

City of Lauderhill
Planning & Zoning Board Meeting
Tuesday, October 15, 2024
Multi-Purpose Conference Room # 134, City Hall
5581 West Oakland Park Boulevard
Lauderhill, Florida 33313

MINUTES

A. CALL TO ORDER

Assistant City Attorney Zach Davis-Walker called the meeting to order at 7:10 p.m.

B. PLEDGE OF ALLEGIANCE

Mr. Davis-Walker led the Pledge of Allegiance.

C. ROLL CALL

Ms. Fearon called the roll:

MEMBERS	PRESENT	ABSENT
Chairperson Ruth Roman-Lynch		X
Clyde Grey		X
Kelvin Haynes		X
Michelle Pinder	X	
Bob Schankweiler	X	
Aryeh Shender	X	
Aaron Whitfield	X	

*Arrived Late

A quorum was declared.

ALSO PRESENT:

- Daniel Keester O'Mills, Director, Planning & Zoning (P&Z)
- Zach Davis-Walker, Assistant City Attorney
- Nadine Fearon, Associate Planner, P&Z

Chairperson Ruth Roman-Lynch was absent from this meeting, and Mr. Davis-Walker advised the Board to appoint a temporary board Chair, in Ms. Roman-Lynch's absence. Appointment of Mr. Schankweiler to serve as temporary board chair in Ms. Roman-Lynch's absence.

NOTE: Staff identified an issue with the first few minutes of the audio recording. The audio recording begins during item G.1.. The summary included herein are based off staff's notes taken during the meeting.

MOTION by Ms. Pinder,

To approve the appointment of Mr. Schankweiler as temporary board chair for the present meeting.

SECOND by Mr. Shender.

The motion passed 4-0

D. PROOF OF PUBLICATION: NONE

MOTION by Mr. Schankweiler,

To approve the proof of publication, as presented,

SECOND by Mr. Whitfield.

The motion passed 4-0

E. APPROVAL OF MINUTES:

- **July 30, 2024**

MOTION by Mr. Whitfield,

To approve the minutes of July 30, 2024, as presented,

SECOND by Mr. Shender.

The motion passed 4-0

F. PLANNING DIRECTOR’S REMARKS:

P&Z Director Keester-O’Mills presented himself to the Board. He began by advising the Board about one project underway, he spoke about the Departments effort to develop a city-wide master plan. The Broward Metropolitan Planning Organization (Broward MPO) is providing technical assistance to the City. The first step in the plan is data collection, and invited the Board & members of the public to take the survey, as well as invite neighbors and other community members to take the survey. The survey will be posted online, and shared through various social media outlets, to solicit feedback from the community. The survey will be available through December 15, 2024.

G. PUBLIC HEARING (ALL PERSONS MUST BE SWORN)

1. An ordinance of the City Commission of the City of Lauderhill approving the development and funding agreement between the City of Lauderhill and GJ Lauderhill, LLC; providing for development incentives in the form of tax reimbursements for the proposed development of a mixed-use commercial multi-family housing project comprised of 245 housing units and 7,000 square feet of retail consisting of three (3) mid-rise apartment buildings, at approximately 52 + units per acre on a 4.65 + acre site in the General Commercial Zoning District and within the Transit Oriented Corridor legally described as a portion of tract "A" Lauderhill Shoppes NO three according the plat thereof, as recorded in plat book 82, page 3 of the public records of Broward County, Florida, including folio numbers 494125320030 and 494125320010 as more particularly described herein; providing for an effective date (sponsored by City Manager Desorae Giles-Smith).

P&Z Director Keester-O'Mills presented the proposed development agreement, as detailed in the backup, highlighting the following terms of the agreement:

- The project will consist of 245 units and 7,000 square feet of commercial; of those 4 units four (4) must be "artist lofts" with an art showroom.
- The development agreement provides a timeline of deliverables for the project: submittal deadlines, construction deadlines, etc.
- The tax incentives are outlined in the agreement and will be reimbursed by the Community Redevelopment Agency (CRA).
- Conditions, documentation requirements, and other terms each party is responsible for producing or retaining are also identified.

