



CITY OF FORT LAUDERDALE

**PLANNING AND ZONING BOARD MEETING MINUTES  
CITY HALL COMMISSION CHAMBERS  
100 N. ANDREWS AVE., FORT LAUDERDALE, FLORIDA 33301  
WEDNESDAY, MAY 18, 2022 – 6:00 P.M.**

<b>Board Members</b>	<b>June 2021 – May 2022</b>		
	<b>Attendance</b>	<b>Present</b>	<b>Absent</b>
Jacquelyn Scott, Chair	A	11	1
Brad Cohen, Vice Chair	P	9	3
John Barranco	A	10	2
Mary Fertig (arr. 6:03)	P	12	0
Steve Ganon	P	12	0
Shari McCartney	A	10	2
William Rotella	P	10	2
Jay Shechtman	P	10	2
Michael Weymouth	P	9	3

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
- Shari Wallen, Assistant City Attorney
- Michael Ferrera, Urban Design and Planning
- Tyler Laforme, Urban Design and Planning
- Adam Schnell, Urban Design and Planning
- Igor Vassiliev, Public Works Department
- Leslie Harmon, Recording Secretary, Prototype, Inc.

**Communications to City Commission**

None.

**I. CALL TO ORDER / PLEDGE OF ALLEGIANCE**

Vice Chair Cohen called the meeting to order at 6:00 p.m. Roll was called and the Pledge of Allegiance was recited. The Vice Chair introduced the Board members present, and Urban Design and Planning Manager Ella Parker introduced the Staff members present.

**II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM**

**Motion** made to accept the minutes. [The minutes were approved by consent.]

Ms. Fertig arrived at 6:03 p.m.

### III. PUBLIC SIGN-IN / SWEARING-IN

Any members of the public wishing to speak at tonight's meeting were sworn in at this time. Vice Chair Cohen advised that individuals speaking on their own behalf at tonight's meeting will have three minutes in which to speak. Representatives of organizations will have five minutes, and Applicants will have 15 minutes, with a five-minute rebuttal if necessary.

### IV. AGENDA ITEMS

#### Index

#### Case Number

#### Applicant

1. UDP-SR21002**	1800 State Road, LLC
2. UDP-V21004**	City of Fort Lauderdale
3. UDP-V21005**	City of Fort Lauderdale
4. UDP-S21033**	Bud Robinson Memorial Church of the Nazarene
5. UDP-P21004**	Bud Robinson Memorial Church of the Nazarene
6. UDP-V21007**	Nectaria M. Chakas, Esq., Lochrie & Chakas, P.A.
7. UDP-V22003**	City of Fort Lauderdale
8. UDP-V22004**	City of Fort Lauderdale
9. UDP-P22003**	City of Fort Lauderdale

#### **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. ~~CASE: UDP SR21002~~**

~~**REQUEST: \*\* Site Plan Level IV Review: Rezone from Residential Multifamily Mid Rise Medium High Density (RMM 25) District to Community Business (CB) District with Allocation of 0.11 Commercial Flex Acreage for a 114,264 Square Foot Self Storage Facility**~~

~~**APPLICANT: 1800 State Road, LLC**~~

~~**AGENT: U Haul Co. of Florida 905, LLC / Lora Lakov, AMERGO Real Estate Co.**~~

~~**PROJECT NAME: Self Storage at I-95 & State Rd 84**~~

~~**GENERAL LOCATION: 1800 W State Road 84**~~

~~**GENERAL LOCATION:** A portion of SE 4th Avenue, south of the New River and north of SE 11th Street, lying east of SE 3rd Ave and west of South Federal Highway~~

~~**ABBREVIATED LEGAL DESCRIPTION:** Lauderdale 2-9 D S 28 of lots 9 & 16, BLK 2 tog/w that portion of vac alley lying b/w S 28 ft of said lot 9 & S 28 ft of said lot 16, said alley vacated per Ord No C 102 on 01/26/1942~~

~~**ZONING DISTRICT:** Limited Residential Office District (ROA) and Planned Residential Office District (ROC)~~

~~**LAND USE:** South Regional Activity Center~~

~~**COMMISSION DISTRICT:** 4 – Ben Sorensen~~

~~**NEIGHBORHOOD ASSOCIATION:** Downtown Fort Lauderdale Civic Association~~

~~**CASE PLANNER:** Tyler Laforme~~

~~Disclosures were made at this time.~~

~~Tyler Laforme, representing Urban Design and Planning, stated that the Application requests a right of way vacation on behalf of the City. It would vacate a 50 ft. right of way in a 300 ft. portion of SE 4<sup>th</sup> Avenue.~~

