

7. [LN-41](#)

LANDSCAPING, SCREENING & PARKING EXTENSION

Request: Text Amendment
Project Planner: Daniel Keester-O’Mills (954-786-4451) /
daniel.keester@copbfl.com

Mr. Daniel Keester-O’Mills, Principal Planner, introduced himself to the Board. He stated that the text amendment proposed clarify some processes and streamline staff procedures. He stated that the parking extension request proposes to add 5 years to parking extensions in order to aid in minor redevelopment. The Economic Development Council made a motion at their December meeting to recommend their support for staff to extend the parking reduction extension another 5 years. The amendment also allows deviations to the landscaping width if superior landscaping features above and beyond sod requirement is provided. The amendment provides exemptions to mechanical equipment screening when the intent of the code is being met. Lastly, the amendments provide allowance for “other agreements” that may be identified during the development review process to meet code requirements. The language requires the appropriate city officials tot review the agreements prior to recordation.

Mr. Stacer asked if there are any questions for staff. There were none.

MOTION was made by Carla Coleman and seconded by Joan Kovac to recommend approval of the Text Amendment to the City Commission for their consideration, per Alternative Motion 1 documented in the staff report. All voted in favor of the motion.

8. [LN-64](#)

CLUB OR LODGE - DISTRICTS PERMITTED

Request: Text Amendment
Project Planner: Daniel Keester-O’Mills (954-786-5541) /
daniel.keester@copbfl.com

Mr. Daniel Keester-O’Mills, Principal Planner, introduced himself to the Board. He stated that the amendment proposes to change the zoning districts where a "Lodge or Club" may be permitted, removing the industrial zoning districts. Currently, this use is permitted by right in 3 zoning districts: B-3 (General Business), B-4 (Heavy Business), and I-1 (general Industrial). The code also allows for a Special Exception Use consideration in the O-IP (Office Industrial Park) zone. The city’s comprehensive plan broadly identifies certain uses that are recommended within each land use category. The zoning regulations should be aimed to direct the appropriate uses in compatible districts. A lodge or club is considered in the Comprehensive Plan as a Community Facility. Community Facilities are permitted in both Commercial and Industrial land uses, however, "Community Facilities" is broadly defined as uses intended to serve a public purpose to promote health, safety and welfare. Given his broad definition and intent to serve the community, it captures several uses including schools, day cares, nursing homes, governmental administration, libraries and civic centers. The definition of a “Lodge or Club” is a building or facility owned and operated by a corporation, association, or group of individuals established for fraternal, social, educational, recreational, or cultural enrichment of its members and primarily not for profit, and whose members meet certain prescribed qualifications for membership.

Staff recommends that such an organization and mission are better located in commercial areas rather than industrial zoning districts. The staff report includes review standards for text amendments and provided the goals, objectives, and policies of the comprehensive plan and evidence that the code amendment does not conflict with any other code provision. The staff report concludes with three alternative motions as follows:

Alternative Motion I

Recommend approval of the text amendment to the City Commission for their consideration.

Alternative Motion II

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

Alternative Motion III

Recommend denial as the Board finds that the request is not consistent with the Future Land Use Goals, Objectives and Policies, or having sufficiently addressed the review standards for a code amendment as listed in this report.

Staff recommends Alternative Motion #1

Mr. Stacer asked if there are any questions.

Mr. Saunders asked if in the definitions section, the “owned and operated,” should have been “owned or operated”. Mr. Keester-O’Mills responded that the current language in the code states “owned and operated”. He stated the Board can make a recommendation to change that with this amendment. Mr. Saunders responded he recommends that change as not all facilities are owned and operated by the same entity.

Mr. Stacer asked if anyone from the public wished to speak. There were none. Mr. Stacer closed the public hearing.

MOTION was made by Carla Coleman and seconded by Willie Miller to recommend approval of the Text Amendment as amended to the City Commission for their consideration, per Alternative Motion 1 documented in the staff report. All voted in favor of the motion.

1. REPORTS BY STAFF

There were no staff reports.

2. BOARD MEMBERS DISCUSSION

Ms. Kovac complimented staff for how smooth the Zoom meetings have gone. Ms. Coleman and Mr. Miller agreed. Ms. Coleman complimented the Chairman as well.

Ms. Smith referred to the IMECA project and stated that a complimentary low impact project as a transition is a positive thing to develop the remaining vacant lots along major roads.

Ms. Aycock referred back to the site plan projects along 31st with the sports names that have been approved by the Board. She recalled that Ms. Coleman and she had commented on the lack of lighting. She stated that she noted there was less lighting than she originally thought. That road needs to be improved and pedestrians need to be taken into consideration.

Mr. Stacer complimented staff’s report regarding permitting and development numbers and how more comprehensive it is now. He stated the city as a whole is doing a good job.