

**LOCAL PLANNING AGENCY  
DECEMBER 13, 2000**

**1. ROLL CALL**

The meeting was called to order at 9:48 p.m. Board members present were Chair George Greb, Vice-Chair Jay Stahl, Michael Davenport, Lawrence Davis, and Edna Moore. Also present were Town Attorney Monroe Kiar, Planner Marcie Nolan and Board Secretary Carole Stratman recording the meeting.

**2. APPROVAL OF MINUTES:** September 27, 2000

Ms. Moore made a motion, seconded by Vice-Chair Stahl, to approve the minutes of September 27, 2000. In a voice vote, all voted in favor. **(Motion carried 5-0)**

**3. PUBLIC HEARING**

*Land Use Plan Map Amendment*

3.1 LA(SS) 00-4A, Investor Financial Corp./Brewer, approximately 7.8 acres of land, located north of Stirling Road on the west side of Davie Road.

Earlier in the meeting, Ms. Moore advised that she would have to abstain from voting on this item.

Bill Laystrom, representing the petitioner, was present. Ms. Nolan read the planning report (Planning and Zoning Division's recommendation: approval).

Mr. Laystrom stated that he had been working on this project for approximately four years and provided background information. He explained that Broward County's denial of the plat required that the entire process start again.

Vice-Chair Stahl asked how wide the internal roads were. Mr. Laystrom thought they were 24 feet, plus the swale, which would be maintained by the association. Vice-Chair Stahl inquired if the roads were wide enough to allow for emergency equipment access. Mr. Laystrom replied affirmatively and explained that the site plan had been approved by the Fire Department.

Mr. Davis asked if there was extra parking for guests. Mr. Laystrom pointed out the various parking areas on the map.

Chair Greb asked if a second emergency access point was required. Mr. Laystrom replied that the Fire Department did not indicate that one was needed during the site plan approval; however, there was access to Stirling Road along the canal right-of-way if a second one was necessary. There was speculation that an extra access had not been required due to the number of units. Ms. Nolan confirmed that full approval had been granted and agreed that it may have been due to the reduction in the number of units. Mr. Laystrom stated that he would verify that it was not required.

Mr. Davis asked about the difference between a reserve unit and a flex unit. Mr. Laystrom replied that reserve units were specifically accounted for in the Comprehensive Plan; however, additional units had to be added. He explained that flex units gave a municipality the ability to add small projects without going through a "true" land use plan amendment process. Mr. Davis asked why the County found the reserve units inappropriate. Mr. Laystrom explained that this property had a land use designation of L-2 which under reserve units, would only allow double the number of units currently allowed without a land use plan amendment. Pointing to a site map, he explained how the flex units were allowed to be calculated into the mix in order to build 36 units in a specific area.

Chair Greb 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. Davenport made a motion, seconded by Vice-Chair Stahl, to recommend approval. In a roll call vote, the vote was as follows: Chair Greb - yes; Vice-Chair Stahl - yes; Mr. Davenport - no; Mr. Davis - yes; Ms. Moore - abstained. **(Motion carried 3-1)**

Chair Greb asked if there was any old or new business. There was none.

**4. ADJOURNMENT**

There being no objections, the meeting was adjourned at 10:20 p.m.

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

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Chair/ Agency Member

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