



NOTICE OF PUBLIC MEETING  
PLANNING AND ZONING BOARD  
Tuesday, September 07, 2021  
6:00 p.m.

THE CITY OF NORTH LAUDERDALE WILL BE CONDUCTING CITY COMMISSION MEETINGS AND OTHER REGULARLY SCHEDULED PUBLIC MEETINGS IN PERSON AND AS PROVIDED BY LAW, IN ADDITION TO UTILIZING COMMUNICATIONS MEDIA TECHNOLOGY (“CMT”), IN ACCORDANCE WITH CH. 286, F.S. AND CH. 120 F.S. THE CITY HALL BUILDING IS OPEN TO THE PUBLIC. MEMBERS OF THE PUBLIC MAY ALSO ACCESS THE MEETING THROUGH THE USE OF CMT AS FOLLOWS:

**[THE PUBLIC IS INVITED TO ATTEND BY LIVE STREAM AT](https://www.nlauderdale.org/quick%20links/meetings%20and%20minutes/2020%20meetings.php)**  
**[https://www.nlauderdale.org/quick links/meetings and minutes/2020 meetings.php](https://www.nlauderdale.org/quick%20links/meetings%20and%20minutes/2020%20meetings.php)**  
**[Channel 78 Comcast – Channel 99 U-verse](#)**

Public access to this meeting can be accomplished as follows:

- Join Meeting by live stream -  
[https://www.nlauderdale.org/quick links/meetings and minutes/2020 meetings.php](https://www.nlauderdale.org/quick%20links/meetings%20and%20minutes/2020%20meetings.php)
- Public Comments - Telephone Number 954-597-4792
- Public Comment Form - available on the City website at  
[https://www.nlauderdale.org/quick links/meetings and minutes/2020 meetings.php](https://www.nlauderdale.org/quick%20links/meetings%20and%20minutes/2020%20meetings.php)
- Join Meeting by Public Education and Governmental Channels (PEG):
  - Comcast Channel 78
  - AT&T U-Verse 99
- Public Comment eComment App  
Prior to meeting: [https://www.nlauderdale.org/quick links/meetings and minutes/2020 meetings.php](https://www.nlauderdale.org/quick%20links/meetings%20and%20minutes/2020%20meetings.php)  
During meeting: <https://nlauderdale.granicusideas.com>

Any member of the public wishing to comment publicly on any matter, including on items on the agenda, may also submit their comments by email to [CityClerk@nlauderdale.org](mailto:CityClerk@nlauderdale.org). All comments submitted by email that, if read orally, are three minutes or less shall be read into the record. All comments submitted by email shall be made a part of the public record. If any member of the public requires additional information about this City Commission meeting or has any questions about how to submit a public comment at the meeting, please contact:

City Clerk, City of North Lauderdale, 701 S.W. 71<sup>st</sup> Avenue, North Lauderdale, FL 33068  
[CityClerk@nlauderdale.org](mailto:CityClerk@nlauderdale.org) or 954-724-7056

If a person decides to appeal any decision made by any of the boards with respect to any matter considered at a meeting or hearing, he/she will need a record of the proceedings and for such purpose may need to ensure that a verbatim recording of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility at his/her own expense to arrange for the recording and transcript). If anyone requires auxiliary aids for communication please call the City Clerk at least three working days prior to any meeting at 954 -724-7056.

**CITY OF NORTH LAUDERDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
701 SW 71<sup>st</sup> Avenue  
North Lauderdale, FL 33068**

**PLANNING AND ZONING BOARD MEETING  
AGENDA  
SEPTEMBER 7, 2021 - 6:00 P.M.**

**1. CALL TO ORDER BY CHAIRMAN**

**2. ROLL CALL**

**Christine McKay, Chair  
Dr. Enjoli R. Paul, EdD, Vice Chair  
Barbara Thomas  
Alfredo Marriaga  
Darrell (Dee) Lewis-Ricketts  
James Dowling  
William Albright- Alternate  
Alex Ortiz - Alternate  
City Attorney Brian Sherman  
City Clerk Elizabeth Garcia-Beckford**

**3. APPROVAL OF MINUTES**

**a. July 6, 2021**

**4. OLD BUSINESS**

**5. QUASI-JUDICIAL ITEMS:**

<b>a. REZONING:</b>	<b>ZLU 21-01</b>
<b>NAME OF APPLICANT:</b>	<b>The City of North Lauderdale Municipal Corp.</b>
<b>PROJECT NAME:</b>	<b>Broadview Park Fire Tower</b>
<b>PROJECT LOCATION:</b>	<b>4200 NW 62<sup>nd</sup> Street</b>
<b>PROJECT DESCRIPTION:</b>	<b>Request to amend the City's zoning map for the accommodation of a new fire training tower from a recreation open space (ROS) zoning district to a community facility (CF) zoning district.</b>

- All interested parties wishing to speak on this item are duly sworn
- Staff presentation
- Applicant presentation
- Public Hearing opened
- Public comments
- Public Hearing closed
- Board discussion
- Board motion and vote

**Motion: To provide a recommendation to the City Commission to approve the rezoning request ZLU 21-01 with the conditions as proposed by staff.**

**b. SITE PLAN REVIEW: SPR 21-04**  
**NAME OF APPLICANT: The City of North Lauderdale Municipal Corp.**  
**PROJECT NAME: Broadview Park Fire Tower**  
**PROJECT LOCATION: 4200 NW 62<sup>nd</sup> Street**  
**PROJECT DESCRIPTION: Site plan request to allow the addition of a fire tower training facility and access road, within a proposed Community Facility (CF) zoning district in accordance with City Code Section 98 "Site Plans".**

- All interested parties wishing to speak on this item are duly sworn
- Staff presentation
- Applicant presentation
- Public Hearing opened
- Public comments
- Public Hearing closed
- Board discussion
- Board motion and vote

**Motion: To provide a recommendation to the City Commission to approve the site plan request SPR 21-04 with the conditions as proposed by staff.**

**c. SPECIAL EXCEPTION USE: SEU 21-12**  
**NAME OF APPLICANT: Kevin Campbell**  
**PROJECT NAME: KC'S Wing House**  
**PROJECT LOCATION: 7700 W. McNab Road**  
**PROJECT DESCRIPTION: Special Exception Use request in accordance with City Code Section 106-468 the Master Business List, to permit a freestanding bar and liquor sales as an ancillary use and two billiard tables as an ancillary use to a restaurant in a General Business (B-3) Zoning District.**

- All interested parties wishing to speak on this item are duly sworn
- Staff presentation
- Applicant presentation
- Public Hearing opened
- Public comments
- Public Hearing closed
- Board discussion
- Board motion and vote

**Motion: To provide a recommendation to the City Commission to approve the special exception use request SEU 21-12 with the conditions as proposed by staff.**

d. **SPECIAL EXCEPTION USE:** SEU 21-14  
**NAME OF APPLICANT:** Sandra M. Johnson  
**PROJECT NAME:** Royal Beauty School  
**PROJECT LOCATION:** 5460 N SR 7 #105  
**PROJECT DESCRIPTION:** Special Exception Use request in accordance with City Code Section 106-468 the Master Business List, to permit a cosmetology/ vocational school within a general business B-2 zoning district.

- All interested parties wishing to speak on this item are duly sworn
- Staff presentation
- Applicant presentation
- Public Hearing opened
- Public comments
- Public Hearing closed
- Board discussion
- Board motion and vote

**Motion: To provide a recommendation to the City Commission to approve the special exception use request SEU 21-14 with the conditions as proposed by staff.**

6. **NON-QUASI-JUDICIAL ITEMS**

7. **NEW BUSINESS**

8. **STAFF REPORT**

a. **Update on July 2021 items**

9. **GENERAL DISCUSSION**

10. **NEXT TENTATIVE MEETING – October 5, 2021**

11. **ADJOURNMENT**

**\*Note one or more elected officials may be in attendance\***

Pursuant to Chapter 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Commission or Board with respect to any matter considered at such meeting or hearing, he 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 based. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the Agency at least 5 days before the hearing by contacting the City Clerk's office at one of the following: (1) 701 SW 71<sup>st</sup> Avenue, North Lauderdale, FL 33068; (2) Phone 954-724-7056; (3) Fax 954-720-2151; or [egbeckford@nlauderdale.org](mailto:egbeckford@nlauderdale.org). If you are hearing or speech impaired, please contact the agency using the Florida Relay Service, 1 (800) 955-8771 (TTY/VCO), 1 (800) 955-8770 (Voice), 1 (800) 955-8773 (Spanish) Agenda Packets for upcoming Commission or Board meetings will be available at the City's website, <http://www.nlauderdale.org> at least 48 hours prior to the meeting.

