

DRAFT
PLANNING AND ZONING BOARD
CITY OF FORT LAUDERDALE
CITY HALL COMMISSION CHAMBERS – 1ST FLOOR
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA
WEDNESDAY, MAY 21, 2014 – 6:30 P.M.

Cumulative

Board Members	Attendance	June 2013-May 2014	
		Present	Absent
Patrick McTigue, Chair	P	12	0
Leo Hansen, Vice Chair (6:35)	P	12	0
Brad Cohen	P	11	1
Stephanie Desir-Jean (7:06)	P	10	2
Michael Ferber	P	11	1
James McCulla	P	10	2
Michelle Tuggle	P	12	0
Tom Welch	P	10	2
Peter Witschen (6:35)	P	10	2

It was noted that a quorum was present at the meeting.

Staff

Ella Parker, Urban Design and Planning Manager
D'Wayne Spence, Assistant City Attorney
Eric Engmann, Urban Design and Planning
Karlann Grant, Urban Design and Planning
Jim Hanzel, Urban Design and Planning
Todd Okolichany, Urban Design and Planning
Randall Robinson, Urban Design and Planning
Lorraine Tappen, Urban Design and Planning
Yvonne Redding, Urban Design and Planning
Jim Koeth, Public Works Department
Anthony Fajardo, Chief Zoning Examiner
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chair McTigue called the meeting to order at 6:30 p.m. and all stood for the Pledge of Allegiance. The Chair introduced the Board members, and Urban Design and Planning

Manager Ella Parker introduced the Staff members present. Assistant City Attorney D'Wayne Spence explained the quasi-judicial process used by the Board.

Chair McTigue advised that Applicants and their agents have 15 minutes in which to make their presentations to the Board; representatives of associations and groups are allotted five minutes, and individual speakers have three minutes.

II. APPROVAL OF MINUTES

Motion made by Ms. Tuggle, seconded by Mr. Welch, to approve. In a voice vote, the **motion** passed unanimously.

III. AGENDA ITEMS

Index

<u>Case Number</u>	<u>Applicant</u>
1. Z14001** *	Church of Intercession, Inc. / Wilton Arbor
2. R14005** *	Fort Lauderdale Aquatic Complex / City of Fort Lauderdale
3. R14013**	Dundas Real Estate Investment, LLC / 309 Hendricks Isle
4. R14004**	1055 LLC / 1055 Federal
5. R14017** *	WD Cordova LLC / PDQ Restaurant
6. R14003** *	Foreclosure Specialists of Florida / Landings Cluster
7. T14003*	City of Fort Lauderdale / Comprehensive Plan Amendment – Adaptation Action Areas
8. T14004	City of Fort Lauderdale / ULDR Amendment – Automotive Repair
9. T14005	City of Fort Lauderdale / ULDR Amendment / Accessory Uses, Buildings & Structure

Special Notes:

Local Planning Agency (LPA) items (*) – In these cases, the Planning and Zoning Board will act as the Local Planning Agency (LPA). Recommendation of approval will include a finding of consistency with the City's Comprehensive Plan and the criteria for rezoning (in the case of rezoning requests).

Quasi-Judicial items ()** – Board members disclose any communication or site visit they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on quasi-judicial matters will be sworn in and will be subject to cross-examination.

1. <u>Applicant / Project:</u>	Church of Intercession Inc. / Wilton Arbor
Request: ** *	Rezone from Residential Single Family/ Medium Density (RDs-15) to Residential Single Family/Cluster Dwellings/ Low Medium Density (RC-15)
Case Number:	Z14001
General Location:	501 NW 17 th Street; The north side of NW 17 th Street between NW 3 rd Avenue and NW 6 th Avenue.

Mark Antonelli, representing the Applicant, explained that the request is for a two-story cluster dwelling of three units on a parcel zoned RD-15. He showed photographs of the subject property, noting that the future land use is High-Density Residential.

