



TOWN OF DAVIE
PLANNING & ZONING DIVISION

PLANNING AND ZONING BOARD MEETING MINUTES
August 16, 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
Jonathan Vogt, 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 July 26, 2022 Meeting Minutes

Motion made by Mr. Crowley, seconded by Ms. Alvarez, to approve the July 26, 2022, meeting minutes.

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

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

3. DEVELOPMENT APPLICATIONS (Quasi-Judicial except as noted)

SPYKES GROVE

7250 Griffin Road

3.1 Land Use Amendment (LA21-113) Spykes Grove (Legislative)

3.2 Rezoning (ZB21-114) Spykes Grove

3.3 Plat (P21-115) Spykes Grove

3.4 Site Plan (SP21-116) Spykes Grove

Mr. Abramson provided the staff reports on the land use plan amendment, rezoning, plat, and site plan applications. The subject site consists of two Parcels (A and B) and together are

approximately 18-acres in size, which is generally located on the southeast corner of Griffin Road and Southwest 73rd Avenue. The applicant's proposal would: change the land use plan designation on Parcel A from "Commercial" to "Residential 10DU/Acre"; and change the zoning of Parcel B from "Agricultural (A-1) District" to "Griffin Corridor District – West Gateway Zone", while preserving existing land use designation on Parcel B at Residential 3DU/Acre. This would allow development of the site with a new residential community consisting of 51 townhomes on Parcel A and 35 single-family homes on Parcel B, through both a plat and site plan. If approved, staff has three (3) conditions of approval associated with the site plan application.

Mr. DeArmas asked about the public participation. Mr. Abramson responded that the report was included in the site plan application.

Dennis Mele, Greenspoon Marder; appeared on behalf of the applicant. He provided a presentation which included aerials and maps outlining the location, with current and proposed zoning. He provided the conceptual plan and renderings of proposed homes and townhomes. Mr. Mele stated that one of the greatest improvements will be the rebuilding and paving of Southwest 73rd Avenue which will include the addition of sidewalk, equestrian trail, swale and berm. There was a traffic study conducted.

Ms. Lee asked to confirm that the net difference of traffic impact is a negative. Mr. Mele said that due to the reduction in units and eliminating commercial that there was 833% less traffic.

Mr. Crowley asked who did the traffic study. Mr. Mele responded that it was done by Pillar Consultants and reviewed by Town staff.

Mr. Crowley asked about the Griffin Corridor and how it compared with the previous land use changes. Mr. Mele responded that generally there would be commercial in the front with residential behind it and over the years, there new developments have replaced commercial with town homes.

Ms. Lee asked about the site plan showing that there are some units that look like they don't have a backyard and go to the banks edge. Jason Wilson, Pillar Consultants, responded that the dark green area on the plans is a 20-foot easement plus the bank. He said that water is approximately 28 feet from the largest home. Mr. Mele added this wasn't the exact plan, as each lot is sold the buyer will select a model. Mr. Abramson said that the one-story homes will have a larger footprint and that is within the buildable area of the site plan setbacks.

Ms. Lee asked if buyers would be aware that some lots won't be able to build a pool. Mr. Abramson responded that staff was aware of this and that there was a requirement to identify on the site plan which lots and models would provide for a pool. He added that there was a community pool.

Ms. Lee asked about how the tree mitigation was being met. Mr. Tesauro responded that it hasn't been met at this time and there is a staff condition that the mitigation will have to be amended. He also showed the mitigation calculations in the plans. Ms. Lee feels that this should have been clearly stated for the site plan approval. Mr. Abramson stated the condition is on the site plan planning report. Mr. Mele stated that a revised plan will be finalized prior to the Town Council meeting. Ms. Lee asked that the revised plan be sent to her.

Chair Evans opened the public hearing.

Barbara Spyke, resident/owner Spykes Grove, stated that the residents along Southwest 73rd Avenue are pleased to have the road improvements.

Lorraine Hofheinz, resident, stated she thought this was a great project and hopes it moves forward. This will provide much needed housing. She also said that the existing road is a disaster and very dangerous.

Joshua Diaz, resident/owner Myrland Stables, asked if the road improvements were going to be the complete length of the street. Mr. Abramson responded that the road improvements were for the entire length of the proposed development.

Alicia Franzello, Myrland Stables, stated she would like to know if the Town planned on updating the rest of Southwest 73rd Avenue. She would like (1) unit per acre. Concerned for the increase in development and loss of nurseries.

