



TOWN OF DAVIE  
PLANNING & ZONING DIVISION

PLANNING AND ZONING BOARD MEETING MINUTES  
June 7, 2022

**ROLL CALL**

Lisa Alvarez	Present
Mike Crowley	Present
Ken DeArmas	Present
David Donzella, Vice Chair	Absent
Donna Evans, Chair	Present
Casey Lee	Present

**STAFF PRESENT**

David Quigley, Planning & Zoning Manger  
David Abramson, Deputy Planning & Zoning Manger  
Philip Sherwin, Assistant Town Attorney  
Abidemi Ajayi, Assistant Town Engineer  
Bill Tesauro, Landscape Consultant  
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 May 10, 2022 Meeting Minutes**

**Motion** made by Mr. DeArmas, seconded by Ms. Alvarez, to approve the May 10th, 2022, meeting minutes.

In a voice vote, the motion carried 5-0 (with Vice Chair Donzella absent).

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

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

Staff asked that Items 3.4, 3.5 and 3.6 (Utopia Acres) be addressed first as the applicant requested tabling. There were no objections.

**UTOPIA ACRES**

**2350 Southwest 112 Avenue**

**3.4 Rezoning (ZB17-185) Utopia Acres**

**Motion** made by Mr. Crowley, seconded by Ms. Alvarez, to table ZB17-185 to 8/23/22.

In a roll call vote, the vote was as follows: Chair Evans – yes; Vice Chair Donzella – absent; Ms. Alvarez – yes; Mr. Crowley – yes; Mr. DeArmas – yes; Ms. Lee - yes.

(Motion carried 5-0 with Vice Chair Donzella absent).

### **3.5 Plat (P17-184) Utopia Acres**

**Motion** made by Mr. Crowley, seconded by Ms. Alvarez, to table P17-184 to 8/23/22.

In a roll call vote, the vote was as follows: Chair Evans – yes; Vice Chair Donzella – absent; Ms. Alvarez – yes; Mr. Crowley – yes; Mr. DeArmas – yes; Ms. Lee - yes.

(Motion carried 5-0 with Vice Chair Donzella absent).

### **3.6 Site Plan (SP17-186) Utopia Acres**

**Motion** made by Mr. Crowley, seconded by Ms. Alvarez, to table SP17-186 to 8/23/22.

In a roll call vote, the vote was as follows: Chair Evans – yes; Vice Chair Donzella – absent; Ms. Alvarez – yes; Mr. Crowley – yes; Mr. DeArmas – yes; Ms. Lee - yes.

(Motion carried 5-0 with Vice Chair Donzella absent).

## **NSU ARCHWAY SIGNAGE**

### **3200 South University Drive**

#### **3.1 Variance (V22-016)**

Mr. Abramson provided the staff report. The proposed variance would allow a 28ft. high ground-mounted archway sign setback approximately 18ft. from the property line along University Drive (Town code normally allows signs up to 15ft. in height with a minimum setback of 15ft. from any property line).

There were no questions for staff.

Robert Lochrie, Lochrie and Chakas; and Chad Edwards, Craven Thompson; appeared on behalf of the applicant.

Mr. Lochrie stated the NSU Master Plan included an entrance feature along University Drive, and this is becoming the main entrance to the campus. NSU is currently making improvements at this intersection with installation of additional driveways to alleviate traffic, addition of left turning lanes and mast arms. The signage at the ground level is also changing. The archway height is designed to allow for fire trucks.

Ms. Lee asked if the royal palms were going to be retained or relocated. Mr. Lochrie responded that it would be a combination of both. Mr. Edwards added that some of the royals have already been relocated and that the landscaping would match the rest of the campus.

Chair Evans asked why the need to add an archway. Mr. Lochrie responded that this is a large campus and this signage clearly defines where the entrance is. Chair Evans voiced concerns that it would be distracting for drivers on University Drive and that a flatter sign would be more in keeping with the Town of Davie. Mr. Lochrie said it was designed to add to the appearance along University Drive.

Mr. DeArmas stated he had a phone call from the Council on this project.

Mr. Crowley asked if this was encroaching on any easements with the lake being so close. Mr. Edwards said it was outside these areas.

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

Chair Evans has concerns about more signage on University Drive and cannot support this request.

**Motion** made by Mr. Crowley, seconded by Ms. Lee, to approve V22-016.

In a roll call vote, the vote was as follows: Chair Evans – no; Vice Chair Donzella – absent; Ms. Alvarez – no; Mr. Crowley – yes; Mr. DeArmas – yes; Ms. Lee - yes.  
(Motion carried 3-2 with Vice Chair Donzella absent).

