

PLANNING AND ZONING BOARD
JULY 11, 2007

1. ROLL CALL

The meeting was called to order at 7:07 p.m. Board members present were Vice-Chair John Stevens, Philip Busey, and Dan Pignato. Also present were Attorney DJ Doody, Acting Planning and Zoning Manager Marcie Nolan, Acting Deputy Planning and Zoning Manager David Abramson, Planner Lise Bazinet, and Board Secretary Janet Gale recording the meeting. Chair Mike Bender and Mimi Turin were absent.

2. PLATS

2.1 P 1-1-06, Townsquare Townhomes, 6651 SW 41 Street (RM-16)

Toni Fandrey, representing the petitioner, was present. Mr. Abramson summarized the planning report.

Ms. Fandrey agreed with the planning report and asked about the contingency aspect mentioned in staff's recommendations. The point was clarified later in the meeting that the site plan could not go forward without plat approval.

Mr. Busey asked about the amount of units that were going to be built and the parking allocation. Ms. Fandrey clarified both questions.

Vice-Chair Stevens asked if the petitioner was willing to change the plat restriction to ten units and Ms. Fandrey responded affirmatively.

Mr. Pignato voiced concern about the traffic impact since the property was located next to the United Cerebral Palsy Residence facility which provided housing for those with special needs and the handicapped. There was a brief discussion regarding the trips per unit which Mr. Pignato believed were calculated very low by Broward County's standards. Ms. Fandrey indicated that they would address those concerns during the site plan process. Mr. Pignato hoped that there would be some type of speed restrictions recommended as he had observed severely handicapped neighbors outside their facility utilizing wheelchairs.

Mr. Doody advised that some of the questions were not pertinent to a plat application and would be better suited for the site plan process. He reminded the Board that they were to take an administrative act, that they had been given a definitive recommendation from staff that the criteria set forth, the Code had been satisfied, and there was no discretion.

Mr. Busey made a motion, seconded by Mr. Pignato, to approve contingent upon staff's recommendations including the limitation to ten units on the property. In a roll call vote, the vote was as follows: Chair Bender – absent; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. Pignato – yes; Ms. Turin – absent. **(Motion carried 3-0)**

2.2 P 11-1-06, Caseyco Commerce Center, 10550 State Road 84 (CC)

Micci Ulrich, representing the petitioner, was present. Ms. Bazinet summarized the planning report.

Ms. Ulrich concurred with the staff's report.

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

3. PUBLIC HEARING

Rezoning

3.1 ZB 6-2-06, Barranco Gonzalez Architecture/Anchor Development, LLC, 2600 Davie Road (from M-4, County to M-3, Town)

Vice-Chair Stevens advised that the petitioner had requested that items 3.1 and 3.6 be tabled to August 8, 2007.

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Mr. Pignato made a motion, seconded by Mr. Busey, to table both items to August 8, 2007. In a voice vote, with Chair Bender and Ms. Turin being absent, all voted in favor. **(Motion carried 3-0)**

As some of the next few items were to be addressed simultaneously, Vice-Chair Stevens asked Mr. Doody if it would be appropriate to take item 3.4 out of order. Mr. Doody responded affirmatively. As there were no objections, item 3.4 was addressed next.

3.4 SE 4-1-07, Lozano/Bank of America, 6300 Stirling Road (B-2)

Raul Lozano and Rick Coffin, representing the petitioner, were present. Ms. Bazinet summarized the planning report.

Mr. Lozano explained why he was seeking an extension on the special permit.

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

Mr. Pignato made a motion, seconded by Mr. Busey, to approve. In a voice vote, with Chair Bender and Ms. Turin being absent, all voted in favor. **(Motion carried 3-0)**

3.2 ZB 5-1-07, Nova Southeastern University, Inc./Rolling Hills Hotel, Ltd., 3501 West Rolling Hills Circle (from PRD to CF) (building only)

Vice-Chair Stevens asked if there were any objections to hearing items 3.2, 3.3, 3.5 and 3.7 together. There being no objections, the items were addressed simultaneously. John Santulli, Kona Gray, George Hanbury, Hope Calhoun, Pete Witschen and Jeff Williams, representing the petitioner, were present. Mr. Santulli indicated that he had no objections to addressing these items simultaneously. Mr. Abramson summarized the planning reports.

Vice-Chair Stevens asked if each of the applications had to be contingent on one another. A brief discussion ensued regarding the relationship of one application upon another and the contingency issue was clarified.

Mr. Busey pointed out a correction to be made regarding the rezoning which was to be corrected on the agenda. It had been discovered later that based on the application, the planning report had a typographical error.

Mr. Hanbury concurred with all the staff's recommendations with the exception of the classification regarding "dormitories." He advised that it would be "graduate housing" for adults. Mr. Hanbury spoke of the results of the public participation meetings and advised that no opposition had been expressed. Depending upon the results of the applications, it was his intention to approach the Board of Trustees regarding a special membership for social, tennis and pool activities for the residents living in the immediate area. Mr. Hanbury spoke of a timeline and various components of the project.

Vice-Chair Stevens asked if anyone wished to speak on this item.

Gregg Sanders indicated that residents of his Rolling Hills community were excited about the project and looking forward to it.

Don Martin spoke in favor of the project. He read a letter from the Rolling Hills Homeowners' Association Board of Directors which gave its unanimous support for the rezoning of the Best Western property.

As there were no other speakers, Vice-Chair Stevens closed the public hearing.

Board members discussed the benefits of the project.

Mr. Pignato made a motion, seconded by Mr. Busey, to approve item 3.2, ZB 5-1-07. In a roll call vote, the vote was as follows: Chair Bender – absent; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. Pignato – yes; Ms. Turin – absent. **(Motion carried 3-0)**

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3.3 ZB 5-2-07, Nova Southeastern University, Inc./Broward Anchor International, Ltd., 3501 and 3600 West Rolling Hills Circle (from PRD to CR) (land only)

Mr. Busey made a motion, seconded by Mr. Pignato, to approve item 3.3, ZB 5-2-07. In a roll call vote, the vote was as follows: Chair Bender – absent; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. Pignato – yes; Ms. Turin – absent. **(Motion carried 3-0)**

Special Permits

3.5 SE 5-2-07, Nova Southeastern University, Inc./Rolling Hills Hotel, Ltd., 3501 West Rolling Hills Circle (CF)

Mr. Pignato made a motion, seconded by Mr. Busey, to approve item 3.5, SE 5-2-07. In a roll call vote, the vote was as follows: Chair Bender – absent; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. Pignato – yes; Ms. Turin – absent. **(Motion carried 3-0)**

Variances

3.6 V 3-1-07, Barranco Gonzalez Architecture/Anchor Development, LLC, 2600 Davie Road (M-4, County)

Earlier in the meeting, this item was tabled to August 8, 2007.

3.7 V 5-5-07, Nova Southeastern University, Inc./Rolling Hills Hotel, Ltd., 3501 West Rolling Hills Circle (CF)

Mr. Busey made a motion, seconded by Mr. Pignato, to approve item 3.7, V 5-5-07. In a roll call vote, the vote was as follows: Chair Bender – absent; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. Pignato – yes; Ms. Turin – absent. **(Motion carried 3-0)**

4. OLD BUSINESS

There was no old business discussed.

5. NEW BUSINESS

There was no new business discussed.

6. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

7. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 8:05 p.m..

Date Approved: _____

Chair/Board Member