

**CITY OF NORTH LAUDERDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
701 SW 71<sup>st</sup> Avenue**

**MEETING OF THE  
PLANNING AND ZONING BOARD**

**MINUTES**

**JANUARY 7, 2020**

The Planning and Zoning Board met on Tuesday, January 7, 2020 at the Municipal Complex.

- 1. CALL TO ORDER BY CHAIRMAN** – Vice Chair McKay called the meeting to order at 6:33 pm.
  
- 2. ROLL CALL** – Clerk took roll. There was a quorum.  
Christine McKay, Chair  
Dr. Enjoli R. Paul, EdD, Vice Chair  
William Albright - *Excused*  
Barbara Thomas  
Alfredo Marriaga  
Alex Ortiz (Alternate)  
City Attorney Brian Sherman  
City Clerk Patricia Vancheri
  
- 3. APPROVAL OF MINUTES**
  - a. October 1, 2019** – Board Member Thomas moved to approve the Minutes with a correction to strike out the word “square” and insert the word “linear” in the paragraph under item 3b. SIGN WAIVER REQUEST: SWAV 19-07. Seconded by Board Member Albright. Minutes were unanimously approved.
  
- 4. OLD BUSINESS** – None.
  
- 5. NEW BUSINESS**

**QUASI-JUDICIAL ITEMS:**

- a. SPECIAL EXCEPTION USE: SEU 20-01**

<b>NAME OF APPLICANT:</b>	<b>Corepr8, LLC.</b>
<b>PROJECT NAME:</b>	<b>Kreyol Café</b>
<b>PROJECT LOCATION:</b>	<b>7244 W. McNab Road</b>
<b>PROJECT DESCRIPTION:</b>	<b>Special exception use request to allow a free standing bar within a restaurant in accordance with Chapter 86-110 (7) and to allow liquor sales in accordance with Chapter 106 - 467 (9) of the City Code within a General Business (B-2) zoning district.</b>

Vice Chair McKay introduced the item. Attorney Sherman read the item into the record. He swore in any witnesses present to testify under item 5a. Andrew Disbury, Community Development Specialist, presented the item based on the back up memorandum. He advised that the shopping plaza and zoning does support the restaurant use. The Applicant is requesting to have a freestanding bar and to serve liquor at the bar which does require a Special Exception Use application under the City's Zoning Code for restaurant operating procedures, Section 86-110(7) and Master Business List 106-467(9). Mr. Disbury advised that the Kreyol Café will be a bakery/ restaurant concept. He provided information on the operating hours, parking space and outdoor seating as provided in the back up memorandum. Board Member Thomas and Chair McKay questioned if the outdoor seating on the floor plan is part of the approval. Mr. Disbury clarified that the outdoor seating is not part of the approval. He advised that SEU 20-01 presented to the board for recommended approval is for the ancillary sells of liquor for the bar. Board Member Marriaga questioned the handicap doors and toilet on the schematic provided. Mr. Disbury stated that will be addressed by the architect during the buildout when they finish the interior remodel of the facade. Mr. Marriaga questioned the handicap [accessibility]. Mr. Disbury advised that the ADA access would be reviewed during the building plan review. He stated that only the SEU 20-01 for ancillary liquor sells is being recommended for approval at this time. Mr. Disbury advised that Staff is not opposed to the outdoor seating and that in the conditions the Applicant will have to meet the criteria for the code which does not require a Special Exception Use [permit]. Chair McKay questioned the percentage of food versus alcohol requirement. Attorney Sherman explained that is part of the licensing requirement and does not necessarily affect the approval [of SUE 20-01] in front of the board. Applicant, George Sharkesian, with Arena Shoppes presented himself to the board. **Public Hearing was opened. No one was present from the public to speak on the item. Public Hearing was closed.** There was no further discussion. **Board Member Thomas moved to approve to make recommendation to the City Commission for consideration and approval for Kreyol Café, SEU 20-01 to allow a free standing bar within a restaurant in accordance with Chapter 86-110 (7) and to allow liquor sales in accordance with Chapter 106 - 467 (9) of the City code within a general business (B-2) zoning district with the conditions 1-9 as outlined by Staff. Seconded by Board Member Ortiz. All were in favor. None were opposed. MOTION PASSED.**

**b. SPECIAL EXCEPTION USE: SEU 20-03**

**NAME OF APPLICANT: Floridas Soul, LLC.**

**PROJECT NAME: Floridas Soul**

**PROJECT LOCATION: 7210 W. McNab Road**

**PROJECT DESCRIPTION: Special exception use request to allow a free standing bar within a restaurant in accordance with Chapter 86-110 (7) and to allow liquor sales in accordance with Chapter 106 - 467 (9) of the City Code within a General Business (B-2) zoning district.**

Attorney Sherman read the item into the record. Andrew Disbury, Community Development Specialist presented the item based on the back up memorandum. He provided information on the proposed business operations and SEU 20-03. He advised that the Applicant is not proposing any outdoor seating at this time. Chair McKay questioned the location of the project. Mr. Disbury clarified that this project is the one on the end, 7270. Chair McKay She noted that the previous item was listed as 7210, where it should have listed 7244. Mr. Disbury clarified that currently there is only one address for that parcel. The Applicant is stating that they are the owner of 7210 which is the address that is linked to that

parcel according to Broward County Property Appraisers website. The other addresses are future bays. The Applicant, George Sharkesian, with Arena Shoppes presented himself to the board. **Public Hearing was opened. No one was present to speak on the item. Public Hearing was closed.** Board Member Marriaga inquired on the handicap toilets and doors. Mr. Disbury advised that the plan is a general layout of the area for SEU purposes. He stated that would all have to be made accessible during the building permitting process. **Board Member Thomas moved to make recommendation to the City Commission for consideration and approval for SEU 20-03 Florida Soul Restaurant to allow a free standing bar within a restaurant in accordance with Chapter 86-110 (7) and to allow liquor sales in accordance with Chapter 106 - 467 (9) of the City code within a general business (B-2) zoning district with the conditions 1-8 as outlined by Staff. Seconded by Board Member Ortiz.** Chair McKay questioned the 2 a.m. operating hours. Mr. Disbury advised that is within the operating hours allowed for business districts. **All were in favor. None were opposed. MOTION PASSED.**

Mr. Disbury advised that both items [SEU 20-01 and SEU 20-03] will be going to the City Commission for consideration on Tuesday, January 28, 2020.

#### **NON QUASI-JUDICIAL ITEMS:**

##### **6. DIRECTOR'S REPORT**

Tammy Reed-Holguin, Community Development Director provided an update on several projects the board approved. She advised that Aldi Supermarket has opened. The La Brasa Restaurant is under construction. Peter Piper Pizza should open soon. The Walgreens has been demolished and Wawa is the next project that will be built.

##### **7. GENERAL DISCUSSION**

Board Member Ortiz advised that the land on Southgate Boulevard between University Drive and 81<sup>st</sup> Avenue on the city's side is overgrown and needs to be addressed with the owner. City Clerk advised that there are two open seats and an alternate seat open on the board and that qualified applicants can apply.

##### **8. NEXT TENTATIVE MEETING – February 4, 2020**

##### **9. ADJOURNMENT - There being no further business the meeting was adjourned at 7:03 p.m.**

Respectfully Submitted,  
Patricia Vancheri, City Clerk  
Transcribed by Deputy Clerk, Elizabeth Garcia-Beckford