

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

**PLANNING AND ZONING BOARD MEETING**

**MINUTES**

**MARCH 5, 2019**

The North Lauderdale Planning and Zoning Board met at the Municipal Complex on Tuesday, March 5, 2019.

1. **CALL TO ORDER BY CHAIRMAN** – Vice Chair McKay called the meeting to order at 6:35 pm. Clerk Vancheri noted that Chair Mann resigned from the Planning and Zoning Board effective February 27, 2019. Vice Chair McKay presided over the meeting. Attorney Brian Sherman was present.

2. **ROLL CALL**  
Aletrice Mann, Chair (**Resigned**)  
Christine McKay, Vice Chair  
William Albright (**Excused**)

Alex Ortiz  
Barbara Thomas (**Unexcused**)  
Dr. Enjoli R. Paul, EdD  
Montfort Alexis

3. **APPROVAL OF MINUTES**
  - a. **January 8, 2018** – Chair McKay requested the following amendments to the Minutes under items:
    - 5a – Remove the words “*up to*”.
    - 5a – Minutes to reflect the complete motion, “*to allow 74 spaces*”.
    - 5b – Remove word “*around it*” and state “*behind it*”.
    - 5d – Include the word “*owned*” after family and include the complete name of the Planning and “*Zoning*” Department.

Attorney Sherman noted the City Clerk will check the record to confirm the motion stated under 5a. for the amendment of the Minutes. **Board Member Paul moved to approve the Minutes with the Amendments. Seconded by Board Member Ortiz. Minutes were unanimously approved by voice vote.**

4. **OLD BUSINESS**

5. **NEW BUSINESS** – None.

- a. **SPECIAL EXCEPTION USE REQUEST:** SEU 19-01  
**NAME OF APPLICANT:** Stacey Smith  
**PROJECT NAME:** 2, 4, 6 Thrifts LLC.  
**PROJECT LOCATION:** 7308 Southgate Blvd.  
**PROJECT DESCRIPTION:** Special Exception Use request to permit the operation of a Primary use retail store with second hand sales as an accessory use in accordance with Section 106-438 (b) and Section 106-468 the Master Business List in a Community Business (B-2) zoning district

Vice Chair McKay read the title of the item. Attorney Sherman swore in any witnesses to speak under item 5a. He briefly reviewed the procedure for quasi-judicial items. Attorney Sherman read the item into the record. Andrew Disbury, Community Development Specialist presented the item based on the back up memorandum. Mr. Disbury stated that staff recommends consideration and approval of a motion by the Planning and Zoning Board of the proposed SEU 19-01 permit subject to the nine (9) conditions. **Public Hearing opened.** Applicant Stacey Smith introduced herself and briefly described her business background to the board members. Chair McKay inquired if there is a source for the second hand goods. Ms. Smith stated the goods are primarily donated. Chair McKay questioned if there is a charitable aspect to the thrift store. Ms. Smith advised that the thrift store is a for-profit business and that she does have a few community initiatives such as providing discounted items and clothing for job interviews to people that do not have money. Board Member Alexis inquired if Ms. Smith intends to assist those [people] in need by giving them a discount or free items. Ms. Smith stated it depends on the need. Board Member Paul requested clarification on the percentage of new and used items in the store as stated in the Applicants letter that is provided in the back up memorandum. Ms. Smith confirmed the percentage as stated in her letter. Board Member Alexis questioned how the sections of the store will be divided. City Clerk Vancheri referred Mr. Alexis to the plan in the backup memorandum provided by staff. Board Member Paul inquired if new and used items will be clearly displayed as the layout seems interspersed on the floor plan. Ms. Smith replied that she will have placards on top of each rack displaying if the items are new or thrift. Mr. Alexis inquired why the Applicant chose to raise the bar [ratio] to 60% rather than the 51% minimum allowed for new to used goods as per city code. Ms. Smith replied that she chose to exceed the expectation to be in compliance. Mr. Disbury briefly reviewed the city code requirement, Section 106-438(b), for new to used goods. **Board Member Paul moved to make a favorable recommendation to the City Commission for SEU 19-01, with the nine (9) conditions as outlined by staff.** *Attorney Sherman noted a scrivener's error under condition #9, to correct the spelling of the word "use" to "used".* **Motion Seconded by Board Member Alexis. There was no further discussion. Clerk called roll. All YES. MOTION PASSED.** The Applicant was advised the item will be heard by the City Commission on March 26, 2019.

