



TOWN OF DAVIE Town Council Meeting Meeting Minutes

Wednesday, October 15, 2025, at 6:30 p.m.

I. PLEDGE OF ALLEGIANCE

The meeting was called to order at 6:30 p.m. and was followed by the Pledge of Allegiance.

II. ROLL CALL

The meeting was called to order at 6:30 p.m. Present at the meeting were Mayor Paul, Vice Mayor Hattan, and Councilmembers Whitman, Starkey, and Luis. Also in attendance were Town Administrator Lemack, Deputy Town Administrator Lewis, Assistant Town Administrator Holste, Town Attorney Weinthal, and Town Clerk Roig.

III. PUBLIC COMMENTS

Mayor Paul explained that the first thirty minutes of the first Town Council meeting of each month were reserved for public comments. She stated that speakers would be permitted to speak on any topic not scheduled for a public hearing, that comments would be limited to three minutes per speaker and invited members of the public to approach the podium to address the Council.

Mr. Raj Verma, a Davie resident, addressed the Town Council and thanked the Mayor and Council for the proclamation recognizing Hindu Heritage Month and Diwali Day. He expressed appreciation for the Town's continued support of the Hindu community and its charitable efforts.

IV. PRESENTATIONS

1. Update on the Town's partnership with the Small Business Development Center at Florida Atlantic University, Leona Henry, Development Administrator

Ms. Leona Henry, Development Administrator, introduced Rafael Cruz, Assistant Director of the Florida Small Business Development Center (SBDC) at Florida Atlantic University, to present an overview of the program's impact.

Mr. Cruz reported that over the past year, the Town's SBDC partnership assisted 97 local businesses, with support provided by 13 consultants. He stated that three businesses secured approximately \$184,000 in government contracts and one new business was successfully launched. Mr. Cruz emphasized the importance of early consultation for entrepreneurs to help avoid common pitfalls when starting a business.

Mr. Cruz further explained that specialized services were offered through the program, including technology commercialization assistance for 20 businesses focused on turning innovative ideas into viable enterprises, and a brand development program that supported 14 businesses with marketing, branding, and strategic planning. He outlined upcoming initiatives for the next year, including workshops and mini-conferences focused on manufacturing, trade, leadership and soft-skills development, and academic and economic development collaboration. Mr. Cruz concluded by

noting that program offerings would continue to be shaped by the needs of Davie's business community and thanked the Town for its ongoing support.

2. Davie Town Hall Update, Kaufman Lynn and Song Associates

Mr. Phillip Holste addressed the Town Council and stated that staff was providing an update on the 95% design for the new Town Hall. He explained that this was the fourth and final design presentation, consistent with Council direction given in September 2024 when the Kaufman Lynn contract was approved. He introduced Mr. Perry Douglas of Song & Associates, the project architect, and Mr. Randy Perez, representing the contractor, who would provide detailed updates.

Mr. Perry Douglas, with Song & Associates, provided an architectural overview of the project. He stated that since the 80% design submittal presented several months earlier, there had been no significant changes to the building design, as the project had progressed into construction. He explained that updates reflected discussions from the previous meeting, including infrastructure provisions for a potential water feature at the main turnaround near the council chamber drop-off area. While the water feature itself had not yet been designed, power and water connections had been incorporated to allow for future coordination with the Town.

Mr. Douglas further noted that a paved area had been added on the north end of the site to support pedestrian activity and potential food truck use, an idea discussed during earlier presentations. He also highlighted the addition of a circular plaza near the rodeo grounds. He confirmed that the overall square footage of the building remained unchanged and reviewed the internal layout by floor: the first floor would include customer service, the council chamber, the building department, the Chamber of Commerce, and community services; the second floor would house engineering, IT, and code compliance; the third floor would include planning and zoning, budget and finance, and human resources; and the fourth floor would contain Town Council offices. He stated that the design had remained consistent throughout coordination with Town staff.

Mr. Randy Perez, representing the contractor, provided a construction progress update. He reported that work was actively underway on two major components simultaneously: forming and pouring the tilt-wall panels that would serve as the exterior walls of Town Hall, and foundation work near SW 65th Avenue. He explained that the tilt-wall panels were expected to be completed and erected prior to the winter holidays, noting that while the structure would rise quickly, additional time would be required for interior construction.

