



CITY OF POMPANO BEACH FLORIDA

CITY HALL OFFICES:

100 W. Atlantic Boulevard
Pompano Beach, Florida
PHONE: (954) 786-4679

Visit Our Website At:
<http://www.pompanobeachfl.gov>

MAILING ADDRESS:

City of Pompano Beach
P.O. Box 1300
Pompano Beach, FL 33061

PLANNING AND ZONING BOARD/LOCAL
PLANNING AGENCY

May 22, 2019
Wednesday

City Commission Chambers

6:00 P.M.

DRAFT MINUTES

A. Call to order by the Chairman of the Board, Mr. Fred Stacer.

B. ROLL CALL:

Fred Stacer
Joan Kovac
Richard Klosiewicz
Carla Coleman
Darlene Smith
Anne Marie Groblewski
Willie Miller

Also in Attendance:

Pamela McCleod, Assistant Planner
Maggie Barszewski, Planner
Matt Edge, Planner
Daniel Keester-O'Mills, Principal Planner
Paola West, Principal Planner
Jennifer Gomez, Assistant Development Services Director
Jean Dolan, Principal Planner
Daniel Fee
Elizabeth Tsouroukdissian
Susanne Dockerty

Any person who decides to appeal any decision of the PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. // PM

C. MOMENT OF SILENCE

A moment of silence was observed. Mr. Stacer reflected on the recent passing of the former pastor of St. Coleman's Parish.

D. APPROVAL OF THE MINUTES:

Approval of the minutes of the meeting on April 24, 2019.

MOTION by Darlene Smith and second by Joan Kovac to approve the minutes of the April 24, 2019 meeting.

Discussion:

Ms. Coleman requested that minor changes be made to her comments on page 12 be amended.

Vote:

All voted in favor of the minutes as amended.

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 Pamela McCleod, Assistant Planner and Notary Public in the State of Florida.

F. EASEMENT ABANDONMENT

**1. SOUTHERN GROUTS & MORTARS, INC EASEMENT
ABANDONMENT
Planning and Zoning No. 19-27000002
Commission District: 5**

Consideration of a UTILITY EASEMENT ABANDONMENT submitted by **DANIEL A. FEE**, on behalf of the **SOUTHERN GROUTS & MORTARS, INC** in order to abandon a 6-foot wide utility easement located at the north side of the property. The Applicant is proposing to expand the current 46,488-square foot establishment by constructing a new 30,250-square foot warehouse building, a 4,423 sq. ft. canopy, and two silos on the subject property. All parcels are legally defined as follows:

A PORTION OF PARCEL "A", THIEL PLAT NO.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 110, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A";
THENCE N89° 40'52"E, ALONG THE NORTH LINE OF SAID PARCEL "A", A
DISTANCE OF 247.76 FEET; THENCE S 02° 22'06"E A DISTANCE OF 6.00
FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S02° 22'06"E A
DISTANCE OF 219.14 FEET; THENCE N89° 40'52"E A DISTANCE OF 340.22
FEET TO A POINT ON THE WEST SIDE OF A TEN FOOT WIDE
UTILITY EASEMENT; THENCE S02° 22'06"E, ALONG SAID EASEMENT LINE,
A DISTANCE OF 6.00 FEET; THENCE S89° 40'52"W A DISTANCE OF 346.23
FEET; THENCE N02° 22'06"W A DISTANCE OF 225.14 FEET; THENCE N89°
40'52"E A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING.

AKA: 1505 SW 2 Place

ZONED: I-1X (Special Industrial)

STAFF CONTACT: Maggie Barszewski, AICP (954) 786-7921

Ms. Maggie Barszewski, Planner, explained that the request is in order to abandon a “L-shaped” 6-foot wide utility easement located at the north side of the property. She stated that three service provider letters are yet to be received by the City, and commented that the associated Major Site Plan application for a new warehouse building was recently reviewed by the DRC.

Given the information provided to the Board, staff provides the following alternative motions for the Board’s review.

