

PLANNING AND ZONING BOARD
MAY 25, 2005

AMENDED 6/23/05

1. ROLL CALL

The meeting was called to order at 7:15 p.m. Board members present were Chair Mike Bender, Casey Lee, Scott McLaughlin and John Stevens. Also present were Town Attorney Monroe Kiar, Deputy Planning and Zoning Manager Marcie Nolan, Planner David Abramson and Board Secretary Janet Gale recording the meeting. Vice-Chair Turin was absent.

2. APPROVAL OF MINUTES: May 11, 2005

Mr. Stevens made a motion, seconded by Mr. McLaughlin, to approve the minutes of May 11, 2005. In a voice vote, with Vice-Chair Turin being absent, all voted in favor. **(Motion carried 4-0)**

3. SELECTION OF CHAIR

Chair Bender opened the nominations. Ms. Lee nominated Chair Bender, seconded by Mr. McLaughlin. As there were no other nominations, nominations were closed. In a voice vote, with Vice-Chair Turin being absent, all voted in favor.

4. SELECTION OF VICE-CHAIR

Chair Bender opened the nominations. Ms. Lee nominated Scott McLaughlin, seconded by Mr. Stevens. As there were no other nominations, nominations were closed. In a voice vote, with Ms. Turin being absent, all voted in favor.

5. PLATS

5.1 P 4-1-04, Forest Lawn South, 2401 Davie Road (B-2)

Jane ~~Jamie~~ Storms, representing the applicant, was present. Mr. Abramson summarized the planning report.

Vice-Chair McLaughlin asked that Ms. Storms stipulate that the proposed plat was not what had been depicted on the plat application aerial site map. Ms. Storms confirmed that the plat was correct and not the aerial site map.

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

5.2 P 4-3-04, West Oak Estates, 1900 SW 145 Avenue (R-1)

Oscar Tovar, representing the petitioner, was present. Ms. Nolan summarized the planning report and advised of a deed restriction on an existing home within the plat.

Ms. Lee asked if there was a "round-about" located at 136th Avenue and 14th Street. Ms. Nolan replied affirmatively and indicated that the petitioner would be contributing a portion of the cost.

Vice-Chair McLaughlin asked to see a survey since he had concerns regarding access to the property. Mr. Tovar provided a survey and Ms. Nolan explained the access to 145th Street.

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A discussion ensued and Chair Bender expressed the reasons why he could not support the plat. He indicated that the small, five-to-ten acre parcels in Oak Hill were being maximized with giant homes on the properties and looked like "cookie cutter" mini developments. Chair Bender indicated that if this were one home less, he would have no problem; however, he believed this was too intense for the property which was low lying and already had drainage issues.

There was a question regarding a recreational trail easement and sidewalks. Mr. Tovar clarified that what was referred to as a recreational trail was actually a sidewalk.

Vice-Chair McLaughlin made a motion, seconded by Mr. Stevens, to approve. In a roll call vote, the vote was as follows: Chair Bender - no; Vice-Chair McLaughlin - yes; Ms. Lee - yes; Mr. McLaughlin - yes; Mr. Stevens - yes; Ms. Turin - absent. **(Motion carried 3-1)**

6. PUBLIC HEARING

Rezoning

6.1 ZB 2-1-05, Martinez, 6838 SW 43 Court (from R-3 to A-1)

Terry Martinez, representing the petitioner, was present. Mr. Abramson summarized the planning report.

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

Ms. Lee expressed her delight that the property was reverting to what it originally had been. Board members agreed and asked what crops were being cultivated. Ms. Martinez listed the variety of tropical fruit crops.

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

7. OLD BUSINESS

There was no old business discussed.

8. NEW BUSINESS

Ms. Lee advised that she had noticed discrepancies in new signage around the Town and asked if the criteria had changed, specifically in shopping centers. Ms. Nolan informed her of what was expected for shopping centers; however, business trademarks or logos were exempt from color and font restrictions.

Ms. Lee announced her intention to campaign for a position on the Central Broward Drainage Control Board.

Chair Bender thanked the Board members for reelecting him as Chair. He expressed pleasure regarding Ms. Lee's announcement and indicated his support.

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9. COMMENTS AND/OR SUGGESTIONS

Ms. Nolan asked Vice-Chair McLaughlin about his comments on surveys. Vice-Chair McLaughlin replied that sometimes he appreciated seeing a survey of existing conditions; however, in the case of the rezoning which was reviewed earlier in the meeting, the map that had been provided was indiscernible. Ms. Nolan advised that providing surveys with plats was not difficult; however, with a rezoning, specifically by an individual homeowner, it would financially impact that applicant. Vice-Chair McLaughlin indicated that a better aerial map would work in both cases.

Ms. Lee interjected that she counted on Vice-Chair McLaughlin's expertise as a surveyor to help analyze items when being reviewed by the Board. Ms. Nolan responded that it would be no problem as long as she was made aware it.

10. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 7:46 p.m.

Date Approved: _____

Chair/Board Member