

PLANNING AND ZONING BOARD
AUGUST 14, 2002

1. **ROLL CALL**

The meeting was called to order at 7:02 p.m. Board members present were Chair George Greb, Casey Lee and Mimi Turin. Also present were Town Attorney Monroe Kiar, Planner Marcie Nolan and Board Secretary Janet Gale recording the meeting. Vice-Chair Mike Bender and Bob Waitkus were absent.

2. **APPROVAL OF MINUTES:** January 26, 2000
April 12, 2000
June 28, 2000
July 9, 2002

Ms. Lee made a motion, seconded by Ms. Turin, to approve the minutes of January 26, 2000, April 12, 2000, June 28, 2000 and July 9, 2002. In a voice vote, with Vice-Chair Bender and Mr. Waitkus being absent, all voted in favor. **(Motion carried 3-0)**

3. **PLAT**

3.1 P 12-3-01, Sierra Estates, east side of Hiatus Road, south of I-595 (AG)

Stephanie Toothaker Walker, representing the petitioner was present. She requested that this item be moved to the end of the agenda in order to allow time for visual aides to arrive for her presentation.

Ms. Turin made a motion, seconded by Ms. Lee, to move this item to the end of the agenda. In a voice vote, with Vice-Chair Bender and Mr. Waitkus being absent, all voted in favor. **(Motion carried 3-0)**

4. **PUBLIC HEARINGS**

Rezoning

4.1 ZB 6-1-02, Pillar Consultants, Inc/Carle, Griffin Road, east of SW 61 Avenue (from A-1 and Commercial to R-3 and Commercial)

John Skokol, representing the petitioner, was present. Ms. Nolan read the planning report (Planning and Zoning Division's recommendation: suitable for consideration). Chair Greb asked Ms. Nolan for clarity regarding zoning uses of the surrounding parcels of property referenced in the report.

Mr. Skokol explained the intent of the rezoning.

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

Bill Rogers, 4700 SW 61 Avenue, spoke in favor of this item.

Carol Olson, 4810 SW 59 Terrace, entered into evidence two letters. One letter from Don Boyd, was notarized, and Ms. Olson read the letter which expressed Mr. Boyd's concerns regarding the rezoning request. The second letter consisted of nine signatures from neighbors who expressed their concerns regarding the R-3 rezoning request. Both letters offered solutions. Ms. Olson expressed her logic for being opposed to this item.

Elyse Swalley, 4680 SW 61 Avenue, was opposed to this item and expressed her concerns.

Matt Murphy, 4800 SW 59 Terrace, spoke in opposition of this item.

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

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Mr. Sokol responded to the concerns expressed by the previous speakers. He clarified that although ten houses were the maximum amount allowed for this size parcel with an R-3 zoning, he would most likely be able to build seven houses considering roadways, infrastructure easements and setbacks.

The Board discussed this issue and expressed its concern that if the rezoning request were granted, it would set a precedent for the neighboring undeveloped parcels.

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

3.1 Ms. Nolan read the planning report (Planning and Zoning Division's recommendation: approval subject to requirements as outlined in the report).

Ms. Toothaker-Walker provided a presentation and answered questions to better explain the intent of the request. A lengthy discussion ensued regarding what some Board members considered an "unrealistic" number of units proposed for this parcel. Ms. Toothaker-Walker stated that currently, there was no proposal to change the zoning of the property. Ms. Nolan indicated that staff had also questioned the number of units and she clarified that it would not "vest" the applicant for that number of units when they came in for a site plan and that this was a "boundaries plat."

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

5. OLD BUSINESS

There was no old business discussed.

6. NEW BUSINESS

Ms. Lee requested that the "zoning in progress packets" be delivered as early as possible to allow sufficient time for review. Ms. Nolan responded that staff would do everything possible to provide the packets in ample time. She offered to provide the Board with a draft report which was composed as a result of a culmination of several Council workshops and indicated the direction for staff to follow in writing the regulations. Ms. Nolan believed that this draft document would familiarize Board members with the zoning in progress proposal.

Chair Greb advised that at the August 7th Town Council meeting, ~~of August 7th~~, there was a discussion on "cluster developing" which he believed had possibilities of working in the Town. A lengthy discussion ensued regarding this proposal with Ms. Nolan providing background information and updating the Board on the formation and specific aspects of this concept. There was an exchange of information and ideas in the discussion of "open space" development.

Following up on an inquiry made by Chair Greb at the last meeting, Ms. Nolan advised that the parking garage being constructed at the Davie Nissan/Volvo Dealership, was within the approved guidelines regarding its height.

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Chair Greb spoke of a Code violation which he had observed. Ms. Nolan advised him of the Citizens Response System implemented by the Town and how he could access it through the Internet.

7. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

8. ADJOURNMENT

There being no other business and no objections, the meeting was adjourned at 8:46 p.m.

Date Approved _____

Chair/Board Member