Mr. Perez stated that structural steel installation was anticipated toward the end of the first quarter of the following year, followed by interior framing and drywall. He noted that major mechanical equipment, including generators and chillers, was expected to arrive the following summer. Plumbing and electrical fixtures would be installed as the project neared completion, with substantial completion projected for April or May of the following year. He indicated that a temporary certificate of occupancy was anticipated early that summer, followed by punch list inspections in coordination with Town staff. He emphasized the collaborative nature of the project and expressed confidence in the construction progress.

Mayor Paul commented that she had visited the site and observed the concrete being poured for the building walls, noting the significance of the project finally moving forward.

Councilmember Whitman asked whether the project timeline indicated that the walls and roof would be completed by April 2026 and prior to hurricane season. Mr. Perez confirmed that the walls would be erected before that time and that the roof would be installed and poured by approximately April 2026.

Councilmember Starkey asked for an update on underground infrastructure work. Mr. Perez explained that underground work related to the building was actively underway, and that staff coordination was ongoing to finalize the drainage design for the site.

Councilmember Starkey expressed concern regarding aging pipes and potential asbestos linings. Mr. Perez responded that sanitary lines were being inspected using camera systems and that minimal existing piping would be reused, with most infrastructure being newly installed to ensure long-term functionality.

Mr. Phillip Holste noted that the lift station west of Town Hall was being rebuilt to serve both the new Town Hall and surrounding redevelopment. Note: The accompanying presentation “Davie Town Hall Update” is attached for reference.

V. APPROVAL OF CONSENT AGENDA

Councilmember Starkey moved to approve the consent agenda minus item #1. Councilmember Whitman seconded the motion. In a voice vote, motion carried by a majority vote 5/0.

Minutes

1. March 3, 2025 Meeting Minutes (Regular)
2. May 7, 2025 Meeting Minutes (Regular)
3. June 3, 2025 Meeting Minutes (First Budget Workshop)
4. June 3, 2025 Meeting Minutes (Regular)

Resolutions

Administration

5. **AGREEMENT AMENDMENT** - A RESOLUTION OF THE TOWN OF DAVIE, APPROVING THE FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN THE TOWN OF DAVIE, FLORIDA AND THE TOWN OF DAVIE COMMUNITY REDEVELOPMENT AGENCY FOR THE EXTENSION OF CREDIT TO THE DAVIE COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.
6. **MEMORANDUM OF UNDERSTANDING** - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE MEMORANDUM OF UNDERSTANDING AGREEMENT BETWEEN THE TOWN OF DAVIE AND FLORIDA ATLANTIC UNIVERSITY ON BEHALF OF THE SMALL BUSINESS DEVELOPMENT CENTER AT FAU FOR A DEDICATED SMALL BUSINESS CONSULTANT; PROVIDING FOR CONFLICT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING

FOR AN EFFECTIVE DATE.

7. **GRANT** - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE ACCEPTANCE OF THE FLORIDA FOREST SERVICE'S URBAN AND COMMUNITY FORESTRY GRANT OFFERED THROUGH THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (FDACS) FOR THE PLANTING, PRESERVATION, AND INVASIVES CONTROL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
8. **LOCAL BILL** - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING THE TOWN ADMINISTRATOR TO SUBMIT A LOCAL BILL TO THE STATE OF FLORIDA LEGISLATURE THROUGH THE BROWARD LEGISLATIVE DELEGATION FOR THE CONSIDERATION AND APPROVAL OF A DOUBLE-FACED DIGITAL BILLBOARD AT THE FARM PARK; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Engineering

9. **EASEMENT** - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, ACCEPTING THE ATTACHED PUBLIC ROAD RIGHT OF WAY EASEMENT AGREEMENT FROM LOWELL AT FLAMINGO, INC.; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.
10. **EASEMENT** - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA APPROVING AN EASEMENT FROM THE TOWN OF DAVIE TO FLORIDA POWER AND LIGHT FOR THE INSTALLATION OF UNDERGROUND UTILITIES AT 6901 SW 45 STREET; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Human Resources

11. **COLLECTIVE BARGAINING AGREEMENT** - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, ADOPTING THE COLLECTIVE BARGAINING AGREEMENT FOR THE PERIOD OCTOBER 1, 2025 - SEPTEMBER 30, 2028, BETWEEN THE TOWN OF DAVIE AND THE FRATERNAL ORDER OF POLICE (FOP); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Housing and Community Affairs

