



## **CITY OF LAUDERDALE LAKES**

### **PLANNING AND ZONING BOARD MEETING**

#### **NOTICE OF MEETING TO BE CONDUCTED BOTH IN PERSON AND THROUGH COMMUNICATIONS MEDIA TECHNOLOGY (HYBRID VIRTUAL MEETING)**

The City of Lauderdale Lakes Planning and Zoning Board will be conducting a regular public meeting held in part through communications media technology and in person attendance in accordance with Emergency Order 2020-01 (Safer at Home Emergency Order), dated March 27, 2020 and Emergency Order 2020-04 (Emergency Procedures for Conducting Public Meetings using Communication Media Technology), dated April 17, 2020, issued by the City Manager, City of Lauderdale Lakes. In accordance with such Orders, City Hall at the City of Lauderdale Lakes is closed to the public; however, these meetings may be accessed by the public through the following access locations:

- Join the meeting via Zoom
- Join the meeting via telephone

*\*\* Instructions to access public meetings and public participation information is located at the end of this notice.*

#### **PUBLIC PARTICIPATION**

Any member of the public wishing to submit a petition from the public or make a public comment on an item may do so by emailing Planning and Zoning staff at [Stephens@lauderdalelakes.org](mailto:Stephens@lauderdalelakes.org) prior to 5:00 p.m. on July 15, 2021. Additionally, the City of Lauderdale Lakes will provide access and opportunity for public participation to those who join the Zoom. You may call 954-535-2495 if you are not able to connect to the Zoom via the video link and would like to make a public comment. All submitted public petitions should be no more than three (3) minutes and will be read into the record of the meeting.

*Note: If a person decides to appeal any decision made by the Board, Agency, or Commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (FS 286.0105).*

*Any person requiring auxiliary aids and services at this meeting may contact the Development Services Department (954) 535- 2482 at least 24 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 or 1-800-955-8771.*

**\*\*INSTRUCTIONS FOR VIRTUAL MEETING AND PUBLIC PARTICIPATION**

**Join the meeting via Zoom:**

<https://zoom.us/j/98546046631>

**Join the meeting via telephone:**

Dial (for higher quality, dial a number based on your current location):

US: +1 646 558 8656 or +1 301 715 8592

Meeting ID: 985 4604 6631

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**Additional instructions for Zoom Participants:**

1. Announce yourself and state your name when you call in
2. Place your phone on mute
3. The Chair of the Board will announce when it is time for public comments
4. Members of the public who wish to speak will state their name and will be allotted three (3) minutes

If any member of the public require additional information about the Planning and Zoning meeting or has questions about how to submit a petition from the public, please contact the Planning and Zoning division:

Stephen Smith  
City of Lauderdale Lakes  
4300 NW 36<sup>th</sup> Street  
Lauderdale Lakes, FL 33319  
954-535-2495  
[Stephens@lauderdalelakes.org](mailto:Stephens@lauderdalelakes.org)

# City of Lauderdale Lakes

4300 N.W. 36<sup>th</sup> Street, Lauderdale Lakes, FL 33319



## Planning & Zoning Board

Janet Thompson

Samantha Vacciana

Ingrid Roberts

Odessa Bennett

## City Manager

Phil Alleyne

## City Clerk

Venice Howard

## City Attorney

Jodi-Ann Tillman

## PLANNING AND ZONING ADVISORY BOARD

### MEETING AGENDA

July 22, 2021 - 6:00 P.M.

#### I. ASSEMBLY & ORGANIZATION:

- A. Call to Order
- B. Roll Call of Board Members
- C. Amendments to the Agenda

#### II. APPROVAL OF MINUTES: December 10, 2020

#### III. CONTINUED MATTERS:

#### IV. PUBLIC HEARINGS:

- A. Application No. 01-LU-21 – **Cassia Commons**, An ordinance of the City Commission of the City of Lauderdale Lakes, Florida, amending the Future Land Use Map of the City's Comprehensive Plan for a +/- 5.01 acre parcel of land known as the Cassia Commons, from commercial to low-medium residential (6 to 9.9 du/ac);
- B. Application No. 02-PL-21 – **Cassia Commons**, A resolution authorizing and directing the City Manager to send a statement of no-objection to Broward County on application # 01-pl-21 in connection with Pulte Home Company, LLC's request to amend the note on the face of plat known as "Somerset Plaza" on a portion of parcel "a", as recorded in plat book 111, page 19 of the public records of broward county, Florida, from non-residential to residential (forty-four townhome units)
- C. Application No. 01-RZ-21 – **Cassia Commons**, An ordinance of the City Commission of the City of Lauderdale Lakes, Florida, amending the zoning designation and the Official Zoning Map for a +/- 5.01 acre parcel of land known as the Cassia Commons, located at northeast side of NW 29th street (if extended) and NW 33rd avenue, from the Community Business (B-2) District to Multifamily Residential Low-Medium Density (RM-10) District;
- D. Application No. 01-FX-21 – **Cassia Commons**, A resolution providing for the allocation of forty-four (44) flex units for a +/- 5.01 acre parcel of land, in