**CITY OF NORTH LAUDERDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
701 SW 71<sup>st</sup> Avenue  
North Lauderdale, FL 33068**

**PLANNING AND ZONING BOARD MEETING  
MINUTES  
JULY 6, 2021 - 6:00 P.M.**

1. **CALL TO ORDER BY CHAIRMAN** - Chair McKay called the meeting to order at 6:11 p.m.
2. **ROLL CALL** – Clerk took roll. All present.

**Christine McKay, Chair  
Dr. Enjoli R. Paul, EdD, Vice Chair  
Barbara Thomas  
Alfredo Marriaga  
Darrell (Dee) Lewis-Ricketts  
William Albright- Alternate  
Alex Ortiz - Alternate  
City Attorney Brian Sherman  
City Clerk Elizabeth Garcia-Beckford**

Tammy Reed-Holguin, Community Development Director and Andrew Disbury, Community Development Specialist were also in attendance.

3. **APPROVAL OF MINUTES**
  - a. **June 1, 2021** – Board Member Thomas moved to approve Minutes as submitted. Seconded by Board Member Paul. All were in favor. None were opposed. Motion passed unanimously.

4. **OLD BUSINESS** – None.

5. **QUASI-JUDICIAL ITEMS:**

- |  |   |
|--|---|
| <ol style="list-style-type: none"><li>a. <b>SPECIAL EXCEPTION USE REQUEST:</b></li></ol> |   |
| <b>NAME OF APPLICANT:</b>  | <b>SEU 21-05<br/>Ylneva Jean</b>  |
| <b>PROJECT NAME:</b>   | <b>Deluxe Restaurant (Bilu Town Center)</b>   |
| <b>PROJECT LOCATION:</b>   | <b>998 SW 81<sup>st</sup> Ave.</b>  |
| <b>PROJECT DESCRIPTION:</b>  | <b>Special Exception Use request in accordance with City Code Section 106-468 the Master Business List, to permit a freestanding bar and liquor sales as an ancillary use to a restaurant in a General Business (B-2) Zoning District</b> |

Attorney Sherman swore in anyone present to give testimony on this item. Andrew Disbury, Community Development Specialist presented the item based on the back up memorandum. Andre Joelle, partner of Ylneva Jean, attending in person, presented himself to the Planning and Zoning Board. Mr. Joelle provided information regarding the business operations of the restaurant. He clarified the hours of operation. He stated the restaurant is open until 2:00 a.m. if there is an event being held. Tammy Reed-Holguin, Community Development Director inquired on the cost for events that are held at the restaurant. Mr. Joelle advised that there are no additional charges for events being held at the restaurant. Chair McKay questioned if the city has limitation on hours of operation. Ms. Reed-Holguin confirmed the 2:00 a.m. hours of operation which correlates with the liquor sales. **Public hearing was opened. There were no public comments. Public hearing was closed.** Mr. Joelle accepted the nine (9) recommendations by City staff. **Board member Thomas moved to make a recommendation to the City Commission to approve the proposed special exception use request SEU 21-05 with the nine (9) conditions as proposed by staff. Seconded by Board Member Lewis-Ricketts. Clerk took roll call. All yes. Motion passed unanimously.** The item will be heard by the City Commission on July 27, 2021.

**b. SPECIAL EXCEPTION USE REQUEST:**

**NAME OF APPLICANT:**

**PROJECT NAME:**

**PROJECT LOCATION:**

**PROJECT DESCRIPTION:**

**SEU 21-09**

**Gabriel Callejas**

**Organizacion Cristiana Amor Viviente**

**7310 Southgate Blvd. Bay #25**

**Special exception use request to allow a community facility use within a General Business (B-2) zoning district in accordance with Chapter 106—156 and with Chapter 106 - 467 (19) of the City Code.**

Attorney Sherman swore in anyone present to give testimony on this item. Andrew Disbury, Community Development Specialist presented the item based on the back up memorandum. He reviewed the traffic and parking analysis and hours of operation for the church. The church will have inspections conducted before the space is occupied. Mr. Gabriel Callejas, attending in person and presented himself to the board members. He described the church operations. Chair McKay inquired if the site plan is current. Mr. Callejas responded yes, and provided an explanation of the floor plan for the church. Board Member Marriaga questioned if this was a new edition. Gabriel responded yes. There was some discussion regarding the space having been occupied previously by a church, the amount of parking and the requirements for a traffic analysis. Mr. Callejas described the route for traffic as presented in the plans. **Public hearing was opened. There was no public comment. Public hearing was closed.** Attorney Sherman interjected to advise board members that the item before the board is the special exception use request, SEU 21-09. The interior build out would be brought back to the board if needed. **Public hearing was opened. There was no public comment. Public hearing was closed.** Mr. Callejas inquired if the community was notified regarding the meeting. Mr. Disbury confirmed that notice was provided to residents. There was discussion regarding the flow of traffic. Mr. Callejas confirmed receipt and acceptance of the seven (7) recommendations by City staff. There was no further discussion. **Board member Thompson moved to provide a recommendation to the City Commission to approve the special exception use request SEU 21-09 with the seven (7) conditions as proposed by staff. Seconded by Lewis- Ricketts. Clerk took roll. All yes. Motion approved unanimously.** The item will be heard by the City Commission on July 27, 2021.

**c. SPECIAL EXCEPTION USE REQUEST:**

**NAME OF APPLICANT:**

**PROJECT NAME:**

**PROJECT LOCATION:**

**PROJECT DESCRIPTION:**

**SEU 21-10**

**George Sarkisian**

**Randy's Takeout Restaurant and Catering Inc.**

**7210 W. McNab Road**

**Special Exception Use request in accordance with**

**City Code Section 106-468 the Master Business List, to permit a freestanding bar and liquor sales as an ancillary use to a restaurant in a General Business (B-2) Zoning District.**

Attorney Sherman swore in anyone present to give testimony on this item. Andrew Disbury, Community Development Specialist presented the item based on the back up memorandum. The Applicant, George Sarkisian attended virtually and presented himself to the board members. Randy Hutchinson, tenant of Randy's Takeout Restaurant was present by phone. He advised that there is currently a Randy's Takeout business in the City of North Lauderdale in a smaller location. **Public hearing was opened. There was no public comment. Public hearing was closed.** Mr. Sarkisian confirmed the outside seating was removed from the plans. He accepted the eight (8) recommendations by City staff. There was discussion regarding the hours of operation. The current restaurant offers take-out orders. The new restaurant will be a full sit-down restaurant. He clarified that the name Randy's Take Out is a legal entity under the LLC. He explained that the restaurant will be doing business under the name Randy's or something similar to that affect. Mr. Sherman referenced a new law, SB 148, which allows alcohol delivery by restaurants. **Board member Ricketts moved to provide a recommendation to the City Commission to approve the special exception use request SEU 21-10 with the eight (8) conditions as proposed by staff. Seconded by Board member Thompson. Clerk took roll. All yes. Motion passed unanimously. The item will be heard by the City Commission on July 27, 2021.**

<b>d. SPECIAL EXCEPTION USE:</b>	<b>SEU 21-11</b>
<b>NAME OF APPLICANT:</b>	<b>Express Restaurant and Grill LLC.</b>
<b>PROJECT NAME:</b>	<b>Express Restaurant and Grill</b>
<b>PROJECT LOCATION:</b>	<b>1401 S SR. 7</b>
<b>PROJECT DESCRIPTION:</b>	<b>Special Exception Use request in accordance with City Code Section 106-468 the Master Business List, to permit a freestanding bar and liquor sales as an ancillary use to a restaurant in a General Business (B-3) Zoning District.</b>

Attorney Sherman swore in anyone present to give testimony on this item. Andrew Disbury, Community Development Specialist presented the item based on the back up memorandum. John Luka Joseph, employee of the business, attending in person, presented himself to the board members. Ms. Reed-Holguin requested a description regarding the tobacco products and the intent that they will be utilized within the restaurant facility. Mr. Joseph stated that they do not currently have tobacco products. There was discussion regarding the type of tobacco products allowed for restaurants as it pertains to Hookah and cigarettes. Attorney Sherman referenced the Florida Clean Indoor Air Act as a State law that regulates tobacco use inside restaurants and governs in this situation which applies to the applicant's licensing. Mr. Joseph acknowledged plans to abide by all the laws of the City, County and the State and the rules and regulations of the Florida Clean Indoor Air Act as it applies to restaurants. Mr. Joseph confirmed that there will be no hookah use on the premises and that hookah use is not part of the application. There was a discussion to strike out condition number eleven (11) from the special exception use request. **Public hearing was opened. There was no public comments. Public hearing was closed.** Mr. Marriaga commented on the proximity of the restaurant location to churches and schools in the City. Ms. Reed-Holguin clarified the location of the restaurant as shown on the plans. There was no further discussion. Applicant, Swindy Beauzil, attending virtually, presented himself to the board members. He commented that most activities involving the sale of alcohol will take place after hours. **Board Member Thomas moved to provide a recommendation to the City Commission to approve the special exception use request SEU 21-11 with the ten (10) conditions as proposed by staff. Seconded by Board Member Ricketts. Clerk took roll. All yes. Motion was approved unanimously.** The item will be heard by the City Commission on July 27, 2021.

