



TOWN OF DAVIE
PLANNING & ZONING DIVISION

PLANNING AND ZONING BOARD MEETING MINUTES
October 10, 2019

1. ROLL CALL

The meeting was called to order at 6:30 p.m. Board members present were Chair Donna Evans, Vice Chair Tom Jacob, and Christopher Cory. Lisa Alvarez was absent. Also present were Planning & Zoning Manager David Quigley, Board Attorney Allan Weinthal (joined the meeting by telephone at 6:37p.m.) and Lorraine Robinson, Board Secretary.

2. APPROVAL OF MINUTES

2.1 September 11, 2019 Meeting Minutes

Motion made by Vice Chair Jacob, seconded by Mr. Cory, to approve the September 11, 2019 meeting minutes. In a voice vote, the motion passed 3-0 (with Ms. Alvarez absent).

3. PUBLIC HEARING

Quasi-Judicial

3.1 Variance (V19-175) Engel

2195 El Cid Court

Mr. Neal Kalis appeared on behalf of the Applicant and agreed to waive quasi-judicial proceeding.

Mr. Quigley provided a brief staff report. The variance being requested would allow a 15ft x 25.6ft sunroom addition to be placed on the rear property line (a 15ft rear setback is normally required). The home was built in 1999. The rear yard is adjacent to a retention lake in the Pine Island Ridge Country Club golf course with many of the homes having rear yard screen enclosures and sunrooms that abut the rear lot line.

Mr. Cory asked if Davie would have required the same setback as the County at the time of annexation. Mr. Quigley responded that this was like Planned Unit Development (PUD) with a 15ft designation and that the Town had to abide by the standard shown in the approved site plan.

Vice Chair Jacob asked if it was unusual not to have at least a 1ft setback. Mr. Quigley stated that it wasn't unusual.

Chair Evans opened it to the public.

Mr. Don Sullivan stated he was a neighbor and member of the HOA Board. He approved the architectural request and was in favor as it matched the continuity of the neighborhood.

Chair Evans closed it to the public.

Motion made by Vice Chair Jacob, seconded by Mr. Cory, to approve V19-175.

In a roll call vote, the motion passed 3-0 (with Ms. Alvarez absent).

4. PUBLIC HEARING

4.1 Land Development Code (ZB-TXT19-196 Tattoo Establishments)

Mr. Quigley provided an overview of the proposed land development code amendment for tattoo establishments. The Town code provisions for tattoo businesses has remained essentially unchanged since 1990. Presently it is restricted to the B-3 zoning district, in a stand-alone building and a special permit is required.

Mr. Quigley said that recently the Town received many requests for microblading which prompted a proposal to amend code.

Mr. Quigley provided a summary of state law on tattooing and noted that state law allows for local government regulations to be more restrictive.

Mr. Quigley stated the proposed change would keep existing standards for “tattoo parlor”, but also allow such use in B-2 without a special permit or free standing building restrictions, provided that the use was in a permanent building (not a temporary or mobile facility), the establishment and all tattoo artist maintain licenses from Florida Department of Health as required by statute, failure to maintain required tattoo license constitutes a public nuisance, the establishment is also a licensed Cosmetology Salon with at least 4 licensed cosmetologists by the Florida Department of Business and Professional Regulation, and restricting the hours of operation between 8:00am to 10:00pm.

Chair Evans has the impression that a lot of salons are already doing microblading. Mr. Quigley agreed and said once enacted would enforce licensing.

Vice Chair Jacob asked why it was restricted to B-3 only. Mr. Quigley responded that tattoo shops posed a higher risk and was restricted to protect neighborhoods from negative impacts. He added that certain industries require more restrictions such as motorcycle shops (noise) and pawn shops (stolen goods).

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

Motion made by Vice Chair Jacob, seconded by Mr. Cory, to approve ZB-TXT Tattoo Establishments.

In a roll call vote, the motion passed 3-0 (with Ms. Alvarez absent).

4. OLD BUSINESS – none

5. NEW BUSINESS – none

6. COMMENTS AND/OR SUGGESTIONS – none

7. ADJOURNMENT

Hearing no further business, the meeting was adjourned at 6:48 p.m.

Date Approved: _____

11/13/19



Chair/Board Member
Donna Evans, Chair