



TOWN OF DAVIE  
PLANNING & ZONING DIVISION

PLANNING AND ZONING BOARD MEETING MINUTES  
June 12, 2019

**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, Lisa Alvarez, Christopher Cory, and Jodi Davidson. Also present were Planning & Zoning Manager David Quigley, Deputy Planning & Zoning Manager David Abramson, Board Attorney John Rayson, and Lorraine Robinson Secretary.

**2. SELECTION OF CHAIR**

**Motion** made by Ms. Davidson, seconded by Ms. Alvarez to nominate Donna Evans as Chair. In a voice vote the motion passed unanimously.

**3. SELECTION OF VICE CHAIR**

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

**4. APPROVAL OF MINUTES**

**4.1 May 8, 2019 Meeting Minutes**

**Motion** made by Ms. Davidson, seconded by Ms. Alvarez, to approve the May 8, 2019 meeting minutes. In a voice vote, the motion passed unanimously 5-0.

**4.2 May 28, 2019 Meeting Minutes**

**Motion** made by Vice Chair Jacob, seconded by Ms. Davidson, to approve the May 28, 2019 meeting minutes. In a voice vote, the motion passed unanimously 5-0.

**5. PUBLIC HEARING**

Quasi-Judicial

**5.1 Variance (V18-241) Daleo**

10850 Southwest 30<sup>th</sup> Place

Mr. Abramson provided a brief staff report. The variance request would allow the construction of a 1,257sf guest house (Town code limits a guest house to 400sf).

Stephen Daleo, property owner and Max Sturman with Max Wolfe Architects appeared on behalf of the Applicant agreed to waive quasi-judicial proceeding.

Mr. Cory asked staff if one connected wall would make this addition considered attached. Mr. Abramson confirmed. Ms. Davidson asked if a breezeway, pony wall or half wall it then be considered attached. Mr. Abramson responded that creating a privacy wall was not considered an addition.

Vice Chair Jacob asked for clarification on the 25-year-3-day storm event requirement. Mr. Abramson stated that the Town Engineer comments had concerns that drainage was not being met with the addition. The applicant at this time has opted to go for the approvals through Central Broward Water Management District (CBWMD) however they wanted to see the Towns position

before moving forward. He added that if any of the CBWMD requirements would change the current plans, this would have to come before the Board again.

Mr. Daleo stated his request for the addition was for his elderly parents who are disabled.

Mr. Sturman added that the design was made to context of the main house. If it had been added as an addition to the rear of the house, it would affect light, ventilation and loss of the existing pool.

Chair Evans stated that she had driven by the property and asked if there were living quarters above the garage. Mr. Daleo responded that the space included a den, bathroom, guest bedroom and home office.

Mr. Cory asked if building out the garage was an option and the applicant stated he didn't want to do that.

There being no further questions for the applicant, Chair Evans opened it to the public.

Mr. Arthur Joseph, 13700 Southwest 18<sup>th</sup> Court, stated he was a resident since 1978 and every few years low pressure troughs impact the region with increased flooding over the years and concerned of the impact this addition will have on drainage. He stated he was against this project as it is one of the biggest in the neighborhood and the proposed addition is very large.

Mr. Peter Miller, 13651 Southwest 20<sup>th</sup> Street, lives directly south of the property. He stated that he moved to the area because of the open space. He was also concerned of increased flooding due to the development.

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

Ms. Davidson asked which department would oversee the drainage. Mr. Abramson stated that the property owner needs to present preliminary drawings and elevations to the Central Broward Water Control District (CBWCD). He added that portions of the property were set aside for drainage and that Town Engineering relies on the CBWCD for approval.

Mr. Rayson discussed the qualifications of the CBWCD.

Mr. Davidson disclosed that she had spoken with the applicant.

Chair Evans asked what would happen if the addition were to be used as a rental in the future. Mr. Quigley stated that it would be a Code Compliance issue. He added that it could be this could be added as a condition of variance approval and deed restriction.

Mr. Cory stated his objection to the size and said they could make well with 400sf. He added that this was three times the size that code allows.

Ms. Davidson said she thought that building an addition for the parents was beautiful and the Board has approved other variances through the years.

Chair Evans stated that she would have loved to have been able to do something like this for her parents but feels the size is excessive.

**Motion** made by Ms. Davidson, seconded by Vice Chair Jacob, to approve V18-241 with the staff recommendation.

In a roll call vote, the **MOTION FAILED** 2-3 (with Chair Evans, Ms. Alvarez and Mr. Cory dissenting). **A FAILED MOTION TO APPROVE IS A RECOMMENDATION FOR DENIAL.**

There were no further motions

**5.2 Variance (V18-281) Kaelin**  
10850 Southwest 30<sup>th</sup> Place

Mr. Abramson provided a brief staff report. The variance request was for an addition to a single-family residence to be placed 32.44 ft. from the front lot line (Town code normally requires a minimum 40 ft) and an after-the-fact approval for placement of a 284sf shed.

Mr. Jim Kaelin appeared on behalf of the Applicant and after opening and closing of the public hearing as there was no one objecting, agreed to waive quasi-judicial proceeding.

Mr. Kaelin stated that the plans for this addition have been in process for two years and would provide housing for his mother-in-law. He added that an existing stable would be removed. There is a cul-de-sac which is the cause of the setback issues as his house is on a diagonal.

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

Ms. Davidson said this was a beautiful act to support family and was in support of it.

Mr. Cory said this request isn't comparable to the Daleo request as it clearly meets the code requirement and the setback is in line with the house.

**Motion** made by Mr. Cory, seconded by Ms. Davidson, to approve V18-281 with the staff recommendations.

In a roll call vote, the motion passed unanimously 5-0.

**5.3 Variance (V19-007) Saint David Church**

3900 South University Drive

Applicant requested tabling to July 10, 2019

**Motion** made by Vice Chair Jacob, seconded by Ms. Davidson, to table V19-007 to July 10, 2019.

In a roll call vote, the motion passed unanimously 5-0.

**6. OLD BUSINESS – none**

**7. NEW BUSINESS**

There was a brief discussion on Ordinance 2019-009 relating to Boards and Committees.

**8. COMMENTS AND/OR SUGGESTIONS**

**9. ADJOURNMENT**

Hearing no further business, the meeting was adjourned at 7:17 p.m.

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

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