



TOWN OF DAVIE
PLANNING & ZONING DIVISION

PLANNING AND ZONING BOARD MEETING MINUTES
FEBRUARY 8, 2022

ROLL CALL

Lisa Alvarez	Present
Jimmy Aucamp	Present
Robert Breslau	Present (arrived 6:31)
Mike Crowley	Present
David Donzella, Vice Chair	Present
Donna Evans, Chair	Present

STAFF PRESENT

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

Chair Evans called the meeting to order at 6:30 p.m.

1. ROLL CALL

Roll was called and a quorum was established.

2. APPROVAL OF MINUTES

2.1 January 11, 2022 Meeting Minutes

Motion made by Mr. Crowley, seconded by Vice Chair Donzella, to approve the January 11, 2022 meeting minutes.

In a voice vote, the motion carried 5-0 (with Mr. Breslau absent).

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

3. DEVELOPMENT APPLICATIONS (Quasi-Judicial)

**3.1 Variance (V21-343) Cubeddu
3468 Brandenham Lane**

Mr. Abramson stated the proposed variance would allow a new screen enclosure 30 ft. from the side (south) property line (Town code requires 35 ft.).

Mr. Breslau asked if the Homeowners Association agreed to the variance, Mr. Abramson responded that they have not received any correspondence.

Luigi Cubeddu; appeared as the Applicant.

There were no questions.

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 V21-343 subject to Homeowners Association approval.

In a roll call vote, the vote was as follows: Chair Evans – yes; Vice Chair Donzella – yes; Ms. Alvarez – yes; Mr. Aucamp – yes; Mr. Breslau – yes; Mr. Crowley – yes. (Motion carried 6-0).

Mitch Haller, Klauber Goldman; attorney for the applicant stated that Homeowners Association approval should not be a condition of approval. Chair Evans responded that a motion was already approved. It was recommended that he speak at the Council meeting in advance of a motion on the variance.

3.2 Rezoning (ZB20-060) Kings Manor MHC LLC

**3.3 Site Plan (SP20-061) Kings Manor MHC LLC
12500 State Road 84**

Ms. Bazinet provided the staff report. The request to rezone is from Mobile Home R-1T (County) District to Mobile Home (MH-10) District. The site plan request would allow development of four (4) mobile home lots.

There were no questions for staff.

Hope Calhoun, Dunay Miskel & Backman LLP; appeared on behalf of the applicant.

Vice Chair Donzella asked if the dry retention area on the plans was specifically for the (4) lots. Mr. Scott Mishoe, Kempton Runard, Engineer; confirmed that 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 Mr. Breslau, to approve ZB20-060.

In a roll call vote, the vote was as follows: Chair Evans – yes; Vice Chair Donzella – yes; Ms. Alvarez – yes; Mr. Aucamp – yes; Mr. Breslau – yes; Mr. Crowley – yes. (Motion carried 6-0).

Motion made by Mr. Breslau, seconded by Mr. Crowley, to approve SP20-061.

In a roll call vote, the vote was as follows: Chair Evans – yes; Vice Chair Donzella – yes; Ms. Alvarez – yes; Mr. Aucamp – yes; Mr. Breslau – yes; Mr. Crowley – yes. (Motion carried 6-0).

3.4 Rezoning (ZB17-185) Utopia Acres

3.5 Variance (V17-187) Utopia Acres

3.6 Plat (P17-184) Utopia Acres

3.7 Site Plan (SP17-186) Utopia Acres

2350 Southwest 112th Avenue and the parcels generally located on the east side of Hiatus, south of Southwest 23rd Street

Ms. Bazinet provided the staff report. The request is to rezone the subject property from Agricultural (A-1) District to R-1, Estate Dwelling District. The variance would allow lot sizes as small as 25,018 sf. (Town code normally requires 35,000 sf.). A request for a lot-specific plat restricting the site to 12 single-family dwelling units.

Mr. Crowley asked if the surrounding lots were 35,000 sf. or larger and Ms. Bazinet confirmed that they were. Mr. Aucamp asked if there were any other projects with less square footage. Mr. Quigley responded that Sierra Ranches has lots with smaller lots, adding that there were wetlands and a settlement agreement with the Town.

There was discussion on the size of the parcel and how it is calculated.

Gary Bloom, GGB Engineering; appeared on behalf of the applicant. Mr. Bloom said that there were over 12 acres gross and meets the land use requirements. Previous public participation meetings resulted them in adding a cul-de-sac and landscape buffer to appease the neighboring residents; this was the reason for reduction in lot size.

Crystal Grove Estates Homeowners Association submitted an objection letter which had been emailed to the Board.

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

Mr. Quigley clarified that a lot per Town Code is to be exclusive of canals and streets. Vice Chair Donzella asked if the net vs. gross calculations have no bearing on the required lot size; Mr. Quigley confirmed that was correct.

There was discussion on the rezoning request.

Motion made by Mr. Crowley, seconded by Vice Chair Donzella, to table ZB17-185 to April 12, 2022.

In a roll call vote, the vote was as follows: Chair Evans – yes; Vice Chair Donzella – yes; Ms. Alvarez – yes; Mr. Aucamp – yes; Mr. Breslau – yes; Mr. Crowley – yes. (Motion carried 6-0).

Motion made by Mr. Crowley, seconded by Vice Chair Donzella, to table V17-187 to April 12, 2022.

In a roll call vote, the vote was as follows: Chair Evans – yes; Vice Chair Donzella – yes; Ms. Alvarez – yes; Mr. Aucamp – yes; Mr. Breslau – yes; Mr. Crowley – yes. (Motion carried 6-0).

Motion made by Mr. Crowley, seconded by Ms. Alvarez, to table P17-184 to April 12, 2022.

In a roll call vote, the vote was as follows: Chair Evans – yes; Vice Chair Donzella – yes; Ms. Alvarez – yes; Mr. Aucamp – yes; Mr. Breslau – yes; Mr. Crowley – yes. (Motion carried 6-0).

Motion made by Mr. Crowley, seconded by Ms. Alvarez, to table SP17-186 to April 12, 2022.

In a roll call vote, the vote was as follows: Chair Evans – yes; Vice Chair Donzella – yes; Ms. Alvarez – yes; Mr. Aucamp – yes; Mr. Breslau – yes; Mr. Crowley – yes. (Motion carried 6-0).

4. LEGISLATIVE ITEMS (Public Hearing)

4.1 Code Amendment- (ZBTXT21-341) Tidal Flood Barriers

Mr. Quigley provided an overview of the proposed code amendment.
There was no discussion.

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Motion made by Mr. Breslau, seconded by Mr. Crowley, to approve ZBTXT21-341 and make such recommendation to Town Council .

In a roll call vote, the vote was as follows: Chair Evans – yes; Vice Chair Donzella – yes; Ms. Alvarez – yes; Mr. Aucamp – yes; Mr. Breslau – yes; Mr. Crowley – yes. (Motion carried 6-0).

5. OLD BUSINESS – none

6. NEW BUSINESS – none

7. COMMENTS AND/OR SUGGESTIONS – none

8. ADJOURNMENT

Hearing no further business, the meeting was adjourned at 7:21 p.m.

Date Approved: _____

3/8/22



Chair/Board Member
Chair Donna Evans