



**BOARD MEETING OF THE PLANNING AND ZONING BOARD -
MINUTES
Monday, March 27, 2017 at 6:00 PM**

I. CALL TO ORDER

1. PLEDGE

Chairman Murray Zweig led the Pledge of Allegiance

Present were:

Lynne Fenoglio	Board Member
Murray Zweig	Chairman
Gina Stephens	Board Member
Anthony Avello	Board Member
Joel Kaplan	Board Member
John Willis	Board Member
Andrew Klein	Alternate Board Member

Absent were:

Nathaniel Klitsberg	Board Member
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Others Present were:

Bob Robes	Alternate Board Member
Jeff Katims	Mellgren Planning Group
Jean Panebianco	Planning & Zoning Board Secretary
Andrew Maurodis	City Attorney

II. MINUTES APPROVAL

Planning and Zoning - Board Meeting - Mar 9, 2017 6:00 PM

RESULT:	ADOPTED [UNANIMOUS]	
MOVER:	Lynne Fenoglio, Board Member	
SECONDER:	John Willis, Board Member	
AYES:	Fenoglio, Zweig, Stephens, Avello, Kaplan, Willis, Klein	
ABSENT:	Klitsberg	
NOT REQUIRED:		Robes

III. COMMENTS FROM THE PUBLIC

None

IV. COMMENTS BY THE CHAIR

None

V. APPROVAL OF AGENDA

Motion to approved Agenda

RESULT:	ADOPTED [UNANIMOUS]	
AYES:	Fenoglio, Zweig, Stephens, Avello, Kaplan, Willis, Klein	
ABSENT:	Klitsberg	
NOT REQUIRED:		Robes

VI. PUBLIC HEARING

A. NEW BUSINESS

1. COASTAL COMMUNITY CHURCH COMMUNITY APPEARANCE BOARD

APPROVAL Consideration of a Resolution of the City Commission of the City of Parkland, Florida approving Community Appearance Board application submitted by Coastal Community Church of Ft. Lauderdale, Inc. For a place of worship generally located on the east side of University Drive approximately 1,200 feet north of Holmberg Road; and providing for an effective date. Case Number: CAB16-014

Jeff Katims greeted the board on behalf of Director, Michele Mellgren's absence. At the last meeting the Board tabled the Community Appearance Board application because they unanimously felt the architect of the building was not compatible with the City. The applicant's Architect, Steve Siebert, is here to address the changes and present the revised plans. Steve presented the Board with a PowerPoint presentation.

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Steve Siebert, Architect for the applicant, thanked the Board for holding a special meeting to help them stay on schedule for City Commission. They applied the elements that they discussed at the last meeting and presented the Board with the changes that were made to the signage, landscape buffer planting, west (front) elevation, and east (rear) elevation. Siebert also addressed the compatibility issue and compared it to the other (3) worship facilities in the City. He stated that Coastal Community is a family oriented worship facility and when compared to other religious facilities in Parkland, it does meet compatibility as defined in the design guidelines of the City of Parkland.

Board Member Gina Stephens likes the revised plans and thanked them for changing the blue color and the stone.

Board Member John Willis's criticism with the Coastal Community building is that it doesn't have visual compatibility with the adjacent sites, referring to Kol Tikvah, City of Parkland buildings, and Parkland Golf and Country Club which are all country elegance.

Attorney Andy Maurodis read the definition of Compatibility stating that for purposes of architectural review, compatibility shall refer to harmony in the appearance of two (2) or more external design features in the same vicinity.

Maurodis explained that they do have the Religious Land Use and Institutionalized Person Act (RLUIPA) language that regards to religious institutions and federal regulations that we have to consider. Maurodis explained to the Board they should take a broader, softer view of compatibility and not get into a micro review that it's difficult for us to defend. The most important features are that it has some of the country elegance that you see. You can't do much with the landscaping, because they met the code. It's the Boards job to make sure there are elements that are common generally. Maurodis sees significant improvements in what you asked them to do.

Board Member John Willis stated that the marriage is not complete with the City and cannot verbalize what the marriage should be and is still not there with the building. Part of it is the coloring, but Willis showed the plans to other people who had no architectural background. Just looking at the appearance, they did not like what they saw. Willis stated that he wants this to pass City Commission and without going into too much detail, he believed they are not going to pass City Commission because that marriage is not complete. Willis states his vote today will be "no" until the marriage is complete, which he regrets, because he wants their church built as soon as possible.

Board Member Tony Avello states that he is excited that the Church is coming to the City and reminded the applicant that he made the motion to approve the site plan at the last meeting. Avello shares a lot of John

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Willis's views that the marriage has not been made with the City. Avello is not there with the visual compatibility with the adjacent sites and cannot support the approval of the Community Appearance Board application. Avello wanted to clarify item #3, page 6 in the Staff Report that Police detail will be at the expense of the applicant.

