



TOWN OF DAVIE
PLANNING & ZONING DIVISION

PLANNING AND ZONING BOARD MEETING MINUTES
AUGUST 10, 2021

1. ROLL CALL

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

Chair Evans asked if there were any requests for Quasi-Judicial. Mr. Sherwin stated there were no requests received for quasi-judicial and therefore waived.

2. APPROVAL OF MINUTES

2.1 July 13, 2021 Meeting Minutes

Motion made by Vice Chair Donzella, seconded by Mr. Breslau, to approve the July 13, 2021 meeting minutes.

In a voice vote, the motion passed 5-0 (with Mr. Aucamp and Mr. Dixon absent).

2.2 July 20, 2021 Meeting Minutes

Motion made by Mr. Crowley, seconded by Ms. Alvarez, to approve the July 20, 2021 meeting minutes.

In a voice vote, the motion passed 5-0 (with Mr. Aucamp and Mr. Dixon absent).

3. DEVELOPMENT APPLICATIONS (Quasi-Judicial)

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

3.1 Site Plan (SP21-063) Stillwater Shores

Generally located on the eastside of Southwest 70th Avenue, between both Griffin and Stirling Roads

Mr. Abramson provided the staff report. The site plan request is to provide an additional new model for the last undeveloped 8 lots of the residential development. The applicant is proposing a one-story new model with several floor plan options. The options will allow for the extension of the master bedroom and/or cover lanai at the rear of the homes while maintaining the required setbacks. The proposed additional models are compatible with the existing homes.

There were no questions for staff.

Ms. Hope Calhoun, Dunay Miskal and Backman, , appeared on behalf of the Applicant. There were no questions for the applicant.

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

Motion made by Mr. Crowley, seconded by Mr. Breslau, to approve SP21-063.

In a roll call vote, the motion passed 5-0 (with Mr. Aucamp and Mr. Dixon absent).

3.2 Land Use Amendment (LA20-075) Chelsea Parc

3.3 Rezoning (ZB20-077) Chelsea Parc

3.4 Plat (P20-078) Chelsea Parc

3.5 Site Plan (SP20-076) Chelsea Parc

Generally located on the east side of Pine Island Road, south of Griffin Road

Mr. Coyle provided the staff reports:

The proposed land use amendment is to change the land use designation from Residential 3 DU/Acre to Residential 8 DU/Acre on the Town's Comprehensive Plan.

The proposed rezoning request is to rezone the property from Agricultural (A-1) District to Medium Dwelling (RM-8) District. Rezoning to RM-8 will allow the development of a 254 unit multi-family housing development.

The proposed plat application is for a boundary plat restricted to 254 garden apartments.

The proposed site plan will include 80 one-bedroom units, 150 two-bedroom units and 24 three-bedroom units across 17 two-story residential buildings.

Mr. Breslau asked if this would be presented to the Broward County Planning Council. Mr. Coyle replied that it would. Mr. Breslau disclosed he serves on the Broward County Planning Council and believes there to be no conflict of interest.

Mr. Jason Wilson, Pillar Consultants, appeared on behalf of the Applicant. He provided a brief presentation. Mr. Wilson said the developer had another development called Shalimar with higher density near this site. Also present were Rene Guitierrez and Matthew Peller, TM Residential.

Mr. Guitierrez said that he incorporated the Davie theme throughout the design of the development.

Mr. Crowley asked if Shalimar went through a land use amendment and what that request consisted of. Mr. Guitierrez said that the front of the project was commercial, and the rear was residential. They rezoned it to R16.

Discussion ensued about how the applicant anticipated drawing a high-income demographic. Vice Chair Donzella asked if there were crime statistics for Shalimar compared to surrounding properties. Mr. Miller said there were background checks with the application process.

There was discussion about building height and line of site.

Chair Evans opened the public hearing.

Mr. Michael Gonzalez, resident, said he moved to Davie for the lifestyle and schools for his family. He feels that Chelsea Parc would hurt the community.

Ms. Luz Naugle, resident, said she was taken advantage of by the developer with the sale of her property to them and that what was told to her is not what is proposed as a development.

