



TOWN OF DAVIE
PLANNING & ZONING DIVISION

PLANNING AND ZONING BOARD MEETING MINUTES
APRIL 13, 2021

1. ROLL CALL

The meeting was called to order at 6:30 p.m. Board members present were Lisa Alvarez, Jimmy Aucamp, Robert Breslau, Michael Crowley, David Donzella, and Donna Evans. Jeff Dixon was absent. Also present were Planning & Zoning Manager David Quigley, Deputy Planning & Zoning Manager David Abramson, Board Attorney Philip Sherwin, Landscape Consultant Bill Tesauro and Secretary Lorraine Robinson.

2. SELECTION OF CHAIR

Motion made by Mr. Crowley, seconded by Mr. Aucamp, to nominate Donna Evans as Chair. In a voice vote, the motion passed 6-0 (with Mr. Dixon absent).

3. SELECTION OF VICE CHAIR

Motion made by Chair Evans, seconded by Mr. Aucamp, to nominate David Donzella as Vice Chair. In a voice vote, the motion passed 6-0 (with Mr. Dixon absent).

4. DEVELOPMENT APPLICATIONS (Quasi-Judicial)

**4.1 Site Plan (SP19-236) Dunkin Donuts
9170 West State Road 84**

Mr. Mike Ventura, Ventura Architecture, appeared on behalf of the Applicant and waived quasi-judicial.

Mr. Abramson provided the staff report. The request is to allow façade renovations to an existing freestanding restaurant and other site improvements including paint colors and architectural features.

Mr. Crowley asked if there was additional development proposed for parcel to the east of the property. Mr. Abramson stated there were applications coming in for the outparcel.

Mr. Breslau stated this was consistent with the prototype however was concerned about having signage on a barrel tile roof. Mr. Abramson said the painting of the 'DD' on the roof didn't come before Planning & Zoning and that it wouldn't be seen with both because of the proposed tower feature and painted mansard roof.

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

Motion made by Vice Chair Donzella, seconded by Mr. Crowley, to approve SP19-236 subject to staff condition:

1. Consider painting all building elevation walls a color that is complementary to the beige and cream tones of the retail center.

In a roll call vote, the motion passed 6-0 (with Mr. Dixon absent).

**4.2 Site Plan (SP20-186) Forest Lawn Memorial Garden
2401 Davie Road**

Mr. Jeff Katims appeared on behalf of the Applicant and waived quasi-judicial.

Mr. Abramson provided the staff report. The request is for site plan approval to allow the expansion of the cemetery burial plots, construction of two additional mausoleums, a 2,275 square foot storage shed and associated paving, drainage, and landscaping.

Mr. Breslau thought this had been approved previously with the Site Plan Committee. Mr. Abramson responded that back in 2016-2017 they were adding plots which is located north of the subject area.

Mr. Katims had the landscape architect, Jonathan Denle and Mark Green, Clark & Green; on the cell phone and were available for any questions.

Mr. Breslau asked if the same building materials were being used. Mr. Katims said they would be identical to the existing structures and the plans had been approved previously but were not built before the site plan expired.

Mr. Aucamp asked what elevation of the existing trees were. Mr. Katims responded that the proposed elevation would be Grade 7. There was discussion about the trees. It was determined there were too many variables and the plans were unclear.

Motion made by Mr. Crowley, seconded by Mr. Breslau, to table SP20-186.
In a roll call vote, the motion passed 6-0 (with Mr. Dixon absent).

**4.3 Site Plan (SP20-252) Millstone Ranches
Generally located north of Southwest 31st Court, and west of Southwest 148th
Avenue**

Ms. Hope Calhoun appeared on behalf of the Applicant and waived quasi-judicial.

Mr. Abramson provided the staff report. The request is to allow models to be added to the single-family residential development which was approved on November 4, 2020.

There were no questions for staff.

Mr. Breslau like the use of the materials.

Mr. Aucamp asked if fences would be permitted around the yards. Mr. Tal Falk representative for Toll Brothers, stated they were currently putting together the HOA documents, and this would be outlined in those. Ms. Calhoun said that fences were not proposed on the site plan. Mr. Abramson said there are restrictions on fencing but could be placed along the property line.

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

Motion made by Ms. Alvarez, seconded by Mr. Crowley, to approve SP20-252 with the condition which includes the 20 feet.

In a roll call vote, the motion passed 6-0 (with Mr. Dixon absent).

**4.4 Variance (V21-024) Tharpe
5583 North Sterling Ranch Drive**

Mr. Tharpe appeared on behalf of the Applicant and waived quasi-judicial.

Mr. Abramson provided the staff report. The proposed variance would allow a new pool/patio to be located as close as 5.33ft. from the rear property line. Town code normally requires a minimum setback of 15ft.

There was discussion concerning the wetland behind the property and a berm. Mr. Crowley recommended that the pool drainage be done in the front of the property and not into the wetland of which Mr. Tharpe planned on doing so.

Chair Evans opened the public hearing.

Mr. Frank Marconi said that pool companies generally drain in the street and that most companies use salt systems.

Chair Evans closed the public hearing.

Motion made by Vice Chair Donzella, seconded by Mr. Crowley, to approve V21-024. In a roll call vote, the motion passed 6-0 (with Mr. Dixon absent).

4.5 Site Plan (SP21-227) Varsity Square 3700-3788 Davie Road

Mr. Elias Porras, Ciminelli, appeared on behalf of the Applicant and waived quasi-judicial.

Mr. Abramson provided the staff report. The request is to allow façade renovations and other site improvements including:

- Painting exterior walls of the buildings
- Replacement of metal roof
- Replacement of exterior suite doors with hurricane impact doors
- Replacement of dumpster gates and railings
- Parking lot repairs to return it to its approved state, including repairing broken curbing, re-sealing, restriping, and resurfacing damaged areas.

Mr. Breslau asked staff for clarification on colors. Mr. Porras stated that the printed copy shows appears darker than it is and that the color would be charcoal grey.

Mr. Porras said the improvements were mostly façade changes.

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

Motion made by Mr. Breslau, seconded by Mr. Crowley, to approve SP21-227. In a roll call vote, the motion passed 6-0 (with Mr. Dixon absent).

5. LEGISLATIVE ITEMS (Public Hearing)

5.1 Code Amendment (ZB-TXT21-029) Mobile Food Dispensing Vehicles

Mr. Quigley provided a summary of the item. The proposed ordinance will define the various types of mobile food vendors and establish a reasonable “time, place and manner regulations” necessary to protect the public.

Vice Chair Donzella did not want the rules to be so cumbersome and restrictive that it put a burden on the Town to manage.

Mr. Crowley asked how this would affect the The Old Davie School food truck events. Mr. Quigley said he would look into this further and confirm that it is considered a Town event.

Motion made by Mr. Breslau, seconded by Ms. Alvarez, to approve ZB-TXT21-028 consistent with and furthers the Town's comprehensive plan and make such recommendation to Town Council.

In a roll call vote, the motion passed 6-0 (with Mr. Dixon absent).

6. NEW BUSINESS – none

7. COMMENTS AND/OR SUGGESTIONS

8. ADJOURNMENT

Hearing no further business, the meeting was adjourned at 7:51 p.m.

Date Approved:

5/11/21



Chair/Board Member