I- Approve with conditions

Recommend approval to the City Commission; however, it will not be placed on a City Commission agenda until the following condition is met:

1. The submittal of the remaining service providers comments with no objection, or until 60 days from the date of this recommendation, whichever occurs first; and
2. The Applicant submits the Unity of Title instrument to Development Services Dept.

II- Table

Table this abandonment request to allow time for the Applicant to address any objections raised by the affected parties or to get additional information.

III- Denial

Recommend denial to the City Commission as the Board finds that the easement serves a public purpose and should not be abandoned.

Staff recommends alternative motion number I.

Mr. Daniel Fee (8461 Lake Worth Rd., Lake Worth, FL 33467) presented himself to the Board as the project engineer. He stated that this property is one of the four parcels that the development will encompass and that the proposed silos would conflict with this utility easement.

Mr. Stacer asked if they are in agreement with staff's conditions.

Mr. Fee responded in the affirmative.

Ms. Kovac asked what the warehouse will be used for.

Mr. Fee responded that they will store raw material for Grout and Mortar.

Mr. Stacer asked if anyone in the audience wished to speak. There were none.

MOTION was made by Carla Colman and seconded by Richard Klosiewicz to recommend approval of the Easement Abandonment PZ #19-27000002 per alternative motion I, as described in the staff report. All voted in favor of the motion.

G. PLAT

2. DILLION DAIAGI PLAT
Planning and Zoning No. 17-14000008
Commission District: 4

Consideration of the PLAT submitted by **SCOTT DAIAGI** on behalf of **DS INVESTMENTS 1, LLC** that restricts the property to a maximum building of 277,957 square feet of industrial use, on the 9.82 acres parcel. The subject property currently has one warehouse building totaling 18,332 square feet. All parcels are legally defined as follows:

THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 48 SOUTH RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE WEST 22.5 FEET THEREOF. ALSO LESS THE FOLLOWING DESCRIBED PARCEL: THE EAST 4.00 FEET OF THE WEST 26.50 FEET OF THE SOUTH 50.00 FEET TO THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

AKA: 1001 NW 12 Terrace
ZONED: I-1 (General Industrial)
STAFF: Maggie Barszewski, AICP (954) 786-7921

Ms. Barszewski explained that the requested plat will restrict the property to a maximum building of 277,957 square feet of industrial use on the 9.82 acres parcel. She stated that all service providers have submitted letters and that all County plat notes have been included. She stated that the DRC review, however, generated some concern about the right-of-way widths being less than 60'. As such, the fourth staff condition is being recommended for this application.

Development Services staff recommends approval of this Plat with the following conditions to be satisfied prior to the City Commission hearing:

1. Plat cover page must be amended to reflect the current year, and the names of the Mayor, Planning & Zoning Board Chair, and the City Clerk.
2. Plat cover page must be signed and sealed by the surveyor and signed by all owners.
3. Applicant shall submit a Title Certification made out to the City of Pompano Beach that is less than 6 months old.
4. Plat shall not be scheduled on a City Commission agenda until the City Engineer is satisfied with the right-of-way provided for all surrounding public rights-of-way.

Mr. Andre Parke (6111 Broken Sound Parkway NW Suite 200, Boca Raton, FL 33487) presented himself as the representative for the property owner. He stated no objections with staff's recommended conditions, and noted that there is an existing building prohibiting the dedication of right-of-way.

Ms. Groblewski asked what the warehouse is used for storing.

Mr. Parke explained that it is used for storing building materials.

Mr. Stacer asked if anyone from the audience wished to speak. There are none.

MOTION was made by Joan Kovac and seconded by Richard Klosiewicz to recommend approval of the Plat PZ #17-14000008 per staff 4 conditions as described in the staff report. All voted in favor of the motion.

