

**PLANNING AND ZONING BOARD
OCTOBER 10, 2001**

1. ROLL CALL

The meeting was called to order at 7:04 p.m. Board members present were Chair Jay Stahl, Vice-Chair Mike Bender, Edna Moore, and Mimi Turin. Also present were Attorney A. Thomas Connick, Planner Chris Gratz and Board Secretary Janet Gale recording the meeting. Bob Waitkus was absent

2. APPROVAL OF MINUTES: September 12, 2001

Vice-Chair Bender made a motion, seconded by Ms. Turin, to approve the minutes of September 12, 2001. 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 - absent. **(Motion carried 4-0)**

3. PLATS

3.1 P 3-1-01, Nova Plat No. 2, south of State Road 84, I-595, west of Davie Road and east of Nova Drive (B-2, RM-16 and RM-25)

Ed Ploski, 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 planning report).

Ms. Moore made a motion, seconded by Vice-Chair Bender, to approve subject to staff's recommendations. 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 - absent. **(Motion carried 4-0)**

3.2 P 7-1-01, Charleston Oaks, south of SW 26 Street between SW 148 Avenue and SW 142 Avenue (A-1)

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

Ms. Moore made a motion, seconded by Chair Stahl who had passed the gavel, to approve subject to staff's recommendations. In a roll call vote, the vote was as follows: Chair Stahl - yes; Vice-Chair Bender - no; Ms. Moore - yes; Ms. Turin - yes; Mr. Waitkus - absent. **(Motion carried 3-1)**

4. PUBLIC HEARING

Rezoning

4.1 ZB 4-2-01, Struc.Tech Engineering, Inc./St Philips Orthodox Church, 4870 Griffin Road (B-3)

Robert Suade, representing the petitioner, was present. Mr. Gratz read the planning report (Planning and Zoning Division's recommendation: approval).

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

Ms. Moore made a motion, seconded by Vice-Chair Bender, 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 - absent. **(Motion carried 4-0)**

Variance

4.2 V 1-1-01, Carnahan, Proctor, & Cross, Inc./Goldberg, 8200-8270 Griffin Road (B-2)

Donna West, representing the petitioner, was present. Mr. Gratz read the planning report (Planning and Zoning Division's recommendation: approval).

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Ms. West displayed a large site plan to help explain the necessity for the variances. The reduction of eight parking spaces was discussed.

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. Moore, 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 - absent. **(Motion carried 4-0)**

Special Permit

4.3 SE 8-1-01, Bruns, 2280 SW 154 Avenue (A-1)

Rick Bruns, the petitioner, was present. Mr. Gratz read the planning report (Planning and Zoning Division's recommendation: approval).

Chair Stahl asked if anyone wished to speak for or against this item.

Julie Aitken, 3801 Flamingo Road, spoke in opposition of the special permit process for this applicant and expressed her opinion that if this item was to be approved, the application fee should be refunded to the petitioner.

Gregg Siegel, 5100 South University Drive, stated that since this was an agricultural business, the petitioner should not be required to obtain a special use permit.

Hilda Testa, 13940 SW 24 Street, spoke in opposition to the special permit requirement for this application.

As there were no other speakers, the public hearing was closed.

Mr. Bruns explained how this project would improve the property and that he had no objection to being refunded his \$930 application fee. Discussed was the issue that horse boarding and training farms were classified as an agricultural use.

Vice-Chair Bender made a motion, seconded by Ms. Moore, to approve with the stipulation that the permit fees be refunded. 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 - absent. **(Motion carried 4-0)**

5. OLD BUSINESS

Mr. Gratz provided a prototype of the notification signs for the Boards information and opinion.

6. NEW BUSINESS

Vice-Chair Bender requested that the Board packets be delivered earlier if possible.

7. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

8. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 7:47 p.m.

Date Approved _____

Chair/Board Member