**b. Vacancy of Chair due to resignation**

*Attorney Sherman presented both items 5b. and 5c.* Attorney Sherman explained the process for elections and terms for vacant board members positions according to the city code, Sec.78-53, Composition: appointment of members. There was brief discussion on the rules for nominating a board member to fill the Chair vacancy.

**c. Election of Chair**

*This item was heard with item 5c.* **There was no motion to elect a new Chair.** The position of Chair remains vacant. Vice Chair McKay will continue serving as Vice Chair until October elections for Chair and Vice Chair.

**d. Attendance review and request for recommendation to declare vacancy**

Attorney Sherman reviewed Sec. 78.55 of the city code providing for the removal of members referencing to absences at Planning and Zoning Board meetings. There was some discussion on attending and reporting absences during a calendar year as per the city code requirements. City Clerk Vancheri emphasized the commitment required for this board and the importance of attendance at meetings to proceed with city business. Chair McKay inquired if the city advertises vacant board positions. City Clerk Vancheri explained the process involved with filling vacant board seats and the procedure for reviewing board applications. Tammy Reed-Holguin, Community Development Director clarified the city code requirement for excused absences within the time frame as per city code. Attorney Sherman reviewed the process for quasi-judicial proceedings and the legal requirement to be present for the entire meeting in order to vote on quasi-judicial items. There was discussion on the one (1) vacant seat and the two (2) open alternate seats as per Sec. 78.53 of the city code. Board Member Paul inquired on discussing the absences with board members and staff in accordance to the [Florida] Sunshine Law. Attorney Sherman clarified the [Florida] Sunshine Law implications for discussing attendance. City Clerk Vancheri requested that members provide up to date contact information. There was no further discussion. **Board Member Paul moved to table item 5d. until the next Agenda. Seconded by Board Member Ortiz. Clerk called roll. All YES. MOTION PASSED.**

**6. DIRECTOR'S REPORT**

Tammy Reed-Holguin, Community Development Director briefly explained the planning and zoning process involved for items presented. Ms. Reed-Holguin then provided an update on items that were previously presented to the Planning and Zoning Board Members:

- Spin Car Wash is currently under construction.
- Arena Shoppes Expansion - The developer purchased the remainder of the shopping center. The renovation of the existing stores is almost complete and the construction to add on stores has not started. There are new tenants coming into the shopping center which includes a new restaurant.
- Good Karma Pet Rescue is open and operating. The doggy bag locations were provided in response to a concern that was raised with the sanitary area for the dogs.
- La Brasa Restaurant is in the process of being built in front of Walmart and will have at least two (2) bays and restaurant parking was calculated for the whole building.

- Aldi's Supermarket has submitted permit applications.
- Rock Island Villas was tabled the first time the item was presented to the City Commission to allow time for research on the impact of the construction to the development behind the property and concerns with the repairs to the existing fences. The Applicant will be putting up a fence and the site plan was approved. The next stage is for the Applicant to submit permit applications.
- Wawa – The item was tabled pending the traffic analysis report to present to the City Commission.
- First Haitian Baptist Church has a demolition permit submitted for the existing church and the permit for the new church is pending.

7. **GENERAL DISCUSSION** – None.

8. **NEXT TENTATIVE MEETING** – April 2, 2019

9. **ADJOURNMENT** – There being no further discussion the meeting adjourned at 7:42 p.m.

Respectfully Submitted,  
City Clerk Patricia Vancheri

Transcribed by Deputy City Clerk Elizabeth Garcia-Beckford