6. **NON-QUASI-JUDICIAL ITEMS** – There was no non-quasi-judicial items presented.

7. **NEW BUSINESS** – There was no new business discussed.

8. **STAFF REPORT**

**a. Update on June 2021 items**

Andrew Disbury, Community Development Specialist advised that the All Bout Business item that was previously presented to the Planning Zoning Board was tabled by the City Commission to be heard at the City Commission meeting on July 13, 2021. He notified board members that the Wawa permit was submitted and moving forward.

**9. GENERAL DISCUSSION**

Andrew Disbury, Community Development Specialist introduced James Dowling, a potential new board member. Mr. Dowling presented himself to board members and provided his work history and prior experience as a board member for the City.

Board Member Marriaga inquired on a new business, Super City Beauty Supply, that opened within the City. Mr. Disbury explained that the business was required to register for a local business tax receipt and obtain occupational use inspections to operate in the City. He advised that it is a regionally owned and a woman operated business.

Mr. Marriaga commented on a situation with uncollected trash collection in his neighborhood. Ms. Reed-Holguin advised on an item being heard by the City Commission recommending a new garbage hauler. She recommended reporting the matter to the Public Works Department.

Mr. Marriaga reported issues with parking on swales. Ms. Reed-Holguin referenced the city ordinance regarding parking. She recommended reporting the issue to code compliance to determine if there was permission given by an owner to park on a swale.

Mr. Marriaga reported issues with rental homes and concerns with the activities that take place on the property. Attorney Sherman provided information on the State statute which preempts cities to regulate vacation rental homes. Issues can be reported to the Broward Sheriff Office (BSO) and to code enforcement. Attorney Sherman briefly updated board members on several laws passed that include other preemptions on the City.

**a. Discussion and possible motion to address 6 pm start time, now back to in person meetings**

There was a discussion regarding the start time for the Planning and Zoning Board meetings. **Board Member Thomas moved to continue with the 6:00 p.m. meeting start time for in person meetings. Seconded by Board Member Lewis-Ricketts. Clerk took roll. All yes. Motion passed unanimously.**

10. **NEXT TENTATIVE MEETING – August 3, 2021**

There was discussion regarding the next regularly scheduled Planning and Zoning Board meeting, pending items to be heard and recessing for the month of August. **Board Member Thomas moved to recess for the month of August. Seconded by Board Member Lewis-Ricketts. Clerk took roll. All yes. Motion approved unanimously.**

11. **ADJOURNMENT** – There being no further discussion, the meeting was adjourned at 8:02 p.m.

**CITY OF NORTH LAUDERDALE  
COMMUNITY DEVELOPMENT DEPARTMENT**

**TO:** Planning and Zoning Board

**FROM:** Tammy Reed-Holguin, Community Development Director

**BY:** Andrew Disbury, City Planner

**DATE:** September 7, 2021

**SUBJECT:** ZLU 21-01

**PROJECT NAME:** Broadview Park Fire Tower

**PROJECT LOCATION:** Folio # 4941 12 01 0113  
4200 NW 62 STREET

**PROJECT DESCRIPTION:** Request to amend the City's zoning map for the accommodation of a new fire training tower from a recreation open space (ROS) zoning district to a community facility (CF) zoning district.

**APPLICANT:** City of North Lauderdale

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The City of North Lauderdale is proposing to construct an addition to their existing Broadview/ Pompano park site located at 4200 NW 62<sup>nd</sup> street. The subject property was previously owned by unincorporated Broward County and was annexed into North Lauderdale in 2004. The item before you tonight is for consideration to recommend to the City Commission to rezone approximately 4.89 +/- gross acres of recreation open space (ROS) District to Community Facility (CF) District. The specific extent of the anticipated use is explained in **Attachment A**, and made a part of this report. Both the rezoning and the site plan for the construction of the fire tower will be presented to the Planning and Zoning Board tonight.

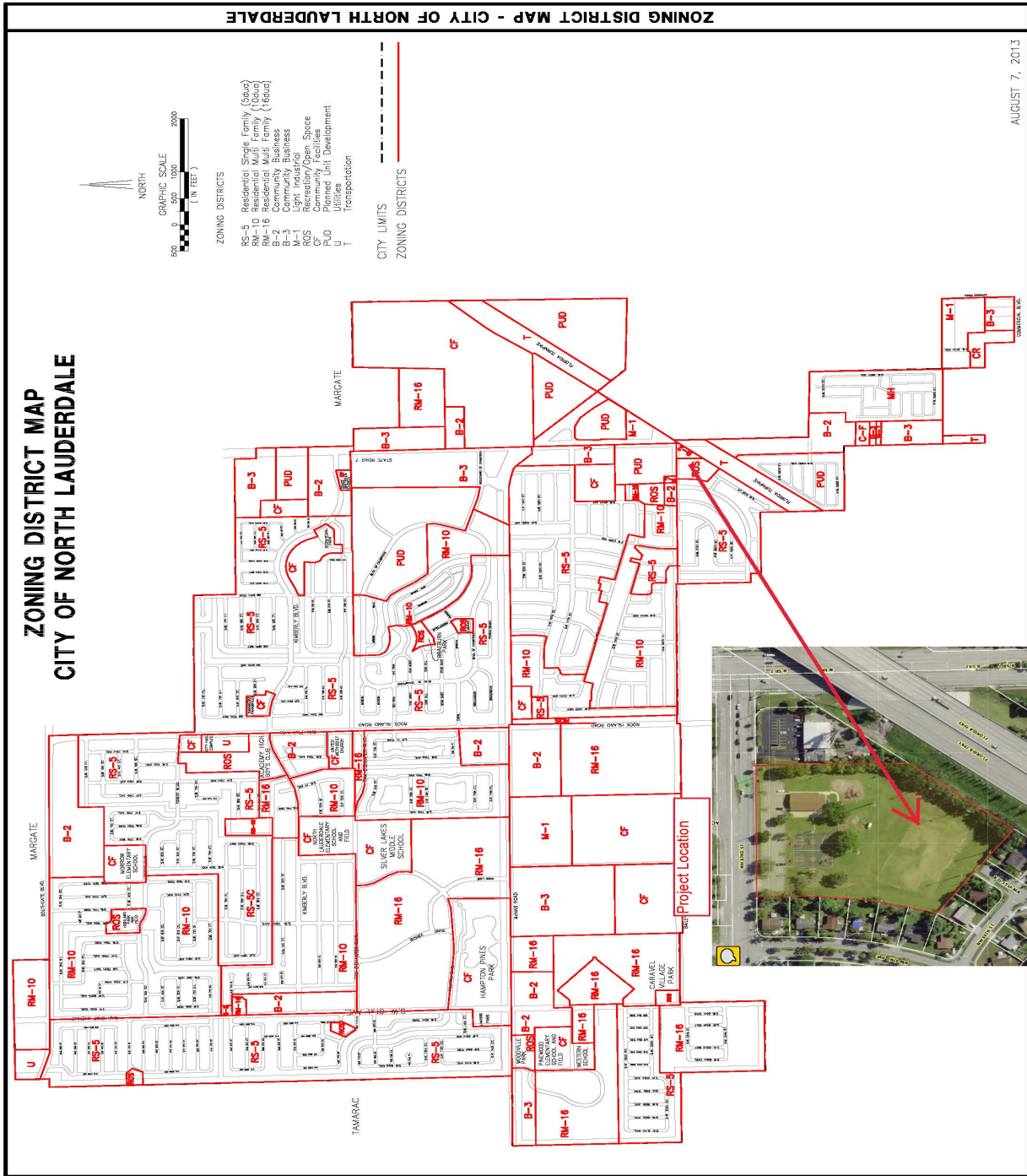
The rezoning will accommodate the training facility on the site which will increase the property value, generate permit revenue and be one of only a few sites in Broward County. The current ROS zoning is not compatible with existing and proposed use since it is no longer open space or primarily a recreation use. The proposed zoning of Community Facility allows not only parks but also government buildings, fire and police activities and educational facilities. The CF zoning is consistent with the surrounding zoning as a buffer between the commercial 441 corridor and residential uses in Broward/ Pompano Park. The new training facility will preserve as much of the park use as possible and will also be fenced be fence off from the recreation portions of the park. Adequate buffering, including a wall on the west side of the property, between the commercial use and the CF and residential uses will be required as part of the site plan.

