

TOWN OF DAVIE
PLANNING AND ZONING BOARD
MARCH 22, 2016

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, and Jodi Davidson (arrived 6:36 p.m.). Also present were Planning and Zoning Manager David Quigley; Deputy Planning and Zoning Manager David Abramson; Allan Weinthal, Board Attorney; and Mona Laventure /Prototype Inc. recording the meeting. Mike Bender was absent.

2. MOTION TO EXCUSE BOARD MEMBERS

Motion made by Vice Chair Jacob, seconded by Mr. Cory, to excuse Mr. Bender and Ms. Davidson. In a voice vote, the motion passed unanimously (3-0).

3. APPROVAL OF MINUTES

3.1 March 9, 2016 Meeting Minutes

Motion made by Mr. Cory, seconded by Vice Chair Jacob, to approve the minutes of the March 9, 2016, meeting. In a voice vote, the motion passed unanimously (3-0) with Ms. Davidson not yet in attendance and Mr. Bender absent.

4. PUBLIC HEARING (QUASI-JUDICIAL)

4.1 Plat (P) 15-310 Davie Junction

4750 Southwest 64 Avenue

Jeffrey Evans, architect, waived the quasi-judicial process.

David Abramson, Deputy Planning and Zoning Manager, gave a summary of the staff report, advising that the matters would go before the Town Council at the April 20 meeting. He noted that the Site Plan Committee reviewed the variance and recommended they reduce the first variance request to 16 feet from the applicant's request of 17 feet. Staff finds the application complete and suitable for further review with one recommendation for the plat application: the restriction note on the plat says "16 town home units," and staff recommends that it be consistent with the project proposal of 14 town homes.

[Ms. Davidson arrived at 6:36 p.m.]

Discussion ensued regarding allowed density in the Regional Activity Center, and audience participation hearings.

Mr. Evans, architect for the applicant, addressed the Board. He clarified that having 14 larger units was an economic safety factor for him, so that if he needed to in the future, he could come back and revise the site plan to 16 smaller units. Changing the plat (per County requirements) is much harder than changing the site plan.

Mr. Abramson advised they could add more units, but they normally rezone appropriate to the amount of density that is on the site. If the applicant actually built 16 units, he would probably be asked to rezone to RM-16. Discussion continued on the issue.

Chair DeArmas then opened and closed the public hearing as there was no one wishing to speak on item 4.1.

4.2 Rezoning (ZB) 15-312 Davie Junction

4.3 Variance (V) 15-313 Davie Junction

Mr. Abramson presented the staff report.

Mr. Evans, applicant, addressed the Board, commenting on his sensitivity to where he builds in terms of zoning and the surrounding area, and access to site.

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Mr. Abramson explained that the Site Plan Committee's request to change the variance from 17 feet to 16 feet stemmed from a concern about larger vehicles overhanging into the drive aisle.

Discussion ensued regarding passive recreational area, drainage, trees, setbacks, and the community park.

Mr. Evans stated that the hardship was due to having to meet all the standards.

Chair DeArmas then opened and closed the public hearing as there was no one wishing to speak on Items 4.2 and 4.3.

Discussion then ensued regarding density calculations, size of units compared to number of units, number of units, zoning designation, and CRA projects.

Concern was expressed about setting a precedent for other projects that might come in with 100 units, but only build 50 units to start out. It could be seen as an entitlement by the developer to use all the units allowed.

Mr. Abramson clarified that the property's land use is Regional Activity Center, the zoning is A1, the applicant is requesting RM-12, and the CRA is just an area bounded in the Town of Davie for slum and blight.

Chair DeArmas asked for Board feedback at this point, and Ms. Davidson said she was opposed to all three items. Mr. Cory commented he had mixed emotions – it seemed like a nice project, but too tight. Vice Chair Jacob stated he also felt it was tight, but said the area was well suited for a project like that, where residents could access a lot of community amenities without driving a car.

Mr. Evans said there are three large trees that he worked around to leave onsite.

Chair DeArmas was concerned about setting a precedent for denser projects coming in. He felt the hardship was economic, and the project would not work unless they added the extra units. Mr. Evans said that he picked that site because it was surrounded by multi-family. Chair DeArmas commented that if they "sell out their density," the area will become congested in the future.

Motion made by Ms. Davidson, seconded by Mr. Cory, to deny Item 4.1. In a roll call vote, the motion passed (3-1), with Vice Chair Jacob opposing, and Mr. Bender absent.

Motion made by Ms. Davidson, seconded by Mr. Cory, to deny Item 4.2. In a roll call vote, the motion passed (3-1), with Vice Chair Jacob opposing, and Mr. Bender absent.

Motion made by Ms. Davidson, seconded by Mr. Cory, to deny Item 4.3. In a roll call vote, the motion passed (3-1), with Vice Chair Jacob opposing, and Mr. Bender absent.

5. OLD BUSINESS – none.

6. NEW BUSINESS

Mr. Cory said he would be out of town and unable to attend the April 13, 2016, meeting.

7. COMMENTS AND/OR SUGGESTIONS – none.

8. ADJOURNMENT

Hearing no further business, Chair DeArmas adjourned the meeting at 7:23 p.m.

Date Approved: _____

Chair/Board Member