

**PLANNING AND ZONING BOARD**  
**JULY 12, 2006**

**1. ROLL CALL**

The meeting was called to order at 7:06 p.m. Board members present were Chair Mike Bender, Vice-Chair Scott McLaughlin, and Mimi Turin. Also present were Town Attorney Monroe Kiar, Planning and Zoning Manager Bruce Dell, Planner Ingrid Allen, and Board Secretary Janet Gale recording the meeting. Karen Stenzel-Nowicki and John Stevens were absent.

**2. APPROVAL OF MINUTES: May 10, 2006**

Vice-Chair Scott McLaughlin made a motion, seconded by Ms. Turin, to approve the minutes of May 10, 2006. In a voice vote, with Ms. Stenzel-Nowicki and Mr. Stevens being absent, all voted in favor. **(Motion carried 3-0)**

**3. PUBLIC HEARING**

*Variance*

3.1 V 4-1-06, Rodriguez, 10061 SW 15 Place (PRD 3.4)

Emilio and Lisette Rodriguez, the petitioners, were present. Ms. Allen read the planning report.

Ms. Rodriguez asked that the Board consider that the 27.2-foot canal maintenance easement was unreasonable and unnecessary. She advised that whether it was a mistake or not, two other neighbors had installed pools that went beyond their setback requirements. Ms. Rodriguez added that the pool was wanted for "all the healthy reasons" for the family and that she had the support of her neighbors.

Ms. Turin asked questions regarding the pool size and deck size in order to clarify the request. Mr. Rodriguez indicated that in the 13 years that they occupied their home, only once had he seen Broward County utilize the easement to maintain the lake. Ms. Rodriguez suggested that a 10.3-foot easement would be more than enough room for the Central Broward Water Control District to fulfill its maintenance requirements.

Vice-Chair McLaughlin indicated that his primary concern was the angle of the slope from the pool deck to the lake's water edge. He deduced that it would be too steep and would be injurious to anyone who had to maintain that area. Vice-Chair McLaughlin was also concerned about creating too great of a percentage of non-pervious areas which would lead to drainage issues. He indicated that the plan did not meet the standard PRD design criteria and he could not justify the request.

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

The Rodriguezes provided Vice-Chair McLaughlin with a "pool plan" which he studied. Vice-Chair McLaughlin determined that the angle would be even more severe than anticipated because the site plan proposed only 7'9" from the property line to the pool deck.

Chair Bender commented that the Central Broward Water Control District would most likely be another difficult issue as it had been his experience to know that they did not give up property too easily.

Vice-Chair McLaughlin made a motion, seconded by Ms. Turin, to deny. In a roll call vote, the vote was as follows: Chair Bender – yes; Vice-Chair McLaughlin – yes; Ms. Stenzel-Nowicki – absent; Mr. Stevens – absent; Ms. Turin – yes. **(Motion carried 3-0)**

Chair Bender indicated that he was not opposed to this request; however, in order to move the item forward, he voted in the majority since a two- one vote would have required a tabling.

**4. OLD BUSINESS**

There was no old business discussed.

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**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 7:42 p.m.

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

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