



City of Pompano Beach Planning & Zoning Board

Commission Chambers
100 West Atlantic Blvd.
Pompano Beach, FL
33060

DRAFT MINUTES EXCERPT

Wednesday, April 24, 2024

6:00 PM

(00:19)

A. CALL TO ORDER

The meeting was called to order by Chair Stacer at 6:04 PM.

(00:15)

B. ROLL CALL

Tundra King
Joan Kovac
Richard Klosiewicz
Derek Lewis
Darlene Smith
Carla Coleman
Fred Stacer

Also in Attendance:
James Saunders, Assistant City Attorney
Bobby Adkins
Jean Dolan
Pamela Stanton
Max Weymss

(0:45)

C. MOMENT OF SILENCE

The Board observed a brief moment of silence.

(01:15)

D. APPROVAL OF THE MINUTES

MOTION by Darlene Smith and seconded by Tundra King to approve the minutes of the March 27, 2024, meeting, as amended. All voted in favor.

(02:02)

E. INDIVIDUALS TESTIFYING PLACED UNDER OATH

Individuals testifying in front of the Board were placed under oath by Bobby Adkins, Planning Aide and Notary Public in the State of Florida.

F. NEW BUSINESS

(02:10)

1. [LN-120](#) COVENT GARDENS SITE PLAN

Request: Major Site Plan
P&Z# 21-12000031

- g. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.

Chair Stacer asked the Board if there were any questions for staff.

Vice Chair Coleman inquired about changes to the park area in the front. Ms. Stanton clarified that the pocket park the Vice Chair is referring to is located in a different development than this project currently being presented.

Ms. Smith asked about parking reduction. Ms. Stanton noted it was only a few spaces.

Mr. Camilo Diez (5555 Biscayne Blvd, Miami FL), project architect, on behalf of the applicant, mentioned that the building remains largely unchanged. He emphasized that the building envelope remains consistent. He elaborated that minor modifications were made to the interior boundary wall to expand the commercial space slightly. Additionally, he confirmed that all required parking spaces are located within the structure.

In response to Vice Chair Coleman's inquiry, Mr. Diez reviewed the locations of the rain gardens.

Vice Chair Coleman suggested incorporating intention in the design of the commercial space of the building, in order to attract tenants.

Ms. Smith commented on the lack of space for residents to walk dogs. Mr. Diez suggested public streets or parks.

Chair Stacer asked how many parking spaces were being removed, Mr. Diez confirmed five parking spaces were removed.

Mr. George Akitava (8085 Lemon Serpentine Lane, Delray Beach, FL), on behalf of the applicant, reiterated only five parking spaces were removed.

Chair Stacer opened the public hearing. No one came forth to speak. Chair Stacer closed the public hearing.

Mr. Diez had no objection to the conditions.

MOTION by Darlene Coleman and seconded by Richard Klosiewicz that the Board finds that competent, substantial evidence has been presented for the Major Site Plan that satisfies the review criteria, and move approval of the item, subject to the four (4) conditions provided by staff. All voted in favor. The motion was approved.

(25:35)

4. [LN-588](#)

Text Amendment - Standards Related to the Parking and Storage of Recreational Motor Vehicles

Request:	Text Amendment - Standards Related to the Parking and Storage of Recreational Motor Vehicles
P&Z#	N/A
Owner:	N/A
Project Location:	N/A
Folio Number:	N/A
Land Use Designation:	N/A
Zoning District:	N/A
Commission District:	N/A
Agent:	N/A
Project Planner:	Max Wemyss

Mr. Max Wemyss, Project Planner, introduced himself to the Board. He began his presentation and noted residential properties are permitted to park and store recreational vehicles with specific standards. Generally, the RV is permitted on a lot as accessory to a single-family home and must be of a limited size and in a generally screened location - to the side or rear of the home. Additionally, vehicles must be stored in working order and on a parking area or hard, bonded surface. The City has seen an influx of recreational vehicles (travel trailers and motor homes) stored on residential zoned properties in violation of various City code requirements. In many cases the RV is being used as accessory dwelling to single family homes which is strictly prohibited. The City has received an overwhelming number of complaints from neighbors throughout the city who are extremely upset over the surge in the RV's and are requesting more stringent prohibitions. In addition to bringing the overall appearance of the neighborhood down, there is a noticeable increase in services to include water, sewer, garbage collection, emergency response, and complaints requiring assistance from law enforcement and the code compliance department. The Code Compliance Division and the City Attorney's Office have identified challenges to enforcing this code section and in ensuring that the use is storage and in fact not an accessory dwelling.

Mr. Mario Sotolongo, Code Compliance Director, introduced himself to the Board and reviewed the photographic evidence examples.

Chair Stacer asked the Board if there were any questions for staff.

Mr. Lewis asked about exemptions and the "temporary" language. Mr. Sotolongo confirmed they previously defined temporary as two periods of 24 hours but are looking to narrow that time period. Mr. Lewis supported the changes but wanted to ensure it is clear.

Discussion ensued about the text amendment language. Mr. Sotolongo clarifies their concern is why they see larger hookups, including sewer.

Chair Stacer asked when it would go before the City Commission. Mr. Wemyss noted it would likely be the second meeting in May.

Assistant City Attorney Saunders stated that staff will reach out to Mr. Lewis to address his concerns.

Chair Stacer asked that an update be provided at the next meeting.

Vice Chair Coleman expressed appreciation for the proposed text amendment.

MOTION by Joan Kovac and seconded by Richard Klosiewicz to recommend approval of the Text Amendment to the City Commission. All voted in favor. The motion was approved.

(37:40)

G. AUDIENCE TO BE HEARD

There was none.

(37:45)

H. OTHER BUSINESS

1. REPORTS BY STAFF

Vice Chair Coleman asked for an update on the previous text amendments considered by the Board.