connection with Application no. 01-flx-21 and the co-pending Application No. 01-RZ-21 to amend the zoning map from the Community Business (B-2) district to Multifamily Residential Low-Medium Density (RM-10) district;

- E. Application No. 03-SP-21 – **Cassia Commons**, Requesting a Final Major Site Plan approval to build forty-four (44) fee simple townhomes on +/- 5.01 acres of land, known as the Cassia Commons, located at the northeast side of NW 29th street (if extended) and NW 33rd avenue, Lauderdale Lakes, Florida;
- F. Application No. 03-VA-21 – **Cassia Commons**, Requesting Variance Approvals from subsections 703.3.9 and 703.3.11 of Chapter 7 of the Land Development Regulations to reduce required “side yards” setbacks from 10’ to 7.5’, “corner lot side street” setbacks from 20’ to 10’, and “minimum distances between buildings” from 20’ to 15’ to allow for the construction of forty-four (44) fee simple townhomes on +/- 5.01 acres of land, known as the Cassia Commons, located at the northeast side of NW 29th street (if extended) and NW 33rd avenue;
- G. Application No. 01-TA-21 – **Lauderdale Lakes Self-Storage**, An Ordinance of the City of Lauderdale Lakes, Broward County, Florida, amending section 704.3.2 of section 704 of chapter 7 of the Land Development Regulations, to allow a Self-Service Storage Facility, as a conditional use, within the B-2 Community Business Zoning District;
- H. Application No. 01-EAR-21 & 02-LU-21 – **City of Lauderdale Lakes**, The Planning and Zoning Board acting as the City’s Local Planning Agency will review and make recommendations to the City Commission regarding the draft E.A.R and proposed amendments to the City’s 10- Year Water Supply Facilities Work Plan and applicable elements of the Comprehensive Plan, pursuant to s. 163.3174 F.S.; Providing for approval for the transmittal of such amendments, E.A.R. and plan to the Florida Department of Economic Opportunity, South Florida Water Management District and any other applicable Governmental entity for a sufficiency determination;

V. COMMITTEE REPORTS:

VI. OLD BUSINESS:

VII. NEW BUSINESS:

VIII. COMMUNICATIONS:

IX. ADJOURNMENT:

# City of Lauderdale Lakes

4300 N.W. 36<sup>th</sup> Street, Lauderdale Lakes, FL 33319



## Planning & Zoning Board

Suzette Maylor (Chair)  
Janet Thompson  
Samantha Vacciana  
Shayla Bullard  
Ingrid Roberts

## City Manager

Phil Alleyne

## City Clerk

Venice Howard

## City Attorney

Jodi-Ann Tillman

## PLANNING AND ZONING ADVISORY BOARD

### MEETING MINUTES

December 10, 2020 - 6:00 P.M.

#### I. ASSEMBLY & ORGANIZATION:

##### a) Call to Order

The meeting was called to order at approximately 06:10 P.M. by Board Chair, Suzette Maylor, who also read the virtual meeting procedures into the record.

##### b) Roll Call of Board Members

The roll was called, and the clerk declared that a quorum had been met. The following members were present:

#### PRESENT

Suzette Maylor

Janet Thompson

Shayla Bullard

Ingrid Roberts

#### ABSENT

Samantha Vacciana

Staff was represented by:

#### NAME

Tanya Davis-Hernandez

Fernando Leiva

Stephen Smith

Julie Dominique

Celestine Dunmore

#### TITLE

Development Services Director

Principal Planner/Development Services  
Manager

Planner I

P&Z Clerk

CRA Executive Director

## II. APPROVAL OF MINUTES: October 22, 2020

Janet Thompson entertained a motion to approve the minutes seconded by Ingrid Roberts from the October 22, 2020 meeting.

The motion to accept the minutes as written was approved by all present board members, excluding Chair Suzette Maylor who abstained from voting as she was not present at the prior meeting.