3. **621 NE 1ST AVENUE DEVELOPMENT PLAT**
Planning and Zoning No. 19-14000001
Commission District: 2

Consideration of the PLAT submitted by **ELIZABETH TSOUROUKDISSIAN** on behalf of **GLENN SPECK** that restricts the property to a maximum building of 22,000 square feet of warehouse use. The subject property (.7802 of an acre) is

currently vacant. The applicant proposes to develop a warehouse building approximately 14,000-square foot in size on the property. All parcels are legally defined as follows:

ALL OF LOT 11, BLOCK 1, AND ALL OF THE 10.00 FOOT WIDE ALLEY LYING EAST OF AND ADJACENT TO SAID LOT 11, "COMMERCIAL ADDITION TO POMPANO FLORIDA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF VACATED NORTHEAST 7TH STREET, AND A PORTION OF THE FLORIDA EAST COAST RAILROAD PROPERTY LYING WEST OF AND ADJACENT TO AFOREMENTIONED BLOCK 1, ALL BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, OF SAID "COMMERCIAL ADDITION TO POMPANO FLORIDA"; THENCE SOUTH 13°57'20" WEST ON THE WESTERLY LINE OF SAID BLOCK 1, BEING A LINE 100.00 FEET EASTERLY OF AND PARALLEL TO THE EASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 86170-2508, SHEET 1 OF 29, FOR 286.27 FEET TO THE INTERSECTION WITH THE CENTERLINE OF THE ABANDONED RIGHT-OF-WAY FOR NORTHEAST 7TH STREET, AS RECORDED IN OFFICIAL RECORDS BOOK 39048, PAGE 1981, OFFICIAL RECORDS BOOK 35323, PAGE 1628 AND OFFICIAL RECORDS BOOK 37147, PAGE 1030, ALL OF SAID PUBLIC RECORDS; THENCE NORTH 88°22'50" EAST ON SAID CENTERLINE 92.26 FEET TO THE INTERSECTION WITH A LINE 5.00 FEET WESTERLY OF AND PARALLEL TO THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF SAID BLOCK 1; THENCE SOUTH 13°57'20" WEST ON SAID PARALLEL LINE 15.57 FEET TO THE INTERSECTION WITH THE NORTH LINE OF LOT NO. 1, "AMERICAN TOWNSITES CO'S SUB-DIVISION NO. 1 OF POMPANO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LINE ALSO BEING THE SOUTH LINE OF NORTHEAST 7TH STREET RIGHT-OF-WAY; THENCE SOUTH 88°22'50" WEST ON SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE 144.17 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF AFOREMENTIONED LOT 11, SAID LINE BEING 50.00 FEET EASTERLY OF AND PARALLEL TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD; THENCE NORTH 13°57'20" EAST ON SAID SOUTHERLY EXTENSION AND SAID PARALLEL LINE 15.57 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED CENTERLINE OF ABANDONED NORTHEAST 7TH STREET RIGHT-OF-WAY; THENCE SOUTH 88°22'50" WEST ON SAID CENTERLINE 51.91 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD; THENCE NORTH 13°57'20" EAST ON SAID EASTERLY RIGHT-OF-WAY LINE 317.90 FEET TO THE INTERSECTION WITH THE NORTH LINE OF AFOREMENTIONED SOUTHEAST 1/4 OF SECTION 35, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF NORTHEAST 8TH STREET, AS SHOWN ON "PLAT OF S 1/2 OF SW 1/4 OF SE 1/4 OF THE NE 1/4 OF SECTION 35-48-42", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°03'20" EAST ON SAID NORTH LINE 103.98 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE AFOREMENTIONED WESTERLY LINE OF BLOCK 1; THENCE SOUTH 13°57'20" WEST ON SAID NORTHERLY EXTENSION 32.24 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA. CONTAINING 33,984 SQUARE FEET (0.7802 ACRES), MORE OR LESS

AKA: 621 NE 1 Avenue
ZONED: B-4 (Heavy Business)
STAFF: Maggie Barszewski, AICP (954) 786-7921

Ms. Barszewski explained that this plat intends to restrict the property to a maximum building of 22,000 square feet of warehouse use. She stated that no site plan has been submitted, but that all service provider letters have been submitted. The plat has been reviewed by the DRC and has been found to meet all review criteria.