Paul Ayick, resident, stated he has been a resident since 1989 and picked Davie because of the equestrian community and wildlife. He said they don't need more traffic and more units. He added that the speed bumps on Southwest 70th Avenue are useless.

Rebecca Griffin, resident, stated that growth is inevitable. Her father was born in Davie, and she grew up in the Town. She said that the development is a fabulous plan with residences instead of commercial buildings and appreciated the Boards efforts with the landscaping.

Lindsay Lewis, boards horse at Myrland Stables (not a Davie resident), stated Davie has changed. She has a University of Florida wildlife and conservation degree and wants to assure that mistakes aren't repeated by getting rid of natural predators and eco systems. She would like to see less density and voiced concerns about flooding.

Sarah Wunderlich, resident, stated she lives on Southwest 72nd Avenue with lush trees in her backyard from the view of Spykes Grove. Her concern is if there is a plan for a wall or not having trees. She has concerns with flooding from the loss of trees.

Roy Radanoff, resident, stated he is a retired mechanical engineer and feels there are a lot of flaws. He met with Mr. Wilson and addressed his concerns but still sees the issues in the plans. He said there was a 13-foot easement between his property and the development. He is used to seeing the vegetation from Spykes Grove.

Toula Amanna, resident, stated that this property is close to Downtown, and this type of development is inevitable. She appreciated that this project was in the mid-range size.

Janet Truex, resident, stated she would like the density to be reduced compared to other communities in the area with more green space added. The additional buffer is appreciated but asked that it be more natural than landscaped. She asked that there be noise and dust mitigation during construction and no construction work performed on weekends.

Tom Truex, resident, stated he wasn't a fan of this plan because of the lake in the middle with roadways on the outside. He said that street will be in the backyard of neighboring yards. He added that the Griffin Road Corridor required commercial businesses.

Tianna Risi, resident, stated her property abuts Spykes Grove and is opposed to the number of homes and the impact on traffic. She said that Griffin Road is already busy and challenging to access. She said that Nova Village will be adding 800 units and concerned this will put more stress on infrastructure. She is asking for a 30-foot natural area along the east boundary of Spykes Grove for wildlife.

Dave Risi, resident, stated that his property will be flooded because water will no longer run off onto Spykes Grove. He opposes the development.

Richard Coker, Coker & Feiner, representing Dr. Richard Strain who has a homestead and nursery which is zoned R-1. He stated the equestrian trail is useless. He also represented the Lakeside development, and the Town took great care with buffering that property. He asked that the developer be required to provide buffering along Dr. Strains property.

Michael Ross, resident, provided a printout of the flood zones in the area. He stated that this development will have to be built up and has concerns about flooding of his property. He had

questions on what size the lots would be and traffic. He had concerns about the danger of crossing Griffin Road. His property doesn't have sewers or drainage and would like the Town to consider providing sewer access.

Rafael Santiago, resident, stated he would like the number of homes to be reduced and rejects the plan of 86 homes. He listed surrounding developments and their density. He said reduction in density helps infrastructure and preserve the rural lifestyle.

Donna Heron, resident, stated she objects to this development. She said it took 45 minutes for her to drive from Costco to her residence this afternoon due to traffic and school zones.

Michael Ross, spoke again stating he was representing his wife Jeanne, he would like the lot size to be considered. He has a concern about flood zone.

Chair Evans closed the public hearing.

Mr. Mele addressed the public comments:

- Drainage: He said that a lake is included in the plans to keep the area from flooding. Central Broward requires retention areas to properly drain properties. Older properties often don't meet current drainage standards.
- Traffic: If the top portion was built commercial, there would be a lot more traffic.
- One Unit Per Acre: The land use is (3) units per acre and changing that would not be consistent with the land use designation.
- Buffer: The proposed buffer is 28-30 feet. This will include native trees and plants. Currently the vegetation along the area now is Brazilian Pepper which is not native and required to be removed.
- Distance Separation: Along the southern property line, with the buffer of 28-30 feet and the internal roadway, the distance from the property to a neighboring house is 70 feet.
- Griffin Road is a state road and a principal arterial with a 120 foot of right of way which is proper for a 6-lane divided highway. It is built the way it is intended. It currently operates at service level C which is very good. The traffic study shows the average daily, morning rush hour and afternoon rush hour with significantly less traffic with 2.5 units per acre. The comparison is what is allowed to build today, not to vacant land.
- The Town requested the equestrian trails. If the Town says it is no longer needed, then they will increase the buffer.
- The lots are between 6,000 – 7,000 square feet.

