

**PLANNING AND ZONING BOARD
AUGUST 8, 2001**

1. ROLL CALL

The meeting was called to order at 7:15 p.m. Board members present were Chair Jay Stahl, Vice-Chair Mike Bender, Edna Moore, Mimi Turin, and Bob Waitkus. Also present were Town Attorney Monroe Kiar, Planner Chris Gratz and Board Secretary Janet Gale recording the meeting.

2. PLATS

2.1 P 4-1-01, Hacienda Substation Plat, 4900 Oakes Road (M-4, Light Heavy Industrial)

Joe Lammert, representing the petitioner, was present. Mr. Gratz read the planning report (Planning and Zoning Division's recommendation: approval subject to the conditions as outlined in the report).

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

3. PUBLIC HEARING

Rezoning

3.1 ZB 6-2-01, Miller, Legg & Associates, Inc./Town of Davie, 7575 Davie Road Extension (from RM-10 to R-5)

Robert Legg and Housing and Community Development Director Shirley Taylor-Prakelt, representing the petitioner, were present. Mr. Gratz read the planning report (Planning and Zoning Division's recommendation: approval subject to variance approval).

Using an aerial photograph, Mr. Legg pointed out the proposed location and advised that it was an adjoining activity to the east of Harmony Village which had been "built out." Chair Stahl inquired on the average size of the homes and Ms. Prakelt advised that they were approximately 1,400 square feet.

Mr. Waitkus inquired on the need for a variance. Mr. Legg explained that there was not a zoning category that fit this type of home and while the rezoning would allow them to get to the closest category, the variance would allow the project to be built.

Chair Stahl opened the public hearing. As no one spoke, the public hearing was closed.

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

Variance

3.2 V 6-1-01, Miller, Legg & Associates, Inc./Town of Davie, 7575 Davie Road Extension (RM-10)

Mr. Legg and Ms. Prakelt represented the petitioner. Mr. Gratz summarized the planning report (Planning and Zoning Division's recommendation: approval).

Upon Ms. Turin's inquiry, Ms. Prakelt advised that she had failed to include resolution R-2001-37 in the backup material and, therefore, explained the conceptual plan for the development of the "Harmony Village Community" which this resolution had envisioned.

Ms. Prakelt provided a history on the development and advised of the collaborative efforts of federal, state, county and local officials along with the private sector, to revitalize the Driftwood area. She indicated that this development joined with a new Boys and Girls Club facility, a learning center and a childcare center and that the housing was the most pivotal component to turning this neighborhood around.

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Mr. Waitkus inquired on how the number of 22 homes was determined. Ms. Prakelt explained that given the level of assistance available through the federal and state programs, the number was significant in a formula in order to provide homes at a lower cost than it would be to maintain an apartment, which was her goal. She also challenged Habitat for Humanity of Broward (Habitat) to vary from the "cookie cutter" house plans and offer a choice of three elevations so that this development would mirror in appearance, other developments in the Town.

Mr. Waitkus asked about a time frame. Ms. Prakelt explained that this development would be built in two phases and estimated that the first occupancy would occur in approximately 12 months; however, she explained that Habitat had never undertaken a project of this magnitude in Broward County before. Ms. Prakelt emphasized that the construction of the Boys and Girls Club facilities, the learning center and computer lab needed to be considered and, therefore, they were entering into this endeavor with a three-year plan.

Mr. Kiar inquired on the fund raising segment of the development. Ms. Prakelt explained the participation of various entities and the ability of Habitat to raise funds in order for the homes to be affordable.

Ms. Moore recalled that in the wake of Hurricane Andrew when homes all around were blown away, six Habitat homes in that same area sustained very little damage. Ms. Prakelt affirmed that the quality of construction was exemplary and spoke of the "sweat equity" participation of the purchasers.

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

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

4. OLD BUSINESS

Mr. Kiar discussed a resolution which had been passed by Council pertaining to board procedure and quorum requirements relevant to the Planning and Zoning Board, Local Planning Agency and Site Plan Committee. He explained that no less than three members' affirmative votes would be required to make any determination or effect any action by these boards. Mr. Kiar posed the example that, a two-two vote or a two-one vote would be tabled; however, a three-two, three-one, or three-zero could move forward. The Board was receptive to this resolution as it would more accurately portray the thoughts of a clear majority of the Board.

Vice-Chair Bender reported on the discussion he had with Council regarding public notification signs.

Chair Stahl advised that in addition to the two signs that had been reported, Marooney Toyota had a large banner sign poised between two poles on its used car lot.

5. NEW BUSINESS

There was no new business discussed.

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6. COMMENTS AND/OR SUGGESTIONS

Mr. Gratz asked that Vice-Chair Bender collaborate with him on the sign issue in order to provide a proposal for his division to consider. Vice-Chair Bender indicated that he would assist Mr. Gratz.

Mr. Gratz advised that he was researching a discrepancy regarding a resolution which waived variance fees for houses of worship. He expressed his opinion on this matter and indicated that the newspaper ads and signage was an expense to the Town.

Ms. Moore discussed a dilemma regarding the inconsistency of addresses at the location of Stirling Road and Davie Road. She explained how the numbers skipped and indicated that people who were lost, ended up entering her office on a daily basis. She asked if there were any way to straighten out this confusing situation with some type of signage. Mr. Gratz responded that he would advise the Director of Public Works of this situation.

7. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 8:00 p.m.

Date Approved _____

Chair/Board Member