



**BOARD MEETING OF THE PLANNING AND ZONING BOARD -  
MINUTES  
Thursday, August 10, 2017 at 6:00 PM**

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**I. CALL TO ORDER**

Chairman, Murray Zweig, called the Thursday, Aug. 10, 2017, Planning & Zoning Board Meeting, being held in Commission Chambers to order at 6 p.m.

**PLEDGE**

Chairman, Murray Zweig led the Pledge of Allegiance.

**ROLL CALL**

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
Bob Robes	Alternate Board Member

Absent were:

Nathaniel Klitsberg	Board Member
Andrew Klein	Alternate Board Member

Others Present were:

Michele Mellgren	Planning & Zoning Director
Jean Panebianco	Planning & Zoning Board Secretary
Anthony Soroka	City Attorney

**II. MINUTES APPROVAL**

Planning and Zoning Board - Jul 13, 2017 6:00 PM

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<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Lynne Fenoglio, Board Member
<b>SECONDER:</b>	Gina Stephens, Board Member
<b>AYES:</b>	Fenoglio, Zweig, Stephens, Avello, Kaplan, Willis, Robes
<b>ABSENT:</b>	Klitsberg, Klein

**III. COMMENTS FROM THE PUBLIC**

None.

**IV. COMMENTS BY THE CHAIR**

None.

**V. APPROVAL OF AGENDA**

Planning & Zoning Director, Michele Mellgren, requested Item VII.A.6 "Four Seasons" be moved up to item VII.A.4. The Agenda was adopted as amended.

**VI. LOCAL PLANNING AGENCY**

**A. NEW BUSINESS**

- 1. ORDINANCE APPROVING REZONING AND MASTER PLAN FOR MCJUNKIN FARMS** Consideration of an Ordinance of the City Commission of the City of Parkland, Florida, amending the official zoning map of the City of Parkland by rezoning approximately 151.72 acres located on the south side of Loxahatchee Road and immediately west of Parkside Drive, from Palm Beach County agricultural residential district and Broward County Agricultural estate district to City of Parkland Planned Residential Development District ("PRD") for 349 detached single-family homes and 106 attached single-family villas; approving the property master plan also known as "McJunkin Farms"; providing for conflict; providing for severability; and providing for an effective date. Case numbers: MP16-002; RZ16-002. Ordinance 2017-06. Staff is requesting a tabling.

Chairman, Murray Zweig, read the title for the record. Planning & Zoning Director, Michele Mellgren, stated that all of the items associated with the McJunkin application be tabled to a time uncertain. This is to make sure that proper advertising, and notification to the public, is completed prior to the items coming back on an agenda in the future. No public comment.

<b>RESULT:</b>	<b>TABLED [UNANIMOUS]</b>
<b>MOVER:</b>	Lynne Fenoglio, Board Member
<b>SECONDER:</b>	Joel Kaplan, Board Member
<b>AYES:</b>	Fenoglio, Zweig, Stephens, Avello, Kaplan, Willis, Robes
<b>ABSENT:</b>	Klitsberg, Klein

**VII. PLANNING & ZONING BOARD**

**A. NEW BUSINESS**

- 1. VARIANCE APPROVAL FOR EXTENSION OF TIME TO REMOVE NUISANCE VEGETATION FROM MCJUNKIN PARCEL** Consideration of a Resolution of the City Commission of the City of Parkland, Florida, approving a Variance request from Sec. 95-1010.C.(h) to extend the time that nuisance vegetation must be removed on the site known as McJunkin Farms, from the time of lot clearing to the time that the existing vegetation no longer provides adequate screening against the site immediately south; located on the south side of Loxahatchee Road, immediately west of Parkside Drive; providing for an effective date. Case Number: V17-001. Staff is requesting a tabling.

Chairman, Murray Zweig, recommended tabling items VII.A.1-3, to a time uncertain. No public comment.

