



TOWN OF DAVIE
PLANNING & ZONING DIVISION

PLANNING AND ZONING BOARD MEETING MINUTES

August 14, 2019

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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 and Christopher Cory. Jodi Davidson was absent. Also present were Planning & Zoning Manager David Quigley, Deputy Planning & Zoning Manager David Abramson, Board Attorney Allan Weinthal, and Lorraine Robinson, Board Secretary.

2. APPROVAL OF MINUTES

2.1 June 12, 2019 Meeting Minutes

Motion made by Mr. Cory, seconded by Vice Chair Jacob, to approve the June 12, 2019 meeting minutes. In a voice vote, the motion passed 4-0 (with Ms. Davidson absent).

2.2 July 10, 2019 Meeting Minutes

Motion made by Ms. Alvarez, seconded by Mr. Cory, to approve the July 10, 2019 meeting minutes. In a voice vote, the motion passed unanimously 4-0 (with Ms. Davidson absent).

3. PUBLIC HEARING

Quasi-Judicial

3.1 Rezoning (ZB17-218) Davie Farm Park

Generally located northwest of the intersection of Southwest 36th Street and Southwest 154th Avenue (Shotgun Road)

Mr. Quigley provided a brief staff report. The request is to rezone the property from Agriculture (AG) to Recreation/Open Space (RS).

He agreed to waive quasi-judicial proceeding.

Chair Evans disclosed that she is Friends of the Farm Park President and would have to recuse herself.

Mr. Cory commented that the park was an odd shape and asked if it had been platted prior. Mr. Quigley responded that it was platted in the 60s for 8-10 single family lots were created in the 1960s.

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

Motion made by Vice Chair Jacob, seconded by Ms. Alvarez, to approve ZB17-218.

In a roll call vote, the motion passed 3-0 (with Chair Evans recused and Ms. Davidson absent).

3.2 Variance (V18-185) Fieldstone Shops of Davie
1380 South Flamingo Road

Mr. Abramson provided a brief staff report. The variance request was to eliminate the required landscape buffer along the south property line and instead provide the landscape buffer within the Southwest 14th Street right-of-way. A similar variance was approved by Town Council in 2011 with a concurrent site plan but the approved development was never built.

Mr. Neal Kalis 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. Cory asked staff if there were plans to have 14th Street go through to Hiatus Road. Mr. Abramson responded that it was not in the plans.

Mr. Kalis stated that this variance had been approved twice before. He added that the maintenance easement wasn't practical and wanted to relocate it.

Vice Chair Jacob asked if this was the same building design. Mr. Jason Wilson, Pillar Consultants, stated the design was slightly changed. He added that it previously had two restaurants which have been replaced by a large box store.

Chair Evans asked if the plans to reduce parking meant compact or less spaces. Mr. Wilson responded that there were less spaces.

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

Motion made by Mr. Cory, seconded by Ms. Alvarez, to approve V18-185.

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

3.3 Variance (V19-093; V19-094; V19-125) Cambria Hotel

Generally located on the southeast corner of Southwest 160th Avenue (Dykes Road) and Southwest 14th Street

Mr. Abramson provided a brief staff report. The variance requests were as follows:

1. To increase the building height to 58 ft. (code normally requires a 35' maximum height).
2. To provide a 10' landscape buffer along I-75 and 8' landscape buffer along Southwest 160 Avenue (code normally requires 20' at arterial/collector streets and 10' at any other street).
3. To provide 7' wide terminal islands (code normally requires 10' wide islands).
4. To eliminate one median between double parking bays (code normally requires 10' wide medians).
5. To allow 146 of the 155 hotel rooms to be less than 400 sf. (code normally requires a minimum of 400 sf.)

Mr. Manny Synalovski 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.

Vice Chair Jacob commented that 400sf rooms were small and asked if this was standard. Mr. Abramson said that other cities had not been researched.

Ms. Alvarez asked if the traffic was going through the commercial site. Mr. Abramson stated the applicant had spoken with the County and access is through Southwest 14th Street.

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Mr. Synalovski stated the project Aloft was previously approved. Aloft was part of the Starwood brand under Marriott. They opted not to proceed since they had several other properties in the area. He said there was a Cambria hotel in Dania Beach which offers a high-end experience with amenities. He based his design on their model.

Mr. Synalovski said that Aloft had a proposed traffic plan. Mr. Chris Hagen, Kimley Horn stated that traffic was a complex situation due to the jurisdiction which falls under including Davie, Weston, Sunrise, Broward County and Florida Department of Transportation (FDOT). He provided details on the agreements that addressed traffic. He referred the Board to the Plan OS-1 which shows modified pavement, access roads and turning lanes. Mr. Cory asked the status. Mr. Hagen responded that they were continuing to work with FDOT and the County to determine if tweaks were needed.

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

Motion made by Mr. Cory, seconded by Vice Chair Jacob, to approve V19-093; V19-094; V19-125.

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

4. OLD BUSINESS – none

5. NEW BUSINESS

6. COMMENTS AND/OR SUGGESTIONS

Mr. Cory said he would not be able to attend the September meeting.

Mr. Weinthal notified the board that there would be upcoming ethics training.

7. ADJOURNMENT

Hearing no further business, the meeting was adjourned at 7:02 p.m.

Date Approved: _____

Chair/Board Member