

PLANNING AND ZONING BOARD

MAY 14, 2003

1. ROLL CALL

The meeting was called to order at 7:03 p.m. Board members present were Chair George Greb, Vice-Chair Mike Bender, Casey Lee, Mimi Turin and Bob Waitkus (departed at 9:45 p.m.). Also present were Town Attorney Monroe Kiar, Attorney Andre Park, Planner Marcie Nolan and Board Secretary Janet Gale recording the meeting.

2. APPROVAL OF MINUTES: April 9, 2003

Vice-Chair Bender made a motion, seconded by Mr. Waitkus, to approve the minutes of April 9, 2003. In a voice vote, all voted in favor. **(Motion carried 5-0)**

3. PLAT

3.1 P 7-5-02, Summit Questa School Plat, 5451 SW 64 Avenue (CF)

Dawn Sonneborn, representing the petitioner, was present. Ms. Nolan read the planning report. There were no questions.

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

4. PUBLIC HEARINGS

Rezoning

4.1 ZB 1-2-03, Miller, Legg & Associates, Inc./Viele, Griffin and Price/Centrex Homes Inc., 6800 Griffin Road (from A-1, Agricultural District to Griffin Corridor District, West Gateway Use Zone 1)

Bill Laystrom and Mike Nisenbaum, representing the petitioner, were present. Ms. Nolan read the planning report.

Mr. Laystrom provided a presentation complete with graphics of a conceptual site plan and renderings to better clarify the intent of the project. He indicated that this was the first mixed-use development proposed for the Griffin Corridor District. Mr. Laystrom spoke of his efforts with Broward County Department of Transportation regarding access issues on Griffin Road. He explained the improvements that would be made to SW 70 Avenue to try to minimize the impact of the project's access on that road. Mr. Laystrom answered questions posed by Board members.

Chair Greb asked if anyone wished to speak for or against this item.

Paul Ayick, 4800 SW 70 Terrace, was opposed due to increased traffic on SW 70 Avenue and residential density.

George Poulos, 5801 Peppertree Circle, was opposed due to the residential density extending further south into the less dense residential neighborhood. He believed that the Griffin Road Corridor District was not perceived by current homeowners to extend so far south as was being proposed.

Matthew Powers, 5450 SW 70 Avenue, asked for details on the SW 70 Avenue road improvements. He spoke in opposition of this item.

Rick Strain, 5001 SW 70 Avenue, spoke in opposition.

Marlene Marrogin, 6700 SW 58 Court, spoke in opposition.

Pablo DeLeon, 4641 SW 70 Terrace, spoke in opposition.

PLANNING AND ZONING BOARD

MAY 14, 2003

Burton Horowitz, 5050 SW 70 Avenue, spoke in opposition.

Larry and Debbi Venturi, 4900 SW 70 Avenue, spoke in opposition.

Gary and Priscilla Strider, 4820 SW 70 Avenue, spoke in opposition.

Lynn Smith, 5050 SW 70 Avenue, spoke in opposition.

David Sexton, 6899 SW 50 Street, spoke in opposition.

Susan Bugbee, 4640 SW 70 Terrace, spoke in opposition.

Gail Scopinich, 4810 SW 70 Avenue, spoke in opposition.

Steven Lewis, 4800 SW 70 Avenue, spoke in opposition.

Ron and Donna Heron, 4820 SW 70 Terrace, spoke in opposition.

Douglas McAuliffe, 4670 SW 70 Terrace, spoke in opposition.

Saenn Sandstrom, 5710 SW 70 Avenue, spoke in opposition.

Scott Morecroft, 4650 SW 70 Terrace, spoke in opposition.

Natalie Osterhoudt and Rafael Santiago, 5101 SW 73 Avenue, spoke in opposition.

As there were no other speakers, Chair Greb closed the public hearing.

Mr. Laystrom responded to the issues which were made by those opposing this item. A lengthy discussion ensued regarding access on SW 70th Avenue and the inadequacy of that road to handle the increased volume, safety issues, and residential density issues.

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

The Board recessed at 9:36 p.m. and reconvened at 9:45 p.m.

4.2 ZB 3-3-03, Miller Legg & Associates, Inc./Sheridan House, Inc., 1700 Flamingo Road (from AG, Agriculture District to CF, Community Facilities District)

Dawn Sonneborn, Bob Barnes and Dennis DaCosta, representing the petitioner, were present. Ms. Nolan read the planning report.

Ms. Sonneborn provided a presentation having used an aerial and conceptual site plan to better explain the intent of the project.

Chair Greb asked if anyone wished to speak for or against this item.

Eugene Lee, 11945 SW 15 Court, spoke of the short notice he had received regarding this issue. He was opposed to this item based on the assumption that the facility's purpose was a "behavior modification" dwelling for children and did not belong next to residential homes. Another issue he had was that these 57 plus acres would be removed from the tax rolls. He requested that the item be tabled in order to allow residents more time to express their opinions.

Harold Taylor, 2921 SW 116 Avenue, spoke in favor of Sheridan House. He indicated that the facility would compliment the neighborhood and that it was not a "reform school" type facility.

George Pierson, 11975 SW 15 Court, had concerns regarding the project and asked that it be delayed until questions could be answered and the project discussed with other residents in his development.

John Tweeton, 1740 SW 120 Terrace, vocalized his concerns and requested a delay so that concerns could be addressed.

**PLANNING AND ZONING BOARD
MAY 14, 2003**

Harvey and Linda Johnson, 2841 SW 116 Avenue, spoke in favor of Sheridan House as an organization and indicated that it would be a good neighbor as it had in other established locations.

Deborah Tam, 1540 SW 119 Avenue, supported a delay in order to gather a consensus from residents on this issue.