This Fire Rescue Training Tower/Center will allow the Fire Rescue Department to be better prepared to handle emergency incidents by performing all types of Fire and EMS training. It also will assist in achieving the goal of improving the Insurance Service Organization (ISO) rating for the city which will lower overall insurance rates for all business and residents. The future plans for the center are to make this into a state fire training academy where the department can train and prepare recruits who want to have a career in the fire rescue service. This is a great opportunity to advance the departments existing fire explorer program and provide a true fire rescue career track for these young dedicated adolescents.

**RECOMMENDATION:**

Should the Planning and Zoning Board wish to recommend approval to the City Commission of the proposed rezoning, staff recommends approval is subject to the following conditions:

1. All terms, conditions and provisions imposed by the City Commission, Planning and Zoning Board and staff shall be met.
2. The rezoning approval is contingent upon the preliminary and final site plan approval by the City Commission.







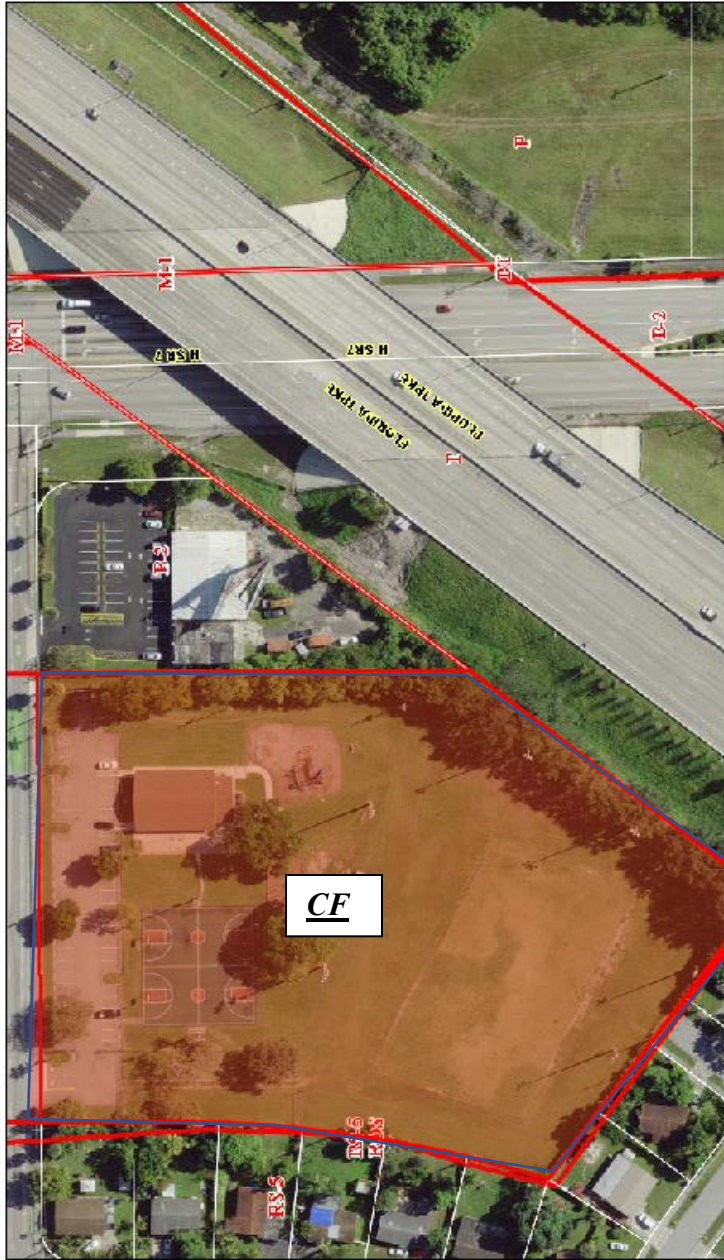
# Existing Zoning ROS



# Proposed Zoning to Community Facilities (CF)

Property Id: 494112010113

\*\*Please see map disclaimer



Flight Date: Dec 18, 2020 Time: Jan 3, 2021: Berward County Property Appraiser

**CITY OF NORTH LAUDERDALE  
COMMUNITY DEVELOPMENT DEPARTMENT**

**TO:** Planning and Zoning Board

**FROM:** Tammy L. Reed-Holguin, Community Development Director

**BY:** Andrew Disbury, City Planner

**DATE:** September 7, 2021

**SUBJECT:** Broadview Park Fire Tower  
Site Plan SPR 21-04

**LOCATION:** Folio # 4941 12 01 0113  
4200 NW 62 STREET

**Site plan request to allow the addition of a fire tower training facility and access road, within a proposed Community Facility (CF) zoning district in accordance with City Code Section 98 "Site Plans".**

**APPLICANT:** City of North Lauderdale

Broadview/Pompano Park is located at the East end of Bailey Road or NW 62<sup>nd</sup> street just West of SR 7/US 441. The applicant is requesting to add a fire training facility to the existing built-site. A rezoning will be necessary and was also considered by the Board this evening. This property was annexed by the City from unincorporated Broward County in 2004 and is owned by the City of North Lauderdale. Funding for the project has been received in the way of two separate State appropriations totaling \$425,000. The City will match this amount at a minimum to fully construct the facility.

There is currently one free standing building on-site which serves as the current Fire/EMT training building. The existing building is approximately 3,620 square foot building. The applicant is proposing to add a training tower and truck route to access the tower for training purposes. Redevelopment of the site will facilitate the expansion of the Fire Explorers, increase the ability to provide in-house training, as well as expand existing department functions. Finally, the addition will facilitate increasing the City's rating with the International Standards Organization (ISO rating) which in turn will lower insurance costs for residents and other property owners.

The new tower will be approximately 50 feet in height, where 50 foot in height is the limit in this zoning district. The existing playgrounds will remain. There are currently 43 parking spaces on site where 4 are required, 41 spaces will remain. The site plan is designed with minimal additional

impervious area added. According to the direction of the DRC, the access road kept as far East as possible to be away from the residential communities to the West. The proposed site plan is designed to maintain existing open space on the west and south as this area functions as a debris removal site during storm season. Finally, there is minimal impact to the existing tree buffer along the fence lines. Some vegetation will be added or relocated as needed. There is an existing fence along the east side of the property facing the turnpike and updates will be made as needed. A new concrete wall will be installed along the west side of the property as required by Code to separate this use from the residential community.

The Development Review Committee comprised of City representatives from Fire, Parks and Recreation, Public Works and Community Development have reviewed the site plan. They have worked closely with the City's design firm, Chen Moore and Associates who prepared the plans. DRC is recommending the Board's consideration of the attached site plan.

Both the preliminary site plan and first reading of the rezoning have been pre-advertised to be heard for the September 28th, 2021 Commission meeting per the applicant's request. The applicant subsequently notified the City that they will not be available for the September 28<sup>th</sup> and have asked that the item be tabled to time certain of October 12<sup>th</sup>.

The specific extent of the anticipated use is explained in **Attachment A**, and made a part of this report.

