

PLANNING AND ZONING BOARD
JULY 9, 2002

1. ROLL CALL

The meeting was called to order at 7:04 p.m. Board members present were Chair George Greb, Casey Lee and Bob Waitkus. Also present were Town Attorney Monroe Kiar, Planners Marcie Nolan and Deborah Ross, and Board Secretary Janet Gale recording the meeting.

2. APPROVAL OF MINUTES: July 28, 1999
June 12, 2002

Mr. Waitkus made a motion, seconded by Ms. Lee, to approve the minutes of July 28, 1999 and June 12, 2002. In a voice vote, all voted in favor. **(Motion carried 3-0)**

3. PUBLIC HEARINGS

Rezoning

3.1 ZB 4-1-02, Higgins-Deni & Associates/Belle Commerce, LLP, 10220 State Road 84
(from A-1 to B-3)

Ms. Nolan provided an explanation of why the petitioner had withdrawn the application.

Vacation/Abandonment

3.2 VA 5-2-02, Town of Davie, a portion of SW 142 Avenue, between SW 14 Street and SW 26 Street

Ms. Nolan provided historical information on the property and advised that staff, adjacent homeowners and various utility agencies had no objections to the request. She indicated that the Central Broward Water Control District reviewed the request and recommended approval subject to providing a 20 foot canal maintenance easement along the east side of the SW 142 Ave right-of-way which was to be vacated. Ms. Nolan read the planning report (Planning and Zoning Division's recommendation: suitable for further consideration).

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

Dawn Sonneborn of Miller Legg & Assoc, Inc., indicated that she assisted the Town in the preparation of the vacation application and was present to answer any questions posed by the Board.

Bruce Megee, 14181 SW 15 Court, spoke in favor of this item.

An unidentified female who indicated that she lived in the vicinity of SW 16 Street and SW 142 Avenue, spoke in favor of this item.

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

In the brief discussion that followed, Mr. Waitkus indicated that he empathized with the adjacent neighbors and saw no reason not to vacate the property. Mr. Kiar and Chair Greb spoke of the final legal conclusion determined by the courts regarding this property.

Mr. Waitkus made a motion, seconded by Ms. Lee, to approve. In a roll call vote, the vote was as follows: Chair Greb - yes; Vice-Chair Bender - absent; Ms. Lee - yes; Ms. Turin - absent; Mr. Waitkus - yes. **(Motion carried 3-0)**

4. DISCUSSION

4.1 Town of Davie Future Land Use Category and Residential Office (RO) Zoning District Study

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Ms. Ross provided a draft report regarding the residential office land use category and the residential office zoning district. She also distributed a set of maps to accompany the report and which identified the areas that were the subject matter. Ms. Ross indicated that this study was undertaken at the direction of the Town Council in response to citizens concerns regarding expansion of uses. Based on that, the study was comprised of a review of the existing conditions, land development Code regulations, the comprehensive plan, and the Broward County Land Use Plan.

A lengthy discussion ensued and the Board was assured that there would be extensive public input prior to making any changes in zoning classifications. Other points discussed were that the report was to include a definition of uses, specifically for a special residential facility, and that it be brought to Council's attention that the lake property was included with all properties identified as residential/office.

Mr. Waitkus made a motion, seconded by Ms. Lee, to approve as amended. In a roll call vote, the vote was as follows: Chair Greb - yes; Vice-Chair Bender - absent; Ms. Lee - yes; Ms. Turin - absent; Mr. Waitkus - yes. **(Motion carried 3-0)**

5. OLD BUSINESS

Mr. Kiar reported on Council's interest in the article, *Ruling Helps Limit Growth*, which Vice-Chair Bender had provided at the previous meeting. He commended Vice-Chair Bender for bringing the article to Council's attention.

Chair Greb inquired if the parking facility presently under construction for the Volvo dealership located by I-75, exceeded Code height limitations. Ms. Nolan responded that the zoning district which did not have a height limitation was BP and that she would research the matter and report back. Chair Greb emphasized the urgency of investigating this matter.

6. NEW BUSINESS

Ms. Nolan advised of an "APA" annual conference being held in Key West and that there was an invitation for the first day to Planning and Zoning officials. She distributed the invitations and asked that if anyone was interested, to contact her.

7. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

8. ADJOURNMENT

Ms. Lee made a motion, seconded by Mr. Waitkus, to adjourn. There being no objections with Vice-Chair Bender and Ms. Turin being absent, the meeting was adjourned at 8:15 p.m.

Date Approved _____

Chair/Board Member