



TOWN OF DAVIE
PLANNING & ZONING DIVISION

PLANNING AND ZONING BOARD MEETING MINUTES
JANUARY 8, 2020

DRAFT

1. ROLL CALL

The meeting was called to order at 6:30 p.m. Board members present were Chair Donna Evans, Vice Chair Tom Jacob, and David Oakes. Lisa Alvarez and Christopher Cory were absent. Also present were Planning & Zoning Manager David Quigley, Deputy Planning & Zoning Manager David Abramson, Planner II Matthew Coyle, Board Attorney Allan Weinthal, and Lorraine Robinson, Board Secretary.

2. PUBLIC HEARING

Quasi-Judicial

**2.1 Variance (V19-133) Gleason (Tabled from 12/11/19)
11345 Earnest Boulevard**

Chair Evans noted that the applicant requested a tabling to February 12, 2020

Motion made by Mr. Oakes, seconded by Mr. Jacob, to table V19-133 to February 12, 2020 meeting.

In a roll call vote, the motion passed 3-0 (with Ms. Alvarez and Mr. Cory absent).

**2.2 Variance (V19-207) Arbor Reserve
Generally located on the west side of Southwest 154th Avenue, south of
Southwest 36th Street**

Mr. Dennis Mele appeared on behalf of the Applicant and agreed to waive quasi-judicial proceeding.

Mr. Abramson provided a brief staff report. The variance being requested would allow:

- 75% of the single-family homes to have a front-loaded garage setback 7'-2" (model M) and 0 ft. (model N) from façade of the principal building (code normally allows a minimum of 50% of the homes to have a front-loaded garage setback at least 15 ft. from principal façade).
- An 8 ft. high and continuous wall on top of a 7 ft. high berm (Town code normally allows a maximum wall height of 3 ft., wall sections shall not exceed 10 ft. in lineal length and no wall shall be placed atop a berm)
- The property was previously approved for a similar development in 2015 but was never built.

Mr. Oakes asked if there was any question to the structural integrity of the wall on top of the berm. Mr. Abramson responded that no issue had been addressed by Engineering and the wall would be built to building code.

Mr. Mele provided a power point presentation. He showed the board where the wall would be placed and stated that it was needed for privacy screening as the property was next to I-75.

He said that years ago the Broward County School Board was interested in the site for a new school and eventually opted against it. Mr. Mele showed the previously approved site plan, stating the homes along I-75 have been eliminated. There are (4) models where the footprint and setbacks are the same; Models M and N require the setback variance. There's a total of 18 residential lots in which purchasers would select the model they want to build. Since there isn't a way to determine at this time which lots would have Models M and N, the variance is requested for all the lots. Mr. Mele added that they presented the plans with Riverstone and received their approval.

Mr. Oakes asked if the models with front loading garages would fit on all the lots. Mr. Mele responded that any of the models would fit on all 18 lots. He confirmed for Mr. Oakes that this would be a gated community.

Chair Evans opened and closed the public hearing as there was no one wishing to speak.

Motion made by Vice Chair Jacob, seconded by Mr. Oakes, to approve V19-207.

In a roll call vote, the motion passed 3-0 (with Ms. Alvarez and Mr. Cory absent).

3. PUBLIC HEARING

3.1 Land Development Code (ZB-TXT19-101 – School Concurrency) Townwide

Mr. Coyle stated that Broward County, School Board's Oversight Committee and Staff Working Group developed an amendment to the level of service standard to the 2008 Interlocal Agreement for Public School Planning. On December 6, 2017, Town Council approved setting the level of service standard to the higher of- 100% gross capacity (which includes portables) or 110% permanent titled "Third Amended and Restated Interlocal Agreement (TRILA)". This amendment would make the Town Land Development Code consistent with the TRILA.

Vice Chair Jacob asked if most cities have gone through this process. Mr. Coyle responded that most cities have enacted the 2017 portion with some beginning to begin this process. He added that all cities will participate.

Mr. Oakes asked how the number of students was calculated. Mr. Coyle stated the School Board has a formula. He added that any development coming to the Town has to work with the School Board and provide a letter from them.

Vice Chair Jacob asked if this was eliminating the use of portables. Mr. Coyle said for concurrency purposes, portables could be counted.

Mr. Oakes asked how this amendment would affect future development. Mr. Coyle stated the School Board would have to approve that there is adequate capacity. Mr. Weinthal stated that modifications to the plans would have to be made or provide a deed restriction.

