



## CITY OF POMPANO BEACH FLORIDA

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**CITY HALL OFFICES:**

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PLANNING AND ZONING BOARD/LOCAL  
PLANNING AGENCY

February 22<sup>nd</sup>, 2017  
Wednesday

City Commission Chambers

6:00 P.M.

### ***MINUTES***

A. Call to order by the Chairman of the Board, Mr. Fred Stacer at 6:05 PM.

B. **ROLL CALL:**

Fred Stacer  
Joan Kovac  
Dwight Evans  
Jerry Mills  
Richard Klosiewicz  
Jeff Torrey - *ABSENT*  
Tony Hill

*Also in attendance:*

Matt Edge, Zoning Technician  
Paola West, Principal Planner  
Carrie Sarver, Assistant City Attorney  
Robin Bird, Development Services Director  
Dodie Keith  
Michael Vonder Meulen  
Diana Lurie  
Dan O'Brien  
Sue Mitchell  
Tom Hauerwas

Leif Lunde  
Howard Berkowitz  
Mary Lepera  
Dave Claffy  
Renee Rung  
Rosemary Joyce  
Marianne Ingrassi  
Craig Richards  
Marylin Levert-Gerace  
Christine Zaff  
Julie Newton  
Robert Levinson  
Alan Goldberg  
Jesse Pala  
Kathleen Maurer  
Tom Daily  
Shane Munson  
Jean-Francois Gervais  
Richard J. Coker, Jr.  
Natasha Alfonso  
Chris Brown

**C. MOMENT OF SILENCE**

A moment of silence was observed.

**D. APPROVAL OF THE MINUTES:**

Approval of the minutes of the meeting on January 25<sup>th</sup>, 2017.

**MOTION** was made by Richard Klosiewicz and seconded by Tony Hill to approve the meeting minutes of January 25<sup>th</sup>, 2017. All voted in favor of the motion therefore, the motion passed.

**E. INDIVIDUALS TESTIFYING PLACED UNDER OATH**

City staff and members of the public testifying before the Board at the meeting were placed under oath by Matt Edge, Zoning Technician and Notary Public in the State of Florida.

**F. PUBLIC HEARINGS**

**\*\*\*NOTE: The Board first discussed Agenda Item #3\*\*\***

**\*\*\*NOTE: The Board then discussed Agenda Item #7\*\*\***

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**1.      MCNAB GROVES, INC / CUBESMART REZONING**  
**Planning and Zoning #16-13000004**

Consideration of the request by **MICHAEL VONDER MEULEN** on behalf of the **MCNAB GROVES, INC** to rezone the property from B-3 (General Business) to PCD (Planned Commercial/Industrial). The property is legally described as follows:

PARCEL "A", HASTING TRUST PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 163, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LESS THE NORTH 5.00 FEET THEREOF.

AKA: 950 East McNab Road  
ZONED: B-3 (General Business)  
TO: PCD (Planned Commercial/Industrial)  
STAFF CONTACT: Jae Eun Kim (954) 545-7778

Ms. Karen Friedman, Principal Planner, presented herself to the board and offered an overview of the project, stating that the applicant is requesting to rezone the subject property from B-3 (General Business) to PCD (Planned Commercial/Industrial). This property is 1.71 acres net (1.94 acres gross) and the address is 950 East McNab Road. The general location is the south side of McNab Road between South Federal Highway (US 1) and SE 9<sup>th</sup> Avenue. The parcel is currently vacant. As part of the rezoning application, the applicant is requesting a self-storage facility as the primary use, with accessory retail and restaurant uses. The current zoning for the property, B-3, does not permit self-storage facility use.

Ms. Freidman stated that staff has concerns with the proposed landscape plan submitted for this development. She added that the project has been studied in light of the City's corridor studies to ensure that it is consistent with the City's goals. She stated that the surrounding properties are zoned B-3 and PU (Public Utilities). She briefly outlined the review criteria for Planned Unit Development rezonings, and stated that the intention is to allow for creative and innovative design. She presented staff's alternative motions:

**Alternative Motion I**

Recommend approval of the PCD rezoning request as the board finds the rezoning application is consistent with the aforementioned pertinent Future Land Use goals, objectives, and policies, Corridor Study, and the purpose of the Planned Development and Planned Commercial/Industrial (PCD) district purposes.

