



CITY OF FORT LAUDERDALE

**PLANNING AND ZONING BOARD MEETING MINUTES
CITY HALL COMMISSION CHAMBERS
100 N. ANDREWS AVE., FORT LAUDERDALE, FLORIDA 33301
WEDNESDAY, APRIL 20, 2022 – 6:00 P.M.**

Board Members	June 2021 – May 2022		
	Attendance	Present	Absent
Jacquelyn Scott, Chair	P	11	0
Brad Cohen, Vice Chair (arr. 6:45)	P	8	3
John Barranco	P	10	1
Mary Fertig	P	11	0
Steve Ganon	P	11	0
Shari McCartney	P	10	1
William Rotella	A	9	2
Jay Shechtman	P	9	2
Michael Weymouth	P	8	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
- Karlanne Grant, Urban Design and Planning
- Tyler Laforme, Urban Design and Planning
- Yvonne Redding, Urban Design and Planning
- Adam Schnell, Urban Design and Planning
- Lorraine Tappen, Urban Design and Planning
- Leslie Harmon, Recording Secretary, Prototype, Inc.

Communications to City Commission

Motion made by Mr. Weymouth, and seconded by Mr. Cohen, to return the City Hall Chambers to pre-pandemic conditions and layout. In a voice vote, the **motion** passed unanimously.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chair Scott called the meeting to order at 6:00 p.m. Roll was called and the Pledge of Allegiance was recited. The 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 by Mr. Weymouth, seconded by Ms. McCartney, to approve. In a voice vote, the **motion** passed unanimously.

III. PUBLIC SIGN-IN / SWEARING-IN

Any members of the public wishing to speak at tonight's meeting were sworn in at this time. Chair Scott clarified 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 20 minutes.

IV. AGENDA ITEMS

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<u>Case Number</u>	<u>Applicant</u>
1. UDP-S21020**	L&H Development Group LLC
2. PL-PL19004**	West Cypress Creek Holdings, LLC
3. UDP-SR21002**	1800 State Road, LLC
4. UDP-S21050**	500 Hendricks, LLC
5. UDP-S21031**	Sunrise FTL Ventures, LLLP
6. UDP-Z22003* **	City of Fort Lauderdale
7. UDP-S21029**	City of Fort Lauderdale
8. UDP-T22002*	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-S21020~~
~~REQUEST: ** Site Plan Level III Review: Three Unit Cluster Development~~
~~APPLICANT: L&H Development Group LLC~~
~~AGENT: Karyn Rivera, Martin Architectural Group, P.C.~~
~~PROJECT NAME: 1022 Cluster Homes~~
~~PROPERTY ADDRESS: 1022 NE 2 Avenue~~
~~ABBREVIATED LEGAL DESCRIPTION: Progresso 2 18 D, Lots 36 to 38~~
~~BLK 184~~
~~ZONING DISTRICT: Residential Single Family and Duplex / Medium~~
~~Density (RD-15)~~

~~of easements: it has recently been brought to Staff's attention that easements should have been done in a certain way in the past, with no shrubbery or encroachment into the easement area.~~

~~Mr. Barranco commented that in the past, Staff has required a perimeter easement on properties, which usually does not negate the perimeter landscaping requirement. He added that there are also sidewalks over some easements. Mr. Schnell pointed out that sidewalks are traversable, and shrubbery is permitted within an easement area. The Application before the Board has met the specific landscape requirements associated with cluster development. It does not require any hedges or trees in side yards, although there are frontage and overall requirements for trees on the property. The location of the easement prohibits the placement of trees against the property line.~~

~~Mr. Shechtman pointed out that the units' back yards would have grass, but no shrubbery or fence. Ms. Garcia stated that the Applicant plans to provide a fence, although there will be no hedges against the fence due to easement requirements.~~

~~**Motion** made by Mr. Ganon to approve.~~

~~Assistant City Attorney Shari Wallen requested clarification that the **motion** includes adoption of the findings of fact in the Staff Report, as well as Staff conditions. Mr. Ganon confirmed that his **motion** included these items.~~