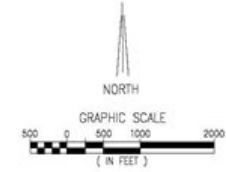
**Recommendation:**

If the Planning and Zoning Board concurs with this request, a motion is in order for the recommendation of approval to the City Commission of the preliminary and final site plan subject to the following conditions with direction for Administration and the applicant to continue work together to finalize the site plan:

1. The applicant shall comply with applicable City Codes and Florida Building Codes.
2. All terms, conditions and provisions imposed by the Planning and Zoning Board, City Commission, DRC and Staff including all life, health and safety Codes pertaining to this development shall be met prior to the issuance of building permits.
3. The DRC, Planning and Zoning Board and City Commission reserve the right to impose any additional requirements deemed necessary during subsequent approval reviews.
4. Copies of all applicable permits and approvals by other regulatory agencies shall be provided to the City prior to issuance of building permits.
5. All conditions required by Code and/or set forth by the City engineer shall be met.
6. In the event that any problems arise, as a result of the operation of this establishment, such as noise, parking, traffic, and/or other nuisances, the applicant shall make all improvements required to mitigate these nuisances so as not to negatively impact adjacent areas.
7. Photometric Plan approval by staff is required.
8. The applicant shall comply with all provisions contained in Chapter 102 "Vegetation" of the City Code and shall submit detailed landscaping plans for landscaping permit.

9. Prior to the issuance of building permits, the applicant shall provide a written verification that all County impact fees associated with this project have been paid.
10. Prior to the issuance of the Certificate of Occupancy by the City Building Department, the applicant shall pay all applicable assessment and impact fees to the City and/or outside agencies.
11. If necessary, proper easements will be dedicated to the City of North Lauderdale.
12. Site plan approval is contingent upon the rezoning of the property.

# ZONING DISTRICT MAP CITY OF NORTH LAUDERDALE

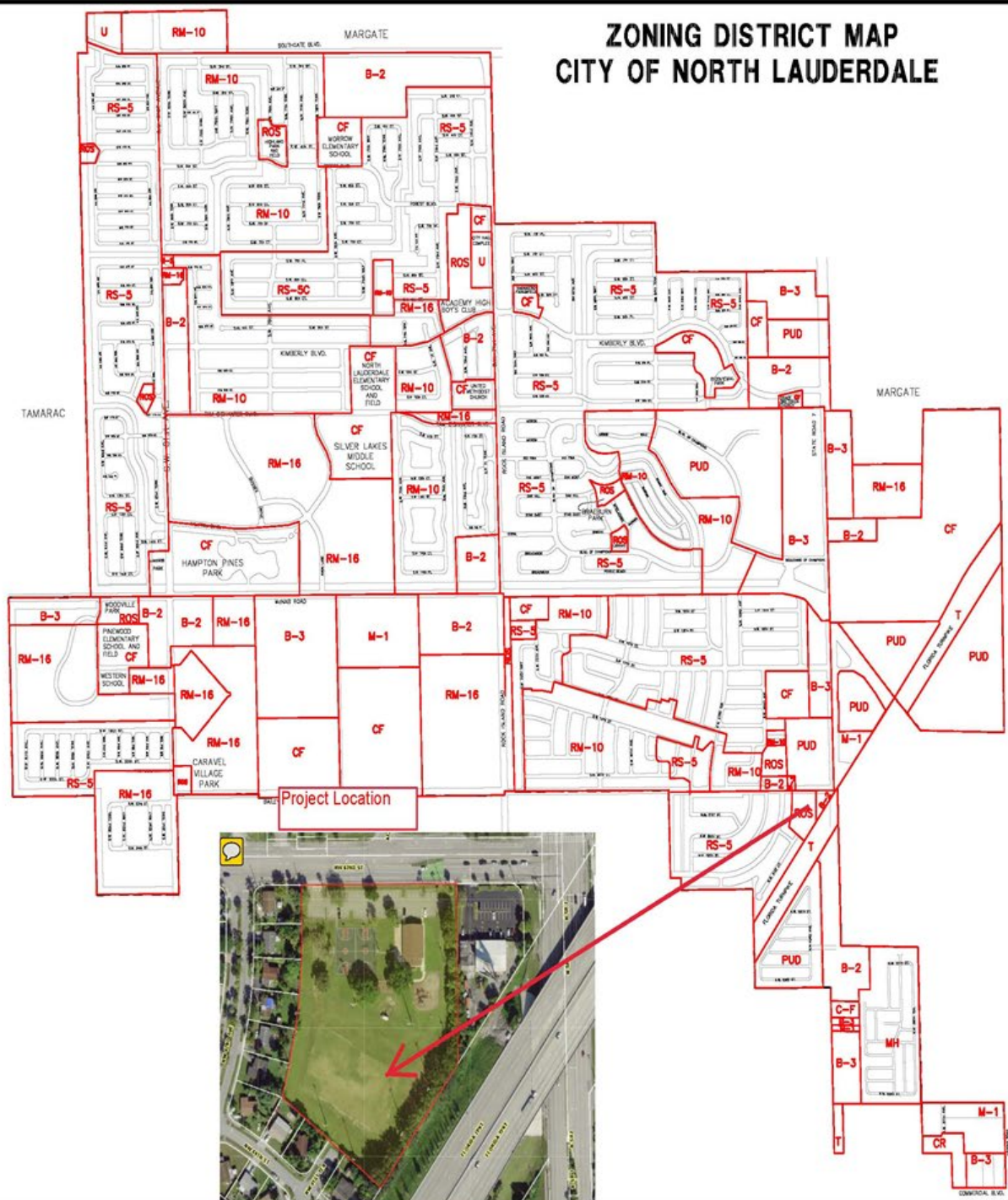


### ZONING DISTRICTS

- RS-5 Residential Single Family (5duw)
- RM-10 Residential Multi Family (10duw)
- RM-16 Residential Multi Family (16duw)
- B-2 Community Business
- B-3 Community Business
- M-1 Light Industrial
- ROS Recreation/Open Space
- CF Community Facilities
- PUD Planned Unit Development
- U Utilities
- T Transportation

### CITY LIMITS

ZONING DISTRICTS



ZONING DISTRICT MAP - CITY OF NORTH LAUDERDALE





**CITY OF NORTH LAUDERDALE  
COMMUNITY DEVELOPMENT DEPARTMENT**

**TO:** Planning and Zoning Board

**FROM:** Tammy Reed-Holguin, Community Development Director

**BY:** Andrew Disbury, City Planner

**DATE:** September 7, 2021

**SUBJECT:** SEU 21-12 KC's Wing House

**Special Exception Use request in accordance with City Code Section 106-468 the Master Business List and Section 6-58, to permit billiard tables, and Section 86-110 to allow freestanding bar and liquor sales as an ancillary use to a restaurant in a General Business (B-3) Zoning District.**

**LOCATION:** 7700 W. McNab Road (Walmart Plaza)

**APPLICANT:** Kevin Campbell, KC's Wing House

KC's Winghouse, located at 7700 W. McNab Road in the Walmart Plaza, has applied for a Special Exception Use Permit (SEU) to permit billiard tables in accordance with Section 6-58 entitled "Mechanical Amusement Devices and Billiards" of the City Code and to allow the limited sale of beer, wine and liquor with meals as an accessory use in a restaurant with a freestanding bar within a B-3 Zoning District, in accordance with Section 86-110 (7), of the City's Zoning Code entitled "Restaurants and Cafes". The applicant has applied for a business tax receipt for the operation of a restaurant and has applied for a beer, wine and liquor license through the State of Florida.

The applicant is proposing to operate the in the front corner of the Walmart plaza at 7700 W McNab Road which is the former Peter Piper Pizza location. The specific extent of the anticipated use is explained in **Attachment A**, and made a part of this report.

**Background:**

Staff has reviewed the proposed request in light of the guidelines and criteria contained in Section 86-110 (7) and Article IV Special Exception Uses of the City Code, and determined that the application meets the criteria for allowing the limited sale of beer, wine and liquor with meals at a freestanding bar. Additionally, the application complies with Section 6-58 regarding billiard tables. The establishment is limited to two tables and has an area large enough to meet the 600 foot requirement for each table. The applicant will be required to employ a security guard or supervisor over the age of 21 to be on

premises during non-school hours. The hours of operation for the billiard tables shall not exceed the hours of operation of the primary use, i.e. restaurant. The proposed use does not create any additional impact upon the capacity of utilities, or public services, and conforms to the goals, objectives, policies and land uses established by the City's code of ordinances.

