

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.