



TOWN OF DAVIE  
PLANNING & ZONING DIVISION

PLANNING AND ZONING BOARD MEETING MINUTES  
OCTOBER 12, 2021

**ROLL CALL**

Lisa Alvarez	Absent
Jimmy Aucamp	Present
Robert Breslau	Absent
Mike Crowley	Present (arrived 6:47 p.m.)
Jeff Dixon	Present
David Donzella, Vice Chair	Present
Donna Evans, Chair	Present

**STAFF PRESENT**

David Quigley, Planning & Zoning Manger  
David Abramson, Deputy Planning & Zoning Manager  
Philip Sherwin, Assistant Town Attorney  
Jonathan Vogt, Town Engineer  
Matthew Coyle, Planner II  
Bill Tesauro, Calvin Giordano Landscape Consultant  
Lorraine Robinson, Secretary

Chair Evans called the meeting to order at 6:33 p.m.

**1. ROLL CALL**

Roll was called and a quorum was established.

**2. APPROVAL OF MINUTES**

**2.1 September 14, 2021 Meeting Minutes**

**Motion** made by Mr. Dixon, seconded by Vice Chair Donzella, to approve the September 14, 2021 meeting minutes.

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

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

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

**3.1 Variance (V21-122) Buitrago  
12880 Southwest 15th Street**

Mr. Abramson provided the staff report. The variance would allow the placement of a new mobile home 15ft. from the side property line (Town code normally requires 25 ft. for MH-1 zoning).

There were no questions for staff.

Chair Evans called for the applicant and they were not present.

Vice Chair Donzella didn't feel there were any conflicts. Mr. Dixon agreed.  
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 V21-122.  
In a roll call vote, the vote was as follows: Chair Evans – yes; Vice Chair Donzella – yes; Mr. Aucamp – yes; Mr. Dixon – yes; Ms. Alvarez – absent; Mr. Breslau – absent; Mr. Crowley – absent. (Motion carried 4-0).

**3.2 Variance (V21-186) Zona Place**

**3.3 Plat (P21-010) Zona Place**

**3.4 Site Plan (SP21-012) Zona Place**

**Generally located on the northeast corner of Davie Road and Southwest 38th Court, along the west side of Southwest 63rd Avenue to Southwest 37th Street**

Mr. Abramson provided the staff reports on all (3) items. The variance would allow the development of a new 5-story mixed use building that would be 53'-8" in height (for Transit Oriented Street development, the Town code normally limits building height to 4-stories and 55'-0", with incentives). The proposed boundary plat would restrict development of the site to midrise apartments and commercial use. The site plan consists of 250 dwelling units and 4,477 square feet of commercial use. He stated there were staff recommendations which were listed on the planning report.

Vice Chair Donzella asked which rule came first concerning height versus number of stories. Mr. Abramson responded that the height could consist of architectural features as well as number of stories. Mr. Quigley stated that the RAC code includes both stories and feet because of incentives that are built into the RAC code.

There was discussion on building height. Chair Evans reminded there was a similar request from the Main Street projects and was not in favor of the proposed 5-stories.

Jeremy Bedzow, Ceiba Groupe and Jason Wilson, Pillar Consultants; appeared on behalf of the Applicant. Mr. Wilson provided a presentation on the proposed project.

Vice Chair Donzella asked if part of this site was formerly a gas station. Mr. Wilson said that it may have been at some point however it was not one at the time of purchase. Vice Chair Donzella wanted assurance there were no contamination or EPA concerns. Mr. Wilson responded that there was an environmental study and listed no concerns.

Vice Chair Donzella liked the design but didn't like that it was 5-stories. Mr. Crowley asked how many units were added with the fifth story. Mr. Wilson responded that it was approximately 48-50 units.

There was discussion on drainage. Mr. Wilson said that no variances were being requested with Central Broward Water Control District.

Mr. Crowley recalled another project that was recently proposed and asked how Council voted. Mr. Abramson said it had been tabled. Chair Evans said this request was asking for more than Main Street and bear this in mind when voting.

Mr. Bedzow provided the language of the developers' agreement for the land purchased from the Town with no more than 250 units, maximum 5,000 sf. commercial space and five floors subject to the approval of the Town Council. Mr. Aucamp asked if the sale of the property was dependent on the site plan approval. Mr. Bedzow said that was correct and their intention was to always build as presented.

There was discussion on landscaping.

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 V21-186 subject to the Developers Agreement.

In a roll call vote, the vote was as follows: Chair Evans – yes; Vice Chair Donzella – yes; Mr. Aucamp – yes; Mr. Crowley – yes; Mr. Dixon – yes; Ms. Alvarez – absent; Mr. Breslau – absent. (Motion carried 5-0).

**Motion** made by Mr. Crowley, seconded by Vice Chair Donzella, to approve P21-010 subject to the Developers Agreement.

In a roll call vote, the vote was as follows: Chair Evans – yes; Vice Chair Donzella – yes; Mr. Aucamp – yes; Mr. Crowley – yes; Mr. Dixon – yes; Ms. Alvarez – absent; Mr. Breslau – absent. (Motion carried 5-0).

