



TOWN OF DAVIE  
PLANNING & ZONING DIVISION

PLANNING AND ZONING BOARD MEETING MINUTES  
JULY 13, 2021

With the absence of both Chair and Vice Chair, Mr. Crowley called the meeting to order and asked for roll call.

**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, and Jeff Dixon. Chair Donna Evans and Vice Chair David Donzella were absent. Also, present were Planning & Zoning Manager David Quigley, Deputy Planning & Zoning Manager David Abramson, Planner II Lise Bazinet, Planner I Kathryn Marinace, Board Attorney Philip Sherwin, Town Engineer Jonathan Vogt, Assistant Town Engineer Abidemi Ajayi, Landscape Consultant Bill Tesauro, and Secretary Lorraine Robinson.

Mr. Sherwin stated that with the absence of a Chair and Vice Chair that the board would have to select a Chair Pro Tem.

**Motion** made by Mr. Aucamp, seconded by Mr. Dixon, to appoint Mike Crowley as Chair Pro Tem.

In a voice vote, the motion passed 5-0 (with Ms. Evans and Mr. Donzella absent).

Mr. Aucamp read into record, Form 8B Voting Conflict relating to the June 8, 2021, meeting; his disclosure statement and amending the Board name to read: Planning & Zoning Board-subdivision Town of Davie.

**2. APPROVAL OF MINUTES**

**2.1 June 8, 2021 Meeting Minutes**

**Motion** made by Mr. Dixon, seconded by Mr. Breslau, to approve the June 8, 2021 meeting minutes.

In a voice vote, the motion passed 5-0 (with Ms. Evans and Mr. Donzella absent).

**3. DEVELOPMENT APPLICATIONS (Quasi-Judicial)**

Mr. Sherwin stated there were no requests for quasi-judicial prior to the meeting, therefore, quasi was waived for all items.

**3.1 Variance (V21-070) Marconi  
5125 East Sterling Ranch Circle**

Quasi-judicial was waived in advance of the meeting.

Mr. David Vogel, Vogel Law; appeared on behalf of the Applicant. He stated that the request was for a pool setback which would allow therapeutic.

Mr. Sherwin stated there were no requests for quasi-judicial prior to the meeting. With the new rules if a request for quasi isn't received the day before it is therefore waived. He added this applied to all items before the Board.

Mr. Quigley provided the staff report. The variance request would allow a new pool/patio to be located as close as 10.5ft from the side property line (Town code normally requires a minimum side yard of 25ft). It is an odd shaped lot and narrow in the rear yard.

Mr. Dixon asked what the pool was close to. Mr. Quigley responded there was a lake easement.

Acting Chair Crowley asked if there were any letters of objection. Mr. Quigley said there was a letter from the property to the north. The property to the south recently changed ownership and difficult to contact.

Mr. Crowley asked that the water pumps out into the street. Mr. Marconi stated it would be constructed to do so.

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

**Motion** made by Mr. Dixon, seconded by Ms. Alvarez, to approve V21-070.  
In a roll call vote, the motion passed 5-0 (with Ms. Evans and Mr. Donzella absent).

Acting Chair Crowley asked that item 3.8 be presented next. There were no objections.

**3.8 Site Plan (SP21-003) ArchCo Reese Road Apartments  
Generally located on the south side of Reese Road, approximately 1700 ft. east of  
Davie Road**

Ms. Bazinet provided the staff report. The site plan request is to develop a new 6-story, 170-unit apartment building consisting of 12 studios, 111 one-bedroom, 35 two-bedroom, and 12 three-bedroom units. The applicant is request two design variations from the RAC code. She listed the staff recommendations.

Mr. Breslau asked if the conditions stated were the same as those listed on the site plan. Ms. Bazinet responded they were.

Ms. Liz Adler, Greenspoon Marder, appeared on behalf of the Applicant and waived quasi-judicial.

Mr. Breslau stated the architecture on the front facing façade on Reese Road was boxy with a monolithic entrance. He asked that something be done to the entrance. He asked that they change the colors and railings with something more creative with textures. Ms. Adler agreed.

