

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

PLANNING AND ZONING BOARD MEETING

MINUTES

DECEMBER 01, 2020 - 6:00 PM

The Planning and Zoning Board met on Tuesday, December 1, 2020 at the Municipal Complex.

- 1. CALL TO ORDER BY CHAIRMAN** – Chair McKay called the meeting to order at 6:08 p.m.
- 2. ROLL CALL** – Clerk took roll. There was a quorum.
Christine McKay, Chair
Dr. Enjoli R. Paul, EdD, Vice Chair
William Albright – (Unexcused absence)
Barbara Thomas
Alfredo Marriaga
City Attorney Brian Sherman
City Clerk Elizabeth Garcia-Beckford
- 3. APPROVAL OF MINUTES**
 - a. November 4, 2020** – Board Member Thomas moved to approved the Minutes with noted corrections to change the title from *Agenda* to *Minutes* and the removal of the word *Draft* from the Minutes. Seconded by Vice Chair Paul. Clerk took roll. Minutes were approved unanimously.
- 4. OLD BUSINESS** – None.

QUASI-JUDICIAL ITEMS:

5. NEW BUSINESS

QUASI-JUDICIAL ITEMS:

- a. PETITION TO REZONE:** ZLU 20 – 02
NAME OF APPLICANT: Dwayne Dickerson, ESQ
PROJECT NAME: Strong tower Church
PROJECT LOCATION: 7500 Southgate Boulevard
PROJECT DESCRIPTION: Zoning amendment to the City of North Lauderdale zoning map to rezone approximately 2.29 +/- gross acres of General Business (B-2) zoning district to Community Facility (CF) zoning district.

Attorney Sherman read and swore in anyone present to speak on item 5a. ZLU 20-02. Clerk Garcia-Beckford provided information with instructions for public comment. Andrew Disbury, Community Development Specialist presented the item based on the back up memorandum and PowerPoint. He explained the request is to rezone approximately 2.29 +/- gross acres of community Business (B-2) District to Community Facility (CF) District to accommodate a religious use. Mr. Disbury reviewed the traffic analysis and the comprehensive plan in relation to the gross acreage percentage for the community facility use allowed in the zoning code. The change of use from the skating rink to the church will generate less vehicle trips per hour according to the traffic analysis report submitted by the applicant. Mr. Disbury provided an overview of the public impact analysis. He advised that both police and fire anticipate less calls for this proposed use than the current use. Mr. Disbury presented information pertaining to the rezoning justification. He stated the church anticipates having 6 employees, 4 full time and 2 part time, as well as numerous other incidental jobs for property maintenance purposes. Staff would like to request approval of the proposed rezoning subject to the four conditions for recommendation to the City Commission. Mr. Disbury emphasized conditions two, three and four which speak to concurrency requirements, site plan approvals, upgrades to the parking lot and landscaping, receipt of the floor plan and determining the adequate parking facilities exist as well as demonstrating sufficient transportation for any parking deficit. Attorney Dwayne Dickerson with the law firm of Dunay, Miskel and Backman presented himself to the Planning and Zoning Board and spoke on behalf of the applicant, Strong Tower Church. Attorney Dickerson reviewed the aerial of the property. He presented information on the investment made for repurposing the building, upgrades and the proposed improvements to the area. He reviewed the zoning compatibility in conformance with the City's comprehensive plan and code of ordinances. He provided a brief overview of the comprehensive traffic impact analysis conducted which concluded the proposed use would result in a reduction in daily vehicle trips. Attorney Dickerson advised that the Strong Tower Church has been in the South Florida community for two decades. The church provides many services for the community that include adult literacy, personal development training, afterschool homework assistance for school children, senior citizen Christmas parties and back pack give-a-ways. **Clerk Garcia-Beckford provided information for public comment. There were no comments from the public.** Board Member Marriaga questioned the reason for the church's relocation to the City of North Lauderdale Attorney Dickerson responded that North Lauderdale is a growing community and the church and congregation is also growing. The relocation of the church presents an opportunity to right-size their congregation and to move into a building with more flexibility for their purposes. Mr. Marriaga inquired on the actual capacity of the skating rink. James Ritter, owner of Galaxy Skateway, replied that the capacity is over 900 [people]. Attorney Dickerson commented that there is ample opportunity for growth and more than sufficient parking. Mr. Marriaga questioned the submittal of a floor and site plan. Mr. Dickerson confirmed that a site plan was submitted which is undergoing review by the City. There was a discussion regarding the review process for the site plan. Attorney Dickerson stated that a rezoning approval is the first step to start the site plan process which will address questions with parking, landscaping, access and circulation. Chair McKay expressed concerns with insufficient parking being determined after already proceeding with an approval for rezoning. Mr. Disbury explained that the staff would work with the applicant for a reasonable amount of parking, additional transportation services and or for a parking agreement request to address a deficiency in parking. Attorney Dickerson stated that the church can operate in a manner that eliminates issues with parking such as conducting