~~Mr. Shechtman **seconded** the **motion**.~~

~~Chair Scott read the following Resolution into the record:~~

~~A Resolution of the Planning and Zoning Board of the City of Fort Lauderdale, Florida, approving a Site Plan Level III development permit for a three-unit cluster development located at 1022 NE 2nd Avenue, Fort Lauderdale, Florida, Case #UDP S21020.~~

~~In a roll call vote, the **motion** passed 7-0.~~

- 2. CASE: PL-PL19004**
REQUEST: ** Plat Review
APPLICANT: West Cypress Creek Holdings, LLC.
AGENT: Jim McLaughlin, McLaughlin Engineering Company
PROJECT NAME: 2050 Cypress Creek Plat
GENERAL LOCATION: 2050 NW 62 Street
ABBREVIATED LEGAL DESCRIPTION: 9-49-42 COMM AT NW COR OF SW1/4 OF SEC 9 E 1237.36, S 50 TO POB, E 200, S 434.47, W 233.85, N 450.96 TO POB
ZONING DISTRICT: General Aviation Airport District (GAA)
LAND USE: Employment Center
COMMISSION DISTRICT: 1 – Heather Moraitis

NEIGHBORHOOD ASSOCIATION: N/A
CASE PLANNER: Tyler Laforme

Disclosures were made at this time.

Scott McLaughlin, representing the Applicant, stated that the request is for a boundary plat for a 2.13 acre property. The plat is restricted to 50,000 sq. ft. of office and 5000 sq. ft. of commercial space, of which 530 sq. ft. of the commercial space will serve as an entrance for use by the Fort Lauderdale Executive Airport (FXE). The plat is under review by the City's Development Review Committee (DRC) and comments are being addressed.

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

Motion made by Mr. Weymouth, seconded by Mr. Ganon, to approve the Item as presented. In a roll call vote, the **motion** passed 7-0.

3. **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) 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, AMERCO Real Estate Co.
PROJECT NAME: Self Storage at I-95 & State Rd 84
PROPERTY ADDRESS: 1800 W State Road 84
ABBREVIATED LEGAL DESCRIPTION: F A Barrett's Sub Of W1/2 Of 21 50 42 1 46 D Lot 23 E 193.21 Of W 363.21 Lying S Of St Rd 84 Less S 17 Thereof
ZONING DISTRICT: General Business (B-2) and Residential Multifamily Mid Rise - Medium High Density (RMM-25)
PROPOSED ZONING: Community Business (CB)
LAND USE: Commercial and Medium High Residential
COMMISSION DISTRICT: 4 - Ben Sorensen
NEIGHBORHOOD ASSOCIATION: Edgewood Civic Association
CASE PLANNER: Adam Schnell

Disclosures were made at this time.

Davina Bean, representing the Applicant, stated that the request is to develop an abandoned property for a six-story storage building. Most of this land use is permitted, although there is a small section within the site which has zoning that does not permit

V. COMMUNICATION TO THE CITY COMMISSION

Motion made by Mr. Weymouth, and seconded by Mr. Cohen, to return the City Hall Chambers to pre-pandemic conditions and layout. In a voice vote, the **motion** passed unanimously.

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

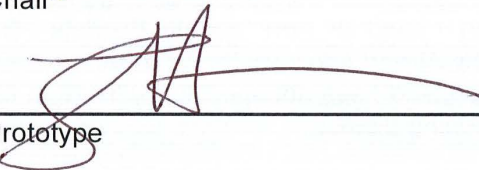
Mr. Weymouth requested that when the Board receives a package of the size of tonight's backup materials, it be provided to them somewhat earlier so the members will have sufficient time to review the Agenda. Ms. Parker advised that these materials could be provided electronically if that is the members' wish. The documents could be provided on a reusable thumb drive or via links that could be forwarded to the members.

There being no further business to come before the Board at this time, the meeting was adjourned at 11:00 p.m.

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



Chair



Prototype

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