

**CITY OF NORTH LAUDERDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
701 SW 71<sup>st</sup> Avenue  
North Lauderdale, FL 33068**

**PLANNING AND ZONING BOARD MEETING  
AMENDED AGENDA  
MARCH 2, 2021 - 6:00 PM**

The Planning and Zoning Board met on Tuesday, March 2, 2021 at the Municipal Complex and Virtually by utilizing Communication Media Technology (“CMT”), in accordance with Ch. 286, F.S., and the City of North Lauderdale Emergency Ordinance #20-11-1413.

**1. CALL TO ORDER BY CHAIRMAN** - Chair McKay called the meeting to order at 6:04 pm.

**2. ROLL CALL**

**Christine McKay, Chair**  
**Dr. Enjoli R. Paul, EdD, Vice Chair**  
**Barbara Thomas**  
**Alfredo Marriaga (excused)**  
**William Albright- Alternate**  
**Alex Ortiz – Alternate (Not Present)**  
**City Attorney Brian Sherman**  
**City Clerk Elizabeth Garcia-Beckford**

Tammy Reed-Holguin, Community Development Director and Andrew Disbury, Community Development Specialist were also in attendance.

**3. APPROVAL OF MINUTES** – None submitted

**4. OLD BUSINESS** – None.

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The Agenda items were taken out of order and presented as follows:

- Item 5c. Site plan SPR 21-02 Dirty Dogs Car Wash
- Item 6a. Sign Waiver SWAV 21-02 Super City Beauty Supply
- Item 5a. Variance VAR 21-01 Strong Tower Church
- Item 5b. Site Plan SPR 21-01 Strong Tower Church
- Item 5d. Variance VAR 21-02 Masterminds Academy
- Item 5e. Site Plan SPR 21-03 Masterminds Academy

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**5. QUASI-JUDICIAL ITEMS:**

a. VARIANCE REQUEST:	VAR 21-01
NAME OF APPLICANT:	Dwayne Dickerson, ESQ
PROJECT NAME:	Strong Tower Church
PROJECT LOCATION:	7500 Southgate Boulevard
PROJECT DESCRIPTION:	To allow a parking variance in accordance with section 106-223 "OFF STREET PARKING REQUIREMENTS" in a proposed CF zoning district.

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*Item 5a. VAR 21-01 for Strong Tower Church was taken out of order on the Agenda and read and presented to the Planning and Zoning Board Members after Item 6a. on the Agenda.*

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Attorney Sherman swore in anyone present to give testimony on the item. Andrew Disbury, Community Development Specialist presented the item based on the back up memorandum. Staff opposes the approval of the variance. Staff recommended the conditions for the project to include providing the city with a cross axis agreement with neighboring properties or submit a transportation demand management program and provide the City with periodic updates. Charles Spears, City Engineer was present for discussion. Chair McKay stated that cars would have to be arriving at the current site in order to get a clear count of the traffic. Mr. Spears agreed and stated that the traffic management device could track the cars. Dwayne Dickerson, with Dunay, Miskel and Backman, representing the applicant, made a presentation to the board members. Carl Peterson of KBP Consulting, a traffic engineering company was present to speak on a traffic study he conducted for Strong Tower Church. Senior Pastor Courtney Fraser was also present to discuss the operations of the church. Mr. Peterson stated that seating in the church was the best indicator for the required church parking. Chair McKay questioned whether any of the traffic engineers looked at the parking count at the church current location. Mr. Peterson stated that COVID -19 has affected the numbers because most members currently attend virtually. Board Member Thomas asked if the board votes against the variance will that would automatically affect the site plan item. Mr. Dickerson stated that if the variance was declined then the site plan would have to be declined as well because the site plan included details of the variance. Attorney Dickerson recommended approval of the variance and the site plan. Pastor Fraser stated Strong Tower Church only has 120 members at full capacity. Pastor Fraser predicted only one third of the church would be present after Covid-19. Tammy Reed Holguin, Community Development Director advised that when a site plan is reviewed it utilizes the City code of one space per 35 square feet not the number of current attendees. Mr. Spears provided information regarding the TDM and how church leadership would have to update City Staff periodically. Board Member Dr. Thomas asked whether the TDM was in alignment with staff recommendation. Mrs. Reed-Holguin questioned Mr. Spears on what would happen if a TDM was in place and the church reached parking capacity. **A public comment was announced by Attorney Sherman.** James Ritter, owner of the Galaxy Skateway, the speaker stated that the Church was seeking only one third of what the capacity of the existing facility could hold. Mr. Dickerson stated that the Church would agree to the placement of a TDM at the site. Mr. Dickerson declined the exploration of a cross-axis agreement due to Strong Tower Church would not like the neighboring property owners to dictate a payment arrangement. Attorney Dickerson stated if the parking reached capacity then an additional service would be added to decrease the traffic at the property. Mrs. Reed-Holguin asked Mr. Spears if it was common for TDM to have thresholds sets. Mr. Spears responded yes, the TDM could be used to prepare for an increase in parking. Xavier Falconi, Director of the transportation and mobility department with the City's consultants Calvin, Giordano and Associates stated that he setup the transportation management system for the City. There was a way to include the requirements mentioned by staff. Pirooz Borojerdi, an engineer with Tally engineering, Inc. Engineer of record for the project stated that the 7,000 square feet was based on gross area and if the