12. **AMENDMENT** - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE FOURTH AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN BROWARD COUNTY TRANSIT AND THE TOWN OF DAVIE FOR COMMUNITY SHUTTLE SERVICE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
13. **LEASE AGREEMENT** - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE LEASE AGREEMENT BETWEEN THE TOWN OF DAVIE AND HOPE OUTREACH CENTER INC. FOR OFFICE SPACE AT THE ORANGE PARK COMMUNITY CENTER LOCATED AT 841 SW 133 AVENUE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Police

14. **AGREEMENT** - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING THE DAVIE POLICE DEPARTMENT TO ENTER INTO AN AGREEMENT AND CONTRACT WITH THE UNIVERSITY OF NORTH FLORIDA TO RECEIVE UP TO \$7,496.08 IN GRANT FUNDS FOR PARTICIPATION IN THE INSTITUTE OF POLICE TECHNOLOGY AND MANAGEMENT HIGH VISIBILITY ENFORCEMENT OPERATION GRANT, IF AWARDED; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.
15. **CONTRACT** - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE LOCAL GOVERNMENT PURCHASING COOPERATIVE DBA BUYBOARD CONTRACT NUMBER 698-23; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
16. **CONTRACT** - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE BRADFORD COUNTY SHERIFF'S OFFICE CONTRACT NUMBER BCSO2019-01; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Public Works

17. **BID SELECTION** - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, ACCEPTING THE BID RECOMMENDATION FOR BID ITB-RS-25-41 FROM DAN ENTERPRISES TEAM, LLC., FOR THE PINE ISLAND PARK POD NO. 2 RESTROOM RENOVATIONS IN THE AMOUNT OF \$81,968.88; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
18. **CONSENT TO ASSIGNMENT** - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE CONSENT TO ASSIGNMENT TO MILLERKNOLL, INC. FROM KNOLL, INC.; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Attorney

19. **REPEAL AND REPLACE** - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, REPEALING AND REPLACING RESOLUTION 2025-074 AND APPROVING A SPECIFIC EXCEPTION TO ROBERT'S RULES OF ORDER REGARDING MOTION OF RECONSIDERATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.
20. **AGREEMENT** - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING AND REPLACING THE COOPER CITY RESIDENTIAL OR COMMERCIAL WATER SERVICE AGREEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.
21. **CONTRACT** - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE CONTRACT FOR PROFESSIONAL SERVICES WITH GREGG ROSSMAN, P.A. D/B/A ROSSMAN LEGAL FOR THE TOWN OF DAVIE POLICE DEPARTMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

22. **CONTRACT** - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE CONTRACT FOR PROFESSIONAL SERVICES WITH GREGG ROSSMAN, P.A. D/B/A ROSSMAN LEGAL FOR THE TOWN OF DAVIE CODE COMPLIANCE DIVISION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Utilities

23. **CONTRACT** - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE PIGGYBACK CONTRACT AWARDED BY CITY OF BOCA RATON, FLORIDA (CONTRACT NO. 2025-013-NP) TO MORTON SALT, INC. FOR SOLAR SALT (BULK) SUPPLY & DELIVERY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Quasi-Judicial Consent Items

24. **Temporary Use Permit TU25-155 Davie United Methodist** 2025-2027 Pumpkin Patch (6500 SW 47th Street, zoned CF).
25. **Temporary Use Permit TU25-147, Saint David** 2025-2027, Sale of Christmas Trees (3900 South University Drive, zoned CF).
26. **Temporary Use Permit TU25-152 Lowe's** 2025-2027 Sale of Christmas Trees (11620 State Road 84, zoned B-2).
27. **Temporary Use Permit TU25-157 Home Depot** 2025-2027 Sale of Christmas Trees (5801 S. University Drive, zoned B-2).
28. **Temporary Use Permit, TU25-158 Home Depot** 2025-2027 Sale of Christmas Trees (15885 Rick Case Honda Way, zoned BP).
29. **Temporary Use Permit, TU25-160 Home Depot** 2025-2027 Sale of Christmas Trees (2300 S University Dr, zoned B-3).
30. **PLAT** - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING AN AMENDMENT ON THE PLAT KNOWN AS UNIVERSITY PARK WEST; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE (**DG25-116 Dalfen Industrial**, 5325 University Drive, zoned B-3)
31. **Site Plan SP24-155 Our Lady of Victory** (In between Frontage Road and Peaceful Ridge Road, approximately 2,000' south of SW 26th St, zoned AG) (**See related items #37, 39, 40, & 41**)

