regarding site plan recommendations and concerns, width of roadway, and flex zones and flex units.

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

Mr. Bender noted he was not a fan of the flex unit program and did not approve of zero lot line residential building in Davie, stating that he could not support this project for those reasons.

Motion made by Mr. Cory, seconded by Vice Chair Jacob, to approve Plat 14-200.

In a roll call vote, the motion passed 3-1 (with Mr. Bender dissenting and Ms. Davidson absent).

Motion made by Mr. Cory, seconded by Vice Chair Jacob, to approve Rezoning 14-202.

In a roll call vote, the motion passed 3-1 (with Mr. Bender dissenting and Ms. Davidson absent).

Motion made by Mr. Cory, seconded by Vice Chair Jacob, to approve Flex 14-252.

In a roll call vote, the motion passed 3-1 (with Mr. Bender dissenting and Ms. Davidson absent).

Motion made by Mr. Cory, seconded by Vice Chair Jacob, to approve Variance 15-173.

In a roll call vote, the motion passed 3-1 (with Mr. Bender dissenting and Ms. Davidson absent).

5. PUBLIC HEARING

5.1 Code Amendment - Flex (ZB-TXT) 15-324

Townwide

Mr. Quigley indicated that this matter has been discussed by the Town Council. Currently, Broward County has control over land use and flex units are assigned by the County without the necessity of going through the plan amendment process. Approval of this amendment would require a super majority vote of the Town Council to approve the use of flex units.

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

Motion made by Vice Chair Jacob, seconded by Mr. Bender, to approve 15-324.

In a voice vote, the motion passed 4-0 (with Ms. Davidson absent).

6. OLD BUSINESS - none.

7. NEW BUSINESS - none.

8. COMMENTS AND/OR SUGGESTIONS - none.

9. ADJOURNMENT

Hearing no further business, Chair DeArmas adjourned the meeting at 7:24 p.m.

Date Approved: _____

Chair/Board Member