

**PLANNING AND ZONING BOARD**  
**SEPTEMBER 12, 2007**

**1. ROLL CALL**

The meeting was called to order at 7:03 p.m. Board members present were Philip Busey, Dan Pignato and Mimi Turin. Also present were Attorney Thomas Moss, Planner Lise Bazinet, Planning Aide Carlo Galluccio and Board Secretary Janet Gale recording the meeting. Chair Mike Bender and Vice-Chair John Stevens were absent.

As the Chair and Vice Chair were absent, Mr. Busey made a motion, seconded by Mr. Pignato, to have Ms. Turin chair the meeting. In a voice vote, with Chair Bender and Vice-Chair Stevens being absent, all voted in favor. **(Motion carried 3-0)**

**2. APPROVAL OF MINUTES:** July 11, 2007  
August 8, 2007

Mr. Pignato made a motion, seconded by Mr. Busey, to approve the minutes of July 11, 2007. In a voice vote, with Chair Bender and Vice-Chair Stevens being absent, all voted in favor. **(Motion carried 3-0)**

Mr. Pignato made a motion, seconded by Mr. Busey, to approve the minutes of August 8, 2007. In a voice vote, with Chair Bender and Vice-Chair Stevens being absent, all voted in favor. **(Motion carried 3-0)**

**3. PUBLIC HEARING**

*Rezoning*

3.1 ZB 6-2-06, Barranco Gonzalez Architecture/Anchor Development, LLC, 2600 Davie Road (from M-4, County to M-3, Town) **(tabled from August 8, 2007)**

John Barranco and Fernando Sosa, representing the petitioner, were present.

Ms. Turin asked if the petitioner had any objection to addressing items 3.1 and 3.2 together. There were no objections. Ms. Bazinet summarized the planning reports.

Mr. Busey asked about the covenant restricting the use to commercial vehicles. Ms. Bazinet explained that the business would service only commercial vehicles rather than the general public otherwise more parking spaces would be required by Code.

Mr. Barranco used graphics to provided a presentation and better explain the intent of the project. He showed a graph which delineated the turning radiuses in order for large trucks to maneuver comfortably and the Auto-Turn Program assured that the site was capable of handling the traffic pattern.

Mr. Pignato was concerned that 18-wheelers entering the site from Davie Road would be hazardous considering the amount of traffic backed up along that road during rush hours. This led to a lengthy discussion regarding deceleration lanes and ingress/egress access points. Mr. Sosa elaborated on the nature of the business and assured that 18-wheelers would not be lined up trying to enter the facility. The volume of his business was off-site. Mr. Barranco displayed a site plan and rendering which showed how the site would be improved and become an asset to the area.

Ms. Turin asked if anyone wished to speak for or against this item. As no one spoke, she closed the public hearing

Mr. Busey had no problem with this request; however, he shared Mr. Pignato's concern regarding congestion on Davie Road at the I-595 entrance and wondered how close this site was to the underpass. Upon researching the distance of the facility from the I-595 entrance, it was discovered that there would be ample distance so as not to dangerously impede traffic when entering and exiting the site.

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

*Variances*

3.2 V 3-1-07, Barranco Gonzalez Architecture/Anchor Development, LLC, 2600 Davie Road (M-4, County) **(tabled from August 8, 2007)**

Earlier in the meeting, Mr. Busey made a motion, seconded by Mr. Pignato, to approve the variance. In a roll call vote, the vote was as follows: Chair Bender – absent; Vice-Chair Stevens – absent; Mr. Busey – yes; Mr. Pignato – yes; Ms. Turin – yes. **(Motion carried 3-0)**

3.3 V 6-1-07, Bage, 5750 SW 56 Street (R-3)

Ms. Turin advised of a memorandum requesting an administrative withdrawal for application V 6-1-07.

Mr. Busey made a motion, seconded by Mr. Pignato, to approve the request to withdraw. In a voice vote, with Chair Bender and Vice-Chair Stevens being absent, all voted in favor. **(Motion carried 3-0)**

**4. OLD BUSINESS**

There was no old business discussed.

**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 7:43 p.m.

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

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