### **Economic Analysis**

The economic impact would be beneficial to the City of North Lauderdale as the location is currently not in operation and since the new restaurant operator intends to hire 10 staff. The establishment is not within 1000 feet of residentially zoned property, another establishment of this type, place of worship, daycare or school.

### **Traffic/ Parking Analysis**

This site, formerly Peter Piper Pizza was built to provide parking based on restaurant use. Article VI, Section 106-223 (17) of the current City ordinance requires 70 parking spaces for this restaurant based on 4,200 square feet of restaurant area. The site has 70 parking spaces. The applicant is proposing to operate from 9:00 A.M. to 2:00 A.M. Monday through Sunday. It is expected that the business will be able to accommodate the anticipated effect on traffic generation and parking demand caused by this use.

### **Recommendation**

Should the Planning and Zoning Board concur with the applicant's request for the SEU, a motion is in order to recommend approval of the proposed SEU permit to allow the freestanding bar and the limited sale of beer, wine and liquor with meals and permit the billiard tables as accessory uses to the City Commission subject to the following conditions:

1. That the applicant complies with all applicable codes of the City regarding the development and operation of a restaurant as the primary use and the ancillary sale of liquor, beer and wine.
2. That the applicant adheres to the hours of operation stated in the letter of intent and within which the sale of beer, wine and liquor is allowed on premises per Section 86-103 of the City Ordinances.
3. That all terms, conditions, and provisions imposed by the City Commission, Planning and Zoning Board, and staff, including all life, health, and safety Codes pertaining to this facility are met prior to commencing, and during operation.
4. In the event that problems arise as a result of the operation of this establishment, such as noise, parking, traffic and/or other nuisances, the applicant in coordination with the property owner shall make all improvements required to mitigate these nuisances so as not to negatively impact adjacent commercial and residential areas which may include soundproofing.
5. Applicant shall obtain proper approvals such as Certificate of Occupancy and Local Business Tax Receipt from the City.

6. Approval of the SEU is for the operation of a restaurant with the ancillary sale of beer, wine and liquor with meals at a freestanding bar in no way constitutes approval of the operation of private club, social club, or nightclub or hall for hire which must meet other stringent criteria.
7. The applicant shall obtain the proper licensure for the sale of beer, wine and liquor on premises through the State of Florida.
8. The applicant must adhere to the hours of operation outlined in the attached letter of intent or as modified or approved by the City Commission.
9. Applicant must adhere to the City Code Section 6-58 regulating the number of billiards tables according to square footage of the restaurant entertainment area. The establishment is limited to two tables and must maintain an open floor area large enough to meet the 600 foot requirement for each table.
10. The applicant will be required to employ a security guard or supervisor over the age of 21 to be on premises during non-school hours.
11. The hours of operation for the billiard tables shall not exceed the hours of operation of the primary use, i.e. restaurant.

**Motion:**

If the Planning and Zoning Board concurs with staff's request the following motion is in order:

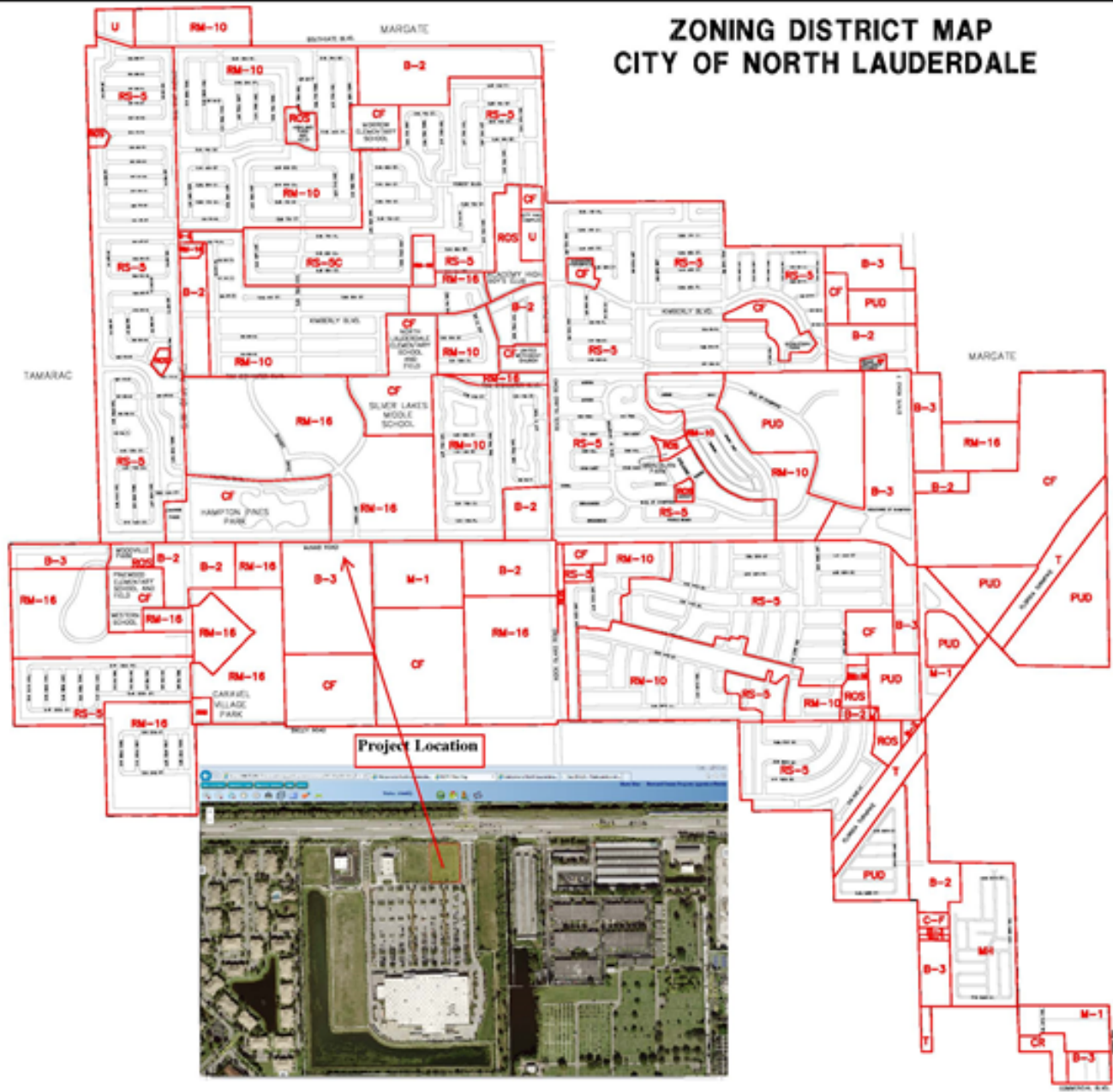
**A motion to recommend approval to the City Commission of the proposed Special Exception Use permit to allow the limited sale of beer, wine and liquor with meals (on premises only) and billiards as an accessory use in a restaurant with a freestanding bar at KC's Winghouse at 7700 W. McNab Road, within a General Business District (B-3) zoning district subject to the eleven conditions in the staff memorandum.**

# ZONING DISTRICT MAP CITY OF NORTH LAUDERDALE



- ZONING DISTRICTS
- RS-5 Residential Single Family (5duu)
  - RM-10 Residential Multi Family (10duu)
  - RM-16 Residential Multi Family (16duu)
  - B-2 Community Business
  - B-3 Community Business
  - M-1 Light Industrial
  - ROS Recreation/Open Space
  - CF Community Facilities
  - PUD Planned Unit Development
  - U Utilities
  - T Transportation