Based upon its review, staff finds the proposed use to be generally consistent with the above considerations. As such staff is recommending approval of the development agreement. This concluded staffs presentation.

Mr. Schankweiler acknowledged the applicant, and asked if they had any presentation. The applicant (Matthew Jacocks) identified himself as the President of Strategic Capital Realty, LLC (developer for Arthouse) and indicated that they did not have any presentation, agree with staffs assessment of the development agreement and were available for questions.

Mr. Schankweiler opened it up to the public for comments.

Mr. Eric Develasco identified himself as a member of the public. He acknowledged that the proposed development will be welcome to the community, but expressed concerns over the current condition of the property. He said that he lives to the condominiums to the west, and there are homeless people living on the vacant property and harassing the residents of his condominium. The conversation between Mr. Matthew Jacocks and Mr. Eric Develasco continued to identify the issues. Mr. Jacocks advised that he completed a trespass affidavit and provided it to the Lauderhill Police Department authorizing them to speak with and (if necessary) remove vagrants from the property.

Assistant City Attorney Zach Davis-Walker encouraged Mr. Eric Develasco to continue conversations with the City Manager and developer to help identify the issues of homelessness on the vacant property.

There being no further members of the public, Mr. Schankweiler closed the public hearing.

MOTION TO APPROVE by Mr. Shender for the P&Z Board to recommend approval of the conceptual development agreement by the City Commission.

SECOND by Mr. Whitfield.

ROLL CALL VOTE:

MEMBERS	YES	NO
Chairperson Schankweiler	X	
Ms. Pinder	X	
Mr. Shender	X	
Mr. Whitfield	X	

During voting Ms. Pinder requested additional clarification of Mr. Jacocks about the proposed development, prior to voting on the motion. Mr. Jacocks explained the layout of the proposed development, parking and security of the approved site plan.

The motion passed 4-0.

Assistant City Attorney Zach Davis-Walker clarified that the motion of the Planning and Zoning Board was for Staff to continue negotiations with the developer, and present the final agreement to the City Commission for their consideration.

2. An ordinance of the City Commission of the City of Lauderhill amending the Land Development Regulations (LDR); Article II, Administrative Provisions, Section 2.1, Purpose of Article, Development, Approvals; to update the positions appointed to the Development Review Committee (DRC) and clarify the minimum number of participants necessary for a quorum; providing for an effective date (sponsored by City Manager Desorae Giles-Smith).

P&Z Director Keester-O’Mills presented the proposed ordinance, as detailed in the backup, highlighting the following:

- The ordinance establishing the Development Review Committee (DRC) was originally adopted in 1996.
- The Development Review Committee (DRC) staff are the same staff that comprise the Community Appearance Committee (CAC).

- Minor changes were adopted by the City Commission in 1999 and 2021 to rename the Community Development Director (as the “Director of Planning and Zoning”) and renaming the Parks and Leisure Services Director (as the “Parks and Recreation Director”).
- The proposal seeks to make more efficient use of staff time to define the types of applications subject to review by the DRC, and define a quorum as 4 members.

Staff recommends the Board enter into the record the Development Review Report (DRR) and all other substantial competent evidence presented at the hearing, adopt the findings and conclusions contained herein, and forward to the record to the City Commission with a recommendation that the proposed ordinance amending the LDR be adopted.

P&Z Director Keester-O’Mills acknowledged comments submitted by Mr. Schankweiler electronically, prior to the meeting, regarding the use of “his/her” versus “their”, and adding that the duties of the DRC includes reviewing plans for compliance with the Land Development Regulations (LDR). Staff confirmed that they do not object to either of these recommendations for changes, subject to the approval of the Planning & Zoning Board.