Mr. Engmann of Urban Design and Planning advised that cluster development is permitted on the property, subject to Site Plan Level III review and approval. The property has been developed in a manner consistent with the requirements for cluster developments, including a spa as its common amenity. Staff recommends approval of the Application with a 5 ft. recordable easement along the front and rear property lines, as well as a maintenance agreement for all common areas.

There being no further questions from the Board at this time, Chair McTigue opened the public hearing. As there were no members of the public wishing to speak on this Item, Chair McTigue closed the public hearing and brought the discussion back to the Board.

It was noted that the Applicant accepted the proposed Staff conditions.

Motion made by Ms. Tuggle, seconded by Mr. McCulla, to approve with Staff conditions. In a roll call vote, the **motion** passed 9-0.

- | | |
|---------------------------------------|--|
| 7. <u>Applicant / Project:</u> | City of Fort Lauderdale / Comprehensive Plan Amendment - Adaptation Action Areas |
| Request: * | Comprehensive Plan Text Amendment to Coastal Management Element |
| Case Number: | T14003 |
| General Location: | N/A |
| Legal Description: | N/A |
| Case Planner: | Todd Okolichany |
| Commission District: | N/A |

Jim Koeth, representing the Office of Sustainability, showed a PowerPoint presentation on an ongoing pilot project the City is undertaking for the Florida Department of Economic Opportunity. The Item before the Board is an Amendment of the coastal management element of the City's Comprehensive Plan.

Mr. Koeth recalled that in 2011, the State Legislature revised its growth management laws as part of the Community Planning Act. Part of this revision included adaptation action areas, which is an optional Comprehensive Plan designation for areas that experience coastal flooding or are vulnerable to the effects of rising sea levels. The incorporation of adaptation action areas in municipal or County Comprehensive Plans is recommended by the Southeast Florida Regional Climate Action Plan.

Mr. Koeth advised that the Comprehensive Plan Amendment included in the Application includes several goals, which are included in the Board's backup materials. The primary goal is to increase the City's resilience to the effects of climate change and rising sea levels by developing and implementing adaptation strategies to protect human life, natural systems and resources, public infrastructure services, and public and private property. There are 14 policies associated with this objective, which are also included in the Board's backup materials.

Mr. Koeth concluded that the initiative was presented at a City Commission Conference Agenda meeting in March 2014, where it received unanimous consensus to proceed. If the Board recommends the Amendments to the City Commission, they will first be heard at a transmittal hearing, which will begin the Statewide Comprehensive Plan Amendment process. It will ultimately be sent to the Department of Economic Opportunity and other State and regional agencies for comments before coming back to the City Commission for adoption.

The Board members discussed the Application, including concerns that the Amendments could have a negative effect on redevelopment within the City, the broad nature of some of the Amendments' language, and whether or not the Amendments provide the authority to challenge FDOT's authority. Mr. Koeth clarified that incorporating the Amendments into the Comprehensive Plan show a commitment to addressing concerns. He characterized this as having a positive effect on the City's interaction with other agencies.

Vice Chair Hansen asserted that he would like to recommend the implementation of these strategies as soon as possible for some critical areas. He felt the process should move forward more aggressively than proposed. Mr. Koeth noted that the Amendments include a deadline by which vulnerabilities must be assessed.

There being no further questions from the Board at this time, Chair McTigue opened the public hearing.

Dennis Ulmer, private citizen, emphasized the seriousness of climate change on the City as a coastal community, and stated that the proposed Text Amendment would allow Code changes that would help the City meet the challenges of rising sea levels.

As there were no other members of the public wishing to speak on this Item, Chair McTigue closed the public hearing and brought the discussion back to the Board.

Motion made by Mr. McCulla, seconded by Mr. Cohen, to approve. In a roll call vote, the **motion** passed 9-0.

8. **Applicant / Project:** City of Fort Lauderdale / ULDR Amendment – Automotive Repair
- Request:** Amendment to ULDR Section 47-18.4, *Automotive Repair Shop*, to clarify development requirements and criteria and specify criteria for