

PLANNING & ZONING BOARD
NOVEMBER 8, 2000

Revised 02/05/01

1. ROLL CALL

The meeting was called to order at 7:30 p.m. Board members present were Chair George Greb, Vice-Chair Jay Stahl, Michael Davenport, Larry Davis, and Edna Moore. Also present were Board Attorney Tom Connick, Planner II Marcie Nolan and Board Secretary Carole Stratman recording the meeting.

2. APPROVAL OF MINUTES - February 24, 1999 and August 9, 2000

Mr. Davenport stated that with regard to August 9th minutes, he had not been in attendance and was recorded as voting on an issue. He further questioned the validity and accuracy of the February 24th minutes. Vice-Chair Stahl also was concerned with the February 24th minutes. Chair Greb advised Mr. Davis that he was not on the Board in February 1999, he could ask questions, but could not make any corrections. Mr. Davis and Vice-Chair Stahl further mentioned numerous transcript discrepancies and inaccuracies. Chair Greb suggested that the minutes be reviewed and rechecked against the tape and that they not be approved.

Mr. Davenport made a motion, seconded by Vice-Chair Stahl, to not approve the February 24, 1999 minutes. In a voice vote, all voted in favor. **(Motion carried 5-0)**

Mr. Davis stated that in the August 9th minutes, on page 2, the word "approximately" may have been misapplied in reference to a discussion with Mr. Rawls; on page 4, the words "wild" or "exotic" should be inserted with regard to the animals discussed under Old Business; and at the end of the paragraph to "have" an opportunity should be inserted. Mr. Davis felt the Board was "as" important, not "more."

Mr. Davis made a motion, seconded by Mr. Davenport, to approve the August 9, 2000 minutes with the requested changes. In a voice vote, all voted in favor. **(Motion carried 5-0)**

Chair Greb requested a motion to take item 4.6 out of order due to the number of people present for the public hearing. Mr. Stahl made a motion, seconded by Mr. Davis. In a voice vote, all voted in favor. **(Motion carried 5-0)**

4.6 Ms. Nolan stated that staff had requested that this item be tabled to the November 22, 2000 meeting to provide staff, the applicant, the surrounding property owners, and the Town Council time to hold a community meeting to discuss the requested amendment. Chair Greb indicated that he had heard that several meetings had already been held, making it clear that the request for tabling was from staff, not the petitioner. Ms. Nolan advised that Mayor Venis had requested that staff schedule this item for a meeting to be held on November 14th. Vice-Chair Stahl provided an update on dates and locations of future meetings and advised that he had previously attended one of the meetings with Councilmember Paul.

Russell Kelly was concerned that this was the second time this item was tabled and requested that the item be heard first at the next meeting.

Mr. Davis indicated he would like this item heard at the first meeting in December due to the Thanksgiving holiday and public concern on this issue.

Vice-Chair Stahl made a motion, seconded by Mr. Davenport, to table this item to December 13, 2000. In a roll call vote, the vote was as follows: Chair Greb, yes; Vice-Chair Stahl, yes; Mr. Davenport, yes; Mr. Davis, yes; Ms. Moore, yes. **(Motion carried 5-0)**

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3.1 P 8-2-99, Griffin 78 Plat, 7790 Griffin Road (B-1)

Neil Kalis, representing the petitioner, concurred with the staff report. Ms. Nolan read the planning report (Planning and Zoning Division recommendation: approval subject to the planning report).

Vice-Chair Stahl made a motion, seconded by Mr. Davenport, to approve. In a roll call vote, the vote was as follows: Chair Greb, yes; Vice-Chair Stahl, yes; Mr. Davenport, yes; Mr. Davis, yes; Ms. Moore, yes. **(Motion carried 5-0)**

4. PUBLIC HEARING

Vacation/Abandonment

4.1 VA 6-1-00, Town of Davie, a portion of NW 33 Street, between Davie Road Extension and NW 75 Avenue, extending from Davie Road Extension approximately 310 feet west (tabled from October 11, 2000)

Ms. Nolan reported that this item had been tabled for several months and due to the length of time that had passed, the petitioner would be required to submit the request as a new item.

Variances

4.2 V 5-4-00, Ross-Matz Investments, 8020 SW 30 Street (B-2) (tabled from October 11, 2000)

Ms. Nolan stated that staff was requesting tabling this item to the December 13th meeting. Staff had been in contact with the applicant to discuss site design alternatives to reduce building height, eliminate certain variances and attempted to find the best overall design solution for the property.