The following conditions must be addressed prior to placement on the City Commission hearing agenda:

- A) In order to achieve the intent and purpose of the PCD district, the project shall demonstrate innovative and creative design to provide a mix of employment-generating uses, while

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encouraging pedestrian access and activity. Revise the PCD documents and plans as follows:

1. Submit a justification for permitting Self-Storage use in a property which currently does not allow for this use, including how this use will be compatible with surrounding land use and encourage innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, and energy efficiency.
2. Revise the PCD rezoning document and plan to include a minimum retail/restaurant space(s) square feet under Intentional and Dimensional standard in to ensure that the proposal will result in a mix of commercial uses.
3. Make a note that as part of a future site plan the following will be addressed:
  - a) The proposed bike parking will not be placed in front of the proposed restaurant use area.
  - b) Innovative design solution for the building façade facing the street shall be implemented. Proposed 4 foot step-back of the second floor wall facing the street is not adequate to create human-scale architectural appearance.
  - c) The building façade facing the adjacent residential building shall be soften and enhanced.
  - d) The loading and unloading area shall be designed to reduce the impact to the adjacent residential building.
  - e) A landscape plan submitting for a Major Site Plan application must be in substantial compliance with the Conceptual Plan (Exhibit H).

B) Correct the following errors within the PCD documents and plans:

1. Rename PD to PCD in the PCD documents and plans.
2. Exhibit plans or drawings referenced throughout the PCD document.
3. Remove the uses of medical clinics, vehicle and boat sales and check cashing stores, mentioned under II. G. & III. B. Uses in the PCD document.
4. Revise the maximum building height to reflect the proposal requested in this rezoning application.
5. Correct dimensions and call-outs on sheet PD-3.
6. Revise Consolidated Use Table on sheet PD-2 to remove the following uses:
  - a. Alcoholic beverage sales as an accessory use to a brewery, winery or distillery
  - b. Temporary use of an accessory structure as a principal dwelling after a catastrophe
7. Provide legible Shadowing Study plans to verify the shadow impacts on neighboring property.
8. Add the title and page ranges for each Exhibit for clarification.

C) Unified control of the development shall be provided as a part of this rezoning application. Note that this may be processed on the same agenda as the Rezoning Ordinance.

NOTE: This rezoning application does not comply with the minimum 5-acre requirement, which may only be waived by the City Commission on finding that creative site planning is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development would result in more difficult or undesirable development.

### **Alternative Motion II**

Table this application for additional information as requested by the Board.

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**Alternative Motion III**

Recommend denial as the Board finds that the request is not consistent with the aforementioned pertinent Future Land Use goals, objectives, and policies, Corridor Study, and the purpose of the Planned Development and Planned Commercial/Industrial (PCD) district purposes.

Mr. Stacer stated that on July 21, 2016 he attended a meeting with former Commissioner Barry Dockswell and Dodie Keith of Keith and Associates regarding preliminary design of this current project. The details were not discussed and the project was at the beginning stages.

Ms. Dodie Keith (301 E. Atlantic Boulevard, Pompano Beach, FL) presented herself as the applicant. She stated that the property is zoned B-3 and that she has been working with the property owners for over 10 years to develop the site in conformity with the surrounding neighborhood. She stated that the proposal for a five-story indoor self-storage facility would be much shorter in height than what the current zoning allows and that the addition of this use is the only change to the current regulations that the applicant is seeking. She added that there would be no outdoor storage. Showing an aerial of the site and surrounding area, she pointed out the zoning and existing uses of surrounding properties. Ms. Keith stated that the building would be about 117,000 square feet of mixed use building with neighborhood-related retail storefronts along the front. There would be 841 self-storage units in the facility. She pointed out that there would be just one ingress/egress to the site which would line up with the current curb cut for the Publix across the street. She stated that there has been an attempt to incorporate bicycling and pedestrian uses and that there will be superior landscaping installed, in most categories 200 percent more than normal requirements. She added that there has also been talk of creating a landscape pattern for McNab Road and that this project is an opportunity to begin that process. She noted that there will be a promenade and plaza area with trellises offering a chance for outdoor seating. There will be no outdoor overhead doors on the building as the loading area will be in the rear and covered, so the adjacent apartments will never see any loading or unloading because it will all be done under the overhang. Ms. Keith stated that an outside entity did a market study and found that there is no self-storage within a 1-mile radius of this property, the closest ones are on Dixie Highway but aren't easily accessed because McNab Road does not connect to Dixie Highway. The study found that local existing self-storage facilities are around 97 percent full and that 75 percent of the customers will visit the storage less than once per month. The service center will open from 9:00 AM to 6:00 PM, which is after the beginning of the school day to avoid a traffic conflict. Those storing their belongings will be able to access the units until 10:00 PM, but only with a keypad entry. She showed the Board a few renderings of the proposed building and site features. She stated again that there will be no outdoor storage and that the applicant has been meeting with the local HOA since November of last year.

