



**REGULAR MEETING OF THE PLANNING AND ZONING BOARD -
MINUTES**

Thursday, March 8, 2018 at 6:00 PM

I. CALL TO ORDER

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
Nathaniel Klitsberg	Board Member
Gary Rosner	Board Member
John Willis	Board Member

Absent were:

Andrew Klein	Alternate Board Member
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Others Present were:

Jean Panebianco	Planning & Zoning Board Secretary
Michele Mellgren	Planning & Zoning Director
Andrew Maurodis	City Attorney

II. MINUTES APPROVAL

Planning and Zoning Board - Feb 8, 2018 6:00 PM

RESULT:	ACCEPTED [UNANIMOUS]	
MOVER:	Lynne Fenoglio, Board Member	
SECONDER:	Gina Stephens, Board Member	
AYES:	Fenoglio, Zweig, Stephens, Avello, Kaplan, Klitsberg, Willis	
ABSENT:	Klein	
NOT REQUIRED:		Rosner

III. COMMENTS FROM THE PUBLIC

None

IV. COMMENTS BY THE CHAIR

None

V. APPROVAL OF AGENDA

Motion to approve the Agenda

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

VI. PUBLIC HEARING

A. NEW BUSINESS

- 1. ORDINANCE AMENDING FUTURE LAND USE MAP** Consideration of an Ordinance of the City Commission of the City of Parkland, Florida amending the Future Land Use Map to change the designation of approximately 26.5 gross acres from Palm Beach County rural residential (RR10) to residential - 3 units per acre (R-3); located along the south side of Loxahatchee Road, east of and adjacent to the L-36 canal; legally described as parcel "A" of Sabra Plat No. 1, according to the plat thereof as recorded in plat book 180, page 87 of the Broward County, Florida public records; providing for an effective date. Case Number: LUPA17-001

Director Michele Mellgren explained to the Board that the applicant did not get the mail notice out. Public Hearing item VI. A.1. is tabled to a date certain of April 12, 2018. Motion passed unanimously (7-0).

RESULT:	TABLED [UNANIMOUS]	Next: 4/12/2018 6:00 PM
AYES:	Fenoglio, Zweig, Stephens, Avello, Kaplan, Klitsberg, Willis	
ABSENT:	Klein	
NOT REQUIRED:	Rosner	

- 2. FOUR SEASONS ENTRY, AMENITIES, AND FOUNTAINS** Consideration of a Resolution of the City Commission of the City of Parkland, Florida, amending the Parkland Royale Site Plan, subsequently renamed "Four Seasons" to allow additional lake fountains, a modified fountain structure, new identification signage, and modified clubhouse features; located along the south side of Loxahatchee Road, approximately 5,500 feet west of Nob Hill Road; legally described as Parkland Royale according to the Plat thereof recorded in Plat book 182, Page 60 of the Public Records of Broward County; providing for an effective date. Case Number: SPA18-001

Director Michele Mellgren explained that the Petitioner is requesting minor Site Plan Amendment approval to add lake fountains, modify north buffer, and add entry signage to each of the communities. This is the KHovnanian project, our 55 and over community with 538 dwelling units. Mellgren reminded the Board that they will not see the proposed signs because they are Community Appearance Board, therefore, it will go directly to the City Commission.

Ali Palmer, representing the Applicant, gave a brief PowerPoint presentation. Palmer states that they are adding one lake fountain per lake for a total of 12 fountains. Every lake will have a fountain throughout the entire community. They are also modifying the eastern portion of the north buffer. They are proposing to remove the fountain in the north buffer area and plant a mix of trees, shrubs, and ground cover which will flow into the rest of the buffer.

Board Member Nate Klitsberg has personal issues with fountains due to maintenance issues and agrees completely with changing the north buffer to landscaping. Klitsberg inquired if there was any discussion with KHovnanian and the residents about adding the fountains and the financial obligations that follow.

Sharon Cino, representative for KHovnanian, states that this is something we wanted to add and the residents wanted to see. Cino states she will look at the costs related to maintenance. Klitsberg felt this was important when it goes before the City Commission.

Board Member John Willis motioned to approve with staff recommendations. Lynne Fenoglio seconded the motion. Board passed (6-1) with Board Member Klitsberg dissenting.

RESULT:	ADOPTED [6 TO 1]
AYES:	Fenoglio, Zweig, Stephens, Avello, Kaplan, Willis
NAYS:	Klitsberg
ABSENT:	Klein
NOT REQUIRED:	Rosner

VII. COMMENTS FROM THE PLANNING & ZONING DIRECTOR

None

VIII. COMMENTS FROM THE BOARD

Board Member Lynne Fenoglio thanked the City of Parkland staff for all of their efforts in preparation of the vigil.

IX. ADJOURNMENT

Meeting adjourned at 6:12 p.m.

Transcribed and submitted by:

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 Thursday, March 8, 2018, which were formally approved and adopted by the Planning and Zoning Board on Thursday, April 12, 2018.

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

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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.