Development Services staff recommends approval of this Plat with the following conditions to be satisfied prior to the City Commission hearing:

1. Plat cover page must be signed and sealed by the surveyor and signed by all owners.

Ms. Groblewski asked about a letter from the land surveyor included in the backup that relates to obtaining approval from City Engineering.

Ms. Barszewski responded that she was not sure of what is being referred to.

Mr. Daniel Keester-O'Mills, Principal Planner, introduced himself to the Board and stated that she is referring to comments from the Engineering Department given to DRC.

Ms. Groblewski clarified that her question is whether the Engineering Department has given their approval.

Ms. Barszewski responded that 10' of right-of-way dedication has been accepted by the Engineering Department.

Ms. Coleman noted that the zoning map shows the property being B-3, but the staff report describes the property as being zoned B-4. She suggested that this be corrected.

Mr. Stacer commented that he reviewed the zoning map but could not exactly determine the zoning.

Ms. Barszewski responded that the actual building will be in the B-4 district.

Ms. Elizabeth Tsouroukdissian (5381 Nob Hill Rd, Sunrise, FL 33351) presented herself from Pulice Land Surveyors, the firm that prepared the plat. She clarified that there will be 32' of dedication to the right-of-way. She stated that they have no objection to staff's conditions.

MOTION was made by Richard Klosiewicz and seconded by Darlene Smith to recommend approval of the Plat PZ #19-14000001 per staff 1 conditions as described in the staff report. All voted in favor of the motion.

H. REZONING

4. ST. ELIZABETH GARDENS REZONING
Planning and Zoning No. 19-13000004
Commission District: 2

Consideration of the REZONING submitted by **JOSEPH M. CATANIA** on behalf of the **ST. ELIZABETH GARDENS, INC** is requesting to rezone a portion of the subject property from Multiple Family Residence 12 (RM-12) to Residential Planned Unit Development (RPUD) in order to bring the entire property under one Zoning District. All parcels are legally defined as follows:

THE WEST 470 FEET OF THE EAST 1165 FEET OF LOTS 3 AND 4 OF THE SUBDIVISION OF SECTION 24, TOWNSHIP 48 SOUTH, RANGE 42 EAST, PLAT BOOK "B", PAGE 164, OF THE PUBLIC RECORDS OF DADE COUNTY (NOW BROWARD COUNTY), FLORIDA; LESS THE SOUTH 25 FEET IN N.E. 33RD STREET.

SAID LANDS SITUATE IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA.

AKA: 801 NE 33 Street
ZONED: RM-12 (Multiple Family Residence 12)
PROPOSED: RPUD (Residential Planned Unit Development)
STAFF: Max Wemyss (954) 786-4671

Ms. Paola West, Principal Planner, introduced herself to the Board. She stated that the request is to rezone a portion of the subject property from Multiple Family Residence 12 (RM-12) to Residential Planned Unit Development (RPUD) in order to bring the entire property under one Zoning District. The existing development consists of low-income housing managed by the Archdiocese of Miami, and was originally built before annexation into Pompano Beach. When annexed, the assigned RM-12 zoning district created a number of non-conformities that the applicant is now seeking to rectify.

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

Alternative Motion I

Recommend approval of the rezoning request as the Board finds the application is consistent with the aforementioned pertinent future land use policies, subject to the following conditions:

1. Any future site plan submitted for this project shall be substantially conforming to the submitted conceptual site plan.
2. Subject to obtaining final flex approval for this density.

3. Subject to all conditions placed on the flex request PZ#19-05000001.

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 listed in Section 'A' of this report.

Staff recommends Alternative Motion I.

Ms. Coleman states that she is familiar with this property but not how much higher in density it is compared with surrounding properties. She asked what control the City would have regarding the density if the property was sold.

Ms. West responded that the zoning runs with the land.

Mr. Stacer commented that since it is an RPUD, changes in use would need to return to the Board.

Ms. Coleman asked if the property needs to be platted.

