



TOWN OF DAVIE
PLANNING & ZONING DIVISION

PLANNING AND ZONING BOARD MEETING MINUTES

July 26, 2022

DRAFT

ROLL CALL

Lisa Alvarez	Present (arrived 6:32 PM)
Mike Crowley	Present
Ken DeArmas	Present
David Donzella, Vice Chair	Present
Donna Evans, Chair	Present
Casey Lee	Present

STAFF PRESENT

David Quigley, Planning & Zoning Manger
David Abramson, Deputy Planning & Zoning Manger
Allan Weinthal, Town Attorney
Lorraine Robinson, Secretary

Chair Evans called the meeting to order at 6:30 p.m.

1. ROLL CALL

Roll was called and a quorum was established.

2. APPROVAL OF MINUTES

2.1 June 7, 2022 Meeting Minutes

Motion made by Mr. DeArmas, seconded by Mr. Crowley, to approve the June 7, 2022, meeting minutes.

In a voice vote, the motion carried 5-0 (with Ms. Alvarez absent).

Mr. Weinthal stated there were no requests for quasi-judicial and therefore waived.

3. DEVELOPMENT APPLICATIONS (Quasi-Judicial except as noted)

SPYKES GROVE

7250 Griffin Road

3.1 Land Use Amendment (LA21-113) Spykes Grove (Legislative)

3.2 Rezoning (ZB21-114) Spykes Grove

3.3 Plat (P21-115) Spykes Grove

3.4 Site Plan (SP21-116) Spykes Grove

The applicant has requested tabling.

DRAFT

Motion made by Mr. DeArmas, seconded by Vice Chair Donzella, to table LA21-113 with date certain to 8/16/22.

In a roll call vote, the vote was as follows: Chair Evans – yes; Vice Chair Donzella – yes; Ms. Alvarez – absent; Mr. Crowley – yes; Mr. DeArmas – yes; Ms. Lee - yes.

Motion carried 5-0 (with Ms. Alvarez absent).

Motion made by Vice Chair Donzella, seconded by Mr. DeArmas, to table ZB21-114 with date certain to 8/16/22.

In a roll call vote, the vote was as follows: Chair Evans – yes; Vice Chair Donzella – yes; Ms. Alvarez – yes; Mr. Crowley – yes; Mr. DeArmas – yes; Ms. Lee - yes.

Motion carried 6-0.

Motion made by Mr. Crowley, seconded by Mr. DeArmas, to table P21-115 with date certain to 8/16/22.

In a roll call vote, the vote was as follows: Chair Evans – yes; Vice Chair Donzella – yes; Ms. Alvarez – yes; Mr. Crowley – yes; Mr. DeArmas – yes; Ms. Lee - yes.

Motion carried 6-0.

Motion made by Mr. Crowley, seconded by Vice Chair Donzella, to table SP21-116 with date certain to 8/16/22.

In a roll call vote, the vote was as follows: Chair Evans – yes; Vice Chair Donzella – yes; Ms. Alvarez – yes; Mr. Crowley – yes; Mr. DeArmas – yes; Ms. Lee - yes.

Motion carried 6-0.

DORRIES

14400 Bedford Court

3.5 Variance (V22-073) Dorries

Mr. Abramson provided the staff report. The proposed variance would allow for the placement a new 6-foot-high white shadow box fence with one hundred (100) percent opacity outside the building envelope (Town code normally allows one hundred (100) percent opaque fences only within the buildable area of a lot).

Chair Evans asked if Shenandoah was designated as a Planned Urban Development. Mr. Abramson confirmed it was except for a portion that is zoned A-1 and is not defined as an agricultural district.

The applicant was unable to attend.

Mr. Crowley asked if the neighbors across the street submitted a letter of no objection. Mr. Abramson was unaware for the reason there wasn't a response.

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

Motion made by Ms. Lee, seconded by Mr. DeArmas, to approve V22-073.