**Motion** made by Mr. Dixon, seconded by Mr. Aucamp, to approve SP21-012 subject to further discussion with staff on car wash location, subject to the Developers Agreement, and subject to staff recommendations:

1. *Increase the font size of the foot-candles on the photometric plans and provide the fixture types/foot-candles for rooftop parking prior to final site plan approval.*
2. ~~*Relocate the carwash back into the garage away from the single family homes. Have further conversations with staff as to the location of the carwash.*~~
3. *Provide a copy of an updated SCAD letter from Broward County School Board with a valid report date prior to Town Council consideration.*
4. *Clearly identify the proposed vehicle charging stations and ensure they are placed near lobby entrances on Sheet AR-001 prior to final site plan approval.*
5. *Prior to issuance of a Certificate of Occupancy for any portion of the proposed building, the developer shall pay any "payment in lieu" amount required by Sec. 12-578, Payment of Fee in Lieu of Inclusionary Units.*
6. *Add the dimension for the Davie Road access centerline from the north property line shown on the plat to this plan on Sheet 034-Civil-001 prior to final site plan approval.*
7. *Add a note to plans that prior to final engineering permit close-out, all the decorative downtown "roadway" streetlight pole and lighting design with the Aspire fixture, RGB lighting, bronco top, flowerpots, and banners must be provided.*
8. *The existing fire hydrant on the westside of Southwest 63<sup>rd</sup> Avenue cannot be used for supplying water to the FDC for Building 2. An additional fire hydrant needs to be installed on the same side of the roadway and in the same the area of the proposed FDC location for Building 2. This information must be corrected on the appropriate sheets prior to final site plan approval.*
9. *FDC for Building 2 cannot be obstructed by parking spaces. The proposed FDC location for Building 2 is obstructed by a parking space along Southwest 63<sup>rd</sup> Avenue. The FDC needs to be relocated to an accessible area that is totally unobstructed or the parking space needs to be eliminated and the area designated as "No Parking Fire Lane" and have propriate FDC signage and a fire hydrant needs to be installed as identified above. This information must be corrected on the appropriate sheets prior to final site plan approval.*

10. *Correct the two separate FDC locations shown on the drawing along Southwest 38<sup>th</sup> Court for Building 1. This information must be corrected on the appropriate sheets prior to final site plan approval.*

11. *Update the impervious and pervious area calculation to include the pool deck area on sheet AR-003 prior to final site plan approval.*

In a roll call vote, the vote was as follows: Chair Evans – yes; Vice Chair Donzella – yes; Mr. Aucamp – yes; Mr. Crowley – yes; Mr. Dixon – yes; Ms. Alvarez – absent; Mr. Breslau – absent. (Motion carried 5-0).

**3.5 Variance (V21-018) University Hotel**

**3.6 Special Permit (SE21-023) University Hotel- Withdrawn by Applicant** (See Design Variation Request in Site Plan application)

**3.7 Site Plan (SP20-093) University Hotel  
6650 Nova Drive**

Mr. Coyle provided the staff report. The special permit was withdrawn by the applicant. The variance would allow the development of a 5-story hotel that is 75 ft. in height including non-habitable architectural features (Town code permits a maximum of 4 stories and a height of 68’ – 9” including non-habitable architectural features). The proposed building exceeds the maximum number of stories permitted. The site plan request is for approval of 5-stories with 127 rooms, along with guest amenities on the first floor.

Nectaria Chakas, Lochrie & Chakas PA; appeared on behalf of the Applicant. Ms. Chakas provided a presentation. She gave details on easements and rights-of-way on the property. She stated they meet the height requirement but are seeking a variance for the extra floor.

Mr. Aucamp had concerns with the tree heights along Nova Drive and College Avenue. Natalia Barranco, landscape architect; said there are power lines along the corridor. Ms. Chakas said they would explore the possibilities to modify the plan. Mr. Tesauro said he would review the plans again and see what could be added.

Vice Chair Donzella asked about the possibility of burying the lines. Ms. Chakas said that this was not feasible due to the lines crossing Nova Drive.

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

Vice Chair Donzella didn’t like the architectural feature making the building 75 ft. high.

There was discussion on building heights in the area.

Ms. Chakas elaborated on the proposed heights of different aspects of the building and how these related to code requirements.

**Motion** made by Mr. Aucamp, seconded by Mr. Dixon, to approve V21-018.

In a roll call vote, the vote was as follows: Chair Evans – yes; Vice Chair Donzella – yes; Mr. Aucamp – yes; Mr. Crowley – yes; Mr. Dixon – yes; Ms. Alvarez – absent; Mr. Breslau – absent. (Motion carried 5-0).

**Motion** made by Mr. Crowley, seconded by Mr. Aucamp, to approve SP20-093.

In a roll call vote, the vote was as follows: Chair Evans – yes; Vice Chair Donzella – yes; Mr. Aucamp – yes; Mr. Crowley – yes; Mr. Dixon – yes; Ms. Alvarez – absent; Mr. Breslau – absent. (Motion carried 5-0).

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

**4.1 Amendment to Comprehensive Plan- (LATXT21-205) Property Rights Element**

Mr. Coyle provided a summary of the amendment.  
There was no discussion.

**Motion** made by Vice Chair Donzella, seconded by Mr. Aucamp, to approve LATXT21-205 and make such recommendation to Town Council.

In a roll call vote, the vote was as follows: Chair Evans – yes; Vice Chair Donzella – yes; Mr. Aucamp – yes; Mr. Crowley – yes; Mr. Dixon – yes; Ms. Alvarez – absent; Mr. Breslau – absent. (Motion carried 5-0).

**5. OLD BUSINESS – none**

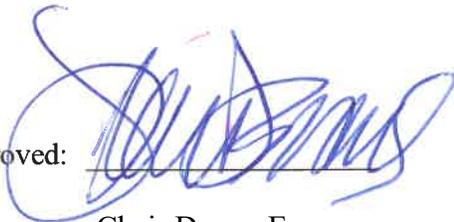
**6. NEW BUSINESS – none– none**

**7. COMMENTS AND/OR SUGGESTIONS – none**

**8. ADJOURNMENT**

Hearing no further business, the meeting was adjourned at 7:56 p.m.

Date Approved:



Chair Donna Evans

11/9/21

Chair/Board Member