STAFF IS REQUESTING TABLING OF THE FOLLOWING ITEMS TO JANUARY 7, 2026

32. **Site Plan - SP24-138 Wyatt Estates** (Located on the east side of Davie Road approximately 1,000 feet north of the intersection of Davie Road and Stirling Road, zoned RO and R-2). (**See related items #33, 42, & 43**)

Councilmember Starkey moved to table item #32 Site Plan SP24-138 Wyatt Estates to January 7, 2026. Councilmember Whitman seconded the motion. In a voice vote, motion carried by a majority vote 5/0.

33. **PLAT** - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A PLAT KNOWN AS WYATT ESTATES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE (**Wyatt Estates** - Located on the east side of Davie Road approximately 1,000 feet north of the intersection of Davie Road and Stirling Road, zoned RO and R-2). (**See related items #32, 42, & 43**)

Councilmember Starkey moved to table item #33 Plat Wyatt Estates to January 7, 2026. Councilmember Whitman seconded the motion. In a voice vote, motion carried by a majority vote 5/0.

VI. DISCUSSION OF CONSENT AGENDA ITEMS

VII. PUBLIC HEARING

Ordinance - Second and Final Reading

34. **CODE AMENDMENT** - AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, AMENDING THE FOLLOWING SECTIONS OF CHAPTER 12, LAND DEVELOPMENT CODE: ARTICLE XII, SUBDIVISIONS, SITE PLANS AND CERTIFICATES OF USE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE. [**Vice Mayor Hattan moved to approve the code amendment. Councilmember Whitman seconded the motion. In a roll call vote: Councilmember Luis, yes; Councilmember Whitman, yes; Vice Mayor Hattan, yes; Councilmember Starkey, yes; and Mayor Paul, yes. Motion carried by supermajority vote 5/0.**]

Town Attorney Allan Weinthal read the resolution by title.

Mayor Paul opened the public hearing portion of the meeting.

As no one spoke, Mayor Paul closed the public hearing portion of the meeting.

Councilmember Whitman moved to approve item #34 Code Amendment. Councilmember Starkey seconded the motion. In a roll call vote: Mayor Paul - yes; Councilmember Whitman - yes; Councilmember Luis - yes; Councilmember Starkey - yes; and Vice Mayor Hattan - yes. Motion carried by a majority vote 5/0.

Ordinances - First Readings (Second and final readings to be held on November 5, 2025)

35. **CODE AMENDMENT** - AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, AMENDING THE FOLLOWING SECTIONS OF CHAPTER 12, LAND DEVELOPMENT CODE: ARTICLE X, PLANNING AND DEVELOPMENT, DIVISION 7, PUBLIC PARTICIPATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Attorney Allan Weinthal read the resolution by title.

Mayor Paul opened the public hearing portion of the meeting.

As no one spoke, Mayor Paul closed the public hearing portion of the meeting.

Councilmember Whitman moved to approve item #35 Code Amendment. Mayor Paul seconded the motion. In a roll call vote: Councilmember Starkey - yes; Vice Mayor Hattan - yes; Councilmember Whitman - yes; Mayor Paul – yes; and Councilmember Luis - yes. Motion carried by a majority vote 5/0.

36. DEFINED BENEFIT PLAN AMENDMENT - AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, AMENDING THE DEFINED BENEFIT PLAN; OF THE TOWN’S RETIREMENT PLAN AND TRUST FOR THE MANAGEMENT AND GENERAL EMPLOYEES OF THE TOWN OF DAVIE, AMENDING ARTICLE 9, VESTING, TO ALLOW FOR REMOVAL OF EARLY RETIREMENT REFERENCES THAT ARE NOT APPLICABLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Attorney Allan Weinthal read the resolution by title.

Mayor Paul opened the public hearing portion of the meeting.

As no one spoke, Mayor Paul closed the public hearing portion of the meeting.

