

**PLANNING AND ZONING BOARD**  
**DECEMBER 8, 2004**

**1. ROLL CALL**

The meeting was called to order at 7:03 p.m. Board members present were Chair Mike Bender, Vice-Chair Mimi Turin, Casey Lee, Scott McLaughlin and John Stevens. Also present were Town Attorney Monroe Kiar, Planning and Zoning Deputy Manager Marcie Nolan, Planner David Abramson and Board Secretary Janet Gale recording the meeting.

**2. APPROVAL OF MINUTES: May 26, 2004**

November 10, 2004

Mr. Stevens made a motion, seconded by Vice-Chair Turin, to approve the minutes of May 26, 2004. In a voice vote, all voted in favor. **(Motion carried 5-0)**

Mr. Stevens made a motion, seconded by Mr. McLaughlin, to approve the minutes of November 10, 2004. In a voice vote, all voted in favor. **(Motion carried 5-0)**

**3. PLAT**

3.1 P 7-1-03, Flamingo Road Estates, 1401 South Flamingo Road (A-1)

Jay Evans, representing the petitioner, was present. Mr. Abramson advised that staff had not completed researching whether or not the plat met Code.

Chair Bender asked Mr. Kiar if the Board could move forward on this item. Mr. Kiar opined that in order to move forward it needed to meet all provisions of the Code, satisfy all planning procedures and application requirements.

Ms. Nolan elaborated on what the issue was that staff needed to re-examine due to changes recently made in the plat. Chair Bender proposed that the item may need to be tabled.

Mr. Evans stated that he would object to a tabling and explained the issue with which he disagreed with staff. A discussion ensued and Mr. Evans answered questions posed by Boardmembers to better clarify his intent.

Mr. McLaughlin made a motion, seconded by Mr. Stevens, to approve the plat with the codicil that it had to meet the Town Code and be approved by the Town and that the applicant voluntarily agreed not to apply for variances for this development in the future. In a roll call vote, the vote was as follows: Chair Bender - no; Vice-Chair Turin - yes; Ms. Lee - yes; Mr. McLaughlin - yes; Mr. Stevens - yes. **(Motion carried 4-1)**

**4. PUBLIC HEARING**

*Rezoning*

4.1 ZB 6-1-04, Triad Housing Partners, LLC/Florida Conference Association of Seventh-Day Adventists, northwest corner of NW 74 Avenue and Davie Road Extension (from CF to RM-10)

Bonnie Miskel, representing the petitioner, was present. Mr. Abramson summarized the planning report.

Ms. Miskel provided historical information, specifically noting that the property had been previously zoned RM-10 prior to a zoning change to Community Facility. Using a site plan and several renderings, she clarified the intent of the request and answered questions posed by Boardmembers.

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

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

*Variance*

4.2 V 9-2-04, Forcier, 8007 SW 30 Street (R-3)

Loren and Gina Forcier, the petitioners, were present. Mr. Abramson read the planning report.

Mr. and Ms. Forcier circulated pictures to better clarify their request. They answered questions posed by Boardmembers.

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

Mr. Stevens disclosed that a friend of the applicants had contacted him regarding this application.

Mr. McLaughlin asked if staff had calculated what the lot coverage was presently and what was allowed zoning district. Mr. Abramson responded negatively.

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

**5. OLD BUSINESS**

Chair Bender advised that at the last Town Council meeting, the rezoning application for McCall Nursery had passed first reading due to the applicant eliminating the flex units. Since this Board had recommended and maintained that the development needed to be less dense, everyone was pleased with the outcome. Mr. Kiar complimented the Board on its tenacity. Mr. McLaughlin commented that the developer had nine meetings with neighbors in order to develop plans for a community that would be acceptable.

**6. NEW BUSINESS**

There was no new business discussed.

**7. COMMENTS AND/OR SUGGESTIONS**

Boardmembers remarked on the improved communications between residents and developers and how the community benefited.

**8. ADJOURNMENT**

There being no further business and no objections, the meeting was adjourned at 7:36 p.m.

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

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