

**PLANNING AND ZONING BOARD**  
**FEBRUARY 27, 2002**

**1. ROLL CALL**

The meeting was called to order at 7:07 p.m. Board members present were Chair Jay Stahl, Vice-Chair Mike Bender, Edna Moore, Mimi V. Turin, and Bob Waitkus. Also present were Board Attorney A. Thomas Connick, Planner Chris Gratz and Board Secretary Janet Gale recording the meeting.

**2. APPROVAL OF MINUTES:** January 9, 2002  
February 13, 2002

Vice-Chair Bender made a motion, seconded by Ms. Moore, to approve the minutes of January 9, 2002 and February 13, 2002. In a voice vote, all voted in favor. **(Motion carried 5-0)**

Mr. Gratz noted that a correction needed to be made to the spelling of a name in the minutes of February 13, 2002. Ms. Gale indicated that she would make the correction from David Dameran to Damerau. There were no objections to reconsider a new motion for the minutes of February 13, 2002.

Vice-Chair Bender made a motion, seconded by Ms. Moore, to approve the minutes of February 13, 2002 as amended. In a voice vote, all voted in favor. **(Motion carried 5-0)**

**3. PLATS**

3.1 P 8-3-01, MJB Davie I Plat, northeast corner of SW 82nd Avenue and Stirling Road  
(B-2)

Dawn Sonneborn, representing the petitioner, was present. Mr. Gratz read the planning report (Planning and Zoning Division's recommendation: approval subject to the conditions as outlined in the report).

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

3.2 P 9-1-01, Stone Harbor, Inc., 3201 State Road 84 (M-1, H.V.)

Frank Aguirre, representing the petitioner, was present. Mr. Gratz read the planning report (Planning and Zoning Division's recommendation: approval subject to the conditions as outlined in the report).

Mr. Aguirre spoke briefly on the intent of the plat.

Vice-Chair Bender made a motion, seconded by Ms. Moore, to approve subject to the conditions as outlined in the report. In a roll call vote, the vote was as follows: Chair Stahl - yes; Vice-Chair Bender - yes; Ms. Moore - yes; Ms. Turin - yes; Mr. Waitkus - yes. **(Motion carried 5-0)**

**4. PUBLIC HEARINGS**

*Variances*

4.1 V 12-2-01, Stabile, 14161 SW 17 Street (R-1)

Mr. Stabile, the petitioner, was present. He clarified the use for the structure and provided an overview of the development of his property and explained the intent of the

variance request. Mr. Gratz read the planning report (Planning and Zoning Division's recommendation: denial with an explanation).

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A brief discussion ensued wherein Mr. Gratz explained that staff had to follow the strict interpretation of the Code and could not state that accessory structures of this size were necessary for reasonable use of the land, although there were no other objections to the request. Mr. Stabile indicated that his neighbors had no objections and provided a picture of what the structure would look like. It had been confirmed that the setback requirements had been changed after Mr. Stabile had occupied the property.

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

Vice-Chair Bender disclosed that he had spoken with Mr. Stabile a few weeks ago and understood the justification for the structure. Board members expressed their agreement in turn.

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

4.2 V 1-1-02, Rubin, 26 North Valencia Drive (RM-6)

Jeannette Rubin, representing the petitioner, was present. She explained the intent of the variance request and indicated that it was a safety issue. Mr. Gratz clarified the request and indicated that staff had no objection.

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

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

**5. OLD BUSINESS**

There was no old business discussed.

**6. NEW BUSINESS**

There was no new business discussed.

**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 8:38 p.m.

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

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