Councilmember Whitman moved to approve item #36 Defined Benefit Plan. Councilmember Starkey seconded the motion. In a roll call vote: Vice Mayor Hattan – yes; Councilmember Whitman - yes; Mayor Paul – yes; Councilmember Luis - yes; and Councilmember Starkey – yes. Motion carried by a majority vote 5/0.

Quasi-Judicial Public Hearing Items

Ordinance - First Reading (Second and final reading to be held on November 5, 2025)

37. REZONING - AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING APPLICATION ZB24-156 OUR LADY OF VICTORY, CHANGING THE ZONING DESIGNATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM AGRICULTURE (AG) TO COMMUNITY FACILITIES (CF) DISTRICT; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE (Between Frontage Road and Peaceful Ridge Road (Our Lady of Victory** - SW 121st Ave), approximately 2,000’ south of SW 26th St, zoned AG) (**See related items #31, 39, 40, & 41**)**

Town Attorney Allan Weinthal read the ordinance by title.

Mayor Paul opened the public hearing portion of the meeting.

As no one spoke, Mayor Paul closed the public hearing portion of the meeting.

Councilmember Starkey moved to approve item #37 Rezoning Application ZB24-156 Our Lady of Victory. Councilmember Whitman seconded the motion. In a roll call vote: Councilmember Whitman – yes; Councilmember Starkey – yes; Vice Mayor Hattan - yes; Mayor Paul - yes; and Councilmember Luis - yes. Motion carried by a majority vote 5/0.

Resolutions

38. **VARIANCE** - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, TAKING FINAL ACTION ON VARIANCE APPLICATION V25-065 MARTI; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE (**V25-065 MARTI**, 13740 Pine Meadow Court, Zoned R-1). **(Tabled from September 17, 2025)**

Town Attorney Allan Weinthal read the resolution by title.

Mayor Paul opened the public hearing portion of the meeting.

Mr. Matt Lines, attorney for the applicant, stated that he represented Ms. Marti regarding the variance request and noted that the matter had been before the Town Council multiple times. He stated that the gate complied with the Town's regulations and that, in his view, no variance should be required. Mr. Lines explained that the code provisions addressing opacity apply to fences and not gates, and that the code definition of "fence" does not include gates. He further stated that, even if the gate were considered part of a fence, the overall fence system would still meet opacity requirements.

Mr. Lines stated that the applicant replaced an existing damaged gate after contacting the Town and being advised that a permit was not required. He stated that the applicant installed the gate in good faith and included backing for security purposes following attempted vehicle thefts. Mr. Lines also stated that similar opaque gates existed in the neighborhood and that public records requests did not reveal enforcement actions related to gate opacity.

Mr. Lines further stated that the variance request arose from ongoing neighborhood disputes unrelated to the applicant and that the applicant was seeking the variance to resolve the matter and avoid continued enforcement actions. He requested that the Town Council approve the variance and asked to reserve time to respond to additional public comment.

Mr. Daniel Munevar, resident, stated that he opposed the requested variance and asked the Town Council to deny it. He expressed concerns regarding neighborhood safety, pedestrian visibility, and precedent-setting if the variance were approved. He stated that a solid, opaque gate would not improve security, could impede police visibility, and had not been shown to meet wind-load or hurricane safety requirements. Mr. Munevar further stated that the request did not present a unique hardship and that Planning and Zoning had previously recommended denial based on noncompliance with Town Code.

Mr. Allan Weinthal, Town Attorney, clarified that if the variance were approved, a permit would still be required, and the gate would be subject to inspection to ensure compliance with applicable building and safety codes.

Mrs. Maria Munevar, resident, stated that she opposed the variance due to concerns related to safety, visibility, and quality of life within the neighborhood. She expressed that approval of the variance could set a precedent for other properties to seek similar approvals and stated that opaque fencing could limit visibility for law enforcement responding to calls in the area. She requested that the Town Council deny the variance.

Mr. Allan Weinthal requested that public comments remain focused on the variance request related to gate height and opacity.

Mr. Michael McKee, resident, stated that he opposed the variance and urged the Town Council to reverse the prior approval. He asserted that the request did not meet the legal criteria for a variance under the Town's Land Development Code, including the absence of a unique hardship and the existence of self-created conditions. Mr. McKee also raised concerns regarding documentation accuracy, property line placement, hurricane safety standards, and the validity of letters of no objection submitted in support of the request.

