

**City of Lauderdale  
 Planning and Zoning Board  
 Regular March Meeting  
 Held  
 April 28<sup>th</sup>, 2015  
 Commission Chambers  
 5581 West Oakland Park Blvd.  
 Lauderdale, Florida**

I hereby certify that this is a true and correct copy of the minutes of the April 28, 2015 meeting of the Planning and Zoning Board

\_\_\_\_\_  
 Melville Herron  
 Chairperson

**MINUTES**

**A. CALL TO ORDER**

Chairperson Greenblatt called the meeting to order at 7:30 p.m.

**B. PLEDGE OF ALLEGIANCE**

Chairperson Greenblatt led those present in the Pledge of Allegiance.

**C. ROLL CALL**

Mr. Hahn called the roll and the following members were in attendance

MEMBER	PRESENT	ABSENT
Chairperson Stuart Greenblatt	X	
Vice-Chairperson Melville Herron	X	
Mr. René Yacinthe	X	
Dr. Leland K. Hall, Sr.	X	
Mr. Win Hoffman	X	
Mr. Doug Crumpler	X	
Kenneth Lewis, Esq.		X

Mr. Hahn found six members were in attendance and concluded a quorum of the Planning and Zoning Board was present.

**ALSO PRESENT:**

W. Earl Hall, City Attorney  
Earl R. Hahn, City Planner

**D. PROOF OF PUBLICATION**

**MOTION** by Mr. Yacinthe

To accept and file proof of publication.

**SECOND** by Mr. Crumpler.

The motion passed 6-0.

**e. APPROVAL OF MINUTES**

**MOTION** by Mr. Crumpler

To approve the minutes of March 31<sup>st</sup>, 2015

**SECOND** by Dr. Hall.

The motion passed 6-0.

**F. CITY PLANNER'S REMARKS**

Mr. Hahn stated he did not have any remarks tonight.

**G. PUBLIC HEARING**

1. An Ordinance amending the Land Development Regulations (LDR) and pertaining to education; incorporating the whereas clauses; amending Article III., Zoning Districts, Part 5.0., Special Regulations for Specific Land Use Classifications by creating a new Section 5.48., Education, Primary and Secondary Schools, Charter and Private, and adding subsections on application filing requirements, site requirements, physical environment requirements, other requirements, exemption, and existing schools; amending Schedule A, Land Use Classifications, by amending the classification Education, Primary and Secondary by adding Public and by adding a definition for Education, Primary and Secondary, Charter and Private; amending Schedule B., Allowable Uses, Section 1., Uses Allowed in

Residential Districts, to allow as a special exception use primary and secondary schools, charter and private, in the Residential Single-Family Annexed at Five Dwelling Units Per Gross Acre (RS-5A) zoning district and making editorial changes; amending Schedule B., Allowable Uses, Section 1., Uses Allowed in Nonresidential Districts, to allow as a special exception use primary and secondary schools, charter and private, in the Commercial Office (CO), General Commercial (CG), and Community Facility (CF) zoning districts, and making editorial changes; amending Article III., Zoning Districts, Section 3.1., Base or Underlying Zoning Districts, Subsection 3.1.13., Residential Single-Family Annexed at Five Dwelling Units Per Gross Acre (RS-5A) zoning district, Paragraph D., Special Exception Uses and Structures, by adding primary and secondary schools, charter and private, and making editorial changes; providing for findings and conclusions; providing for conflicts; providing for codification; providing an effective date (Sponsored by Mayor Richard Kaplan).

**Mr. Hahn** read the title.

**Chairperson Greenblatt** asked if there were any questions of staff. Since the members did not have any questions, Chairperson Greenblatt called for a motion on the Ordinance.

**MOTION by Mr. Crumpler**

**To approve Item G.1.**

**SECOND by Mr. Yacinthe.**

**Chairperson Greenblatt** then opened the public hearing. **Pastor Diego Moncayo** stated that he was the Pastor at a house of religious worship located in the St. George neighborhood and that they operated out of the former facilities owned by the Archdiocese of Miami. In addition to the house of religious worship, they operate a childcare facility approved for up to 46 children. He stated they were in support of the proposed Ordinance and requested that the Board recommend approval of the Ordinance to the City Commission. **Pastor Moncayo** stated that if approved, they would consider opening a charter or private school.