<b>RESULT:</b>	<b>TABLED [UNANIMOUS]</b>
<b>MOVER:</b>	Lynne Fenoglio, Board Member
<b>SECONDER:</b>	Bob Robes, Alternate Board Member
<b>AYES:</b>	Fenoglio, Zweig, Stephens, Avello, Kaplan, Willis, Robes
<b>ABSENT:</b>	Klitsberg, Klein

- 2. RESOLUTION APPROVING A PLAT FOR AN AGE-RESTRICTED COMMUNITY KNOWN AS MCJUNKIN FARMS** Consideration of a Resolution of the City Commission of the City of Parkland, Florida, approving a subdivision plat for 349 detached single-family homes and 106 attached single-family villas, in an age-restricted community known as McJunkin Farms, located on the south side of Loxahatchee Road, immediately west of Parkside Drive; providing for an effective date. Case number: PL16-001. Staff is requesting a tabling.

<b>RESULT:</b>	<b>TABLED [UNANIMOUS]</b>
<b>MOVER:</b>	Lynne Fenoglio, Board Member
<b>SECONDER:</b>	Bob Robes, Alternate Board Member
<b>AYES:</b>	Fenoglio, Zweig, Stephens, Avello, Kaplan, Willis, Robes
<b>ABSENT:</b>	Klitsberg, Klein

- 3. RESOLUTION APPROVING SITE PLAN FOR 349 SINGLE FAMILY HOMES AND 106 VILLAS AT MCJUNKIN FARMS** Consideration of a Resolution of the City Commission of the City of Parkland, Florida, approving a site plan for 349 detached single-family homes and 106 attached single-family villas in an age-restricted community known as McJunkin Farms; located on the south side of Loxahatchee Road, immediately west of Parkside Drive; providing for an effective date. Case number SP16-005. Staff is requesting a tabling.

<b>RESULT:</b>	<b>TABLED [UNANIMOUS]</b>
<b>MOVER:</b>	Lynne Fenoglio, Board Member
<b>SECONDER:</b>	Bob Robes, Alternate Board Member
<b>AYES:</b>	Fenoglio, Zweig, Stephens, Avello, Kaplan, Willis, Robes
<b>ABSENT:</b>	Klitsberg, Klein

- 4. SITE PLAN, COMMUNITY APPEARANCE BOARD AND VARIANCES APPROVAL FOR BJ'S GAS STATION** Consideration of a resolution of the City Commission of the City of Parkland, Florida, granting site plan approval for a private gas station in the Shoppes of Parkland commercial center located on the west side of State Road 441, north of Hillsboro Boulevard; Community Appearance Board approval for a revised uniform sign plan to permit a monument sign on the parent tract; and variance approval to permit canopy signage, reduced buffer widths and setbacks, and permit the monument sign location; and providing for an effective date. Case numbers: SP17-001; CAB17-008; V17-003, V17-004, and V17-005.

Chairman, Murray Zweig, read the title for the record. Planning & Zoning Director, Michele Mellgren, requested the applicant present first. Dennis Mele, on behalf of the applicant, presented the attached presentation.

Board Member John Willis made a motion to approve all petitions along with staff's recommendations but to include the conditions of approval for hours of operation to be from 6:30 a.m. to 10:30 p.m.; Additionally, sign will only say "members only" for CAB17-005, and V17-005 be amended that the canopy only have a BJ's logo on the north side of the sign. Also, to provide surveillance cameras, and if there are issues with traffic, BSO will be hired at the expense of the applicant. Board Member Tony Avello seconded the motion. Motion passed unanimously for the CAB and Variances (7-0). Motion for the Site Plan passed (6-1) with Board Member Joel Kaplan dissenting.