exterior, hallways, and the baptismal pool area were removed there would be adequate parking. Mr. Borojerdi stated the code does not specify gross area or net area, and with net area the facility had the sufficient parking for the number of seats available. Chair McKay asked if Mr. Borojerdi had the numbers. Mr. Borojerdi stated he had the numbers and shared the information. Mr. Spears stated that the applicant used a different metric for measurement for parking. He further stated that there is a correlation between square footage and parking demand. Mrs. Reed-Holguin agreed with Mr. Spears and stated that the City's code was conservative in its approach. The square footage approach to parking demands representation of the number of attendees that can be inside of the church at any given time. **Board Member Dr. Thomas moved to make a favorable recommendation to the City Commission to approve the variance request, VAR 21-01 with TDM with the conditions as outlined by staff with thresholds to be determined by staff. Seconded by Board Member Albright. Clerk took roll. MOTION PASSED 3-1 with Board Member Dr. Paul dissenting.**

<b>b. SITE PLAN REVIEW:</b>	<b>SPR 21-01</b>
<b>NAME OF APPLICANT:</b>	<b>Courtney Fraser</b>
<b>PROJECT NAME:</b>	<b>Strong Tower Church</b>
<b>PROJECT LOCATION:</b>	<b>7500 Southgate Boulevard</b>
<b>PROJECT DESCRIPTION:</b>	<b>Site plan review to accommodate a religious assembly use in a proposed CF zoning district in accordance with Chapter 98 Article VI Site Plans.</b>

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*Item 5b. SPR 21-01 for Strong Tower Church was taken out of order on the Agenda and read and presented to the Planning and Zoning Board Members after Item 5a. on the Agenda.*

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Attorney Sherman provided information for public comment and swore in anyone present to give testimony on the item. Andrew Disbury, Community Development Specialist, presented the item based on the back up memorandum. Chair McKay asked whether the Fire Rescue Department reviewed the plan. Mr. Disbury confirmed that they had. Chair McKay asked Pastor Fraser if he had reviewed the eighteen conditions requested by staff. Attorney Dickerson with Dunay, Miskel and Backman confirmed that they were aware of the conditions and had no objections. **Board Member Dr. Paul moved to make a favorable recommendation to the City Commission for approval of SPR 21-01, site plan review to accommodate a religious assembly use in a Proposed CF zoning district in accordance with Chapter 98 Article VI Site Plans with the eighteen (18) conditions as outlined by Staff. Seconded by Board Member Dr. Thomas. Clerk took roll. All YES. MOTION PASSED UNANIMOUSLY.**