## **THE EDGE**

### **4801 South State Road 7**

#### **3.2 Rezoning (ZB22-058)**

Mr. Quigley provided the staff report. The request is to rezone the property from Griffin Corridor State Road 7 Node (SR7N) to Transit Oriented Corridor – South District (TOC-S). The 925 acres lying between the Turnpike and State Road 7 is now a future land use designation of Transit Oriented Corridor (TOC) which is the result of a multi-year planning initiative with other local governments in the area. Like the RAC, the TOC is a mixed-use designation that is intended to spur redevelopment but takes advantage of the State Road 7 transit corridor. The TOC regulations in place requires that this can only be rezoned to TOC-S district. The adjacent property that includes Brandsmart has already been rezoned TOC-S. The property is currently developed with a gas station.

Ms. Lee asked if the entire 9-acres coming in as one master plan. Mr. Quigley confirmed it would.

Mr. Crowley asked if there was a presentation online. Mr. Quigley stated that the presentation would have been for the 8 plus acres rezoning.

Ms. Lee asked how many units are allowed for the project. Mr. Quigley said the entire Transit Oriented Corridor isn't the type of district that allows a specific number per acre. He said the entire district has a pot of residential density and intensity as commercial and industrial.

Christina Bilenki, Dunay Miskel & Backman LLP; 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 Ms. Lee, seconded by Mr. DeArmas, to approve ZB22-058.

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

## **MARCONI**

### **5125 East Sterling Ranch Circle**

#### **3.3 Variance (V22-065)**

Mr. Abramson provided the staff report. The proposed variance would allow a new pool/patio to be located as close as 10'-9" from the eastern side property line (Town code normally requires a minimum side yard of 25ft). A similar variance for the same property was approved by Town Council in 2021 with a smaller deck and a 10'-5" ft setback. The owner now wants to extend the deck to be aligned with an existing patio further south, making a larger encroachment into the side setback.

Ms. Lee commented it was a pie shaped lot. Mr. Abramson said the lot was complicated because of the zoning district restrictions.

Dr. Federico Marconi; 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. DeArmas, to approve V22-065.

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

#### **4. LEGISLATIVE ITEMS (PUBLIC HEARING)**

##### **4.1 Land Development Code Amendment (ZBTXT22-099) Various**

Mr. Quigley provided an overview of the proposed code amendment.

Mr. DeArmas asked if Item 11 eliminates some setback issues. Mr. Quigley confirmed that would eliminate the need for an administrative variance on properties with minimum yards and would be helpful to residents.

Ms. Lee had questions about the height allowances in Item 14. She asked what areas could have the maximum height of 22 feet. Mr. Quigley responded this area includes State Road 7 south of Griffin Road to where Davie ends and north to the Turnpike.

**Motion** made by Ms. Lee, seconded by Ms. Alvarez, to approve ZBTXT22-099 (finding the proposed ordinance is consistent with and furthers the Town’s comprehensive plan), excluding Item 14.

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

##### **4.2 Land Development Code Amendment (ZBTXT22-100) Prohibit New External Message Boards in RAC-AV**

Mr. Quigley provided an overview on the proposed code amendment intended to address an issue concerning external message board signs in the RAC-AV district.

**Motion** made by Mr. DeArmas, seconded by Ms. Alvarez, to approve ZBTXT22-100 (finding the proposed ordinance is consistent with and furthers the Town’s comprehensive plan).

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

#### **5. OLD BUSINESS – N/A**

#### **6. NEW BUSINESS**

##### **6.1 Updated 2022 Calendar**

Mr. Quigley provided an updated board calendar reflecting changes to the July and August 2022 meeting dates.

**6.2 Board Training (Philip Sherwin, Assistant Town Attorney)**

Mr. Sherwin discussed Form 8B Memorandum of Voting Conflict. He asked that when any board members have a conflict to complete this form and provide to the Board Attorney prior to the scheduled meeting.

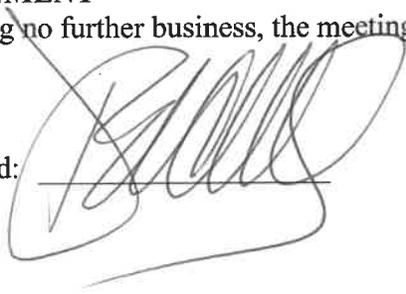
Mr. Sherwin provided a presentation on Sunshine Law. He outlined how meetings are open to the public and have an opportunity to speak. Florida has a broad public record law and is outlined in Florida State Statute Chapter 119. He went into detail on what qualifies under public record.

**7. COMMENTS AND/OR SUGGESTIONS – N/A**

**8. ADJOURNMENT**

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

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

A large, stylized handwritten signature in black ink, appearing to be "D. Evans", written over a horizontal line.

7/26/22  
\_\_\_\_\_  
Chair Donna Evans