Ms. Moore made a motion, seconded by Mr. Davis, to table this item to December 13, 2000. In a roll call vote, the vote was as follows: Chair Greb, yes; Vice-Chair Stahl, yes; Mr. Davenport, yes; Mr. Davis, yes; Ms. Moore, yes. **(Motion carried 5-0)**

4.3 V 10-1-00, Stirling Place, Inc., 6851 Stirling Road (B-1 and B-2)

Ms. Nolan stated that the applicant had requested a tabling to the November 22, 2000 meeting to provide additional materials to process the application.

Vice-Chair Stahl made a motion, seconded by Ms. Moore, to table this item to November 22, 2000. In a roll call vote, the vote was as follows: Chair Greb, yes; Vice-Chair Stahl, yes; Mr. Davenport, yes; Mr. Davis, yes; Ms. Moore, yes. **(Motion carried 5-0)**

Special Permits

4.4 SE 9-2-00, Nextel South Corp./Palm Peterbuilt-GMC Trucks, Inc., 2441 South State Road 7 (B-3)

Ms. Nolan stated that staff was requesting a tabling to November 22, 2000 to obtain a reduced site plan with exhibits attached.

Vice-Chair Stahl made a motion, seconded by Mr. Davis, to table this item to November 22, 2000. In a roll call vote, the vote was as follows: Chair Greb, yes; Vice-Chair Stahl, yes; Mr. Davenport, yes; Mr. Davis, yes; Ms. Moore, yes. **(Motion carried 5-0)**

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4.5 SE 10-1-00, Nextel South Corp./Regency Square at Broward Joint Venture, 4801 SW 148 Avenue

Alan Gabriel and Louis King, representing the petitioner, were present. Ms. Nolan read the planning report (Planning and Zoning Division recommendation: approval).

Vice-Chair Stahl asked when Council had approved the site plan, to which Ms. Nolan stated that she would check the accuracy of the date. She further confirmed that 12 months were allowed for a development permit. Vice-Chair Stahl was concerned with whether the flag would be lit at night, as well as the pole's construction material.

Mr. Gabriel described the site, showing the site plan and a photo simulation and indicated that the request would not affect the adequacy of parking in the shopping area. He demonstrated how other antennae could be co-located on the tower. Chair Greb asked about additional users and was told that the structure would not be altered and could accommodate two more users, for a total of three. Landscaping would be provided around the perimeter.

Mr. Davenport asked if the two co-locations would be on the same or separate poles and if there was the possibility of ever needing more poles on the premises. Mr. Gabriel responded that Nextel would not have a need for more poles and the Town's Code would prohibit any additions.

Chair Greb asked there would be a reduction of ten parking spaces to the Regency Square and if it would require anything other than a special permit in the way of a variance. Ms. Nolan responded in the negative.

Mr. Gabriel indicated that the nearest tower was 1.7 miles from the proposed site. Various tower locations were discussed and how Nextel was constructing towers in other communities. He further indicated that customer usage determined how many towers were needed to be built to provide ample coverage. Mr. Gabriel advised that it would be Nextel's responsibility to maintain the structure and flags.

Chair Greb asked if anyone wanted to speak for or against this item. As no one spoke, the public hearing was closed.

Vice-Chair Stahl observed that it was a unique design and was glad to see some originality in putting up the towers.

Vice-Chair Stahl made a motion, seconded by Mr. Davenport, to approve. In a roll call vote, the vote was as follows: Chair Greb, yes; Vice-Chair Stahl, yes; Mr. Davenport, yes; Mr. Davis, yes; Ms. Moore, yes. **(Motion carried 5-0)**

5. OLD BUSINESS

Ms. Nolan stated that R-1E ~~description~~ designation had been denied by Council and the parking Code revisions had been tabled until November 15th, 2000. Chair Greb questioned that since it had been denied, did the petitioner have to wait one year to reapply. Ms. Nolan responded that the petitioner did not have to wait.

6. NEW BUSINESS

There was no new business.

7. COMMENTS AND/OR SUGGESTIONS

There were no comments or suggestion.

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8. ADJOURNMENT

There being no objections, the meeting adjourned at 8:24 p.m.

Approved

Chair/Committee Member