Ms. Judith Machin, resident, stated that she opposed the variance and referenced the Planning and Zoning Board's prior denial of the request. She expressed concerns regarding compliance with Town code, gate height, transparency requirements, and hurricane safety standards. Ms. Machin stated that the variance request should be evaluated based on code compliance and public safety considerations rather than aesthetic preferences.

Mr. Matt Lines, attorney for the applicant, responded to the public comments and stated that the applicant was prepared to apply for and obtain the required permit if the variance were approved. He stated that permitting and inspections would address safety and wind-load concerns and that the applicant had pursued the variance at the Town's direction. Mr. Lines requested approval of the variance.

Ms. Janet Marti, applicant, stated that she had discussed the matter with Town staff and confirmed that a permit would be obtained for the gate. She thanked the Town Council for the opportunity to address the matter.

Councilmember Luis stated that he had made the motion to reconsider because he initially misinterpreted the information presented on August 20. He explained that he originally thought the town had provided improper guidance regarding whether a permit was needed to replace a gate. After reviewing the email correspondence, he noted that the town had informed the applicant that no permit was required to replace the gate, citing a 2016 permit for a four-foot, partially opaque gate. He explained that the current six-foot opaque gate had been installed illegally by the previous owner and that Mrs. Marti, the current owner, likely was unaware of this. He concluded that while the six-foot height could be considered a hardship, the added opacity violated town code, which limits gates to no more than 50% opaque. He indicated he planned to make a motion to approve a six-foot non-opaque gate while denying the variance for the opaque panels, but he wanted feedback from other council members.

Mayor Paul stated that she stood by his previous opinion regarding the lack of hardship but was willing to consider Mr. Luis's points.

Councilmember Starkey raised a procedural question regarding newly submitted information and whether it was admissible at the hearing. Town Attorney Allan Weinthal confirmed that the information was admissible but noted that ideally all materials should have been submitted in advance.

Councilmember Whitman confirmed with Mr. Quigley and Mr. Weinthal that the height of the existing six-foot gate could be considered a hardship since it predated Mrs. Marti's ownership, but the opacity of the gate was not considered a hardship. Mr. Quigley read the town code regarding variances, emphasizing that hardships must not be self-created and that granting a variance must be the minimum necessary to allow reasonable use of the property.

Mr. Luis reiterated that he supported a six-foot non-opaque gate but could not approve the opaque panels.

As no one else spoke, Mayor Paul closed the public hearing portion of the meeting.

Councilmember Luis moved to approve item #38 Variance Application VA25-065 Marti for a 6-foot high non opaque gate. Councilmember Whitman seconded the motion. In a roll call vote: Councilmember Whitman - yes; Mayor Paul - no; Vice Mayor Hattan - yes; Councilmember Starkey - yes; and Councilmember Luis - yes. Motion carried by a majority vote 4/1.

39. **SPECIAL PERMIT** - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, TAKING FINAL ACTION ON SPECIAL PERMIT APPLICATION SE24-157 OUR LADY OF VICTORY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE (**Our Lady of Victory** - Between Frontage Road and Peaceful Ridge Road (SW 121st Ave), approximately 2,000' south of SW 26th St, zoned AG) (**See related items #31, 37, 40, & 41**)

Town Attorney Allan Weinthal read the resolution by title.

Mayor Paul opened the public hearing portion of the meeting.

As no one spoke, Mayor Paul closed the public hearing portion of the meeting.

Councilmember Whitman moved to approve item #39 Special Permit SE24-157 Our Lady of Victory. Councilmember Starkey seconded the motion. In a roll call vote: Councilmember Starkey - yes; Councilmember Luis - yes; Vice Mayor Hattan – yes; Councilmember Whitman - yes; and Mayor Paul – yes. Motion carried by a majority vote 5/0.

40. **VARIANCE** - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, TAKING FINAL ACTION ON VARIANCE APPLICATION V24-158 OUR LADY OF VICTORY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE (**Our Lady of Victory** - Between Frontage Road and Peaceful Ridge Road (SW 121st Ave), approximately 2,000' south of SW 26th St, zoned AG) (**See related items #31, 37, 39, & 41**)

Town Attorney Allan Weinthal read the resolution by title.

Mayor Paul opened the public hearing portion of the meeting.

As no one spoke, Mayor Paul closed the public hearing portion of the meeting.

