

**CITY OF NORTH LAUDERDALE
COMMUNITY DEVELOPMENT DEPARTMENT
701 SW 71st Avenue**

**MEETING OF THE
PLANNING AND ZONING BOARD**

**AGENDA
MARCH 3, 2020 - 6:30 pm**

1. CALL TO ORDER BY CHAIRMAN

2. ROLL CALL

Christine McKay, Chair
Dr. Enjoli R. Paul, EdD, Vice Chair
William Albright
Barbara Thomas
Alfredo Marriaga
Alex Ortiz (Alternate)
City Attorney Brian Sherman
City Clerk Patricia Vancheri

3. APPROVAL OF MINUTES

a. February 4, 2020

4. OLD BUSINESS

5. NEW BUSINESS

QUASI-JUDICIAL ITEMS:

a. **ORDINANCE:**

AN ORDINANCE OF THE CITY OF NORTH LAUDERDALE, FLORIDA, RELATING TO ASSEMBLY USES; AMENDING CHAPTER 106, "ZONING," AS SET FORTH IN EXHIBIT "A" TO THIS ORDINANCE, TO AMEND ARTICLE II, "ADMINISTRATION AND ENFORCEMENT," DIVISION 4 – NONCONFORMING USES AND STRUCTURES, SECTION 106-101, "EXISTING USES," RELATING TO CHURCHES AND RELIGIOUS INSTITUTIONS; TO AMEND ARTICLE IV, "SPECIAL EXCEPTIONS," SECTION 106-158, "APPLICATION PROCESS," TO REDUCE APPLICATION REQUIREMENTS FOR CERTAIN SMALL SCALE ASSEMBLY USES, AND TO AMEND SECTION 106-159, "STANDARD GUIDELINES AND REVIEW CRITERIA," TO EXEMPT CHURCHES AND OTHER RELIGIOUS INSTITUTIONS FROM CERTAIN STANDARDS IN THE COMMERCIAL AND INDUSTRIAL DISTRICTS; TO AMEND ARTICLE XV, "BUSINESS DISTRICTS," DIVISION 2, "MASTER BUSINESS LIST," SECTION 106-467, "SUPPLEMENTAL REGULATIONS," TO ELIMINATE SUPPLEMENTAL REGULATIONS FOR CHURCHES AND OTHER RELIGIOUS INSTITUTIONS, AND TO AMEND THE LIMITATIONS ON NON-BUSINESS USES IN COMMERCIAL ZONING DISTRICTS; TO AMEND SECTION 106-468, "MASTER BUSINESS LIST," TO AMEND THE MASTER BUSINESS LIST IN THE B-1, B-2, B-3 AND B-4

ZONING DISTRICTS IN ORDER TO MAKE ALL USES THAT ARE CONSIDERED ASSEMBLY USES TO REQUIRE SPECIAL EXCEPTION APPROVAL IN THOSE DISTRICTS WHERE THEY ARE PERMITTED, AND TO PROHIBIT ASSEMBLY USES IN THE B-1 NEIGHBORHOOD BUSINESS DISTRICT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion- A motion to recommend to the City Commission approval of the proposed ordinance to modify the City of North Lauderdale code as described in the related ordinance.

- All interested parties wishing to speak on this item are duly sworn
- Staff presentation
- Applicant presentation
- Public Hearing opened
- Public comments
- Public Hearing closed
- Board discussion
- Board motion and vote

b. VARIANCE REQUEST: VAR 20-01
NAME OF APPLICANT: Savannah hills
PROJECT NAME: Savannah hills
PROJECT LOCATION: 441 & SW 55TH Ave FOLIO: 4942 06 22 0010
PROJECT DESCRIPTION: Requesting variances from section 106 – 330 and section 102-63 of the City of North Lauderdale code of ordinances within a Multi-Family Residential (RM-16) zoning district.

- All interested parties wishing to speak on this item are duly sworn
- Staff presentation
- Applicant presentation
- Public Hearing opened
- Public comments
- Public Hearing closed
- Board discussion
- Board motion and vote

MOTION –“A motion to recommend approval to the City Commission to grant the requested variances from the City of North Lauderdale Code of Ordinances to facilitate the construction of a new townhome development by reducing setbacks, and interior landscape area requirements within a proposed Residential Multifamily Medium Density (RM-16) Zoning District.”

C. SITE PLAN REVIEW: SPR 20-01
NAME OF APPLICANT: Savannah Hills
PROJECT NAME: Savannah Hills

**PROJECT LOCATION:
PROJECT DESCRIPTION:**

**441 & SW 55TH Ave FOLIO: 4942 06 22 0010
Site plan application to construct 46 new townhome units In accordance with section 98-136 (Site Plans) of the City code within a Residential Medium (RM-16) zoning district.**

- All interested parties wishing to speak on this item are duly sworn
- Staff presentation
- Applicant presentation
- Public Hearing opened
- Public comments
- Public Hearing closed
- Board discussion
- Board motion and vote

MOTION – “If the Planning and Zoning Board concurs with this request and staff’s recommendation, a motion is in order for the recommendation of approval to the City Commission of the preliminary and final site plan subject to the conditions in the staff memorandum.”

6. NON QUASI-JUDICIAL ITEMS:

- 6. STAFF REPORT**
- 7. GENERAL DISCUSSION**
- 8. NEXT TENTATIVE MEETING – April 7, 2020**
- 9. ADJOURNMENT**

Note one or more elected officials may be in attendance