



TOWN OF DAVIE
PLANNING & ZONING DIVISION

PLANNING AND ZONING BOARD MEETING MINUTES
JANUARY 11, 2022

ROLL CALL

Jimmy Aucamp	Absent
Robert Breslau	Present
Mike Crowley	Present
Jeff Dixon	Absent
David Donzella, Vice Chair	Present
Donna Evans, Chair	Present

STAFF PRESENT

David Quigley, Planning & Zoning Manager
David Abramson, Deputy Planning & Zoning Manager
Philip Sherwin, Assistant Town Attorney
Abidemi Ajayi, Assistant Town Engineer
Lorraine Robinson, Secretary

Chair Evans called the meeting to order at 6:41 p.m.

1. ROLL CALL

Roll was called and a quorum was established.

2. APPROVAL OF MINUTES

2.1 December 14, 2021 Meeting Minutes

Motion made by Vice Chair Donzella, seconded by Mr. Crowley, to approve the December 14, 2021 meeting minutes.

In a voice vote, the motion carried 4-0 (with Mr. Aucamp and Mr. Dixon absent).

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

3. DEVELOPMENT APPLICATIONS (Quasi-Judicial)

**3.1 Site Plan (SP21-147) Zona Village Parking Lot
6340 Southwest 39th Court**

Mr. Abramson provided the staff report. The proposed site plan is to allow development of a new parking lot consisting of 37 spaces on the south side of Southwest 39th Court, approximately 155 feet east of Davie Road.

Mr. Breslau asked if the board was approving the waiver, and Mr. Abramson responded that recommending approval of the site plan would include the waiver, no separate action is necessary.

Mr. Breslau asked why they were double stacking parking spaces is allowed by Town code. Mr. Abramson confirmed and noted that the parking design is allowed because such spaces are surplus and not required.

Jason Wilson, Pillar Consultants; appeared on behalf of 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 SP21-147 with staff recommendation:

1. Provide shielding on all light poles along the eastern and southern boundaries to prevent light spillage into adjacent residential lots.

In a roll call vote, the vote was as follows: Chair Evans – yes; Vice Chair Donzella – yes; Mr. Aucamp – absent; Mr. Breslau – yes; Mr. Crowley – yes; Mr. Dixon – absent. (Motion carried 4-0).

3.2 Site Plan (SP21-169) Addilyn 1201 Southwest 130th Avenue

Mr. Abramson provided the staff report. The proposal involves the addition of 5 model units to the site plan originally approved as SP17-271. Addilyn is now known as Kingfisher.

Mr. Breslau asked what the code was for the distance from garage door to sidewalk as he was concerned large vehicles would block the sidewalk with a 16-foot driveway for most of the lots. He said that a normal parking space is 18-feet per Code. There was a discussion on setbacks and driveway length. Mr. Quigley agreed that this was a problem.

Vice Chair Donzella asked if there was a code that sidewalks couldn't be obscured or blocked. Mr. Abramson said the sidewalk should be within the right-of-way and vehicles shouldn't encroach.

Jimmy Wright, CC Homes; appeared on behalf of the Applicant.

There was discussion on the various lots and setbacks with the plans on the large screen. Mr. Wright said they could flip the sidewalk and landscape easement which should allow an increase to the driveway length.

Mr. Breslau was in approval of the elevations.

Mr. Wright stated he would work with staff to resolve any lots that were a concern.

Vice Chair Donzella stated that potential buyers that some lots won't be able to accommodate a pool. Mr. Wright said that on some lots a pool could be built on the side, but most lots will be able to have one built.

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

Motion made by Mr. Breslau, seconded by Mr. Aucamp, to approve SP21-169 for application elevations with Board recommendation and conditions:

1. The applicant will work with staff to meet all applicable code requirements.

In a roll call vote, the vote was as follows: Chair Evans – yes; Vice Chair Donzella – yes; Mr. Aucamp – absent; Mr. Breslau – yes; Mr. Crowley – yes; Mr. Dixon – absent. (Motion carried 4-0).

5. OLD BUSINESS – none

6. NEW BUSINESS – none

7. COMMENTS AND/OR SUGGESTIONS – none

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8. ADJOURNMENT

Hearing no further business, the meeting was adjourned at 7:20 p.m.

Date Approved: _____

2/8/22



Chair/Board Member
Chair Donna Evans