

**PLANNING AND ZONING BOARD  
MAY 24, 2000**

**1. ROLL CALL**

The meeting was called to order at 7:30 p.m. Board members present were Chair George Greb, Vice-Chair Michael Davenport, Larry Davis, Edna Moore, and Jay Stahl. Also present were Board Attorney Monroe Kiar, Planning and Zoning Manager Jeff Katims, Planner II Jason Eppy, and Board Secretary Alina Medina.

Chair Greb welcomed Ms. Moore as a new member.

**2. SELECTION OF CHAIRPERSON**

Mr. Stahl made a motion, seconded by Vice-Chair Davenport, to nominate Mr. Greb as Chair. In a voice vote, all voted in favor. **(Motion carried 5-0)**

**3. SELECTION OF VICE-CHAIRPERSON**

Ms. Moore made a motion, seconded by Mr. Davis, to nominate Mr. Stahl as Vice-Chair. In a voice vote, all voted in favor. **(Motion carried 5-0)**

Chair Greb requested a motion to take items 6.1 and 6.2 out of order.

Vice-Chair Stahl made a motion, seconded by Mr. Davis, to take items 6.1 and 6.2 out of order. In a voice vote, all voted in favor. **(Motion carried 5-0)**

6.1 and 6.2 Mr. Eppy gave a report and history of items 6.1 and 6.2, which were returned to the Board solely to allow Mr. Zimmerman to present the results of a traffic study for informational purposes. Mr. Katims stated that no re-vote or public hearing was scheduled and these items were just for more information.

Chair Greb stated that staff had advised there had been a problem with the way 6.1 and 6.2 had originally been advertised.

Discussion continued regarding presentation of these items on the agenda and public hearing. This item was then deferred to later in the meeting to allow time for copies of the traffic study to be given to the Board members.

After a short postponement of items 6.1 and 6.2, discussion continued.

Mr. Davis made a motion, seconded by Vice-Chair Stahl, to resume the agenda with item 4.1. In a voice vote, all voted in favor. **(Motion carried 5-0)**

**4. PLAT**

4.1 P 8-2-99, Griffin 78 Plat, 7790 Griffin Road (B-1)

Mr. Eppy advised that staff was requesting a tabling of this item to the June 14th meeting to allow additional time to obtain information from the Town Attorney regarding platting issues.

Mr. Davenport made a motion, seconded by Ms. Moore, to table this item to June 14, 2000. In a voice vote, all voted in favor. **(Motion carried 5-0)**

**5. PUBLIC HEARING**

*Vacation/Abandonment*

5.1 VA 2-1-00, Danielle/U-Pull-It, McKenzie Tank Lines, Inc., Adler Development, Inc., Manchac's Paving, generally located on SW 46 Avenue, south of Oakes Road between State Road 7 and SW 47 Avenue

Larry Danielle and Jay Evans, representing the petitioner, were present. Mr. Eppy read the planning report (Planning and Zoning Division recommendation: approval).

**PLANNING AND ZONING BOARD  
MAY 24, 2000**

Chairman Greb asked if anyone wanted to speak for or against this item. As there were no speakers, the public hearing was closed.

Mr. Davis confirmed that there was 100% agreement from the adjacent property owners.

Ms. Moore made a motion, seconded by Mr. Davis, to approve. In a roll call vote, the vote was as follows: Chairman Greb, yes; Vice-Chair Stahl, yes; Ms. Moore, yes; Mr. Davenport, yes; Mr. Davis, yes. **(Motion carried 5-0)**

*Variances*

5.2 V 4-1-00, Poggi, 11365 Earnest Boulevard (A-1) (tabled from May 10, 2000)

Michael Poggi, the petitioner, was present. Mr. Eppy then presented the planning report (Planning and Zoning Division recommendation: denial).

Mr. Davenport asked about different classes of animals permitted. Mr. Poggi explained the differences of the class of animals.

Chairman Greb asked if anyone wanted to speak for or against this item.

Kathy Caballero, questioned the location of the animals where the variance was requested. Mr. Poggi explained where the property was located.

Chair Greb closed the public hearing.

Ms. Moore felt the request was innocuous and did not understand why staff's recommendations were for denial.