<b>c. SITE PLAN REVIEW:</b>	<b>SPR 21-02</b>
<b>NAME OF APPLICANT:</b>	<b>Steven T. Ellis</b>
<b>PROJECT NAME:</b>	<b>Dirty Dogs Car Wash</b>
<b>PROJECT LOCATION:</b>	<b>Folio # 4941 12 34 0020</b>
<b>PROJECT DESCRIPTION:</b>	<b>Site plan review to accommodate an automated car wash in a general business (B-3) zoning district in accordance with Chapter 98 Article VI Site Plans.</b>

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*Item 5c. SPR 21-02 for Dirty Dogs Car Wash was taken out of order on the Agenda and read and presented to the Planning and Zoning Board Members as the first item on the Agenda.*

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Attorney Sherman swore in anyone present to give testimony on the item. Andrew Disbury, Community Development Specialist presented the item based on the back up memorandum. Steve Ellis with Pro Billing Systems Architect and General Contractor provided an overview of the project and the agencies for Dirty Dogs Car Wash. Mr. Ellis also introduced Martin Emmitt, Founder and CEO of Dirty Dogs Carwash and Michelle Smith, owner and operator of Dirty Dogs Carwash. **Chair McKay opened the floor for public hearing. Public hearing remained open while the Board discussed the site plans.** Board Member Dr. Enjoli R. Paul asked whether the City had an ordinance that prohibits the number of carwashes located in the City. Mrs. Reed-Holguin responded that there was formerly a moratorium in place for gas stations which was lifted after the code was revised. Chair McKay inquired if revising the code is currently under consideration due to the number of carwashes. Mrs. Reed-Holguin stated there are no present review of carwashes by City Staff. The Planning and Zoning Board can recommend a review to the City Commission. Board Member Barbara Thomas asked how would the community involvement of Dirty Dogs Carwash work. Mr. Emmitt stated that the Company in the past has given back to first responders and sponsored local lunches and dinners. Mr. Emmitt stated that Dirty Dogs Car Wash would provide free carwashes for all law enforcement and fire department vehicles in the City of North Lauderdale. **Public hearing was closed. There was no comment from the public. Board Member Dr. Paul moved to approve the site plan review, SPR 21-02 Site with the eleven (11) conditions as outlined by staff, to accommodate an automated car wash in a general business (B-3) zoning district in accordance with Chapter 98 Article VI Site Plans, Seconded by Board member Dr. Thomas. Clerk took roll. All YES. MOTION PASSED UNANIMOUSLY.**

<b>d. VARIANCE REQUEST:</b>	<b>VAR 21-02</b>
<b>NAME OF APPLICANT:</b>	<b>Tracy McFadden</b>
<b>PROJECT NAME:</b>	<b>MASTERMINDS ACADEMY</b>
<b>PROJECT LOCATION:</b>	<b>7540 Southgate Boulevard</b>
<b>PROJECT DESCRIPTION:</b>	<b>To allow a parking variance in accordance with section 106-222 “PARKING: CHARACTER SIZE LOCATION” in a CF zoning district.</b>

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*Item 5d. VAR 21-02 for Masterminds Academy was taken out of order on the Agenda and read and presented to the Planning and Zoning Board Members after Item 5b. on the Agenda.*

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Attorney Sherman swore in anyone present to give testimony on the item. Andrew Disbury, Community Development Specialist, presented the item based on the back up memorandum. Mr. Disbury asked Ms. McFadden, the applicant whether the legal team would allow Masterminds Academy to have eight parking spaces. Tammy Reed-Holguin, Community Development Director stated that there was no recommendation from staff because Ms. McFadden did not have documentation form Mastermind, granting the use of the eight parking spaces. Board Member Dr. Thomas stated that since the applicant had done her due diligence there was no need to delay approval. City Clerk Garcia- Beckford read into the record two public comments. The first comment from Vivian Jenkins who was in favor of Masterminds Academy. The second comment was from

