

**PLANNING AND ZONING BOARD  
OCTOBER 8, 2003**

**1. ROLL CALL**

The meeting was called to order at 7:07 p.m. Board members present were Chair Mike Bender, Vice-Chair Mimi Turin (arrived at 7:09 p.m.), Casey Lee, Scott McLaughlin, and John Stevens. Also present were Town Attorney Monroe Kiar, Planning Supervisor Marcie Nolan and Board Secretary Janet Gale recording the meeting.

**2. PLATS**

2.1 P 12-3-02, Zarbafi, 5000 Pine Island Road (R-5) **(tabled from September 24, 2003)**

Chair Bender advised that staff submitted a request to table this item to October 22, 2003.

Mr. McLaughlin made a motion, seconded by Mr. Stevens, to table this item to October 22, 2003. In a voice vote, with Vice-Chair Turin being absent, all voted in favor. **(Motion carried 4-0)**

2.2 P 8-1-01, Sheridan House No. 3 Plat, 1400 Flamingo Road (CF)

Scott Backman, representing the petitioner, was present.

Chair Bender stated that he understood a lawsuit was served today and asked Mr. Kiar if the Board should move forward with this item. Mr. Kiar responded that he had that understanding; however he could not confirm. He opined that the Board could move forward with this item. Ms. Nolan read the planning report.

Mr. Backman indicated that the recording of a Restrictive Note was eminent between Sheridan House and the Town.

Mr. McLaughlin disclosed that he had received a phone call from an employee of Miller Legg & Associates, Inc. regarding this project.

Ms. Lee made a motion, seconded by Mr. Stevens, to approve. In a roll call vote, the vote was as follows: Chair Bender - no; Vice-Chair Turin - yes; Ms. Lee - yes; Mr. McLaughlin - yes; Mr. Stevens - yes. **(Motion carried 4-1)**

2.3 P 4-1-03, United Warehouses, 4350 SW 59 Avenue (M-2)

Jane Storms, representing the petitioner, was present. Ms. Nolan read the planning report.

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

**3. PUBLIC HEARINGS**

*Rezoning*

3.1 ZB 3-5-03, Home Dynamics Corporation/Nadeau Charitable Foundation, Inc., 1900 Hiatus Road (from AG to A-1)

Bonnie Miskel and Mike Gaines, representing the petitioner, were present. Ms. Nolan read the planning report.

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

Kurt Shaw, 1861 SW 105 Avenue, expressed that his only concern was that huge houses would completely fill the lots and asked that the Board consider this possibility.

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Kurt and Margaret Spain, 2020 South Hiatus Road, indicated that they had not received notification of this meeting. Their concerns were regarding density and what the project would look like from their vantage point across the street.

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

Ms. Miskel and Mr. Gaines responded to the speakers concerns by providing a conceptual site plan and addressing their issues. There was a brief discussion by Board members in expressing their opinions about the project.

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

*Variance*

3.2 V 8-2-03, Jones, 3677 Amelia Island Lane (R-5)

Eddie Jones, the petitioner, was present. Ms. Nolan read the planning report.

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

The Board clarified a few questions they had and complimented Mr. Jones on the presentation package he provided.

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

**4. OLD BUSINESS**

Ms. Nolan distributed forms for Board members to attend a conference on "Hot Topics for Local Governments, Land Uses and Zoning Uses and the Role of the Public Official."

**5. NEW BUSINESS**

There was no new business discussed.

**6. COMMENTS AND/OR SUGGESTIONS**

There were no comments and/or suggestions made.

**7. ADJOURNMENT**

There being no further business and no objections, the meeting was adjourned at 7:53 p.m.

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

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