<b>RESULT:</b>	<b>ADOPTED [6 TO 1]</b>
<b>MOVER:</b>	John Willis, Board Member
<b>SECONDER:</b>	Anthony Avello, Board Member
<b>AYES:</b>	Fenoglio, Zweig, Stephens, Avello, Willis, Robes
<b>NAYS:</b>	Kaplan
<b>ABSENT:</b>	Klitsberg, Klein

- 5. SEEKING APPROVAL FOR BROOKLYN WATER BAGELS** Consideration of a resolution of the City Commission of the City of Parkland, Florida, granting site plan amendment and community appearance board approval for a retail establishment known as Brooklyn Water Bagels in the Waterways Shoppes located at the southwest corner of state road 441 and Loxahatchee Road; and providing for an effective date. Case numbers: SPA17-004 and CAB17-006.

Chairman, Murray Zweig, read the title for the record. Director, Michele Mellgren, explained to the Board that his will be a prototype for other Brooklyn Water Bagels around the U.S. Signage will be approved separately. Mellgren presented the Board with a powerpoint presentation and explained that it will be pet friendly. There will be outdoor refrigeration to store the dough which faces north, therefore, you cannot see it from the roadway. It has sufficient parking and bicycle racks will be provided.

Board Member Joel Kaplan made a motion to approve with staff recommendations along with an additional condition to include safety bollards to be integrated into the fence. Board Member Lynne Fenoglio seconded the motion. Board approved unanimously (7-0).

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Joel Kaplan, Board Member
<b>SECONDER:</b>	Lynne Fenoglio, Board Member
<b>AYES:</b>	Fenoglio, Zweig, Stephens, Avello, Kaplan, Willis, Robes
<b>ABSENT:</b>	Klitsberg, Klein

- 6. COMMUNITY APPEARANCE BOARD APPROVAL FOR REVISED MODELS IN FOUR SEASONS** Consideration of a Resolution of the City Commission of the City of Parkland, Florida, granting Community Appearance Board approval for revised elevations of previously approved models, and to incorporate a new color palette in the Four Seasons development, generally located south of Loxahatchee Road, 0.15 miles east of the Broward County Line; and providing for an effective date. Case number: CAB17-004.

Chairman Murray Zweig read the title for the record. Director Michele Mellgren went over her conditions of approval with the Board. Attorney Dennis Mele, representative for the applicant, gave a Power Point presentation. Four Seasons is seeking approval of

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additional model options for the previously approved 40-foot-wide units on the 50 foot lots and a new color and material scheme. Mele states that he has no objections to the conditions that Mellgren mentioned, whereas certain models cannot be together for anti-monotony. They are proposing to reduce the ceiling height from twelve (12) feet to ten (10) feet. This option will reduce the overall cost to homeowners by reducing the construction costs. The previously approved units will remain a part of the Four Seasons portfolio. The proposed elevations are only an option for the seller to lessen purchase price.

Board Member Tony Avello inquired about the average price reduction. Dennis Mele states that we don't have exact prices but in the range about \$30,000. Avello feels they need to make less money per home instead of lowering the ceilings since they are not selling.

Board Member John Willis feels the twelve (12) foot ceiling is more attractive and that it's a downgrade to some degree. This is a good faith move to pass on the savings to the consumer.

Board Member Lynne Fenoglio made a motion to approve with staff recommendations. Board Member John Willis seconded. Motion passed (6-1) with Tony Avello voting "no".

<b>RESULT:</b>	<b>ADOPTED [6 TO 1]</b>
<b>AYES:</b>	Fenoglio, Zweig, Stephens, Kaplan, Willis, Robes
<b>NAYS:</b>	Avello
<b>ABSENT:</b>	Klitsberg, Klein

**VIII. COMMENTS FROM THE PLANNING & ZONING DIRECTOR**

None

**IX. COMMENTS FROM THE BOARD**

None

**X. ADJOURNMENT**

Meeting adjourned at 7:40 p.m.

Transcribed and submitted by:

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Board Secretary, Jean Panebianco

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ATTEST:

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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 Thursday, August 10, 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.**