



TOWN OF DAVIE  
PLANNING & ZONING DIVISION

PLANNING AND ZONING BOARD MEETING MINUTES  
May 8, 2019

**1. ROLL CALL**

The meeting was called to order at 6:00 p.m. Board members present were Chair Donna Evans, Vice Chair Tom Jacob, Christopher Cory and Jodi Davidson. Lisa Alvarez was absent. Also present were Planning & Zoning Manager David Quigley, Deputy Planning & Zoning Manager David Abramson, Board Attorney Danny Stallone, and Lorraine Robinson Secretary.

**2. MOTION TO EXCUSE BOARD MEMBERS**

**Motion** made by Mr. Cory, seconded by Vice Chair Jacob to excuse Lisa Alvarez. In a voice vote the motion passed unanimously.

**3. APPROVAL OF MINUTES**

**3.1 April 10, 2019 Meeting Minutes**

**Motion** made by Vice Chair Jacob, seconded by Ms. Davidson, to approve the April 10, 2019 meeting minutes. In a voice vote, the motion passed unanimously 4-0 (with Ms. Alvarez absent).

**4. PUBLIC HEARING**

Quasi-Judicial

**4.1 Variance (V18-281) Kaelin**

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

Withdrawn from agenda – to be readvertised

**4.2 Plat (P17-264) Lychee Grove Estates**

6239 Southwest 30th Place

Mr. Abramson provided a brief staff report. The request for a lot specific plat restricting the site plan to 5 single-family homes. The proposed lots meet current minimum development standards of the Town. The application was submitted prior to the adoption of Ordinance 2018-015; therefore the plat does not include a common stormwater retention area and relies on dry retention within each lot.

Moe Zarbafi and Gus Khavanin 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.

There were no questions for staff or the applicants.

**Motion** made by Vice Chair Jacob, seconded by Mr. Cory, to approve P17-264.

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

**4.3 Variance (V19-050) Rise To The Top**

4495 Southwest 67th Terrace

Mr. Abramson provided a brief staff report. The variance request is to allow one (1) proposed shade structure and two (2) shade umbrellas a minimum of 4.3 ft. from the property line

(Town code requires a minimum of 25.0 ft.). The two (2) umbrellas were added without a building permit. There was no objection from the Development Review Committee (DRC) or the public.

Lauren Odon, Dunay Miskal & Backman appeared on behalf of the Applicant and agreed to waive quasi-judicial proceeding.

Mr. Stallone announced that the quasi-judicial proceeding is waived.

Vice Chair Jacob asked for clarification on the property lines. Mr. Quigley commented that the aerials can be deceiving due to the angle and the way they are pieced together. He advised the Board to rely on the survey.

Ms. Davidson mentioned that there were grants available through a shade structure program by the American Academy of Dermatology. She added that protecting the children was important.

**Motion** made by Ms. Davidson, seconded by Vice Chair Jacob, to approve V19-050. In a roll call vote, the motion passed unanimously 4-0 (with Ms. Alvarez absent).

**5. PUBLIC HEARING**

**5.1 Land Development Code (ZB-TXT19-048 Various Issues)**

Townwide

Mr. Quigley provided a summary of the eleven (11) proposed changes.

Mr. Cory commended the effort it took to clean up the code.

**Motion** made by Vice Chair Jacob, seconded by Ms. Davidson, to recommend approval to Town Council to approve Land Development Code (ZB-TXT19-048).

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

**6. OLD BUSINESS** – none

**7. NEW BUSINESS**– none

**8. COMMENTS AND/OR SUGGESTIONS**

Ms. Davidson asked what the code was concerning construction noise. Mr. Stallone stated it was prohibited weekdays 7:00 PM to 7:00 AM, and all-day Saturday, Sunday and holidays. Ms. Davidson said that the Lennar project called Horseshoe was located behind her house and the noise continued after the restricted hours. Mr. Stallone stated he would have the Saturday Code inspector visit the site.

**9. ADJOURNMENT**

Hearing no further business, the meeting was adjourned at 7:06 p.m.

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

6/12/19



Chair/Board Member