Mr. Pat Flynn, resident, had concerns about traffic and need for an addition of a red light.

Mr. Mark Miller, resident, stated that schools are currently overcrowded and that this would impact capacity. He also had concerns for increase to traffic. He had concerns that the developer purchased additional property to the south of his residence to build more apartments.

Mr. Kevin Marky, Phoenician Court HOA President, says that the area keeps getting more heavily developed. He stated that the canals were not lowered in time last year for a hurricane and sewers backed up. Mr. Marky had concerns about increase of crime.

Mr. Adam Thompson, resident, said that there is drag racing on Pine Island Road and what will be done to minimize speeding. He wanted details on the drainage.

Ms. Tina Babos, Davie Lakes HOA President, said she moved to Davie to escape congestion and loved the green space. She said with each apartment complex the greenery dwindles. She also

said there is drag racing day and night. Ms. Babos had concerns about the impact on traffic and schools. She was worried about the transient nature of apartments.

Chair Evans closed the public portion of the meeting.

Mr. Breslau stated that with any land use amendment, that traffic, drainage, and schools are part of the evaluation. Based on the planning report, the public had valid points about traffic. The school report was dated February 2021.

Vice Chair Donzella said the site line is 25 feet. He said the project would maintain the drainage.

Mr. Crowley stated he questioned how Shalimar got approved and said he cannot support this and would recommend Council not move forward.

Mr. Breslau doesn't support this and that we are in desperate need for affordable housing. He said this isn't an appropriate use or density.

Mr. Crowley asked when this goes to Town Council. Mr. Coyle responded that it is scheduled for the September 8, 2021, meeting.

Chair Evans said that the additional purchase is a concern. She understands the need but now is not the time.

LA20-075

Motion made by Vice Chair Donzella, seconded by Ms. Alvarez, to deny LA20-075. In a roll call vote, the motion passed 5-0 (with Mr. Aucamp and Mr. Dixon absent).

There was discussion on how to proceed regarding the other agenda items.

ZB20-077

Motion made by Mr. Crowley, seconded by Ms. Alvarez, to deny ZB20-077. In a roll call vote, the motion passed 5-0 (with Mr. Aucamp and Mr. Dixon absent).

There was discussion that the item wasn't open to the public for comment.

Motion made by Mr. Crowley, seconded by Ms. Alvarez, to reopen ZB20-077. In a roll call vote, the motion passed 5-0 (with Mr. Aucamp and Mr. Dixon absent).

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

Motion made by Mr. Crowley, seconded by Ms. Alvarez, to deny ZB20-077. In a roll call vote, the motion passed 5-0 (with Mr. Aucamp and Mr. Dixon absent).

P20-078

Mr. Crowley asked if it was a boundary plat. Mr. Guitierrez said it was.

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

Motion made by Mr. Crowley seconded by Vice Chair Donzella, to deny P20-078. In a roll call vote, the motion passed 5-0 (with Mr. Aucamp and Mr. Dixon absent).

SP20-076

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

Mr. Breslau commented that it was a well-designed site plan. Chair Evans agreed.

Motion made by Mr. Crowley seconded by Ms. Alvarez, to deny SP20-076.

In a roll call vote, the motion passed 4-1 (with Mr. Breslau dissenting, Mr. Aucamp and Mr. Dixon absent).

4. OLD BUSINESS – none

5. NEW BUSINESS – none

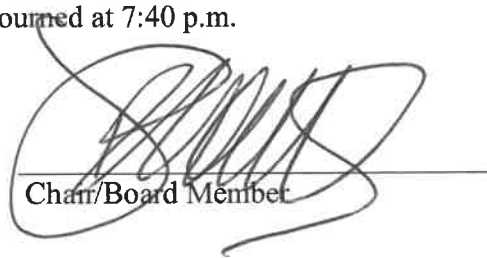
6. COMMENTS AND/OR SUGGESTIONS

7. ADJOURNMENT

Hearing no further business, the meeting was adjourned at 7:40 p.m.

Date Approved: _____

9/14/21



Chair/Board Member