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

**Motion** made by Mr. Breslau seconded by Mr. Dixon, to approve SP21-003 with staff conditions and recommendations:

- 1. Prior to issuance of a Town Engineering permit, developer shall be responsible for ensuring that the "Buffer Improvement Easement" (O.R.B. 49314, PG. 1507) has been vacated.*
- 2. The Parking Study, dated 06/10/21, shall be considered part of the approved site plan and the landowner shall be responsible for enforcement of the Parking Management Plan items referenced in the Town's traffic engineering response memorandum dated 06-17-21.*

3. *Prior to issuance of a Certificate of Occupancy for any portion of the proposed apartment building, the developer shall pay any "payment in lieu" amount required by Sec. 12-578, Payment of Fee in Lieu of Inclusionary Units.*

And the following Board Condition:

1. *Applicant agrees to modify the façade of the building facing Reese Road and will work diligently with staff to accommodate this request.*

In a roll call vote, the motion passed 5-0 (with Ms. Evans and Mr. Donzella absent).

- 3.2 Land Use Amendment (LA20-069) Home Communities**
- 3.3 Rezoning (ZB20-071) Home Communities**
- 3.4 Variance (V20-072) Home Communities**
- 3.5 Special Permit (SE20-073) Home Communities**
- 3.6 Plat (P20-070) Home Communities**
- 3.7 Site Plan (SP20-068) Home Communities**  
**8180 Griffin Road**

Mr. Abramson provided the staff reports.

The land use amendment request is to change the land use designation of Parcel B from Commercial to Residential 19 DU/Acre on the Town's Comprehensive Plan. The applicant is also requesting "flex" units from the Town's Unified Flex Zone. If the proposed use of "flex" units is approved by the Town Council, an amendment to the Broward County Land Use Plan will not be necessary.

The rezoning request is to rezone Parcel B of the subject property from Community Business (B-2) District to Community Facilities (CF) District. Rezoning to CF will allow the development of a 274-bed special residential facility on Parcel B.

The variance request would allow the development of a 4-story assisted living facility that is 58 feet-10 inches in height including non-habitable architectural features and a 3-story medical office building that is 58 feet-10 inches in height including non-habitable architectural features (in the B-2 District, Town Code normally allows a maximum roof height of 35 feet with certain non-habitable architectural features being allowed to extend up to 25% higher; up to 43 feet-8 inches in this case).

The special permit would allow an assisted living facility to be owned and operated by a for-profit corporation in the Community Facilities (CF) district (Town Code normally allows only public and non-profit facilities within the CF district). Category Three facilities are normally limited to public or non-profits within the CF district.

The plat request is for a boundary plat to develop a mixed-use project. Parcel A is proposed to be restricted to 42,000 square feet of medical office building and Parcel B restricted to a 274-bed assisted living facility.

The site plan request is for a proposed development consisting of a three (3) story, 42,000 square foot medical office building, a four-story 274-bed assisted living facility and associated amenities.

Mr. Breslau asked if the applicant agreed to waiving tax exemption status in CF Zoning. Mr. Abramson responded that it was one of the conditions of approval on the site plan.

William Laystrom, Doumar Allsworth Laystrom, Voigt, et al, appeared on behalf of the Applicant. He provided a brief presentation of the project. He stated there was one variance to increase the height with an additional floor.

Mr. Jimmy Holloway, President, Home Communities, stated the medical office would have a surgical center and imaging center. He provided a breakdown on the bed count and number of units.

There were no questions related to the Land Use Amendment, Rezoning, Variance, Special Permit, or Plat applications.

Mr. Breslau stated it was a great use for the community. He had concerns about one entrance off Griffin Road. He asked if the stabilized access road on Southwest 82nd Avenue was for emergency use. Mr. Jason Wilson, Pillar Consultants confirmed that it was equipped with a lockbox and that Fire approved the plans.

Mr. Breslau pointed out the senior loading zone and had concerns about the deliveries with large trucks navigating around the fire circulation. Mr. Wilson said this had been tested and there was clearance.

Mr. Breslau asked where the dumpster trash was located for the medical office building. Mr. Wilson said that plan was not yet finalized. Mr. Breslau said that they were approving what was before them and asked if the applicant would agree to a condition related to a dumpster.

