

**PLANNING AND ZONING BOARD**  
**NOVEMBER 9, 2005**

**1. ROLL CALL**

The meeting was called to order at 7:10 p.m. Board members present were Chair Mike Bender, Marlon Luis, John Stevens and Mimi Turin (arrived 7:12 p.m.). Also present were Town Attorney Monroe Kiar, Planning and Zoning Manager Bruce Dell, Planner Chris Gratz and Board Secretary Janet Gale recording the meeting. Vice-Chair Scott McLaughlin was absent.

**2. APPROVAL OF MINUTES:** September 14, 2005

Mr. Stevens made a motion, seconded by Mr. Luis, to approve the minutes of September 14, 2005. In a voice vote, with Vice-Chair McLaughlin being absent, all voted in favor. **(Motion carried 4-0)**

**3. PLATS**

Chair Bender was advised that items 3.1 and 4.1 were contingent upon one another so he asked for a motion to take item 3.2 first. Mr. Stevens so moved, seconded by Mr. Luis. In a voice vote, with Vice-Chair McLaughlin being absent, all voted in favor. **(Motion carried 4-0)**

3.1 P 2-1-05, Flamingo Village, 800 South Flamingo Road (AG)  
This item was approved later in the meeting.

3.2 P 4-2-05, Stirling Road Triangle II, 6115 Stirling Road (B-2)  
Sam Shapiro, representing the petitioner, was present. Mr. Gratz summarized the planning report. There were no comments made by the petitioner. Mr. Gratz advised that Mr. Shapiro had been developing a site plan explicit to the plat.

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

**4. PUBLIC HEARING**

*Variance*

4.2 V 7-2-05, Nelson, 3778 Gulfstream Way (AG)

As a memorandum had been distributed to Boardmembers with the petitioner requesting a tabling to December 14th, Chair Bender asked for a motion.

Mr. Stevens made a motion, seconded by Mr. Luis, to table this item to December 14, 2005. In a voice vote, with Vice-Chair McLaughlin being absent, all voted in favor. **(Motion carried 4-0)**

*Rezoning*

4.1 ZB 3-1-05, Landau/Khavanin, 800 South Flamingo Road (from AG to RM-5)

Gus Khavanin, representing the petitioner, was present. Mr. Gratz read the planning report and stated staff's request that the Board thoroughly analyze the rezoning as no townhouse development had yet been approved along the Flamingo Road corridor. He advised that Mr. Khavanin had provided a master site plan from which there would be very little variation.

As the plat P 2-1-05 was being simultaneously addressed, Mr. Gratz also summarized that planning report.

Ms. Turin asked what the affordability range was for these townhouses. Mr. Khavanin responded that the price range would be approximately \$400,000. He advised that there was 3,000 square feet in each townhouse which was considered very large, therefore, providing the space of a single family home for those who could not afford a large single family home.

Mr. Luis asked about access to SW 121st Avenue. Mr. Gratz clarified that access to SW 121st Avenue was only for emergency vehicles and would have a break-away gate at the access point.

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

Mr. Stevens made a motion, seconded by Mr. Luis to approve item 4.1, rezoning. In a roll call vote, the vote was as follows: Chair Bender – yes; Vice-Chair McLaughlin – absent; Mr. Luis – yes; Mr. Stevens – yes; Ms. Turin – yes. **(Motion carried 4-0)**

Mr. Stevens made a motion, seconded by Mr. Luis, to approve plat P 2-1-05. In a roll call vote, the vote was as follows: Chair Bender – yes; Vice-Chair McLaughlin – absent; Mr. Luis – yes; Mr. Stevens – yes; Ms. Turin – yes. **(Motion carried 4-0)**

*Special Permit*

4.3 SE 6-1-05, O'Brien/Jazayri, 2240 SW 71 Terrace (M-1, Old Code) **(tabled from September 14, 2005)**

Sean O'Brien, representing the petitioner, was present. Mr. Gratz updated the Board on the petitioner's efforts to conduct the public participation notices and meetings. He recapped the planning report.

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

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

**5. OLD BUSINESS**

There was no old business discussed.

**6. NEW BUSINESS**

6.1 November 23rd Meeting

It was the consensus of the Board to defer the meeting of November 23rd to November 30, 2005; however, if there was only one item, they would not meet.

**7. COMMENTS AND/OR SUGGESTIONS**

There were no comments and/or suggestions made.

**8. ADJOURNMENT**

As there was no other business and no objections, the meeting was adjourned at 7:34 p.m.

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

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