Mr. Davis expressed concern regarding language in the declaration of restrictions suggesting the need for more clarity regarding the maximum number of animals permitted. He added that the chain link fence to be constructed needed to be defined. Mr. Davis discussed binding subsequent owners of the property to the deed restrictions and the necessity of a variance to remove the fence or amend the agreement in the future.

Chairman Greb also expressed concern regarding classes of exotic animals permitted.

Mr. Davenport advised that by Code, anyone could own the exotic animals with a permit from the State within a six foot fence; however, the petitioner was solely asking for an eight foot fence, with no intention of housing additional animals.

Mr. Davenport made a motion, seconded by Vice-Chair Stahl, to approve subject to deed restrictions provided by the applicant. In a roll call vote, the vote was as follows: Chairman Greb, no; Vice-Chair Stahl, yes; Ms. Moore, yes; Mr. Davenport, yes; Mr. Davis, yes. **(Motion carried 4-1)**

Mr. Davis made a motion to resume discussion of items 6.1 and 6.2. Mr. Kiar stated after consulting with Mayor Venis, advised that items 6.1 and 6.2 were for informational purposes only and it was at the discretion of the Chair regarding opening public comment. In a voice vote, all voted in favor **(Motion carried 5-0)**.

6.1 and 6.2 Mr. Zimmerman explained details of the traffic study report with the Board asking questions regarding bridge installation, acreage, planned improvements, Shotgun Road and Orange Drive impact, and the petitioner's discussions with Department of Transportation and the Florida Water Management District.

Vice-Chair Stahl and Mr. Davis disclosed that they had spoken with and/or met with members of the public regarding this issue.

Chairman Greb asked if anyone wanted to speak for or against this item.

**PLANNING AND ZONING BOARD  
MAY 24, 2000**

Mike Bender, 14800 SW 31 Court, objected to “piece meal” development of the property and asked that the request be denied.

Mike Williams, 13342 SW 40 Street, was concerned about traffic and asked that the request be denied.

Debbie Schoffel, 13121 SW 40 Street, also addressed traffic and asked that the request be denied.

Raul Bosque, 14801 SW 31 Court, agreed with Mr. Bender’s comments regarding development of the entire parcel, commercial traffic, increase in crime, and destruction of quality of life. He requested that the petition be denied.

Linda Bosque, 14801 SW 31 Court, believed that the Board could not be properly informed, having only received the traffic study.

Alex Donestevez, 13205 SW 41 Street, spoke in opposition to the project.

Cathy Cebollno, 13111 SW 34 Street, spoke in opposition to the project due to traffic concerns.

Sandra Triegle, 13254 SW 41 Street, spoke in opposition to the project and requested denial.

Michael Leeds, 951 Cumberland Terrace, discussed details of the traffic study, citing a danger to horses, and spoke in opposition to the project.

Rowlette Weiss, 13281 SW 42 Street, addressed traffic issues and spoke in opposition to the project.

Catherine Roberts, 13942 SW 43 Street, asked that the Board deny the request due to increased traffic.

Jim Annin, 15280 SW 31 Court, spoke in opposition to the project, reminding the Board that it had previously denied a church in the same area due to traffic concerns.

Albert Hasson, 13913 SW 42 Street, was opposed to the project.

Richard Reiss, 13093 SW 40 Street, voiced his opposition, pointing out problems created in Plantation due to this type of development.

Carlos Lopez, 13960 SW 42 Street, was concerned about property values and spoke in opposition to the project.

Nelson Bradshaw, 5895 West 14 Avenue-Hialeah, was worried that Davie would become another Hialeah.

Charles Freeman, 13232 SW 42 Street, agreed with previous comments and requested that the petition be denied.

Arlene Izquierdo, 4184 SW 131 Avenue, voiced her opposition to the project, entrusting the Board to do what was right on behalf of the neighborhood and community.

Mark Kendall, 148th Avenue and 32nd Street, spoke in opposition to the project and widening of the roads.

Gerry Jones, 14631 SW 31 Street, was opposed to the development, describing the development of other streets and areas in the Town.

Alicia Woloshin, 13082 SW 40 Street, asked that the request be denied.

Courtney Goodwin, 13021 SW 40 Street, mentioned the traffic study and asked that the request be denied.

Alan Danz, 13012 SW 40 Street, acknowledged that the developer had rights to develop his property; however, he was opposed to the plan.