Guy Brickman, 12040 Piccadilly Place, spoke in favor of this item. He spoke of the amounts of people that Sheridan House had helped to make tax paying citizens. Mr. Brickman referenced a letter from Chief Steve Canfield of the Broward County Sheriff's Office in which Chief Canfield stated that there had not been any complaints made from the neighboring community.

Bob Barnes, 4200 SW 54 Court, spoke in favor of this item. He explained the programs and the type of help that was offered to families who came to Sheridan House. Dr. Barnes indicated that some of Sheridan House's largest supporters were those who lived in the same community. He answered some questions posed by Board members regarding programs, why this location was selected and the phases of construction.

Patricia Iten, 12850 Kapok Lane, spoke in favor of this item.

Mike Breslauer, 1720 SW 120 Terrace, indicated that he was not opposed to this development; however, he believed there needed to be more time for discussions in order to have a better understanding.

As there were no other speakers, the public hearing was closed.

A lengthy discussion ensued regarding the proposed "build out" population of the Sheridan House, the use and designation of a community facility, and the distances between community facilities.

Vice-Chair Bender made a motion, seconded by Ms. Turin, to table to May 28, 2003, in order to allow the applicant time to meet with residents. In a roll call vote, the vote was as follows: Chair Greb - yes; Vice-Chair Bender - yes; Ms. Lee - yes; Ms. Turin - yes; Mr. Waitkus - absent. **(Motion carried 4-0)**

4.3 ZB 4-1-03, Town of Davie, 5241 SW 82 Avenue (from R-5, Low Medium Dwelling District to A-1, Agricultural District)

Ms. Nolan represented the petitioner and read the planning report.

Chair Greb 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 Ms. Lee, to approve. In a voice vote, with Mr. Waitkus being absent, all voted in favor. **(Motion carried 4-0)**

Special Permits

4.4 SE 1-1-03, Miller, Legg & Associates, Inc./Sheridan House, 1700 Flamingo Road (AG)

Ms. Lee made a motion, seconded by Vice-Chair Bender, to table to May 28, 2003. In a voice vote, with Mr. Waitkus being absent, all voted in favor. **(Motion carried 4-0)**

4.5 SE 4-1-03, Anderson/Miami Dolphins Training Facility, 7500 SW 30 Street (CF)

Robin Anderson, representing the petitioner, was present. Ms. Nolan read the planning report.

**PLANNING AND ZONING BOARD
MAY 14, 2003**

Chair Greb 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 Ms. Turin, to approve. In a voice vote, with Mr. Waitkus being absent, all voted in favor. **(Motion carried 4-0)**

Variances

4.6 V 12-2-02, Miller Legg and Associates, Inc./Southwest Broward Theaters Holdings, Ltd., 15601 Sheridan Street (PUD) **(tabled from April 23, 2003)**

Dennis Mele, representing the petitioner, was present. Ms. Nolan distributed a justification letter submitted by the applicant. She read the planning report and specified that there were three variance requests, each involving signage.

Using super imposed computer graphics, aerials and renderings, Mr. Mele explained each of the requests and why he believed they were justified.

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

Chair Greb shared his recollections on the history of the development of this site. Mr. Mele reiterated that one of the reasons the restaurant parcels have remained vacant was that they required signage as an incentive to locate in the center. The Board decided it would vote on each variance individually.

Variance One: Ms. Lee made a motion, seconded by Vice-Chair Bender, to approve. In a roll call vote, the vote was as follows: Chair Greb – no; Vice-Chair Bender – yes; Ms. Lee – yes; Ms. Turin – no; Mr. Waitkus – absent. **(Motion tied 2-2)**

Chair Greb passed the gavel and made a motion, seconded by Ms. Turin, to deny. In a roll call vote, the vote was as follows: Chair Greb – yes; Vice-Chair Bender – no; Ms. Lee – no; Ms. Turin – yes; Mr. Waitkus – absent. **(Motion tied 2-2)**

The tied votes meant that variance one was automatically tabled to the May 28th meeting.

Variance Two: Vice-Chair Bender made a motion, seconded by Ms. Lee, to approve. In a roll call vote, the vote was as follows: Chair Greb – yes; Vice-Chair Bender – yes; Ms. Lee – yes; Ms. Turin – yes; Mr. Waitkus – absent. **(Motion carried 4-0)**

Variance Three: Vice-Chair Bender made a motion, seconded by Ms. Lee, to approve. In a roll call vote, the vote was as follows: Chair Greb – no; Vice-Chair Bender – yes; Ms. Lee – yes; Ms. Turin – no; Mr. Waitkus – absent. **(Motion tied 2-2)**

Ms. Turin made a motion to deny. Chair Greb passed the gavel and seconded the motion. In a roll call vote, the vote was as follows: Chair Greb – yes; Vice-Chair Bender – no; Ms. Lee – no; Ms. Turin – yes; Mr. Waitkus – absent. **(Motion tied 2-2)**

The tied votes meant that variance three was automatically tabled to the May 28th meeting.

**PLANNING AND ZONING BOARD
MAY 14, 2003**

4.7 V 3-1-03, Miller Legg and Associates, Inc./Southwest Broward Theaters Holdings, Ltd., 15601 Sheridan Street (PUD) **(tabled from April 23, 2003)**
This item was withdrawn by the petitioner.

5. OLD BUSINESS

There was no old business discussed.

6. NEW BUSINESS

There was no new business discussed.

7. COMMENTS AND/OR SUGGESTIONS

Chair Greb remarked that he enjoyed serving on this Board for the past 23 years. He commented that this was the best Board he had served with and encouraged them to keep up the good work. Board members responded that it had been an honor.

8. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 12:00 a.m.

Date Approved _____

Chair/Board Member