Councilmember Whitman moved to approve item #40 Variance Application V24-158 Our Lady of Victory. Councilmember Starkey seconded the motion. In a roll call vote: Vice Mayor Hattan – yes; Councilmember Whitman - yes; Councilmember Starkey - yes; Councilmember Luis - yes; and Mayor Paul - yes. Motion carried by a majority vote 5/0.

41. **VARIANCE** - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, TAKING FINAL ACTION ON VARIANCE APPLICATION V24-159 OUR LADY OF VICTORY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE (**Our Lady of Victory** - Between Frontage Road and Peaceful Ridge Road, approximately 2,000' south of SW 26th St, zoned AG) (**See related items #31, 37, 39, & 40**)

Town Attorney Allan Weinthal read the resolution by title.

Mayor Paul opened the public hearing portion of the meeting.

As no one spoke, Mayor Paul closed the public hearing portion of the meeting.

Councilmember Whitman moved to approve item #41 Variance Application V24-159 Our Lady of Victory. Councilmember Starkey seconded the motion. In a roll call vote: Mayor Paul – yes; Vice Mayor Hattan - yes; Councilmember Whitman - yes; Councilmember Starkey – yes; and Councilmember Luis - yes. Motion carried by a majority vote 5/0.

STAFF IS REQUESTING TABLING OF THE FOLLOWING ITEMS TO JANUARY 7, 2026

Ordinances - First Readings (Second and final readings to be held on November 5, 2025)

42. **REZONING** - AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING APPLICATION ZB24-136 WYATT ESTATES, CHANGING THE ZONING DESIGNATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM RESIDENTIAL OFFICE (RO) AND LOW DENSITY DWELLING (R-2) TO LOW MEDIUM DWELLING (RM-5); AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE (**Wyatt Estates** - Located on the east side of Davie Road approximately 1,000 feet north of the intersection of Davie Road and Stirling Road, zoned RO and R-2) (**See related items #32, 33, & 43**)

Councilmember Starkey moved to table item #42 Rezoning Application ZB24-136 Wyatt Estates to January 7, 2026. Councilmember Whitman seconded the motion. In a roll call vote: Vice Mayor Hattan - yes; Councilmember Whitman - yes; Councilmember Luis - yes; Councilmember Starkey - yes; and Mayor Paul - yes. Motion carried by a majority vote 5/0.

43. **LAND USE AMENDMENT** - AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING LAND USE AMENDMENT APPLICATION LA24-135 WYATT ESTATES, AMENDING COMPREHENSIVE PLAN BY CHANGING THE TOWN OF DAVIE FUTURE LAND USE MAP DESIGNATION OF CERTAIN LANDS FROM RESIDENTIAL/OFFICE AND RESIDENTIAL 2 DU/ACRE TO RESIDENTIAL 5 DU/ARCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE (**Wyatt Estates** - Located on the east side of Davie Road approximately 1,000 feet north of the intersection of Davie Road and Stirling Road, zoned RO and R-2). (**See related items #32, 33, & 42**)

Councilmember Whitman moved to table item #43 Land Use Application LA24-135 Wyatt Estates to January 7, 2026. Councilmember Starkey seconded the motion. In a roll call vote: Councilmember Starkey - yes; Vice Mayor Hattan - yes; Mayor Paul – yes; Councilmember Whitman - yes; and Councilmember Luis - yes. Motion carried by a majority vote 5/0.

VIII. REPORT ITEMS

- 44. Florida Climate Week - October 6 - 12, 2025
- 45. Broward Green Schools Campaign Initiative - October 15, 2025
- 46. Hindu Heritage Month and Diwali Day - October 20, 2025
- 47. South Florida Mental Wellness Summit & Expo Day - October 23, 2025

IX. APPOINTMENTS

- 48. Board and Committee Appointments

Councilmember Luis reappointed Jeremy Wehby to the Agricultural and Environmental Advisory Committee

X. COMMITTEE RECOMMENDATIONS

XI. OLD BUSINESS

XII. NEW BUSINESS

XIII. SCHEDULE OF NEXT MEETING

Future Town Council Meetings
Wednesday, November 5, 2025, at 6:30 p.m. Town Council Meeting
Wednesday, November 19, 2025, at 6:30 p.m. Town Council Meeting
Wednesday, December 3, 2025, at 6:30 p.m. Town Council Meeting
Wednesday, December 17, 2025, at 6:30 p.m. Town Council Meeting

XIV. MAYOR AND COUNCILMEMBER COMMENTS

COUNCILMEMBER WHITMAN

PET MICROCHIP EVENT - Councilmember Whitman stated that the Town of Davie Police Department partnered with Erica Garcia from the Cooper City Animal Clinic to offer free microchipping services for residents. She noted the event would take place at Robins Lodge Park on October 25, 2025, from 11 a.m. to 3 p.m., and provided contact information for Animal Control Code Inspector Karen Borsoni.