Dr. Mills asked if the upper floors are all storage.

Ms. Keith confirmed and stated that there will be storage on the first floor as well.

Dr. Mills asked if there were any other self-storage facilities of a similar size in the area.

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Ms. Keith responded that there are others in the area and that they function differently as they are traditional self-storage with overhead doors.

Mr. Tony Hill asked how many storage units there would be.

Ms. Keith responded that there would be 841 units.

Mr. Hill asked which HOA the applicant met with. He pointed out a letter of objection from the South Pompano Civic Association.

Ms. Keith responded that there is a geographical difference between the South Pompano Civic Association and the HOA that is closer to the project site.

Mr. Hill asked how many retail units will be on the first floor and what the average square footage is.

Mr. Michael Vonder Meulen stated that there will be 8 retail bays of 1,000 square feet each.

Dr. Mills asked staff to explain the 5-acre minimum requirement.

Mr. Bird responded that typically the PD-Is are more than 7.5 acres, but that infill projects are not normally that large. He added that this request for a self-storage facility is not far off from what B-3 regulations of most other cities permit by right. The size requirement can be waived and there will be a chance for that at the City Commission level.

Mr. Klosiewicz asked why the City has restricted this use from the B-3 districts.

Mr. Bird stated that it is permitted in the B-4 district, but that self-storage generally does not generate much traffic and does not create many jobs, though it is a retail use.

Mr. Klosiewicz asked if it is the commercial component is what makes the project less objectionable.

Mr. Bird responded in the affirmative, and added that the possibility of neighborhood services could be beneficial in reducing the number of vehicle trips outside the neighborhood by residents.

Mr. Stacer asked if the self-storage on North Federal Highway was approved with a variance.

Mr. Bird stated that it did and that use variances are no longer permitted.

Mr. Stacer pointed out that the storage facility behind Bru's Room is a PCD like this applicant.

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Mr. Stacer asked if there was anything in Alternative Motion #1 that the applicant couldn't comply with.

Ms. Keith stated that she would like the site plan-related issues to be stricken with the motion and be given the opportunity to work with staff in the site plan review process.

Mr. Stacer asked if anyone in the audience wished to speak.

Ms. Diana Lurie (1040 SE 7th Avenue, Pompano Beach, FL) stated that she has several concerns regarding the property. She stated that the ingress and egress will be an issue because of the size of the lot and that the site will require a substantial amount of parking. She believes the site will generate a large number of trips and will be used for heavy uses. She also stated that there are currently traffic issues on McNab Road which this development will only make worse. She expressed a safety concern with the late hours proposed and that the street has no 5-story buildings. She added that the promenade will be used by the homeless.

Mr. Dan O'Brien (721 E. McNab Road, Pompano Beach, FL) stated that the property owners are great neighbors, but he objects to the rezoning as he believes that it is spot zoning. He believes that the street is a very small-scale along with the neighborhood and explained that the traffic would be heavier than what would normally be allowed and the type of vehicles would be larger than usual. He stated that the trouble with developing the lot next to the FPL substation is not due to environmental radiation. He stated that he supports development, but it needs to be at the scale of the community. He mentioned that there would be issues similar to the issues at nearby self-storage facilities. He asked for a show of hands for all of those in the audience who are against the rezoning.

Mr. Stacer stated that due to the number of individuals that appear to be intending to speak, he will be limiting the testimony to 3 minutes per person.

Ms. Sue Mitchell (621 SE 12 Street, Pompano Beach, FL) stated that if she knew that this was coming, she would have not moved to the neighborhood. There are other areas in the City where the project would be more appropriate. She has a storage unit on Dixie Highway and feels that that location is more suitable to storage facilities.