Chante Mackenzie who was also in favor of having a modular building on site. **Board Member Dr. Paul moved to make a favorable recommendation to the City Commission to approve the variance request, VAR 21-02 with the four (4) conditions as outlined by staff, to allow a parking variance in accordance with section 106-222 "PARKING: CHARACTER SIZE LOCATION" in a CF zoning district with an amendment that the applicant receive the use of the eight parking spaces. Seconded by Board Member Dr. Thomas. Clerk took roll. All YES. MOTION PASSED UNANIMOUSLY.**

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| e. SITE PLAN REVIEW: | SPR 21-03   |
| NAME OF APPLICANT:   | Tracy McFadden  |
| PROJECT NAME:        | MASTERMINDS ACADEMY   |
| PROJECT LOCATION:    | 7540 Southgate Boulevard  |
| PROJECT DESCRIPTION: | Site plan modification review to accommodate a school use by adding an additional modular unit in a CF zoning district in accordance with Chapter 98 Article VI Site Plans. |
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*Item 5e. SPR 21-03 for Masterminds Academy was taken out of order on the Agenda and read and presented to the Planning and Zoning Board Members after Item 5d. on the Agenda.*

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Attorney Sherman swore in anyone present to give testimony on the item. Andrew Disbury, Community Development Specialist, presented the item based on the back up memorandum. Board Member Dr. Paul asked if the applicant has third graders and how the fourth and fifth grades would be grouped. Tracy McFadden, the applicant stated she currently had third grade and the additional modules would house the fourth and fifth grades. Chair McKay asked Ms. McFadden how would she address future growth. Ms. McFadden described future plans to have a waiting list to avoid future construction. **Board Member Dr. Paul moved to make a favorable recommendation to the City Commission to approve the site plan modification, SPR 21-03, with the fourteen (14) conditions as outlined by staff to allow an additional building on the site. Seconded by Board Member Dr. Thomas. Clerk took roll. All YES. MOTION PASSED UNANIMOUSLY.**

**6. NON-QUASI-JUDICIAL ITEMS: NEW BUSINESS**

**a. Sign Waiver SWAV 21-02**

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| SIGN WAIVER REQUEST: | SWAV 21-02  |
| NAME OF APPLICANT:   | Evan Chang Lee  |
| PROJECT NAME:        | Super City Beauty Supply  |
| PROJECT LOCATION:    | 1345 S. Sr 7  |
| PROJECT DESCRIPTION: | To allow:24 inch high lettering "SUPER CITY BEAUTY SUPPLY" on the North and facing elevation, whereas section 94-16(C)(1)(c) of the City Code allows for 16 inch maximum letter height within a general business B-3 zoning district. |

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*Item 6a. SWAV 21-02 for Super City Beauty Supply was taken out of order on the Agenda and read and presented to the Planning and Zoning Board Members after Item 5c. on the Agenda.*

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Andrew Disbury, Community Development Specialist presented the item based on the back up memorandum. Mr. Evan Chang Lee, store manager for Super City Beauty Supply was present to speak. **Public hearing was opened.** William Antwan, the permit handler for Super City Beauty Supply presented his public comments via telephone. Mr. Antwan stated that the chiropractor business sign in the same plaza is approximately 24 inches. **Board Member Thomas moved to make a favorable recommendation to the City Commission for approval of SWAV 21-02 waiver to allow: 24-inch-high lettering "SUPER CITY BEAUTY SUPPLY" on the North and facing elevation, whereas section 94-16(C)(1)(c) of the City Code allows for 16-inch maximum letter height within a general business B-3 zoning district. Seconded by Board Member Albright. Clerk took roll. MOTION PASSED UNANIMOUSLY.**

**7. STAFF REPORT**

Tammy Reed-Holguin, Community Development Director discussed the item regarding the Social Club that went before the City Commission.

**8. GENERAL DISCUSSION**

There were no general discussion items.

**9. NEXT TENTATIVE MEETING – April 6, 2021 at 6 pm**

**10. ADJOURNMENT**

Respectfully submitted,

Elizabeth Garcia-Beckford, MMC, City Clerk

Anthony Bonamy, Deputy City Clerk