Mr. Mele addressed some of the petitions that were provided to the Board. He pointed out there were some inaccuracies. There is a reference to single-family homes along Southwest 74th Terrace which states 22 homes on 10 acres; the correct acreage should be 7.4 acres. It also states Southwest 70th Terrace and Southwest 72nd Avenue has 42 homes on 20 acres; the correct acreage should be 16 acres. Both areas are a higher density than what is being proposed. The petition also mentions the property should be developed like Willow Grove which is the same density as being proposed.

Ms. Lee asked whether the Town has no jurisdiction on state roads. Mr. Mele confirmed that FDOT has sole jurisdiction over that road.

Ms. Lee asked for the price range for the proposed homes. Mr. Mele responded that single-family homes start at \$700,000 and townhomes start at \$500,000.

Ms. Lee asked how long the nursery has been vacant. Ms. Spyke responded that it was since May 2022.

Ms. Lee asked if DR Horton planned to flip this development. Mr. Mele said that was not the plan.

Ms. Lee stated it was an excellent buffer and she would like more trees mitigated. Her understanding is that the berms will keep the runoff from going to neighboring properties. Mr. Mele confirmed that was correct.

Ms. Lee asked how long they have been working on the plans for this project. Mr. Mele said about 2 years. Ms. Lee commented that prices have increased in that time. Mr. Mele confirmed that housing prices have increased as has construction costs.

Mr. Crowley asked if the property remained commercial would a wall be required. Mr. Mele confirmed that if commercial a wall would be required, however a wall will not be needed between the houses and townhomes. Mr. Crowley stated he would like to see a wall along the east property line. Mr. Mele responded that the current plan has a fence and would investigate this.

Mr. Crowley liked having equestrian trails but would like to know which staff made the recommendation. Mr. Abramson was unaware of where that generated from. Chair Evans asked if the trail was eliminated would it be helpful. Mr. Mele responded that the buffer could be increased. He said that could be a Board recommendation.

Chair Evans asked what could be done to pave the balance of Southwest 73rd Avenue. Mr. Mele responded that the Town's policy is that the development is responsible for the frontage.

Ms. Alvarez was in favor of increasing the berm by eliminating the equestrian trail.

Mr. DeArmas said that residents won't see increased flooding because of the master drainage plan. He said that adding a wall along the eastside berm would greatly mitigate noise. The elimination of the equestrian trail wouldn't greatly impact this project.

Motion made by Ms. Lee, seconded by Ms. Alvarez, to approve LA21-113.

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 Mr. Donzella absent).

Motion made by Mr. DeArmas, seconded by Ms. Alvarez, to approve ZB21-114.

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 Mr. Donzella absent).

Motion made by Mr. Crowley, seconded by Ms. Alvarez, to approve P21-115.

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 Mr. Donzella absent).

Motion made by Mr. DeArmas, seconded by Ms. Alvarez, to approve SP21-116 with the following staff recommendations:

1. Prior to the Town Council meeting, correct the Tree Disposition Plan (Sheet TD-6) to reflect a total of 1,737 inches DBH of trees to be mitigated (instead of 1,630) and provide the required mitigation.

2. *Prior to issuance of a building permit, provide the lighting details for all fixtures attached to the residential homes, such as porch light, sconce lights, security lights, etc., which must be in compliance with the Section 12-262, Town's Night Sky Regulations.*
3. *Prior to the certificate of occupancy for the 9th single-family home or 13th townhome unit, the developer must have moved the power lines along Griffin Road underground in compliance with Section 12-436.13, Griffin Corridor Regulations.*

And with Board recommendations:

4. *Installing a wall along the east side perimeter of the property.*
5. *Eliminating the equestrian trail along the south property line and extending the buffer.*

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 Mr. Donzella absent).

4. OLD BUSINESS – N/A

5. NEW BUSINESS – N/A

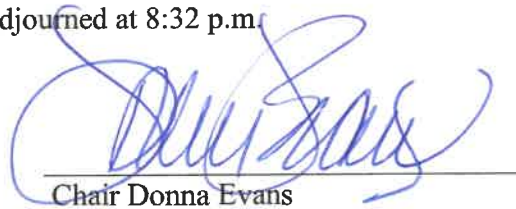
6. COMMENTS AND/OR SUGGESTIONS – N/A

7. ADJOURNMENT

Hearing no further business, the meeting was adjourned at 8:32 p.m.

Date Approved:

9/13/22


Chair Donna Evans