



TOWN OF DAVIE  
PLANNING & ZONING DIVISION

PLANNING AND ZONING BOARD MEETING MINUTES  
SEPTEMBER 14, 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 (arrived 6:42pm), Michael Crowley and Jeff Dixon. Jimmy Aucamp and Robert Breslau were 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. APPROVAL OF MINUTES**

**2.1 August 10, 2021 Meeting Minutes**

**Motion** made by Mr. Crowley, seconded by Vice Chair, to approve the August 10, 2021 meeting minutes.

In a voice vote, the motion passed 4-0 (with Ms. Alvarez, Mr. Aucamp and Mr. Breslau absent).

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

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

**3.1 Variance (V20-278) Griffin Plaza  
8200-8270 Griffin Road**

Mr. Abramson provided the staff report. The variance would allow a new freestanding sign 3 ft. from the front (northern) property line. (Town code normally requires 10 ft.).

There was a brief discussion on sign type and sight triangles.

Ms. Brooke Walker, Graphplex Signs; 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. Dixon, to approve V20-278.

In a roll call vote, the motion passed 4-0 (with Ms. Alvarez, Mr. Aucamp and Mr. Breslau absent).

**3.2 Variance (V21-128) Jones  
4235 Southwest 111th Terrace**

Mr. Abramson provided the staff report. The variance would allow the replacement of an existing 6 ft. high (wood stucco) privacy fence with a new 6 ft. opaque vinyl fence. The existing fence is located partially within the 30 ft. side yard. The current Rural Lifestyle regulations allow opaque only within the allowable building footprint. The proposed setback for the opaque vinyl fence would be 18'-2" from the side (eastern) property line.

There were no questions for staff.

Mr. John Jones appeared on behalf of the Applicant.

Mr. Crowley asked if he obtained letters of no objection from surrounding neighbors. Mr. Jones stated he made attempts but was unable to make contact. He has not heard of any objections. Chair Evans opened and closed the public hearing as there was no one wishing to speak.

**Motion** made by Mr. Dixon, seconded by Vice Chair Donzella, to approve V21-128. In a roll call vote, the motion passed 4-0 (with Ms. Alvarez, Mr. Aucamp and Mr. Breslau absent).

**3.3 Variance (V21-086) NSU Ballfield**  
**3.4 Site Plan (SP20-260) NSU Ballfield**  
**3301 College Avenue**

Mr. Abramson provided the staff report. The site plan request is to allow the development of a ballfield and associated structures (dugout, bleachers, and concession/restroom buildings. The variance would allow them to be located as close as 22 ft. from the front property line along Southwest 36th Avenue. (Town code normally requires a minimum front yard of 50 ft.).

Mr. Crowley asked that the staff recommendations be read. Mr. Abramson read into record. Nectaria Chakas, Lochrie Chakas PA; appeared on behalf of the Applicant.

Mr. Crowley asked if there were any objections to staff recommendations. Mr. Chad Edwards, Craven Thompson & Associates; there was no objection to Items 1 & 2. He stated that night games may be delayed due to weather, and they can't control if it goes beyond 10:00pm. He added that the location is a remote area and difficult to add charging stations. He suggested that working with staff on the language of the conditions. Ms. Chakas asked for some flexibility. Mr. Quigley responded that staff would work on the language.

Vice Chair Donzella asked if the reduction in parking impacted code requirements. Mr. Edwards responded that these are surplus spots.

Mr. Dixon asked about drainage. Mr. Edwards provided a description of what would be installed.

Vice Chair Donzella asked about the field elevations. Mr. Edward stated this was listed on page C-7.

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

**Motion** made by Mr. Dixon, seconded by Mr. Crowley, to approve V21-086. In a roll call vote, the motion passed 5-0 (with Mr. Aucamp and Mr. Breslau absent).