Ms. West responded that since they are not planning on building new structures, they do not need to plat.

Ms. Coleman asked for clarity for the flex units stated in the report.

Ms. West responded that the flex unit application came to the Board at their last meeting and is meant to take care of the land use aspect of the property, not to add units.

Mr. Stacer asked for clarification of the intended zoning stated on pages 8 and 10 of the staff report.

Ms. West responded that it should read "RPUD".

Mr. Stacer asked in what instance would the flex unit allocation would become null and void.

Mr. Keester-O'Mills responded that it would become void if they did not get building permits to split the units as intended within 2 years.

Ms. Kovac asked if the flex request has gone to the City Commission.

Ms. West responded that it has not and will be paired with this request.

Ms. Susanne Dockerty (110 Merrick Way, Coral Gables, FL) presented herself to the Board as the applicant's attorney. She explained that the intent is to bring the 30-year old property into compliance with City code, and that the footprints of the buildings will not change. She stated that they have no objections to staff's conditions.

Mr. Stacer asked if anyone in the audience wished to speak. There were none.

MOTION was made by Carla Coleman and seconded by Richard Klosiewicz to recommend approval of the Rezoning PZ #19-13000004 per alternative motion I, as described in the staff report. All voted in favor of the motion.

I. MAJOR SITE PLAN

**5. HAMMONDVILLE II COMMERCIAL CENTER
Planning and Zoning No. 18-1200001
Commission District: 4**

Consideration of the MAJOR SITE PLAN submitted by **JUAN C. LINARES** on behalf of the **RC 61 INVESTMENTS LLC** approval in order to construct a new industrial warehouse with associated parking and landscaping. The property is currently used as open storage. The principal building footprint will be 10,147 square feet on a 35,014 square foot (0.8 acre) site. All parcels are legally defined as follows:

LOT 3, BLOCK 7, POMPAÑO MANOR, LESS THE NORTH 15 FEET OF LOT 3,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 14, OF
THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AKA: 2640 NW 15th Court
ZONED: I-1 (General Industrial)
STAFF: Pamela Stanton, RLA (954) 786-5561

Ms. West explained that the applicant is seeking approval in order to construct a new industrial warehouse with associated parking and landscaping. The property is currently used as open storage. The project has been reviewed by the DRC.

Pursuant to §155.2304.C, [Applications Subject to Staff Recommendation,] the Development Services Director has compiled the department reports from the Development Review Committee (DRC) meeting which are recorded on file with the Department of Development Services. The Department recommends approval of the Major Site Plan subject to the following comments and conditions:

1. Make the following revisions on the plans:
 - a. Provide calculations indicating compliance with the landscape requirements of §155.5203.
 - b. Label the proposed aluminum picket fence on the site plan and provide a detail of the fence.
2. Provide a copy of a recorded cross-access easement agreement for properties served by the vehicular cross-access, pursuant to §155.5101.G.4.b.iv.
3. Provide documentation that demonstrates how 12 sustainable development points will be achieved, pursuant to §155.5802.
4. Provide fire hydrant flow test and fire flow calculations, pursuant to DRC comments provided by the Fire Department on or about July 18, 2018.
5. For permit approval, obtain the following final approvals:
 - a. Obtain approval from Broward County Engineering and Broward County Traffic Engineering Division for proposed work on N Andrews Ave.
 - b. The Broward Sheriff's Office shall provide approval for the submitted CPTED Plan.

Ms. Smith asked for clarity on where the parking spaces are for those with storage units.

Ms. West pointed her toward the submitted site plan or landscape plan.

Ms. Stacer asked how condition 5.

Ms. West responded that it is a standard comment from the Engineering Department.

Mr. Juan Linares presented himself on behalf of the property owner. He stated that they are just awaiting the cross access easement to be signed.

Ms. West struck condition 5a since she stated that it seems like an error.

Ms. Kovac asked if the property will still be used for outdoor storage.

Mr.Linares responded that it will not.