Mr. Tom Hauerwas (800 SE 13 Court, Pompano Beach, FL) stated that the other 8 businesses would also add to the traffic in the area in addition to the storage. Currently there are people directing traffic during the two hours of the school. He also mentioned the church school which was not mentioned in the applicant's presentation. He is also concerned with the drainage from the lot.

Mr. Leif Lunde (520 SE 13 Street, Pompano Beach) pointed out that based on the analysis provided by the applicant, the traffic impact to the area would be minimal. He stated that the site is surrounded by less than ideal conditions and that it would be an improvement. He feels that the proposed facility would be pleasant to look at and that those in opposition are making a problem out of a non-issue.

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Mr. Howard Berkowitz (2421 NE 61 Street, Fort Lauderdale, FL) stated that he has been in the area for the last 16 years and is a realtor. One challenge is that there is no storage in the area. He believes that the proposed project would be a good thing for the community. Condos, apartments, and the small homes would benefit from the building and the retail.

Ms. Mary Lepera (1101 SE 6 Terrace, Pompano Beach, FL) stated that she is in favor of the proposal. She stated that the use won't develop much traffic and that she has done her research on CubeSmart and has found that it is a nice facility. The type of storage facility would allow smaller-scale use and she likes the retail. She stated that it will help improve McNab Road overall.

Mr. Dave Claffy (2821 NE 55 Street, Fort Lauderdale, FL) stated that he leases a self-storage space on 62<sup>nd</sup> Street, but it doesn't look anywhere as nice as this proposed facility. He likes the opportunity to create jobs and is not concerned that this will cause traffic.

Ms. Renee Rung (1360 SE 7 Avenue, Pompano Beach, FL) stated that she went through a very similar situation at her last residence in Fort Lauderdale where a 4 or 5 story self-storage facility was constructed in the neighborhood. She stated that it would completely change the skyline and that she does not want the building to be so big. The storage facility in Fort Lauderdale that she had experience with reduced their hours from 9:30 to 6:00 and traffic was still a problem.

Ms. Rosemary Joyce (1401 SE 9 Avenue, Pompano Beach, FL) stated that she would rather have a smaller building at this site. She is concerned that there is not enough parking for a restaurant or doctor's office. She asked that the quality of life be maintained for the current residents.

Ms. Marianne Ingrasci (941 SE 7 Avenue, Pompano Beach, FL) stated that McNab is not a very nice road. She stated that she is on the City's Community Appearance Board and wants to make the area beautiful. She believes that there are aesthetic issues with the road. The applicant is willing to invest money and she thinks it is a great addition to the area. She believes that she will personally use the storage units even though she is building a house.

Mr. Craig Richards (977 SE 10 Court, Pompano Beach, FL) stated that he thinks the 5-story building is out of character for McNab Road. Whatever is built will have traffic, but he is concerned about how it will conflict with school traffic.

Ms. Marilyn Levert-Gerace (1411 SE 9 Avenue, Pompano Beach, FL) stated that there are 12 buildings in her community dating from 1962. She stated that she is president of one of the buildings but was never approached by the applicant. She understands progress is important, but is concerned about the traffic.



Ms. Christine Zaff (900 SE 10 Street, Pompano Beach, FL) stated that the ingress and egress to her house is 9<sup>th</sup> Avenue. She loves her neighborhood, but the traffic is horrible. She believes that the traffic will increase with this development.

Ms. Julie Newton (810 SE 13 Court, Pompano Beach, FL) stated that she likes the renderings, and that she is fine with the use, but does not want the building to be five stories high. She stated that she would like to enjoy her property.

Ms. Beth Daily (1270 SE 6 Terrace, Pompano Beach, FL) stated that she agrees that McNab Road needs a facelift and that the owners have the right to develop the property. She asked that the zoning be kept to a 2-story height limit to allow for retail but not a 5-story storage facility.

Mr. Stacer pointed out that the current zoning allows a maximum height of 105', which would be 10 stories.

Mr. Robert Levinson (701 SE 7 Avenue, Pompano Beach, FL) stated that the Board should consider the future of McNab Road. He stated that he has heard that there will be a connection between East and West McNab. He stated that the intersection of McNab and Federal Highway is very dangerous. He is concerned about the current traffic situation and that this development would make the situation worse.

