

**PLANNING AND ZONING BOARD**  
**MAY 24, 2006**

**1. ROLL CALL**

The meeting was called to order at 7:05 p.m. Board members present were Chair Mike Bender, Vice-Chair Scott McLaughlin, Karen Stenzel-Nowicki, John Stevens and Mimi Turin. Also present were Town Attorney Monroe Kiar, Planning and Zoning Manager Bruce Dell, Planners Ingrid Allen and David Abramson, and Board Secretary Janet Gale recording the meeting.

**2. APPROVAL OF MINUTES:** April 26, 2006

Mr. Stevens made a motion, seconded by Ms. Stenzel-Nowicki, to approve the minutes of April 26, 2006. In a voice vote, all voted in favor. **(Motion carried 5-0)**

**3. PLAT**

3.1 P 5-2-05, Paradise Estates, 11500 SW 26 Street (R-1)

Jason Espinosa and Jane Storms, representing the petitioner, were present. Mr. Abramson read the planning report. The petitioners concurred with staff's recommendations in the report.

Vice-Chair McLaughlin asked if the land was currently on the trafficways map for Broward County. Mr. Espinosa responded that it was not.

Ms. Stenzel-Nowicki asked that staff clarify if the pond was used for drainage purposes. Both Messrs. Abramson and Espinosa responded negatively. She asked about the engineering comment in the report made by the Development Review Committee regarding improvements to the roadway and sidewalk on SW 26 Street or to contribute funds for future road and sidewalk improvements, and which one was it to be. Mr. Espinosa responded that he was told by Engineering that the applicant would contribute "\$500 per lot."

Chair Bender interjected that that ordinance had not been approved and he was concerned that Engineering had required this contribution. He indicated that he had a "real problem" with this and wanted to discuss it further during the Local Planning Agency meeting. Chair Bender stated that there should be no need for applicants to pay any kind of road improvement contributions since that ordinance had been tabled and had not been approved.

Based on that statement, Ms. Stenzel-Nowicki indicated that she would like to see that the applicant be required to improve the roadway and sidewalk in compliance with the Town of Davie since the Town Council had not approved anything with regard to the contribution of funds.

Vice-Chair McLaughlin indicated that the ordinance which had been reviewed at the last meeting dealt with traffic calming devices, not road improvement. He believed that any development created in the Town would have road impact and some measures for improving such roads. Mr. Abramson clarified that two ordinances had been presented, one for traffic calming and the other being for local contribution.

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

**4. PUBLIC HEARING**

*Vacation*

4.1 VA 8-1-05, RHG/TKO II Joint Venture, LLP/Rolling Hills Hotel, Ltd, intersection of Rolling Hills Boulevard and Rolling Hills Circle (RM-10)

Tracy Lautenschlager, representing the petitioner, was present and requested that items 4.1 and 4.2 be deferred in order to have time to insure that the notices for the rezoning were correct. She asked that the two items be deferred to June 14th. Mr. Stevens asked Ms. Lautenschlager to clarify exactly what the problem was, which Ms. Lautenschlager explained.

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Vice-Chair McLaughlin made a motion, seconded by Ms. Turin, to table items 4.1 and 4.2 to June 14, 2006. In a roll call vote, the vote was as follows: Chair Bender – yes; Vice-Chair McLaughlin – yes; Ms. Stenzel-Nowicki – yes; Mr. Stevens – yes; Ms. Turin – yes. **(Motion carried 5-0)**

*Rezoning*

4.2 ZB 7-1-05, RHG/TKO II Joint Venture, LLP, intersection of Rolling Hills Boulevard and Rolling Hills Circle (RM-10)

This item was tabled earlier in the meeting.

**5. OLD BUSINESS**

Ms. Stenzel-Nowicki asked that there be a discussion regarding the roadway improvement contributions issue. Chair Bender responded that it would be addressed during the Local Planning Agency meeting.

**6. NEW BUSINESS**

There was no new business discussed.

**7. COMMENTS AND/OR SUGGESTIONS**

There were no comments and/or suggestions made.

**8. ADJOURNMENT**

There being no further business and no objections, the meeting was adjourned at 7:20 p.m.

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

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