In a roll call vote, the vote was as follows: Chair Evans – yes; Vice Chair Donzella – yes; Ms. Alvarez – yes; Mr. Crowley – yes; Mr. DeArmas – yes; Ms. Lee - yes.

Motion carried 6-0.

JONES

4261 Southwest 109th Avenue

3.6 Variance (V22-077) Jones

Mr. Quigley provided the staff report. The subject property is located within the Lawson Isles development which is accessible by Hiatus Road. The house built in 1976 is zoned A-1. The lot has roads on (2) sides of it. The proposed variance involves fence requirements with the rural lifestyle regulations. These regulations were adopted in 2002 as part of a large multi-faceted effort to try to preserve and enhance within the Town with rural and agricultural characteristics. A key part of the fence requirement is that with the front yard of a lot and along any street, fences are limited to 4-feet in height and at least 50% opacity with solid fences only allowed within the building footprint. The proposed variance would allow metal board-on-board style fence and gates specifically along the (south) property line which is the rear part of the lot. The proposal is to have a 6-ft. high, 100% opaque fence along the (east) property line which is the street side; a 5-ft. high, 50% opaque fence and two 5-ft. high, 100% opaque gates. The applicant has proposed to plant bushes along the outside perimeter fencing to soften the look. He added there wasn't enough detail to confirm if this is feasible.

Mr. Crowley asked what the process was to landscape in the right-of-way. Mr. Quigley responded that this would require an engineering permit. He added that the Town Engineer was not encouraging that approach.

Ms. Lee asked if there were site triangle issues. Mr. Quigley said the fence was not on the corner. He added that there were some driveway issues.

Ms. Lee asked if this would require an after-the-fact fence permit. Mr. Quigley stated that a permit had been applied for and denied.

Mr. Kevin Jones; appeared as the applicant. He was unaware that the fence contractor didn't pull a permit until a stop work order was issued. Mr. Jones said that a 4-foot fence would not provide safety and security. His dogs would be able to jump a 4-foot fence. He added that there are no visibility issues.

Ms. Lee questioned which species were planted. It was determined it is clusia and podcarpus.

Chair Evans asked how much of the work was completed when the stop work order was issued. Mr. Jones responded the fencing along the road was nearly done and entire rear wasn't completed. His experience with the contractor was on a house in Sunrise and permits were pulled for that property. He didn't consider the same wouldn't happen in this case as he was paid to do so.

Mr. Jones added that they were replacing a section of board-on-board wood fence along the lake that was grandfathered in. Mr. DeArmas stated that if sections of the existing wood fence was repaired over time, a permit would not be required.

Vice Chair Donzella asked why the bridal paths were part of the easements on the property as there is no way a horse could go through them. Mr. Quigley responded that it may have been the standard at the time the property was platted.

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

Chair Evans there was a previous application that came before the Board that was denied because of the type of fence. She stated that the Board needs to be consistent.

Ms. Lee stated that Lawson Isles is an older community and asked if it pre-dated the rural lifestyle requirements. Mr. Quigley responded that it was in place in 2002 when the rural lifestyle was adopted but fence requirements have forgiveness for a fence style that was already established. In this case this didn't apply.

Motion made by Ms. Lee, seconded by Ms. Alvarez, to approve V22-077.

In a roll call vote, the vote was as follows: Chair Evans – no; Vice Chair Donzella – yes; Ms. Alvarez – yes; Mr. Crowley – yes; Mr. DeArmas – yes; Ms. Lee - yes.

Motion carried 5-1.

4. OLD BUSINESS – N/A

5. NEW BUSINESS – N/A

6. COMMENTS AND/OR SUGGESTIONS – N/A

Ms. Lee asked when the plans will be ready for the August 16, 2022 meeting. Mr. Quigley responded that plans will be sent out as early as feasibly possible.

7. ADJOURNMENT

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

Date Approved: _____

Chair/Board Member