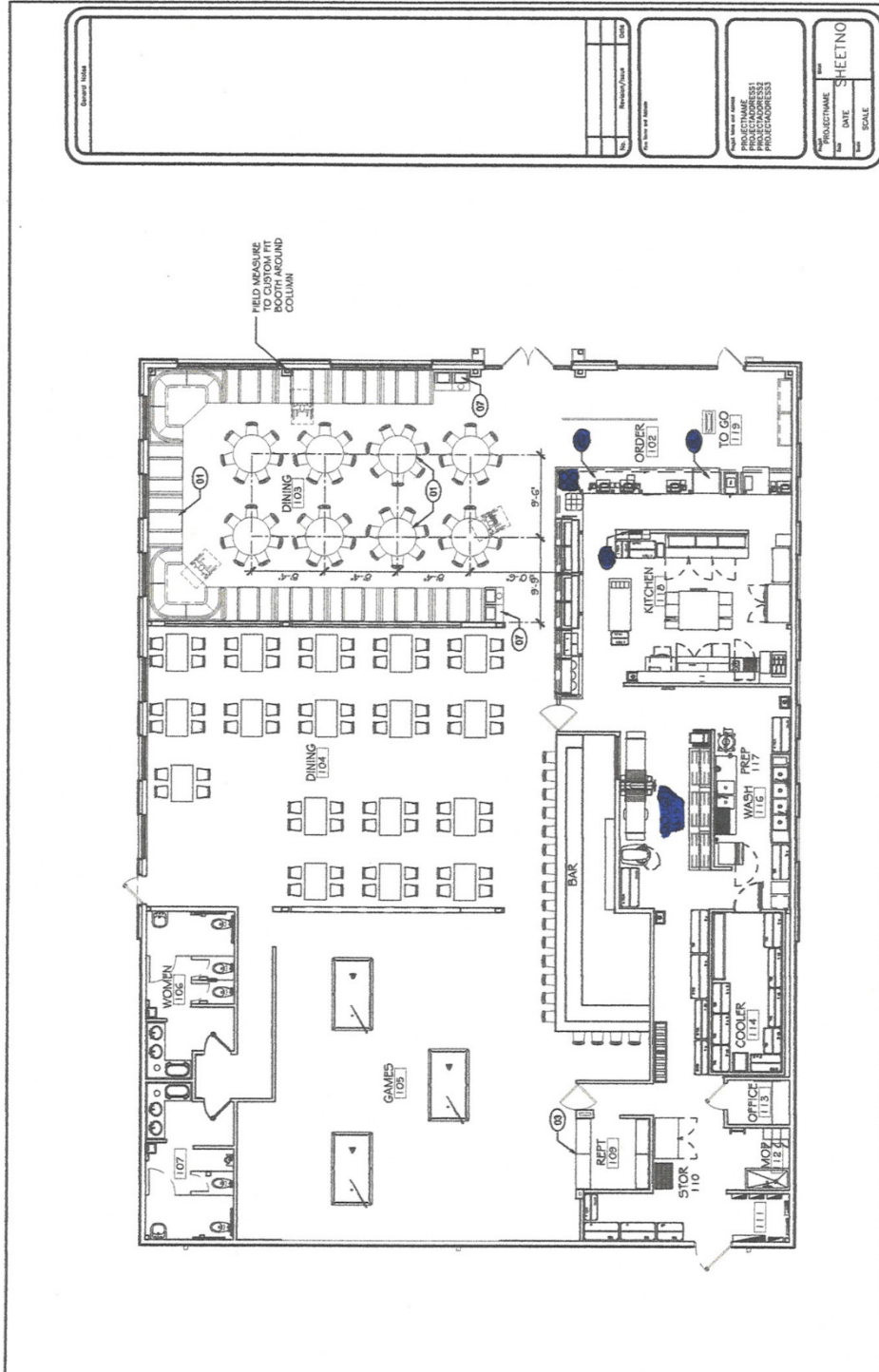
CITY LIMITS -----  
ZONING DISTRICTS \_\_\_\_\_



ZONING DISTRICT MAP - CITY OF NORTH LAUDERDALE



# Floor Plan



**\*\*Needs to be revised to show maximum of 2 billiard tables**

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**KC's Wing House**  
7700 West McNab Rd  
North Lauderdale  
Florida 33068  
954 366 6080

July 20 2021

**Letter Of Intent**

**THIS BUSINESS WILL OPERATE AS A FULL SERVICE FAMILY RESTAURANT SERVING FOOD AND BEVERAGES INCLUDING BEER WINE AND SPIRITS. FOOD WILL BE AVAILABLE AT ALL TIMES THE LOCATION IS OPEN. THERE WILL BE AN ENTERTAINING AREA WITH 2 POOL TABLES FOR OUR PATRONS TO USE WHILE THEY DINE. WE WILL HAVE 30 PLUS TVS THAT WILL BE BROADCASTING ALL YOUR LOCAL SPORTS NFL, MBL UFC BOXING SOCCER etc. THE RESTAURANT WILL BE OPEN IN ACCORDANCE WITH THE CITIES OPERATING HOURS 9AM - 2AM.**

Sincerely,

**Calmore O Campbell**

City Hall Municipal Complex  
701 Southwest 71st Ave.  
North Lauderdale, FL 33068  
(954) 722-0900

RE: Letter of Authorization  
Application for Special Exception Use  
KC'S WINGHOUSE  
7700 W MCNABB RD, NORTH LAUDERDALE

Dear City Clerk:

I am the owner of the property listed above. Please consider this letter as our consent for KC'S WINGHOUSE to pursue special exception use in order to operate a restaurant that offers alcohol for on site consumption.

Sincerely,  
ENERGY NORTH, LLC., a Florida limited liability company

Signature: Guillermo Delmonte

Printed Name: Guillermo Delmonte

Title: Manager

Executed by Lessor on 06/02/2021

STATE OF Virginia

COUNTY OF /City of Hampton

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 2nd day of June (month), 2021 (year),  
by Guillermo Delmonte

Natasha A Stromley

Natasha A Stromley  
Electronic Notary Public  
Commonwealth of Virginia  
Registration No. 7678888  
My Commission Expires Sept. 30, 2024

(Signature of Notary Public) \_\_\_\_\_

(Name of Notary Natasha A Stromley) \_\_\_\_\_

My Commission Expires: 09/30/2024

**CITY OF NORTH LAUDERDALE  
COMMUNITY DEVELOPMENT DEPARTMENT**

**TO:** Planning and Zoning Board

**FROM:** Tammy L. Reed-Holguin, Community Development Director

**BY:** Andrew Disbury, City Planner

**DATE:** September 7, 2021

**SUBJECT:** SEU 21-14  
Royal Beauty School, Inc.  
5460 N SR 7 #105

**Special Exception Use Permit to allow a cosmetology school, in accordance with Section 106-468, of the Master Business List, within a General Business (B-2) Zoning District.**

**APPLICANT:** Sandra M. Johnson, Royal Beauty School. Inc.

The applicant, Royal Beauty School, Inc. has requested to operate a cosmetology school from bay 105 on the first floor of the office building 5460 N SR 7. They currently operate a beauty salon and are looking to expand by opening a small school with maximum 8 students inside the same bay. Tonight, the applicant is requesting approval of a Special Exception Use permit to accommodate the cosmetology school, a community facility use, at 5640 N SR 7 location, a General Business B-2 zoning district. The space is currently occupied by Sandra's Hair and Nails of South Florida and business proposes to open the school within the space during the week. In accordance with Section 106-468, of the Master Business List, a school requires a special exception use permit when located in a Business District.

The applicant is requesting to add a school to its existing salon use and utilize the space on the first floor of the property to accommodate the school. This space will provide a classroom for 8 adult students. Hours of operations for the School will be Monday through Fri 9AM until 5 PM. . The salon will continue operation Monday – Sunday 9-5. The specific extent of the anticipated use is explained in **Attachment A**, and made a part of this report.

**BACKGROUND**

As you may recall, the City Commission approved modifications to the regulations for Community Facility (CF) uses in non-CF zoning districts. These modifications set forth specific requirements for such uses. One of the primary requirements for any CF use in a non- CF zoning district is that such uses may not exceed 20% of the total commercial area. The building is two stories high and has a total of 54,276 square feet. The school is proposing to locate in the same area as the Salon which occupies 900 square feet out of 27,138 square feet on the first floor of the building. Based on these numbers, the school is using 1.65% of the building. The school is

subject to the 20% maximum. The school meets the requirements of no more than 20 percent square footage for a non-business use as it will occupy only 3.04% of the total square footage of the building with all other CF uses included.

**Traffic Impact Analysis:**

Hours of operations for the school will be Monday through Thursday from 9am to 5 pm. Parking requirements are met as currently there are 120 spaces on site and 120 are required for office or retail use. The school use requires 5 spaces.

**Economic Impact Analysis:**

The business of the salon is adding the educational component. This benefits the business and offers services and learning experience to the citizens of North Lauderdale. This is an existing business within in our City so new jobs are being created per the expansion request if approved.

