



TOWN OF DAVIE
PLANNING & ZONING DIVISION

PLANNING AND ZONING BOARD MEETING MINUTES
July 10, 2019

1. ROLL CALL

The meeting was called to order at 6:30 p.m. Board members present were Chair Donna Evans, Lisa Alvarez and Christopher Cory. Jodi Davidson and Vice Chair Tom Jacob were 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. PUBLIC HEARING

Quasi-Judicial

2.1 Variance (V19-007) Saint David Church (Tabled from 6/12/19)
3900 South University Drive

Mr. Abramson provided a brief staff report. The variance request would allow a 6-foot 6-inch tall ground mounted sign with changeable copy and front yard setback of zero feet (Town Code normally requires a minimum 6-foot 6-inch setback and prohibits changeable copy signs.

Brook Walker and Reverend Steven O'Hala appeared on behalf of the Applicant, agreed to waive quasi-judicial proceeding.

Mr. Cory asked staff if the Town permits changeable electronic signs. Mr. Quigley responded that electronic message boards were permitted within narrow sections in the Town such as institutional uses within the Regional Activity Center. They are not generally applicable to commercial business.

Mr. Cory asked the applicant if they had considered a LED sign. Reverend O'Hala said they had but was informed it was not permitted by code.

Ms. Alvarez asked when the sign code was changed. Mr. Quigley stated that the code had changed about a year ago in regard to a 2015 Supreme Court case concerning signage. The Town's sign code previously had provisions for movie theaters, gas stations, and places of public assembly. Mr. Quigley stated that LED signs can create distractions on streets with heavy traffic.

Reverend O'Hala stated that the church didn't need an LED display. Their request was to allow for an attractive sign to advertise events. He added that this sign would be more attractive than what is there presently.

There being no further questions for the applicant, Chair Evans then opened the public hearing.

Beth Azor stated she was a Davie resident, business owner and Saint David Finance Council Chair. She said that the church would like something clean, modern and not expensive and asked for the Boards consideration in deciding for this variance.

Chair Evans then closed the public hearing.

Motion made by Ms. Alvarez, seconded by Mr. Cory, to approve V19-007 subject to staff recommendations 1 and 2.

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

Staff Recommendations:

1. *Roots shall be properly pruned by a Certified Arborist by making clean, smooth cuts on the roots with clean, sharp tools to promote callus formation and wound closure.*
2. *Provide tree protection barricades around any trees that may be affected by construction.*

2.2 Rezoning (ZB19-008) Ivanhoe Britannia Plat

Generally located on the northwest corner of Interstate-75 and Sheridan Street

Mr. Abramson provided a presentation for the rezoning request which would change the subject property from a County Planned Unit Development (PUD-5) District to a Town Community Business (B-2) District. Town code requires a current Town zoning designation prior to approval of any new development, except as necessary to honor a pre-annexation agreement and this agreement has expired.

Mr. Abramson on behalf of the Town, agreed to waive quasi-judicial proceeding.

Mr. Cory asked if the Town was looking to rezone other situations like this. Mr. Abramson said not at this time. Mr. Quigley stated that the Town felt it was the best course to rezone to current code.

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

Motion made by Mr. Cory, seconded by Ms. Alvarez, to approve ZV19-008.

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

3. PUBLIC HEARING

3.1 Land Development Code (ZB-TXT19-068 Western Theme Manual)

Townwide

Mr. Quigley provided a brief staff outline of the history of the Western Theme Manual and the changes that have been made to the revision. He stated there were some outdated provisions which needed updated since the Regional Activity Center was adopted in 2008. The manual revision contains better graphics and overall scheme.

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

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

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

4. OLD BUSINESS – none

5. NEW BUSINESS– none

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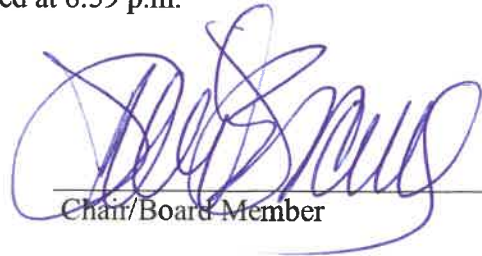
6. COMMENTS AND/OR SUGGESTIONS – none

7. ADJOURNMENT

Hearing no further business, the meeting was adjourned at 6:59 p.m.

Date Approved: _____

8/14/19



Chair/Board Member