Dr. Mills stated that this property is less than 2 acres and so is not nearly close to 5 acre minimum. He is also concerned that there are not enough spaces provided given the amount of retail and storage units provided.

Mr. Bird stated that the spaces are based on what the applicant has proposed and are largely determined by what the market requires. He stated that Zoning often over-parks the uses and there is a balance that needs to be sought between too much parking and not enough. Users of the self-storage will not all come at the same time and the commercial bays will only be filled with uses that comply with the parking provided. He stated that self-storage facilities in the City are historically over-parked and what happens frequently is that these unused parking spaces are then used for boat and trailer storage.

Dr. Mills doesn't believe that the amount of storage spaces was thought of when the parking was calculated.

Ms. Keith stated that she used CubeSmart's data that is nation-wide. This type of indoor storage facility is different from the self-storage on Dixie Highway in the kind of users it attracts. Most units are small in size which produce less visits to the facility.

Mr. Klosiewicz asked what the height and size of the building could be constructed under the current zoning.

Mr. Bird stated that the B-3 district allows 105 feet in height. By rezoning PCD, the height would be restricted to whatever the building is approved as. Any substantial change would require a new rezoning.

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Mr. Klosiewicz asked how the traffic would be different under a maximum build-out of a B-3 property.

Mr. Bird responded that it would depend on the type of development proposed. He stated that theoretically they could build a 10-story office building with 50 to 60 times the traffic impact compared to this proposed development. He stated that the plat potentially limits the development potential, however.

Mr. Klosiewicz asked if the plat could be discussed.

Ms. Keith responded that she isn't sure of the plat restrictions, but that their analysis indicates that they could develop up to 20,000 square feet of retail or 100,000 square feet of office. She stated that the proposed use would require less traffic than most uses in the B-3 district. The apartment building behind the subject property has a 5-story parking garage. She stated that the property is not in the heart of the residential area, but surrounded by B-3 commercial area.

Mr. Klosiewicz reiterated that the proposed use is much less intense than what the current zoning would permit. He also clarified that the current zoning does not limit development to two stories as some members of the audience have alleged, but rather that it would allow up to ten stories.

Mr. Alan Goldberg (6300 NE 1 Ave, Fort Lauderdale, FL) introduced himself to the Board as the site developer. He stated that his company has been developing in the area for 45 years and that they have developed several retail spaces and have begun doing self-storage. He stated that he currently has self-storage projects underway in Naples and Coconut Creek, both of which cities have very low parking requirements for these projects. He explained that the loading area also provides an area for the users in place of parking, and that his experience is that these facilities typically have two or three cars loading or unloading at any given time.

Mr. Jesse Paladia (1745 7<sup>th</sup> St, Sarasota, FL) presented himself to the Board as the project architect. He stated that his firm focuses on self-storage facilities and that he has represented developers doing urban and suburban infill projects. He stated that there is always a 100,000-square foot requirement for these projects to work and that self-storage functions well as infill development because of the low parking intensity. He stated that the self-storage industry is moving to smaller, air conditioned units to focus on a different clientele seeking comfort and security. He assured the Board that the building is being designed to meet or exceed design requirements and to be compatible with the surrounding buildings. He stated that there is a carefully designed pedestrian experience.

Mr. Stacer asked for clarification on the retail façade.

Mr. Paladia stated that the 32-foot retail space steps back 4 feet, which exceeds the minimum requirement.



Mr. Stacer asked why staff was asking for more.

Mr. Bird responded that staff is always seeking a better design.

Ms. Friedman added that the reviewing planner is an urban designer and was looking for a design that is more pedestrian-friendly.

Mr. Paladia stated that there are several architectural features that give depth to the building and added that a canopy extends an additional 4 to 5 feet.

Mr. Stacer asked about the depth of the red panel.

Mr. Paladia stated that the panel does stick out several inches to provide a strong shadow line.

Ms. Keith added that they will be working with staff to finalize details of the site plan before returning to the Board for that approval.

Mr. Stacer asked if the street trees are required.

Mr. Bird stated that there are trees required on either side of the sidewalk to allow for a canopy. He stated that some are required on the perimeter of the property and others within the right-of-way, and added that there is a desire to have trees both create a pedestrian canopy and serve to slow down vehicular traffic.

