

**PLANNING AND ZONING BOARD**  
**APRIL 10, 2002**

**1. ROLL CALL**

The meeting was called to order at 7:24 p.m. Board members present were Chair Jay Stahl, Vice-Chair Mike Bender, Edna Moore, Mimi V. Turin, and Bob Waitkus. Also present were Town Attorney Monroe Kiar, Planner Chris Gratz and Board Secretary Janet Gale recording the meeting.

- 2. APPROVAL OF MINUTES:** April 11, 2001  
April 25, 2001  
May 23, 2001  
June 27, 2001  
March 13, 2002

Vice-Chair Bender made a motion, seconded by Mr. Waitkus, to approve the minutes of April 11, 2001. In a voice vote, all voted in favor. **(Motion carried 5-0)**

Ms. Moore made a motion, seconded by Mr. Waitkus, to approve the minutes of April 25, 2001. In a voice vote, all voted in favor. **(Motion carried 5-0)**

Vice-Chair Bender made a motion, seconded by Mr. Waitkus, to approve the minutes of May 23, 2001. In a voice vote, all voted in favor. **(Motion carried 5-0)**

Mr. Waitkus made a motion, seconded by Ms. Moore, to approve the minutes of June 27, 2001. In a voice vote, all voted in favor. **(Motion carried 5-0)**

Vice-Chair Bender made a motion, seconded by Ms. Turin, to approve the minutes of March 13, 2002. In a voice vote, all voted in favor. **(Motion carried 5-0)**

**3. PUBLIC HEARINGS**

*Variance*

- 3.1 V 1-3-02, Glantz, 2431 SW 131 Terrace **(A-1) (Withdrawn by Staff, to be Readvertized)**

Chair Stahl announced that this item had been withdrawn by staff.

*Special Permits*

- 3.2 SE 2-1-02, LaFlamme/University Private School, 5531 SW 82 Avenue (CF)

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

Vice-Chair Bender indicated that he was not opposed to granting the special permit in this instance; however, he had concerns about setting a precedent. Mr. LaFlamme explained the intent of this special permit and that the request for an extended time period was so that he would be certain that the buildings would be completed within that time allocation. He reminded the Board that these were portable classrooms as opposed to building trailers. Mr. LaFlamme assured the Board that the temporary portable classrooms would be removed when the proposed buildings were completed and upon receiving a Certificate of Occupancy.

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

Robert Harris, 8210 SW 55 Court, spoke in favor of granting a special permit. He indicated that the school had been a good neighbor and was an asset to the community. Mr. Harris did express a concern regarding the buffer area which Mr. Gratz indicated would be addressed as a site plan issue, if it was a problem.

As there were no other speakers, 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 – yes. **(Motion carried 5-0)**

3.3 SE 3-1-02, Nova Southeastern University Inc., 3301 College Avenue (CF)

As the petitioner was not present, Vice-Chair Bender made a motion, seconded by Mr. Waitkus, to table to April 24, 2002. In a roll call vote, all voted in favor. **(Motion carried 5-0)**

**4. OLD BUSINESS**

4.1 Selection of a Representative for the Joint Economic Development Steering Committee

Ms. Gale explained that the new terms for the Steering Committee were to begin April 18th and, therefore, this Board needed to select its representative. A brief discussion followed and Ms. Moore agreed that she would be able to attend the meetings and represent this Board.

Mr. Waitkus made a motion, seconded by Vice-Chair Bender, that Ms. Moore be the Board's representative for the Joint Economic Development Steering Committee. In a voice vote, all voted in favor. **(Motion carried 5-0)**

**5. NEW BUSINESS**

There was no new business discussed.

**6. COMMENTS AND/OR SUGGESTIONS**

Mr. Waitkus advised that he had an issue with the minutes of April 11, 2001 and asked that this item be reconsidered.

Vice-Chair Bender made a motion, seconded by Mr. Waitkus, to reconsider the minutes of April 11, 2001. In a voice vote, all voted in favor. (Motion carried 5-0)

Mr. Waitkus indicated that on page three, it was written that "Mr. Waitkus commented that he was usually against a variance ..." He knew that his intent was to communicate that "he was usually against variances which cut down on landscaping" and asked that the tape be reviewed. Ms Gale indicated that she would listen to the tape and rephrase the comment if she heard it differently.

Mr. Waitkus also noted that on page three, sixth paragraph, there was a word missing in the motion: "Ms. Moore made a motion, seconded by Vice-Chair Stahl, approval of the variance ..." Ms. Gale indicated that she would insert the appropriate words.

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Chair Stahl asked for a motion to accept the April 11, 2001 minutes as amended. Vice-Chair Bender so moved, seconded by Ms. Moore. In a voice vote, all voted in favor. **(Motion carried 5-0)**

Mr. Waitkus advised that the pedestrian bridge over the C-11 canal, west of Davie Road, had a missing railing. He was concerned that it was unsafe and unsightly. Mr. Gratz indicated that he would notify the proper authority about the situation.

Vice-Chair Bender advised the Board of a situation which had developed in his neighborhood due to the removal of the dairy cows at Imagination Farms West. He explained that there had been an infestation of rodents seeking food in the neighboring homes since their food source had been removed. Vice-Chair Bender asked what could be done to correct the situation and a discussion ensued. Consequently, Mr. Gratz indicated that he would research what could be done from a health and safety standpoint.

Mr. Waitkus mentioned a situation that he noticed at a lawnmower shop located on Griffin Road, west of University Drive, and near Uncle Al's. Mr. Gratz apprised the Board that the Town was aware of the situation and that something needed to be done.

Chair Stahl advised that it had been reported to him that a business in the Town had been spray painting with fiberglass outdoors. He cited the location to Mr. Gratz who indicated that it needed to be reported to the Code Enforcement Division as well as the Environmental Protection Agency.

**7. ADJOURNMENT**

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

Date Approved \_\_\_\_\_

\_\_\_\_\_  
Chair/ Board Member