



**BOARD MEETING OF THE PLANNING AND ZONING BOARD -
MINUTES
Thursday, March 9, 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
Nathaniel Klitsberg	Board Member
John Willis	Board Member
Bob Robes	Alternate 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

II. MINUTES APPROVAL

Planning and Zoning - Board Meeting - Jan 12, 2017 6:00 PM

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lynne Fenoglio, Board Member
SECONDER:	John Willis, Board Member
AYES:	Fenoglio, Zweig, Stephens, Avello, Kaplan, Klitsberg, Willis, Robes
ABSENT:	Klein

III. COMMENTS FROM THE PUBLIC

None

IV. COMMENTS BY THE CHAIR

None

V. APPROVAL OF AGENDA

Motion to approve Agenda

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lynne Fenoglio, Board Member
AYES:	Fenoglio, Zweig, Stephens, Avello, Kaplan, Klitsberg, Willis, Robes
ABSENT:	Klein

VI. PUBLIC HEARING

A. NEW BUSINESS

- 1. COASTAL COMMUNITY CHURCH SITE PLAN AND COMMUNITY APPEARANCE BOARD APPROVAL** Consideration of a Resolution of the City Commission of the City of Parkland, Florida approving Site Plan and Community Appearance Board applications 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.

Director Michele Mellgren greeted the Board and gave a PowerPoint presentation. The site which is being proposed to construct a Community Church sits on 7.29 acres and was platted for 60,000 sq. ft. Religious institution use and 10,000 sq. ft. Of daycare use. Tonight we are looking at Phase I of two phases. Coastal Community Church is proposing a 16,500 square feet of worship space, classrooms, office and related space. The proposed height of the phase 1 building is 28 feet, which is less than the maximum of 45 feet. The applicant is proposing to provide 144 parking spaces in phase I, including 10 handicapped spaces. Thirty-seven (37) of these spaces will be grass parking on a stabilized surface. The

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approved plat provides for access to the north and south ends of the property via two turn lanes on Northbound University Drive. The applicant was required to submit a traffic statement to identify the impacts of phase I development on University Drive and to ensure that the proposed development would provide safe and adequate access. The City's traffic consultant for this project has confirmed the development will not have significant impacts on the traffic flow within vicinity of the project. The lighting at the property will be shielded downwards to prevent light spilling into surrounding areas. The applicant is proposing a 30 square foot sign over the main entry door facing University Drive and a 24 square-foot non-illuminated monument sign. Since the parcel is less than 7.5 acres, the monument sign cannot be illuminated. The City's landscape Architect has reviewed the landscape plans and finds them to be consistent with the requirements of the Code.

Pastor Timothy ("TJ") McCormick addressed the Board and gave a history of the Church which is predominately made up of young families.

Chairman Murray Zweig opened the meeting to the public. Several Members spoke on behalf of the church and gave their testimonial.

Steve Siebert, Architect, explained to the Board that he designs a building based on the personality of the client. The blue color is part of their logo. The families that attend want something that is vibrant, alive and fits their personalities.

The Planning & Zoning Board Members all welcome the Church to the City of Parkland. The Board members like the Site Plan layout, but unanimously feel that the architect of the building is not compatible with the City. Therefore, they will approve the Site Plan but is asking the applicant to come back with revised plans for a special meeting to a date certain of March 27, 2017 for Community Appearance Board approval. This will still allow applicant to go before the City Commission which is scheduled for April 5th.

Board Member Tony Avello motioned to table Community Appearance Board Item VI. A.1. to a date certain of March 27, 2017. Board Member Lynne Fenoglio seconded the motion.

Board Member Tony Avello motioned to approve Site Plan with a condition that the Church is responsible for any expenses incurred for hiring Police detail during periods of increased traffic. Board Member Joel Kaplan seconded the motion.

Motion passed unanimously (7-0)

RESULT:	TABLED [UNANIMOUS]	Next: 3/27/2017 6:00 PM
MOVER:	Anthony Avello, Board Member	
SECONDER:	Lynne Fenoglio, Board Member	
AYES:	Fenoglio, Zweig, Stephens, Avello, Kaplan, Klitsberg, Willis, Robes	
ABSENT:	Klein	

2. ZONING CODE TEXT AMENDMENT FOR SPECIAL EXCEPTION

EVALUATION CRITERIA An Ordinance of the City Commission of the City of Parkland, Florida, amending Section 60-40 of the Land Development Code of the Code of Ordinance of the City of Parkland, Florida by amending Sec. 60-40 entitled Special Standards, Guidelines and Review Criteria as relates to Special Exception uses; providing for codification; providing for conflict; providing for severability; and providing for an effective date.

Director Michele Mellgren stated that the purpose of the code text amendment is to clarify the review criteria contained in Section 60-40 to ensure that such language provides for evaluation of all potential impacts of a special exception use. Staff is recommending approval.

Board Member John Willis made a motioned to approved Item VI. A.2. subject to staff recommendations. Board Member Tony Avello seconded the motion. Motion passed unanimously (7-0)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John Willis, Board Member
SECONDER:	Anthony Avello, Board Member
AYES:	Fenoglio, Zweig, Stephens, Avello, Kaplan, Klitsberg, Willis, Robes
ABSENT:	Klein

VII. COMMENTS FROM THE PLANNING & ZONING DIRECTOR

Director Michele Mellgren announced that we will be having a special Planning & Zoning Board meeting on Monday, March 27th for Coastal Community Church Community Appearance Board. Michele will be out of town on that date, but will have someone from her office in attendance for that meeting.

VIII. COMMENTS FROM THE BOARD

None

IX. ADJOURNMENT

Meeting adjourned 7:22 p.m.

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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 9, 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.