

PLANNING AND ZONING BOARD
APRIL 24, 2002

1. ROLL CALL

The meeting was called to order at 7:03 p.m. Board members present were Chair Jay Stahl, Edna Moore, and Mimi V. Turin. Also present were Town Attorney Monroe Kiar, Planner Chris Gratz and Board Secretary Janet Gale recording the meeting. Vice-Chair Mike Bender and Bob Waitkus were absent

2. APPROVAL OF MINUTES: July 25, 2001

April 10, 2002

Ms. Turin made a motion, seconded by Ms. Moore, to approve the minutes of July 25, 2001. In a voice vote, with Vice-Chair Bender and Mr. Waitkus being absent, all voted in favor. **(Motion carried 3-0)**

Ms. Moore made a motion, seconded by Ms. Turin, to approve the minutes of April 10, 2002. In a voice vote, with Vice-Chair Bender and Mr. Waitkus being absent, all voted in favor. **(Motion carried 3-0)**

3. PUBLIC HEARINGS

Rezoning

3.1 ZB 1-1-02, Higgins-Deni & Associates/Kohn, Nob Hill Park of Commerce, 2351 State Road 84 (A-1)

Mikki Ulrich, representing the petitioner, was present. Mr. Gratz read the planning report (Planning and Zoning Division's recommendation: approval).

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

Ms. Moore 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 - absent; Ms. Moore - yes; Ms. Turin - yes; Mr. Waitkus - absent. **(Motion carried 3-0)**

Variances

3.2 V 1-3-02, Glantz, 2431 SW 131 Terrace (A-1)

Genevre Ferrero, representing the petitioner, was present. Mr. Gratz read the planning report (Planning and Zoning Division's recommendation: compelled to recommend denial).

Ms. Ferrero indicated that she understood staff's obligation for a "literal" interpretation of the Code; however, she provided a presentation to justify that the variance was necessary for the reasonable use of the land and the growing need of this family. Ms. Ferrero submitted a site plan of the addition which further clarified the need for the variance request. She indicated that the immediate neighbors had provided written consent and that there were no objections from the Homeowners' Association.

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

Ms. Moore 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 - absent; Ms. Moore - yes; Ms. Turin - yes; Mr. Waitkus - absent. **(Motion carried 3-0)**

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3.3 V 2-2-02, Pem Mar Seventh Day Adventist Church/Florida Conference Association of Seventh-day Adventists, 3375 NW 74 Avenue (CF)

Collett Ali, representing the petitioner, was present. Mr. Gratz read the planning report (Planning and Zoning Division's recommendation: approval).

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

Ms. Moore 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 - absent; Ms. Moore - yes; Ms. Turin - yes; Mr. Waitkus - absent. **(Motion carried 3-0)**

Special Permit

3.4 SE 3-1-02, Nova Southeastern University Inc., 3301 College Avenue (CF) **(tabled from April 10, 2002)**

John Santulli, representing the petitioner, was present. Mr. Gratz read the planning report (Planning and Zoning Division's recommendation: approval).

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

Ms. Moore 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 - absent; Ms. Moore - yes; Ms. Turin - yes; Mr. Waitkus - absent. **(Motion carried 3-0)**

4. OLD BUSINESS

Chair Stahl inquired about the old Winn Dixie site. Mr. Gratz advised that a Brands Mart would be built at that location.

5. NEW BUSINESS

There was no new business discussed.

6. COMMENTS AND/OR SUGGESTIONS

Chair Stahl bid his farewell to the Board and spoke of how much he enjoyed working with all the Board members and staff during his nine-years of service.

Mr. Kiar expressed that Chair Stahl would be sorely missed and thanked him for his years of dedicated service.

7. ADJOURNMENT

There being no other business and no objections, the meeting was adjourned at 7:33 p.m.

Date Approved _____

Chair/Board Member