Mr. Schankweiler confirmed that he prefers to remove the pronouns all together and that the LDR review is a large part of the responsibility of the DRC staff. Mr. Schankweiler requested clarification on the “Capital Improvement Review Committee,” as this was also listed as another duty of the DRC and having served on the DRC for many years he was unfamiliar with that term. Staff couldn’t answer, at the time, if that is a state requirement to have a “Capital Improvement Review Committee” and would look into it.

Mr. Shender asked if the quorum with the DRC was an issue this past year, and if so, how many times. P&Z Director Keester-O’Mills confirmed that the DRC was only an issue 1 time in the past 12 months; however, throughout the year items on the agenda didn’t warrant all 5 members to be present to make comment(s), and provided an example: in the case of “commercial paint” applications. Mr. Schankweiler provided his understanding of the DRC member and the quorum minimums.

Assistant City Attorney Zach Davis-Walker offered additional insight into the composition of the DRC members and the evolution over time. Mr. Davis-Walker advised that even if a member of the DRC is not present at a meeting, the Chair of the DRC will still collect comments from all relevant disciplines and provide them to the applicants.

Mr. Schankweiler confirmed that in his experience the members of the DRC members do not all need to attend every meeting, as all reviewers submit comments on relevant proposals.

Ms. Pinder asked if the applicants have questions of a particular discipline that aren’t present at the meeting, will they still obtain their answers from the most knowledgeable individual. P&Z Director Keester-O’Mills confirmed that if, for example, the Fire Marshall

isn't present that they will be provided with the Fire Marshall's contact information to get any clarification needed from comments issued.

Mr. Schankweiler opened it up to the public for comments. There being no members of the public present, Mr. Schankweiler closed the public hearing.

MOTION TO APPROVE by Ms. Pinder for the P&Z Board to recommend approval of the amendment to the Land Development Regulations by the City Commission.

SECOND by Mr. Whitfield.

ROLL CALL VOTE:

MEMBERS	YES	NO
Chairperson Schankweiler	X	
Ms. Pinder	X	
Mr. Shender	X	
Mr. Whitfield	X	

The motion passed 4-0.

H. New Business

1. Provide updated Planning and Zoning 2024 Meeting & Deadline Calendar.
2. Approval of Planning and Zoning 2025 Meeting & Deadline Calendar.

P&Z Director Keester-O'Mills provided the proposed schedule for the remainder of 2024 and the proposed meeting dates and deadlines for 2025.

Mr. Shender commented that several meetings in 2024 were canceled. P&Z Director Keester-O'Mills explained that the reason why meetings are scheduled every month is to provide opportunities for meetings. Staff provides these meeting dates and deadlines to applicants, so that they can plan their projects accordingly. Staff reserves the necessary resources to conduct meetings, and if there are no items submitted for consideration by the Planning & Zoning Board, Staff cancels the meeting in advance.

Ms. Pinder asked what types of applications come before the Planning & Zoning Board. P&Z Director Keester-O'Mills explained which types of development must obtain approval by the Planning & Zoning Board, versus items that are approved by Staff. In summary, businesses that are opening in existing buildings may be approved by Staff or the City Commission (if it is a special exception use). Whereas, new development (site modifications, building additions, or newly constructed buildings) must be approved by the Planning & Zoning Board.

MOTION TO APPROVE by Mr. Whitfield for the P&Z Board to recommend approval of the 2025 Meeting Calendar.

SECOND by Ms. Pinder.

ROLL CALL VOTE:

MEMBERS	YES	NO
Chairperson Schankweiler	X	
Ms. Pinder	X	
Mr. Shender	X	
Mr. Whitfield	X	

The motion passed 4-0.

I. Unfinished Business: NONE

J. Next Meeting – November 19, 2024

P&Z Director Keester-O’Mills confirmed that the next scheduled Planning & Zoning Board Meeting will be November 19, 2024.

K. Adjournment

The meeting adjourned at 8:17 p.m.