**Motion** made by Mr. Crowley, seconded by Mr. Dixon, to approve SP20-260 with staff conditions and recommendations:

1. *Provide the proposed exterior building paint colors on all the elevation sheets.*
2. *Combine all the photometric plans into one sheet with all the maximum footcandle measurements, including a spillover of less 9.5 FC Along the southern property line.*
3. *~~Provide a note on the coversheet that states "NSU will limit night games on the fields near Southwest 37th Court to 10:00pm."~~ Work with staff on revising the language in event of rain delay.*
4. *~~Provide two electric vehicle charging stations based on the total number of parking spaces per Town code, Sec. 12-205(A)(7).~~ Place charging stations in parking garage.*

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

**3.5 Plat (P19-080) Peaceful Center**

**3.6 Site Plan (SP19-079) Peaceful Center**

**Generally located on the southeast corner of Southwest 48th Street and Southwest 55th Terrace**

Mr. Abramson provided the staff report. The plat request is lot specific restricting the site to 3 single-family homes. The site plan request is to allow development of three (3) single-family homes and associated infrastructure.

There was discussion about sidewalk placement.

Gary Bloom, GGB Engineering; appeared on behalf of the Applicant.

Mr. Bloom provided details on the sidewalk design and placement.

Chair Evans asked why it was called Peaceful Center. Mr. Bloom responded that this was originally named by previous owners and the current owners liked the name. He added that this has no affiliation with any religious organizations or adult living community.

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

**Motion** made by Vice Chair Donzella, seconded by Ms. Alvarez, to approve P19-080. In a roll call vote, the motion passed 5-0 (with Mr. Aucamp and Mr. Breslau absent).

**Motion** made by Vice Chair Donzella, seconded by Mr. Crowley, to approve SP19-079 with staff conditions and recommendations:

- 1. The property owner will provide HOA documents, on a form acceptable to the Town Attorney. The HOA documents shall be recorded in the Official Records of Broward County prior to issuance of a building permit for a single-family home.*

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

**3.7 Site Plan (SP21-083) Griffin Square  
7780 Griffin Road**

Mr. Abramson provided the staff report. The proposed site plan would allow an 11,200sf. one-story retail center.

Chair Evans asked that the staff recommendations be read. Mr. Abramson read into record.

Vice Chair Donzella asked what the objection was on the previous site plan request. Mr. Crowley stated that the entrance was modified per their recommendation.

Manny Synalovski, Synalovski Romanik Saye LLC; appeared on behalf of the Applicant.

Mr. Synalovski gave a summary of the site plan request and modifications were made based on Board recommendations on the original site plan request. He added that he worked with Town staff and administration in working out any concerns.

Vice Chair Donzella asked about access to the building. Mr. Synalovski stated there were entrances on both sides front and back with pedestrian access in front. He added there was no objection to the staff recommendation.

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

**Motion** made by Mr. Dixon, seconded by Vice Chair Donzella, to approve SP21-083 with staff conditions and recommendations:

1. *Sundance Way shall not be utilized for construction traffic associated with the project.*  
In a roll call vote, the motion passed 5-0 (with Mr. Aucamp and Mr. Breslau absent).

**3.8 Plat (P21-139) Town Hall  
6591 Orange Drive**

Mr. Abramson provided the staff report. The proposed boundary plat includes only Town-owned lands, and the intention is to plat the land for development of new Town government facilities on Parcel "A". In addition to the Orange Drive right-of-way dedication proposed by this plat, the Town will dedicate additional easements and rights-of-way by separate recording instrument.

There were no questions for staff.

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 approve P21-139.  
In a roll call vote, the motion passed 5-0 (with Mr. Aucamp and Mr. Breslau absent).

**4. LEGISLATIVE ITEMS (Public Hearing)**

**4.1 Amendment to Land Development Regulations- various issues**

Mr. Quigley provided a summary of each item listed on the amendment.

There was discussion on vehicle size and classification. Mr. Dixon suggested looking into this more closely.

**Motion** made by Vice Chair Donzella, seconded by Mr. Crowley, to approve ZB-TXT21-180.  
With the following Board conditions:

1. *With the caveat that staff review Class 2 vehicles.*

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

**5. OLD BUSINESS** – none

**6. NEW BUSINESS** – none

**7. COMMENTS AND/OR SUGGESTIONS**

**8. ADJOURNMENT**

Hearing no further business, the meeting was adjourned at 7:38 p.m.

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

10/12/21

\_\_\_\_\_  
Chair/Board Member  
Chair Donna Evans