Mr. Breslau asked about safety precautions by the lake retention area. Mr. Holloway responded this was a secured part of the building and tenants would not be able exit. They would have an interior courtyard.

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

**Motion** made by Mr. Breslau, seconded by Mr. Dixon, to approve LA20-069.  
In a roll call vote, the motion passed 5-0 (with Ms. Evans and Mr. Donzella absent).

**Motion** made by Mr. Breslau, seconded by Ms. Alvarez, to approve ZB20-071.  
In a roll call vote, the motion passed 5-0 (with Ms. Evans and Mr. Donzella absent).

**Motion** made by Mr. Breslau, seconded by Mr. Aucamp, to approve V20-072.  
In a roll call vote, the motion passed 5-0 (with Ms. Evans and Mr. Donzella absent).

**Motion** made by Mr. Breslau, seconded by Mr. Aucamp, to approve SE20-073.  
In a roll call vote, the motion passed 5-0 (with Ms. Evans and Mr. Donzella absent).

**Motion** made by Mr. Breslau, seconded by Mr. Dixon, to approve P20-070.  
In a roll call vote, the motion passed 5-0 (with Ms. Evans and Mr. Donzella absent).

**Motion** made by Mr. Breslau, seconded by Mr. Alvarez, to approve SP20-068 with staff conditions and recommendations:

1. *Prior to the issuance of an Engineering Permit, the final design for the wastewater system and connection to the municipal system shall be reviewed and approved by the Town of Davie Utilities Department.*
2. *Prior to the issuance of a building permit the property owner will provide a restrictive covenant, on a form acceptable to the Town Attorney, as necessary to ensure the project remains a for-profit, ad valorem paying institution for the life of the development. The*

*restrictive covenant shall be recorded in the Official Records of Broward County prior to the issuance of a Certificate of Occupancy for the building.*

And the following Board conditions:

- 1. Applicant will add and extend the sidewalk from the loading zone to the pool area for service of the pool.*
- 2. The medical office facility shall provide it's own garbage receptacles and/or roll out service that is not combined with the dumpster for the residential facility.*

In a roll call vote, the motion passed 5-0 (with Ms. Evans and Mr. Donzella absent).

**3.9 Variance (V21-037) Federation Gardens**  
**3.10 Site Plan (SP21-035) Federation Gardens**  
**5701 Southwest 82nd Avenue**

Ms. Bazinet provided the staff report.

The variance request is to allow the reconfiguration of an existing 44-space parking area with 9ft wide spaces, resulting in a 58-space parking area (Town Code normally requires parking spaces to be a minimum of 10ft wide). The site plan request is for modifications to the parking lot to an existing senior housing community. The proposed reconfiguration of the parking area will provide 14 additional parking spaces.

Mr. Aucamp asked if it was an existing parking lot. Ms. Bazinet said it was.

Mr. Breslau asked what type of facility. Mr. Quigley responded it was originally approved as a senior housing facility. Manny Synalovski, Synalovski Romanik Saye, appeared on behalf of the Applicant and stated it was an existing 80-unit senior facility and would continue such use.

Mr. Synalovski said that there is not sufficient parking. He said that there are residents that continue to drive. In addition, there are many out services that visit the facility and require parking.

There was discussion on space sizes.

Mr. Aucamp asked if the islands were being replaced. Mr. Synalovski said that the Code allows islands to be relocated with the addition of landscape. He explained where the island was being moved. Mr. Aucamp asked that all trees not be damaged during the process.

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

**Motion** made by Mr. Aucamp, seconded by Ms. Alvarez, to approve V21-037.

In a roll call vote, the motion passed 5-0 (with Ms. Evans and Mr. Donzella absent).

**Motion** made by Mr. Aucamp, seconded by Mr. Dixon, to approve SP21-035.

In a roll call vote, the motion passed 5-0 (with Ms. Evans and Mr. Donzella absent).

**4. OLD BUSINESS** – none

**5. NEW BUSINESS** – none

Planning and Zoning Board  
July 13, 2021

**6. COMMENTS AND/OR SUGGESTIONS**

**7. ADJOURNMENT**

Hearing no further business, the meeting was adjourned at 7:24 p.m.

Date Approved:

8/10/21

  
\_\_\_\_\_  
Chair/Board Member