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

~~**Motion** made by Mr. Weymouth, seconded by Mr. Rotella, to approve UDP-V21004, subject to the Staff conditions in the Staff Report. In a roll call vote, the **motion** passed unanimously (6-0).~~

**3. CASE: UDP-V21005**

**REQUEST:** \*\* Vacation of Right-of-Way: 28-foot-wide by 304-foot long

**APPLICANT:** City of Fort Lauderdale

**AGENT:** City of Fort Lauderdale

**PROJECT NAME:** Federal Courthouse

**GENERAL LOCATION:** A portion of SE 10th Court, lying west of SE 4th Ave, east of SE 3rd Ave, and north of SE 11th Street.

**ABBREVIATED LEGAL DESCRIPTION:** South 28 feet of lots 9 and 16 of said block 2 and a portion of the vacated alley lying between said lots 9 and 16. Said alley vacated by ordinance number C-102 adopted by the City Commission on January 26, 1942. Less the west 15 feet of said lot 16. All said lands situate lying and being within the City of Fort Lauderdale, Broward County, Florida, containing 8,442 square feet more or less.

**ZONING DISTRICT:** Limited Residential Office District (ROA), Planned Residential Office District (ROC), and Residential Mid Rise Multifamily/Medium High-Density District (RMM-25)

**LAND USE:** South Regional Activity Center

**COMMISSION DISTRICT:** 4 – Ben Sorensen

**NEIGHBORHOOD ASSOCIATION:** Downtown Fort Lauderdale Civic Association  
**CASE PLANNER:** Tyler Laforme

Disclosures were made at this time.

Mr. Laforme stated that this request is for the vacation of a 28 ft. by 303 ft. right-of-way on SE 10<sup>th</sup> Court, adjacent to SE 4<sup>th</sup> Avenue.

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

Ms. Parker advised that Staff has reviewed both right-of-way vacation applications presented tonight against the right-of-way vacation criteria. They are included in the Staff Reports for the two items.

**Motion** made by Mr. Shechtman, seconded by Mr. Ganon, to include all Staff Reports from this case going forward. In a voice vote, the **motion** passed unanimously.

**Motion** made by Mr. Weymouth, seconded by Mr. Ganon, that we approve the case UDP-V21005.

Attorney Wallen requested clarification that the **motion** was subject to the conditions in the Staff Report. Mr. Weymouth confirmed this.

In a roll call vote, the **motion** passed unanimously (6-0).

4. ~~CASE: UDP S21033~~  
~~REQUEST: \*\* Site Plan Level III: 34 unit Zero Lot Line Development~~  
~~APPLICANT: Bud Robinson Memorial Church of the Nazarene~~  
~~AGENT: Joseph Handley, Craven Thompson & Associates Inc.~~  
~~PROJECT NAME: Marina Landings~~  
~~PROPERTY ADDRESS: 2300 SW 15th Avenue~~  
~~ABBREVIATED LEGAL DESCRIPTION: Portion of Lauderdale Groves Amended Plat, Plat Book 18, Page 16, Being the North Half of the SW ¼ of the SW ¼ of the SE ¼ of Section 16, Township 50 South, Range 42 East; Together with the North 8.5 Feet of the South Half of the SW ¼ of the SE ¼ of Section 16, Township 50 South, Range 42 East; Less the West 30 Feet for Road as described in Deed Book 452, Page 457~~  
~~ZONING DISTRICT: Residential Single Family and Duplex/Medium Density (RD-15)~~  
~~LAND USE: Medium Residential~~  
~~COMMISSION DISTRICT: 4 Ben Sorensen~~  
~~NEIGHBORHOOD ASSOCIATION: River Oaks Civic Association~~  
~~CASE PLANNER: Tyler Laforme~~

Ms. Fertig felt if the Board is asked to clarify what Code Sections are not being met, they should also have to clarify the Code requirements that are being met. She suggested that this language also be used by the City Commission in the future.

There being no further business to come before the Board at this time, the meeting was adjourned at 7:15 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.



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Chair



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Prototype

[Minutes prepared by K. McGuire, Prototype, Inc.]