Mr. Stacer asked about the height of the base tree plantings.

Mr. Vonder Meulen explained that three quarters of the tree plantings will exceed 16'. He also stated that there would be no base plantings because of the requirement to have a fire truck navigate through the parking lot. They are making it up with larger and more landscaping elsewhere.

Mr. Stacer asked about the drainage.

Mr. Vonder Meulen stated that all drainage would be on-site.

Mr. Stacer asked what the entrance would be aligned with.

Ms. Keith stated that it is aligned with the Publix property, west of the bank and explained that this entrance was chosen because it is a less-intrusive location.

Ms. Kovac stated that the red color makes the building look more massive than it is. She commented that it seems that having a separate entrance and exit would be more conducive to traffic flow. She asked Mr. Bird how the City Commission would grant the requested waiver of the 5-acre requirement.

Mr. Bird responded that they would consider that request at the same time that they consider the overall rezoning.

Mr. Bird stated that, per the applicant's request, he is willing to give up Staff's recommended condition #3 with the exception of sub-point "e", which would require the landscaping be substantially in compliance with the master plan.

**MOTION** was made by Richard Klosiewicz to recommend approval of the requested rezoning subject to staff's amended conditions. There was no second to the motion, therefore it failed.

**MOTION** was made by Joan Kovac and seconded by Dwight Evans to recommend denial of the Rezoning PZ 16-13000004 as the Board finds that the request is not consistent with the aforementioned pertinent Future Land Use goals, objectives, and policies, Corridor Study, and the purpose of the Planned Development and Planned Commercial/Industrial (PCD) district purposes. Joan Kovac, Dwight Evans, Tony Hill, and Jerry Mills voted in favor of the motion. Richard Klosiewicz and Fred Stacer voted against; therefore the motion passed.

**2.      SPIRIT MASTER FUNDING, LLC / HD SUPPLY MAJOR**  
**ADMINISTRATIVE ADJUSTMENT**  
**Planning and Zoning #17-16500001**

Consideration of the MAJOR ADMINISTRATIVE ADJUSTMENT submitted by the **SPIRIT MASTER FUNDING, LLC**. The applicant is requesting relief from the provisions of section 155.5102.D.1, in order to provide 22 parking spaces rather than 36 parking spaces as required by code, representing a 39% adjustment. The property is located west of NW 15th Avenue, between NW 18th Street and NW 22nd Street, legally defined as follows:

A PORTION OF PARCEL "A", M & N PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 124, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 89°59'44" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°59'44" WEST ALONG THE SAID SOUTH LINE, A DISTANCE OF 591.91 FEET TO A POINT 316.23 FEET EAST OF THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 0°13'13" EAST PARALLEL WITH THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 316.23 FEET; THENCE SOUTH 88°56'34" EAST, A DISTANCE OF 115.31 FEET TO THE SOUTHWEST CORNER OF PARCEL "A" BENSON PLAT, ACCORDING TO THE PLAT

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Mr. Bird stated that the intent is to have properties accessed off side streets for safety reasons and reduce the amount of driveways along Federal Highway. Properties with frontage in excess of 200 feet are allowed an extra entrance. He stated that a memo will be provided to the Board with further explanation.

**L.      REPORTS BY STAFF**

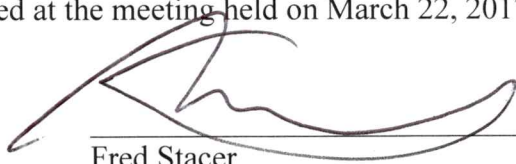
Mr. Bird commented that with the promotion of Mr. Greg Harrison to City Manager he is now reporting to Assistant City Manager Brian Donovan.

Mr. Bird also recommended that the Board members become familiar with the various documents sent out to them that relate to regulation of sober homes.

**M.      ADJOURNMENT**

**MOTION** by Richard Klosiewicz to adjourn the meeting at 11:45 p.m. All voted in favor.

Approved at the meeting held on March 22, 2017

A handwritten signature in dark ink, appearing to read 'Fred Stacer', is written over a horizontal line.

Fred Stacer  
Chairman  
Planning and Zoning Board/Local Planning Agency