**Recommendation:**

If the Board concurs with this request, a motion is in order for the Planning and Zoning Board to recommend consideration of the special exception use permit to the City Commission subject to the following conditions:

1. The applicant shall comply with applicable City Codes and Florida Building Codes.
2. All terms, conditions and provisions imposed by the Planning and Zoning Board, City Commission, DRC and Staff including all life, health and safety Codes pertaining to this development shall be met prior to the issuance of building permits.
3. The DRC, Planning and Zoning Board and City Commission reserve the right to impose any additional requirements deemed necessary during subsequent approval reviews.
4. Copies of all applicable permits and approvals by other regulatory agencies shall be provided to the City prior to issuance of building permits.
5. All conditions required by Code and/or set forth by the City engineer shall be met.
6. In the event that any problems arise, as a result of the operation of this establishment, such as noise, parking, traffic, and/or other nuisances, the applicant shall make all improvements required to mitigate these nuisances so as not to negatively impact adjacent areas.

# ZONING DISTRICT MAP CITY OF NORTH LAUDERDALE

## ZONING DISTRICT MAP - CITY OF NORTH LAUDERDALE

**GRAPHIC SCALE**  
0 100 200 300  
( IN FEET )

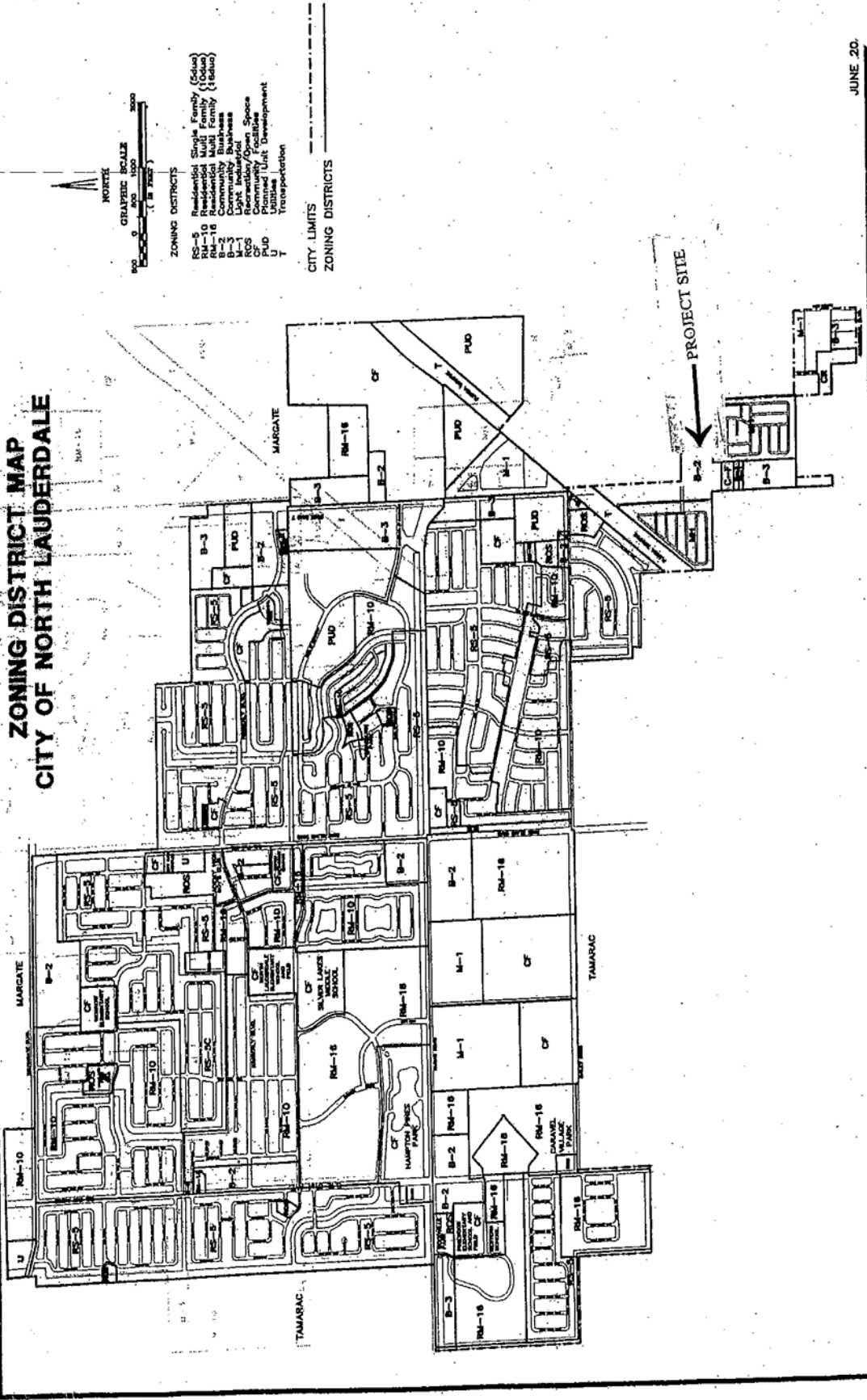
**NOTES**

**ZONING DISTRICTS**

- RS-5 Residential Single Family (Edus)
- RM-10 Residential Multi Family (10du)
- RM-18 Residential Multi Family (18du)
- B-2 Community Business
- B-3 Community Business
- RC-5 Recreation/Open Space
- CF Community Facility
- UD Unit Development
- U Utilitie
- T Trace/peckation

**CITY LIMITS**

**ZONING DISTRICTS**



JUNE 20

**July 29, 2021**

**Sandra Johnson  
5460 S. State Road #7  
Suite #105  
North Lauderdale, Florida 33313**

**To: Andrew Disbury  
City of North Lauderdale  
701 SW 71<sup>st</sup> Avenue  
North Lauderdale, Florida**

**LETTER OF INTENT**

**Dear Mr. Andrew Disbury:**

**Hello, my name is Sandra Johnson, I am submitting this letter with the intent to open a Beauty School. The name of the school is Royal Beauty School, I will be, teaching young women, and men, how to work on people hair, and nails. Eventually after completing the course, they will have the proper knowledge and wisdom, they will be established, and have the expertise, to one day open up their own business, in the near future.**

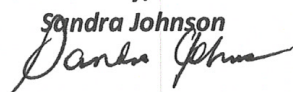
**I will have four students a semester. The course will take at least one and a half years to complete. The students will apply for a loan at an accredited financial establishment. The course will cost \$13,950.00, for cosmetology, and \$1947.00, for the course for the nails.**

**This letter is not an official offer and that all details would need to be negotiated and executed through a formal purchase, or agreement. There will be one teacher, and myself there teaching the classes.**

**I am not purchasing the building. I am renting the space, and the cost per month, and to teach the classes. The cost to rent the space, per month is fifteen hundred (\$1500.00), per month.**

**I expect to open this business as soon as the application is approved.**

**Sincerely,**

**Sandra Johnson**  


## Plaza Central Partnership

To: City of North Lauderdale  
From: Fred Sultan, Partner in Plaza Central Partnership  
Subject: Acknowledgement and approval of additional business use in Bay 105.  
Date: April 20, 2021

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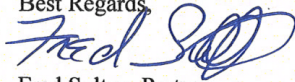
Dear Sir,

I am writing you to confirm that I understand and approve that our Tenant, Sandra's Nails & Salon, who has been a Tenant in good standing for over eight years at Plaza Central (5460 N. SR-7, Bay 105), intends to establish a haircut training school as part of her business model there. The space is perfectly suited for this additional operation and will, not only dovetail with her current operations, but also help her increase her revenue opportunities in this difficult economic environment.

Sandra is a model tenant at Plaza Central and has always worked very hard through thick & thin and carries the highest standards in running her business and taking care of her clients.

If you have any questions or concerns, please don't hesitate to reach out to him or me, or Eddie E. Sultan, accordingly.

Best Regards,



Fred Sultan, Partner  
Plaza Central Partnership.

I'm planning on having eight <sup>at a time</sup> student  
hours of open from 9<sup>am</sup> to 5 pm  
Open Monday thru Friday  
I will continue my Salon served in part of the  
Business

Rest Room

(Exit)

(separation wall)

pedi station #1

mani station #2

mani station #1

Receptionist Desk

Hair Station

Hair Station

Hair Station

Hair Station

131 F

(Glass) Door

class room  
(7 sqft X 5 sqft)

Hallway

(2 sqft)

Entrance Door

76

43

14 F

5 square

7 square