multiple services which will allow for a reduced demand [for parking]. Attorney Sherman interjected to advise that rezoning changes affects the property as a whole. The property can be used for any proper community facility use by this applicant or a future owner of the property. Staff would work with the applicant to make the necessary changes for the use to work. There was discussion regarding the process of rezoning the property which then remains with the property; any changes in use require the review and recommended approval from the board. Vice Chair Paul inquired if the applicant is purchasing the building. Attorney Dickerson responded that is correct. The applicant has a contract to purchase the building subject the pending approval to move forward with the project. Mr. Disbury stated that the existing landowner signed off on the rezoning petition in order for the church to start the rezoning process. Mr. Ritter stated that Galaxy Skateway is currently open under limited capacity. **Mr. Pirooz Borojerdi, Consulting Engineer presented himself via telephone under public comment to the board members.** He commented on the reconfigured parking. He stated that the landscaping and lighting having no negative impact. Attorney Dickerson identified Mr. Pirooz as the Engineer of Record. There was some discussion on the changes to the parking according to the proposed site plan. Attorney Sherman interjected to state that the item before the board is the rezoning approval not the site plan. **Clerk Garcia-Beckford repeated the information for public comment.** Attorney Dickerson advised for the record that Pastor Courtney Fraser was in attendance. There was a brief discussion regarding parking, including handicapped parking and ADA requirements. Attorney Dickerson confirmed that all parking would be provided on the site plan in accordance to the Florida Building Code and City, County, ADA code and regulations. Mr. Pirooz advised that the calculations provide sufficient parking to accommodate the City. He further stated that the building will be fully accessible and seating will be removable based on the current site plan design. **There was no further comment from the public. Public hearing was closed. Board Member Thomas moved to approve a favorable recommendation to the City Commission for the Zoning amendment to the City of North Lauderdale zoning map to rezone approximately 2.29 +/- gross acres of General Business (B-2) zoning district to Community Facility (CF) zoning district subject to the four recommendations. Seconded by Vice Chair Paul. Clerk took roll. All YES. MOTION PASSED UNANIMOUSLY.** Mr. Disbury provided the tentative date of December 29, 2020 as the meeting date for this item to be presented to the City Commission.

NON-QUASI-JUDICIAL ITEMS:

6. STAFF REPORT – None.

7. GENERAL DISCUSSION

Vice Chair Paul inquired on the outcome of the approval for the modular unit for Mastermind Academy. Mr. Disbury advised the modular unit is installed, open and operating. The fire department determined the ingress and egress were sufficient. Vice Chair Paul inquired on the flooding conditions on Forest Blvd and Tam O' Shanter Blvd. Tammy Reed-Holguin, Community Development Director responded that she spoke with Sam May, Public Works Director regarding the flooding conditions. There is flooding in that area that does dissipate quickly. There are no drastic improvements to be made at this time. They are looking into installing pumps in the canal system for more drainage to take place. The City is pursuing sur-tax funding for Tam O' Shanter Blvd and raising the street level to prevent future flooding. Board Member Thomas commented on flooding conditions on Avon Lane and Tam O' Shanter Blvd. Mr. Disbury commented that the canal overflowed in that area which caused the

flooding. Chair McKay inquired if the canal levels were lowered prior to the rain event. Ms. Reed- Holguin advised that precautions were taken to lower the canal levels which were not enough due to the constant rain. Mr. Marriaga commented on the lighting on East Kimberly Blvd and the removal of the electrical panel located by the Memorial Garden. Ms. Reed-Holguin responded that the City will follow up on the removal of the electrical panel. Vice Chair Paul inquired on the swearing-in ceremony for the new Commissioner for District C. The swearing-in ceremony was conducted on November 19, 2020. Clerk Garcia-Beckford notified the board members that the recording can be viewed on the city website.

8. NEXT TENTATIVE MEETING – January, 5, 2021 at 6 p.m.

9. ADJOURNMENT - There being no further discussion the meeting adjourned at 7:06 p.m.

Respectfully Submitted,
Elizabeth Garcia-Beckford, MMC
City Clerk