MOTION was made by Darlene Smith and seconded by Joan Kovac to recommend approval of the Major Site Plan PZ #18-12000001 per staff 5 conditions as described by staff. All voted in favor of the motion.

J. OTHER BUSINESS

6. Sign Code and Sign-Related Code Amendments

Mr. Matt Edge, Planner, presented himself to the Board and explained the recommended changes to the sign code. He noted the previous updates to the sign code in 2017 and explained that the current review and approval process has been challenging for both applicants and staff. The proposed amendments, therefore, are meant to make the process easier and quicker.

Mr. Stacer asked if anyone in the audience wished to speak. There were none.

MOTION was made by Carla Coleman and seconded by Richard Klosiewicz to recommend approval of the proposed text amendment. All voted in favor of the motion.

7. Text Amendments -Permitted Locations Single Family and Duplex Uses

Ms. Jennifer Gomez, Assistant Development Services Director, introduced herself. She explained that development is governed by the zoning code and land use plan. As a way to encourage affordable housing, the County is changing the land use regulations to allow residential development in commercial land use categories. This text amendment to the zoning code, therefore, will allow single-family and duplex dwellings in the B-1 and B-2 zoning districts which have the underlying land use of Commerce. This text amendment is consistent with the previous amendment passed last month regarding flex units.

Ms. Groblewski asked if the existing zoning will change.

Ms. Gomez responded that it will not, but that it will change the permitted uses.

Ms. Groblewski asked if such housing has to be affordable.

Ms. Gomez responded that the zoning code doesn't require it to be affordable, but that it would have to comply with the land use category, which would require it to be affordable. Alternatively, if flex units were requested, that process requires some amount of affordable housing.

Ms. Coleman asked about buffering between uses and asked who the burden would fall on. She pointed out that usually the issue is with commercial development encroaching upon residential, but here it would be the reverse.

Ms. Gomez responded that she will look in to the zoning code's buffering requirements before the City Commission hearing.

Mr. Stacer asked if anyone in the audience wished to speak. There were none.

MOTION was made by Joan Kovac and seconded by Carla Coleman to recommend approval of the proposed text amendment. All voted in favor of the motion.

K. AUDIENCE TO BE HEARD

L. BOARD MEMBERS DISCUSSION

Ms. Smith commended the City for making efforts to ease the approval process.

Ms. West informed the Board that this will be her last meeting as she will be leaving for the Village of North Palm Beach. She shared her enjoyment with working with the City.

Mr. Stacer commented on his surprise that the City saw \$50 million in permit activity the past month.

Ms. Gomez responded that staff was also very surprised by the large increase.

Mr. Daniel Keester-O'Mills explained that unfortunately there are no updates concerning self-storage yet as the department is still awaiting the report from their consultant.

Ms. Coleman requested that the report be sent out to the Board members as soon as it is available so that they can review it before discussing at a meeting.

Ms. Jean Dolan, Sustainability Coordinator, introduced herself and provided the sustainability subcommittee activity update. She stated that the Subcommittee reviewed Broward County's proposed seawall regulations and has until May 30 to provide comments. She stated that a part of these proposed regulations is that seawall heights will have to be at least 5' NAVD by 2050, which could cause problems with homes that have a finished floor elevation of less than 5' NAVD. As written, the regulations are piecemeal which will cause a host of problems. As a consequence, the subcommittee believes that a special assessment for impacted canal front properties would be the best solution so that eventually the government could use the funds to build the entire lengths of seawalls needed. She stated that this would also be more equitable for reasons of wildlife habitat remediation requirements.

Mr. Stacer commented that the subcommittee also discussed that the manner in which seawalls would be built is different from typical.

Ms. Dolan brought up the difference between erosion control barriers as opposed to tidal flood barriers. She also showed a map depicting existing and proposed tide flex valves as well as a video showing how they operate.

M. REPORTS BY STAFF

8. Comprehensive Plan – Future Land Use Element: Monthly Reporting

Requirement

N. ADJOURNMENT

There being no further business before the Board, the meeting was adjourned at 7:28 p.m.

Fred Stacer
Chair