## III. CONTINUED MATTERS:

- a) **Application No. 04-SP-20 – Trailhead Park, submitted by Lauderdale Lakes Community Redevelopment Agency, requesting final site plan approval to construct a pocket park on a +/- .22-acre parcel of land located at northeast corner of NW 31st Avenue & NW 39th Street.**

Board Chair, Suzette Maylor introduced the item 04-SP-20 and invited staff to report their findings. Principal Planner, Fernando Leiva, defined the proposed use for the site as a “Pocket Park” which is smaller than standard parks in terms of acreage and encourages its patrons to commute predominately via walking. Mr. Leiva also discussed the matter of parking, asserting that up to 8-10 vehicles will be able to park off-site along the north bank of the Middle River. During the Site Plan review process, staff recommended to the applicant to add two ADA accessible parking stalls adjacent to the park which was ultimately provided. Mr. Leiva also touched on some features of the park, including but not limited to, a northern mural wall, self-closing aluminum gates, drainage improvements and shade structures over the play-ground equipment. In closing, Mr. Leiva summarized that the application is complete consistent with the City’s Comprehensive Plan, newly adopted 31<sup>st</sup> ave overlay district and Land development regulations.

The first question from Ms. Maylor asked if staff they could share the rendering of the park for the viewing public-as it illustrated the park better than the aerial view, which Mr. Leiva complied.

Mr. Leiva then completed the presentation by stating that staff recommends approval of the project to the City Commission with the recommendations outlined in the report.

CRA Executive Director, Celestine Dunmore added that the proposed project and projected features such as the northern mural wall, is the result of community engagement and responding to the feedback received.

Ingrid Roberts questioned if there would be a designated area for dogs or if dogs are even allowed in the park. Development Services Director, Tanya Davis-Hernandez, responded stating that per the Parks and Recreation code, dogs are not allowed in public parks throughout the City.

Ms. Maylor asked if there would be signs posted around the park stating that dogs are not allowed, to which Mrs. Davis- Hernandez responded that we could add an

amendment to staff's recommendations that no dog allowed signs will be added by the Parks department.

Janet Thompson asked how the City would monitor cars that could be illegally parked at the park. Mr. Leiva advised that the sanction is more a guideline and stated that the City will use proper judgement in determining whether a car has been parked illegally at the park for more than 12 hours.

Mrs. Dunmore, added that due to the Parks department maintenance of the park and Code enforcement's surveillance, the park will have a number of eyes on it to make sure everyone is in compliance.

Ms. Maylor, asked if the park is fully fenced/enclosed for security purposes, to which Mrs. Dunmore confirmed that it is fully enclosed.

Ms. Roberts asked if there would be space allocated for trash receptacles on the site. Mrs. Dunmore advised that there is plans for two receptacles on both the East and West entrances of the park.

Ms. Roberts followed-up with a question regarding recommendation "B" in the Staff Report, wanting to have a clearer understanding of the provision. Mr. Leiva advised that the City would prefer adequate lighting on the site for safety purposes, however for the lighting to not be overly bright that it spills into neighboring properties.

Mrs. Davis-Hernandez added that the project proposed will use light shields that aid to keep light on the intended property.

**On the motion of Ms. Ingrid Roberts, seconded by Suzette Maylor, the board approved the amendments to the staff recommendations as outlined by Staff with a favorable vote of 4-0.**

**On the motion of Ms. Suzette Maylor, seconded by Janet Thompson, the board approved the item by Staff with a favorable vote of 4-0.**

#### **IV. PUBLIC HEARINGS:**

Ms. Maylor inquired as to whether there was any Public Hearings to come before the Board. Hearing none, she proceeded to the next item.

#### **V. COMMITTEE REPORTS:**

Ms. Maylor inquired as to whether there was any Committee Reports to come before the Board. Hearing none, she proceeded to the next item.

#### **VI. OLD BUSINESS:**

Ms. Maylor inquired as to whether there was any Old Business to come before the Board. Hearing none, she proceeded to the next item.

**VII. NEW BUSINESS:**

Ms. Maylor inquired as to whether there was any New Business and when the next meeting will be held. Planner I, Stephen Smith advised that there may be a meeting in January, but that it will be tentative for the time being.

**VIII. COMMUNICATIONS:**

Ms. Maylor inquired as to whether there was any Communications to come before the Board. Hearing none, she proceeded to the next item.

**IX. ADJOURNMENT**

There being no further business, a motion to adjourn closed the meeting at 6:55 p.m.