Board Member Andy Klein appreciates the modifications that have been made and the Church will be a welcome addition to Parkland. Klein also had concerns about compatibility within the area. Klein states this is in a central area in Parkland which is going to be a highly visible right off University. Klein's overall concern is that the building seems to be somewhat dated.

Architect Steve Siebert states that the conversation from the Board is not what they expected to hear. They listened to their comments from the last meeting regarding the color blue, the stone, and the windows and made the appropriate changes. Siebert stated that he honestly believed they hit a home run because they addressed all the Board's issues and is disappointed by the tone of the Board tonight. The room is empty because they didn't encourage anyone from the Church to come because they believe this was going to be a short meeting and they would be on their way to the Commission.

Board Member Lynne Fenoglio feels they made significant progress and would like to see samples of the stone, but is not quite there.

Board Member Joel Kaplan inquired about the image date of Google Earth. Kaplan likes the stone and the softening of the windows. If we bring in the element of darkest gray to the opposite side, this will balance it out. It can be as simple as that to make it look earthier.

Pastor TJ McCormick addressed the Board related to their marriage comments. McCormick claims the Board has asked to form a marriage with them, which means "I take steps towards you", which is exactly what they did. We comprised our coastal blue color which is our trademark and we change the design elements of the appearance, and you're still saying we look ugly to you. It takes two to tangle. Typically there's give and take, and that's how you have a great marriage. If you just take, take, take, that marriage will end up in divorce. We're trying to marry the City and we came with elements of stone, we softened the blue, we made it look less industrial. They are doing all of these things to marry ourselves with the City, while not losing ourselves. McCormick states if you keep pushing too far, we lose ourselves and who we are trying to reach, which means they don't identify their selves with us. There are a lot of families in MiraLago who are members of their church and they are buying here because of the great school system in Parkland, the sports and the community feel, not because of the architecture of the buildings. McCormick claims they are a church that is for our community.

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Chairman Murray Zweig spoke about the definition of compatibility and asked TJ not to take the comments personally. Zweig mentioned a long time ago they were going to do a design book with pictures on country elegance. At the end of the day, the City and the Board decided that they had to be careful what they wished for. If you put a picture of a stone, lights or roof material in a picture book, we would have to approve it because it was in the book. Zweig states he likes to use the term "beauty is in the eye of the beholder". Zweig believes the Church came a long way and it could be as simple as adding an eyebrow. Zweig feels, depending how the Commission reacts to our comments with their own observations, you will be able to get through with some compromise and a happy marriage. Zweig suggested that the Church bring in a sample or specification of the stone moving forward at the Commission.

Board Member Gina Stephens motioned to approve Community Appearance Board application along with staff recommendations and with a condition of approval that the applicant supply the City Commission with samples of their building materials and colors. Board Member Joel Kaplan seconded the motion. Motion passed (4-3) with Board Members, John Willis, Tony Avello and Andy Klein voting "no".

RESULT:	ADOPTED [4 TO 3]	
MOVER:	Gina Stephens, Board Member	
SECONDER:	Joel Kaplan, Board Member	
AYES:	Fenoglio, Zweig, Stephens, Kaplan	
NAYS:	Avello, Willis, Klein	
ABSENT:	Klitsberg	
NOT REQUIRED:		Robes

VII. COMMENTS FROM THE PLANNING & ZONING DIRECTOR

Our next Planning & Zoning Board meeting will be on Thursday, April 6, 2017

VIII. COMMENTS FROM THE BOARD

None

IX. ADJOURNMENT

Meeting adjourned at 7:16 p.m.

Transcribed and submitted by:

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Board Secretary, Jean Panebianco

ATTEST:

Chairman, Murray Zweig

The above signature is the Planning and Zoning Board Secretary for the City of Parkland, Florida and the information provided herein are the Minutes of the Planning and Zoning Board held Monday, March 27, 2017, which were formally approved and adopted by the Planning and Zoning Board on

Note to Reader: If the Minutes you have received are not signed, or completed as indicated above, this means they are not the official minutes of the Planning and Zoning Board. They will become official Minutes only after review and approval, which may involve amendments, additions or deletions as set forth above.

PLEASE BE ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY OR COMMISSION WITH RESPECT TO ANY MATTERS CONSIDERED AT SUCH HEARING OR MEETING HE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE HE WILL NEED TO ENSURE THAT A VERBATIM RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. (FLORIDA STATUTE 286.0105)

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITY ACT AND FLORIDA STATUTE 286.26, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE CITY CLERK NO LATER THAN 48 HOURS PRIOR TO THE MEETING AT (954) 757-4132 FOR ASSISTANCE.