

Ms. Barszewski noted, from their review, there are approximately three property owners of the private road and the City is not one of the owners. She added there is a small piece of the road that is located on the property of Ms. Lautenschlager's client.

Chair Stacer recommended all property owners meet to discuss the possibility of straightening the road.

Ms. Smith asked the location of the two driveways. Ms. Lautenschlager reviewed the entry locations on the north and south sides, and acknowledged both are located on Palm Aire Drive North.

Chair Stacer noted his name was misspelled on the plat.

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

(13:12)

**MOTION** by Darlene Smith and seconded by Richard Klosiewicz that the Board finds that competent, substantial evidence has been presented for the Plat that satisfies the review criteria, and move approval of the item, subject to the two (2) conditions provided by staff. All voted in favor. The motion was approved.

(14:06)

2. [LN-348](#)      **JOHN KNOX VILLAGE SIGNAGE TEXT AMENDMENT**

<b>Request:</b>	Text Amendment
<b>P&amp;Z#</b>	22-81000003
<b>Owner:</b>	N/A
<b>Project Location:</b>	N/A
<b>Folio Number:</b>	N/A
<b>Land Use Designation:</b>	N/A
<b>Zoning District:</b>	N/A
<b>Agent:</b>	Andrew Schein
<b>Project Planner:</b>	Daniel Keester-O'Mills

Mr. Keester-O'Mills, Principal Planner, introduced himself to the Board and stated the text amendment is proposed by the public. He stated John Knox Village is proposing an amendment to the local activities center to allow for a modified sign standard for one sign in the Village. He reviewed the property location aerial, proposed text amendment, and review standards.

Given the information provided to the Board, as the finder of fact, the Development Services Department provides the following alternative motion options, which may be revised or modified at the Board's discretion.

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.

Staff recommends Alternative Motion I.

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

Ms. Coleman asked if the amendment was for John Knox Village only and not City-wide. Mr. Keester-O'Mills replied yes and clarified it is the local activities center.

Andrew Schein (1401 E Broward Boulevard, Fort Lauderdale) introduced himself to the Board on behalf of the applicant. He displayed the illustrative Master Plan and showed video of the John Knox Village digital sign.

Ms. Coleman expressed concern and asked the applicant to commit to not display paid advertising and turning this into a digital billboard. Mr. Schein confirmed the applicant would commit to that request but noted they would be open to promoting City-specific messages.

Ms. Kovac asked if signs would also be located on the new buildings. Mr. Schein said no, only the existing building with the existing sign.

Ms. King asked about the structural requirements for the sign. Mr. Schein confirmed it would meet all building code and permit requirements.

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

(21:59)

**MOTION** by Carla Coleman and seconded by Joan Kovac to recommend approval of the Text Amendment to the City Commission for their consideration. All voted in favor. The motion was approved.

(22:33)

**3. [LN-364](#) TEXT AMENDMENT - HOME BASED BUSINESSES**

<b>Request:</b>	Text Amendment - Home Based Businesses
<b>P&amp;Z#</b>	N/A
<b>Owner:</b>	N/A
<b>Project Location:</b>	N/A
<b>Folio Number:</b>	N/A
<b>Land Use Designation:</b>	N/A
<b>Zoning District:</b>	N/A
<b>Agent:</b>	N/A
<b>Project Planner:</b>	Daniel Keester-O'Mills

Mr. Keester-O'Mills, Principal Planner, introduced himself to the Board and stated the text amendment is for home based businesses and acknowledged changes to legislation and regulations. He reviewed the proposed text amendment and review standards.

Given the information provided to the Board, as the finder of fact, the Development Services Department provides the following alternative motion options, which may be revised or modified at the Board's discretion.

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.

Staff recommends Alternative Motion I.

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

Ms. Kovac asked for clarification on Item E. Mr. Keester-O'Mills clarified they can conduct business on the property, but no retail transaction is occurring off-property. He stated online sales are permitted.

Assistant City Attorney Saunders added the City's code previously prevented direct on-premises retail sales.