Chair Evans open and closed the public hearing as there was no one wishing to speak.

Motion made by Mr. Oakes, seconded by Vice Chair Jacob, to approve ZB-TXT19-101 School Concurrency.

In a roll call vote, the motion passed 3-0 (with Ms. Alvarez and Mr. Cory absent).

3.2 Land Development Code (ZB-TXT19-102 – Public School Facilities Element) Townwide

Mr. Coyle provided an overview of the proposed land development code amendment for the “Third Amended and Restated Interlocal Agreement (TRILA)”. This amendment would make the Public Schools Facilities Element of the Comprehensive Plan consistent with the TRILA.

Motion made by Vice Chair Jacob, seconded by Mr. Oakes, to approve ZB-TXT19-102 Public School Facilities Element.

In a roll call vote, the motion passed 3-0 (with Ms. Alvarez and Mr. Cory absent).

3.3 Land Development Code (ZB-TXT19-265 – Transit Oriented Corridor District) Townwide

Mr. Coyle provided an overview of the proposed land development code amendment for the Transit Oriented Corridor District (TOC) which covers the area; I-595 to the north; State Road 7 to the east; Hard Rock to the south; and the Florida Turnpike to the west. The TOC policies contemplate significant redevelopment in the future including mixed use and multi-story buildings along State Road 7. The proposed amendment to the Land Development Code establishes the regulations for implementing the policies of the TOC Category. The proposed TOC regulations would not be applicable to specific parcels of land until such time as parcels are rezoned to a TOC zoning district. These regulations would limit future rezoning’s in the area. Any rezoning would require public notice and public hearing by both the Planning & Zoning Board and Town Council.

Vice Chair Jacob asked if any residential area would be affected. Mr. Coyle responded that long term would be for mixed-used development. He stated that the Regional Activity Center originally had a similar cap and it didn’t match the long-term vision for higher density.

Vice Chair Jacob asked if there was still a plan to install a bridge connecting Oakes Road to State Road 7. Mr. Quigley said there wasn’t an active plan since there is no funding at this time.

Vice Chair Jacob asked about the status of the talks of having a water retention area off Burris Road. Mr. Quigley said this was the TOC Stormwater Master Plan. The Town completed that in 2012 and part of the implementation of the transit-oriented corridor land use. Currently there is no actionable plan or budget to implement this conceptual plan to create a common stormwater drainage system for the TOC. This will eventually happen once development increases.

Mr. Oakes asked if the TOC was its own development district. Mr. Quigley confirmed it was. Mr. Oakes asked if this was part of the CRA district. Mr. Quigley said a portion of the TOC was within the CRA. Mr. Oakes asked if the CRA could fund road improvements. Mr. Quigley responded if it was within the CRA boundary.

Mr. Oakes asked if there was a cost estimate to redevelop the roads and infrastructure within the TOC. Mr. Quigley said the only cost estimates were for drainage. The TOC is challenging due to the Turnpike.

Mr. Oakes asked how the area that the truck stop is presently would be redeveloped. Mr. Quigley said the demand for industrial and storage yards is high but requests change over time.

Motion made by Vice Chair Jacob, seconded by Mr. Oakes, to approve ZB-TXT19-265

Transit Oriented Corridor District.

In a roll call vote, the motion passed 3-0 (with Ms. Alvarez and Mr. Cory absent).

**3.4 Land Development Code (ZB-TXT19-266 – Future Land Use Element – Transit Oriented Corridor)
Townwide**

Mr. Coyle stated the proposed land development code amendment would eliminate 32 units per acre cap in the Transit Oriented Corridor District (TOC). A similar “units per acre” provision was eliminated from the Regional Activity Center in 2010 because it was found to conflict with the overall design and redevelopment goals of the land use designation.

Motion made by Vice Chair Jacob, seconded by Mr. Oakes, to approve ZB-TXT19-266 Future Land Use Element – Transit Oriented Corridor.

In a roll call vote, the motion passed 3-0 (with Ms. Alvarez and Mr. Cory absent).

4. OLD BUSINESS – none

5. NEW BUSINESS – none

6. COMMENTS AND/OR SUGGESTIONS – none

7. ADJOURNMENT

Hearing no further business, the meeting was adjourned at 7:03 p.m.

Date Approved: _____

Chair/Board Member