**Vice-chairperson Herron and Dr. Hall** inquired about whether the teachers would be certified and Pastor Moncayo responded that they would.

**Dr. Hall** also inquired about the proposed membership of the school governing board and Pastor Moncayo affirmed they would be well qualified individuals.

**Mr. Tony F. Williams**, President of the St. George Civic Association, Inc., spoke in favor of the ordinance and stated the neighborhood would be in favor of a school at the former Catholic Church site. **Dr. Hall** inquired about the role of the Civic Association in the school. **Mr. Williams** replied that the school would create jobs, such as teachers and groundkeepers, persons who could be employed from the neighborhood

There being no further public comments, **Chairperson Greenblatt** asked if closed the public hearing and asked for a roll call on the Ordinance.

**ROLL CALL VOTE**

<b>MEMBER</b>	<b>YES</b>	<b>NO</b>
<b>Chairperson Stuart Greenblatt</b>	<b>X</b>	
<b>Vice-chairperson Herron</b>	<b>X</b>	
<b>Dr. Leland K. Hall, Sr.</b>	<b>X</b>	
<b>Mr. Yacinthe</b>	<b>X</b>	
<b>Mr. Win Hoffman</b>	<b>X</b>	
<b>Mr. Doug Crumpler</b>	<b>X</b>	

The motion passed 6-0.

**H. NEW BUSINESS:**

1. New Development: **Mr. Hahn** stated they expect to receive a site plan application for construction of townhomes at the former McArthur Dairy site soon. **Mr. Crumpler** inquired about the status of the Aishel House, the proposed assisted living facility at the southwest corner of Inverrary Boulevard and NW 44<sup>th</sup> Street. **Mr. Hahn** informed the Board that the Rabbi has replaced the former developer with a new developer and that this new developer would be filing a new site plan application. **Mr Hahn** also noted that the City Manager will request the City Commission to take final action on the site plan, instead of the Planning and Zoning Board.

**Mr. Hoffman** inquired as to whether the Starbucks on Commercial Boulevard would be coming to the PZB for review and **Mr. Hahn** noted that since the only changes being made are to the façade, that the jurisdiction for approval lies with the Community Appearance Committee and not the Board. **City Attorney Hall** noted that earlier this year the City Commission granted Starbucks a special exception

use development order to reuse the drive-through lane and that the back-up included the building elevations.

2. Public comments on non-agenda items: None.
3. Planning and Zoning Board member remarks **Chairperson Greenblatt** noted that he has served as a Planning and Zoning Board member for nearly 30 years and that this will be his last meeting as he will be moving to unincorporated Palm Beach County. The Board applauded Mr. Greenblatt's service and requested the members attend a 6:00 p.m. meeting at the Commission Chambers on Monday, May 11<sup>th</sup>, 2015.

**Chairperson Greenblatt** then requested that the agenda be amended to provide for the election of new officers.

**MOTION by Mr. Hoffman**

**To approve the agenda**

**SECOND by Dr. Hall**

and approved unanimously by vote acclimation.

**Chairperson Greenblatt** called for the election of the Chairperson.

**MOTION by Chairperson Greenblatt**

**To nominate Rev. Herron as Chairperson**

**SECOND by Mr. Crumpler**

and approved unanimously by vote acclimation.

**Chairperson Greenblatt** called for the election of the Vice-Chairperson.

**MOTION by Chairperson Greenblatt**

**To nominate Mr. Yacinthe as Vice Chairperson**

**SECOND by Dr. Hall**

and approved unanimously by vote acclimation.

**I. UNFINISHED BUSINESS: NONE**

**J. NEXT MEETING DATE**

The next meeting is tentatively scheduled for May 26, 2015 at City Hall.

**K. ADJOURNMENT**

The meeting was adjourned at approximately 8:05 P.M.