

PLANNING AND ZONING BOARD
NOVEMBER 12, 2003

1. ROLL CALL

The meeting was called to order at 7:00 p.m. Board members present were Chair Mike Bender, Vice-Chair Mimi Turin, Casey Lee and Scott McLaughlin. Also present were Town Attorney Monroe Kiar, Attorney Andre Parke, Planner Deborah Ross and Board Secretary Janet Gale recording the meeting. John Stevens was absent.

2. APPROVAL OF MINUTES: October 22, 2003

Mr. McLaughlin made a motion, seconded by Ms. Lee, to approve the minutes of October 22, 2003. In a voice vote, with Mr. Stevens being absent, all voted in favor. **(Motion carried 4-0)**

3. PUBLIC HEARINGS

Rezoning

3.1 ZB 6-1-03, FPL/Archdiocese of Miami, 1401 Hiatus Road (from A-1 to U) **(tabled from October 22, 2003) WITHDRAWN BY PETITIONER**

Chair Bender advised that the petitioner had withdrawn this item.

Special Permits

3.2 SE 9-1-03, Keith & Ballbe, Inc/Southern Homes of Davie II, Inc., 12901 Orange Drive (A-1)

Brenda Yates and Frank Perez, representing the petitioner, were present. Ms. Ross read the planning report.

Ms. Yates provided a site plan and elevation of the modular building to better explain the intent and appearance of the sales trailer. Ms. Lee asked about the landscaping plans and was satisfied by the response given by Ms. Yates.

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

Ms. Lee made a motion, seconded by Vice-Chair Turin, 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 - absent. **(Motion carried 4-0)**

3.3 SE 9-2-03, Gloria Dei Lutheran Church & Academy, 7601 SW 39 Street (CF)

Bill Thorpe, representing the petitioner, was present. Ms. Ross read the planning report.

Mr. Thorpe explained the need for a new modular classroom building.

Mr. McLaughlin asked if there may be a perceived conflict of interest since he had been the surveyor of record for this petitioner on other matters. Mr. Kiar opined that since Mr. McLaughlin would not receive any benefit from voting on this matter, it would be all right for him to vote.

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

Ms. Lee made a motion, seconded by Vice-Chair Turin, 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 - absent. **(Motion carried 4-0)**

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Variance

3.4 V 9-1-03, Engel/By Faith Development Corp., 7665 Davie Road Extension (B-2)

Mark Engel, representing the petitioner, was present. Vice-Chair Turin disclosed that several years ago and prior to her being on this Board, Mr. Engel had done some work for her as an agent and which she considered an "arm's length transaction." Ms. Ross read the planning report.

Mr. Engel clarified the intent of the request. Ms. Lee asked if the petitioner would be willing to enter into a beautification agreement. Mr. Engel responded affirmatively and stipulated, however, that it would take place after the road right-of-way was taken. He also explained the covered parking situation to Mr. McLaughlin's satisfaction.

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

Ms. Lee expressed that this project would be a major improvement.

Ms. Lee made a motion, seconded by Vice-Chair Turin, 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 - absent. **(Motion carried 4-0)**

Vacation of Right of Way

3.5 VA 7-1-03, Khoury/Artistic Development Corp., 2276 Lynx Avenue

As the applicant was not present, Mr. McLaughlin made a motion, seconded by Vice-Chair Turin, to table this item to November 25, 2003. In a voice vote, with Mr. Stevens being absent, all voted in favor. **(Motion carried 4-0)**

4. OLD BUSINESS

There was no old business discussed.

5. NEW BUSINESS

It was the consensus of the Board not to meet on December 24, 2003.

6. COMMENTS AND/OR SUGGESTIONS

Vice-Chair Turin indicated that she had attended the seminar for Land Use Legal Update for Local Governmental and Public Officials and stated that it had been very informative and organized. She appreciated the Town for having sponsored her attendance.

7. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 7:40 p.m.

Date Approved _____

Chair/Board Member