Kathy Webb, 11907 SW 47 Court, believed the project was unethical and asked the Board to consider the whole picture of the parcel being planned.

**PLANNING AND ZONING BOARD  
MAY 24, 2000**

Chair Greb closed the public hearing.

Mr. Zimmerman confirmed that anything built in that area would have an impact on Orange Drive and Griffin Road. He further addressed bridge traffic and linear realignment of Orange Drive, as well as asserted that the report before the Board was for the parcel in its entirety.

Mr. Davenport commented on the development of Imagination Farms, increased traffic, and the fact that there was no purpose in having the Board consider the traffic study without an idea of the entire proposed development.

Vice-Chair Stahl reminded the residents of a commitment made by the Town Council that Orange Drive and Shotgun Road would never be widened. He also asserted that his vote would have changed had the issue been returned to the Board for reconsideration.

Mr. Davis stated that the Board should have been provided the traffic study in advance of the meeting to allow them time to review it and put it in the proper time frame.

Chair Greb agreed that the meeting served an important purpose in allowing the residents more input. He additionally suggested isolation of the property may be an option to ease traffic flow problems.

The Board took a recess from 9:45 p.m. to 9:52 p.m.

There was brief discussion regarding Council's ability to look at the minutes of the Planning & Zoning Board.

5.3 V 4-2-00, Davie Builders L.L.C./Loecher, 5230 Pine Island Road (A-1)

Barbara Hall, representing the petitioner, was present Mr. Eppy read the planning report (Planning and Zoning Division recommendation: approval).

Chairman Greb asked if anyone wanted to speak for or against this item. As there were no speakers, the public hearing was closed.

Vice-Chair Stahl made a motion, seconded by Mr. Davenport, to approve. In a roll call vote, the vote was as follows: Chairman Greb, yes; Vice-Chair Stahl, yes; Ms. Moore, yes; Mr. Davenport, yes; Mr. Davis, yes. **(Motion carried 5-0)**

5.4 V 5-1-00, Mellgren/AP Adler Oakes, Ltd., 4350 Oakes Road (M-1, County) (staff requesting a tabling to June 14, 2000)

Mr. Eppy advised that staff was requesting that this item be tabled to the June 28, 2000 meeting for further clarification.

Vice-Chair Stahl made a motion, seconded by Ms. Moore, to table this item to June 28, 2000. In a voice vote, all voted in favor (motion carried 5-0).

**6. OLD BUSINESS**

*Rezoning*

6.1 ZB 1-3-00, Zimmerman/Griffin Orange North, Inc., 14501 Orange Drive (from A-1 to B- 3) (referred back to Board from Town Council meeting of April 5, 2000)

This was discussed earlier in the meeting.

**PLANNING AND ZONING BOARD**

**MAY 24, 2000**

6.2 ZB 1-4-00, Zimmerman/Seventy-Five East, Inc., 14901 Orange Drive (from A-1 to B-3) (referred back to Board from Town Council meeting of April 5, 2000)  
This was discussed earlier in the meeting.

Mr. Davis brought up the issue of his research on the Internet regarding exotic animal ordinances in other municipalities. Chair Greb agreed that the Town needed the Code to address controls for exotic animals to which Mr. Eppy responded that the State restricted exotic animals and most cities defer to State guidelines, usually handling this issue on a case-by-case basis. Discussion followed regarding perimeters for controls and drafting of an ordinance.

Prohibited employment of public officers and ethics rules were discussed with the Board by Mr. Kiar.

**7. NEW BUSINESS**

Mr. Davis expressed reservations regarding staff drafting legal documents for applicants and disapproved of staff having the traffic report for a week prior to giving it to the Board.

Copies of traffic elements in the Comprehensive Plan for the Town were given to the Board by Mr. Eppy with an explanation of several roadways and studies.

7.1 Selection of Representative - Joint Economic Development Steering Committee

Mr. Davis volunteered to attend the meetings. In a voice vote, all voted in favor (Motion carried 5-0).

**8. COMMENTS AND/OR SUGGESTIONS**

Vice-Chair Stahl requested that better copies of packet documents be provided.

**9. ADJOURNMENT**

There being no objections, the meeting adjourned at 10:41 p.m.

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

Chair/Board Member