ORANGE DRIVE SIDEWALK - Councilmember Whitman announced that a community meeting was scheduled for October 28, 2025, regarding the Orange Drive Pedestrian Sidewalk Project, from Southwest 67th Avenue to Southwest 92nd Avenue, to be held at the Pine Island Multi-Purpose

Center at 6:30 p.m.

CENTENNIAL CELEBRATION - Councilmember Whitman reminded residents that the deadline to register for the November 8, 2025, Centennial Celebration for residents 90 years and older was October 24, 2025, and instructed them to complete the residence recognition form on the Town's website.

HAPPY BIRTHDAY - Councilmember Whitman wished all October babies a happy birthday.

COUNCILMEMBER STARKEY

RECOGNITION - Councilmember Starkey thanked the Fire Department and the American Red Cross for assisting a family that had suffered a house fire. She encouraged residents to donate or volunteer for the Red Cross and highlighted its efforts in disaster relief, fire safety, and community support over the years.

AIRBNB - Councilmember Starkey expressed her sympathy for neighbors affected by Airbnb activity but clarified that such issues were not relevant to the current variance discussion. She emphasized that the hardship Mrs. Marti faced regarding her gate was not self-created and warranted consideration.

VICE MAYOR HATTAN

THANK YOU - Vice Mayor Hattan thanked the Fire Department and Police Department for performing a welfare check on a constituent.

MARLON LUIS

RABIES - Councilmember Luis informed residents of a confirmed rabies case in a raccoon near I-595 in September 2025. He detailed the affected area and advised residents to avoid contact with wildlife, ensure pets were vaccinated, secure livestock, and seek immediate medical attention if bitten or scratched.

VARIANCE - Councilmember Luis explained his position on the variance for Mrs. Marti's gate, noting support for a six-foot non-opaque gate while denying approval for opaque panels.

MAYOR PAUL

RED CROSS - Mayor Paul stated that she regularly donated to the American Red Cross, including from her campaign account funds.

RE-ELECTION - Mayor Paul announced that she had filed paperwork to run again for mayor in 2026.

CENTENNIAL - Mayor Paul noted that the Chamber of Commerce luncheon included presentations on the town's 100-year centennial celebration, commending the presenters.

BROWARD LEADERS - Mayor Paul described attending the Broward Leaders Resilience Roundtable workshop, where she noted that the Town was well-positioned regarding resilience programs, including stormwater management, pervious surfaces, culverts, potable water initiatives, and erosion control.

CLEVELAND CLINIC - Mayor Paul shared that she attended the Rita and Rick Case Corridor unveiling at the Cleveland Clinic in Weston, noting the \$2 million donation made by Rita Case.

HORSE RESCUE - Mayor Paul recognized the fire department and rescue teams for saving a horse stuck in mud on 70th Avenue.

AIRBNB - Mayor Paul urged residents to call 911 for any Airbnb related disturbances to help build

enforcement cases.

PURPLE HEART - Mayor Paul requested additional Purple Heart community signs be placed at major entrances to the town.

MEETING CANCELLATION - Mayor Paul proposed canceling the second Town Council meeting in December to allow staff and residents preparation time for the holidays.

XV. TOWN ADMINISTRATOR COMMENTS

RICHARD J. LEMACK

Mr. Lemack stated that he wanted to correct a statement made during the potable use workshop. He clarified that a resolution related to the workshop would be brought back for Town Council consideration at a council meeting in November, but not at a meeting on November 15, 2025, as previously stated.

XVI. TOWN ATTORNEY COMMENTS

ALLAN WEINTHAL

No comments

XVII. ADJOURNMENT

There being no further business to discuss and no objections, the meeting was adjourned at 8:03 p.m.

Approved on: _____

Mayor/Councilmember

Town Clerk