



CITY OF FORT LAUDERDALE

**MEETING MINUTES
PLANNING AND ZONING BOARD
CITY HALL COMMISSION CHAMBERS**

100 N. ANDREWS AVE., FORT LAUDERDALE, FLORIDA 33301

WEDNESDAY, NOVEMBER 18, 2020 – 6:00 P.M.

Board Members	Attendance	Present	Absent
Catherine Maus, Chair	P	5	0
Mary Fertig, Vice Chair	P	5	0
John Barranco	P	5	0
Brad Cohen	P	5	0
Coleman Prewitt	P	5	0
William Rotella	P	5	0
Jacquelyn Scott	P	5	0
Jay Shechtman	P	5	0
Michael Weymouth	P	4	1

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
- Jim Hetzel, Principal Urban Planner
- Trisha Logan, Historic Preservation Planner
- Yvonne Redding, Urban Design and Planning
- Adam Schnell, Urban Design and Planning
- Raj Verma, Director of Public Works
- Tom Lawrence, Public Works
- Igor Vassiliev, Public Works
- Benjamin Restrepo, Transportation and Mobility
- Brigitte Chiappetta, Recording Secretary, ProtoType, Inc.

Communications to City Commission

None.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chair Maus 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, and Urban Design and Planning Manager Ella Parker introduced the Staff members present.

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

Motion made by Ms. Scott, seconded by Mr. Rotella, to approve the minutes from the October [18] 2020 meeting. In a voice vote, the **motion** passed unanimously.

It was noted a quorum was present at the meeting.

III. PUBLIC SIGN-IN / SWEARING-IN

Members of the public wishing to speak on any Item on tonight's Agenda were sworn in at this time.

IV. AGENDA ITEMS

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Case Number

1. ZR19004**
2. PLN-AR-20090005**
3. PLN-SITE-20020003**
4. V19008**
5. PLN-ULDR-20010001*

Applicant

Dezer Powerline, LLC. And Joluc Powerline, LLC
3001-18 Harbor Drive, LLC
13th Street Federal Highway, LLC
Holman Automotive, Inc.
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:

REQUEST: **

ZR19004

Rezoning from General Industrial (I) District to Commercial Recreation (CR) District, with Allocation of 16 Acres of Commercial Flexibility, and Conditional Use Approval for Amusement and Recreation Services.

PROPERTY

OWNER/APPLICANT:

Dezer Powerline, LLC. And Joluc Powerline, LLC.

AGENT:

Michael Pizzi

PROJECT NAME:

Xtreme Action Park

GENERAL LOCATION:

5300 Powerline Road

ABBREVIATED LEGAL

DESCRIPTION:

15-49-42 acreage

COMMISSION DISTRICT:

1 - Heather Moraitis

NEIGHBORHOOD

N/A

ASSOCIATION:
ZONING DISTRICT: General Industrial (I)
PROPOSED ZONING DISTRICT: Commercial Recreation (CR)
LAND USE: Industrial
CASE PLANNER: Yvonne Redding

Disclosures were made at this time. Mr. Weymouth recused himself from hearing the Item due to a conflict.

Mike Pizzi, representing the Applicant, Xtreme Action Park, stated that the indoor amusement park and entertainment center has been open since 2015. Because many of its attractions were approved over the years as legal nonconforming uses, Staff has recommended that the Applicant rezone the property from Industrial (I) to Commercial Recreation (CR). No change is planned to the activities provided or additional impact on traffic or the environment.

The Application meets the criteria for zoning Code as follows:

- It is consistent with the City's Comprehensive Plan
- It is compatible with the surrounding area
- It will have no adverse effects on the surrounding area

The proposed rezoning will allow the property to better comply with Code.

Motion made by Ms. Scott, seconded by Vice Chair Fertig, that the Staff Report be made part of the record on Item #1.

Yvonne Redding, representing Urban Design and Planning, corrected a scrivener's error in the Staff Report: the stated flexibility rules should refer to Section 47-28.1.j.

The **motion** passed by unanimous consent [as corrected].

Mr. Shechtman requested clarification of the City's request that the Applicant rezone the property. Mr. Pizzi explained that the City recommended rezoning instead of adding more nonconforming uses during a recent permitting process.

Mr. Barranco requested clarification of parking requirements for CR use. Ms. Redding confirmed that the Applicant meets their parking requirement. Assistant City Attorney D'Wayne Spence further clarified that parking will be addressed on a use-by-use basis and is not relevant to the rezoning request.

Mr. Pizzi advised that Staff asked the Applicant to include the entire building as well as outparcels and other structures in the rezoning request. Ms. Redding added that rezoning the entire parcel to CR allows existing uses to remain. If additional uses are proposed in the future for other parcels, they would be subject to Staff review.

There being no further questions from the Board at this time, Chair Maus 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 Ms. Scott, seconded by Vice Chair Fertig, to approve. In a roll call vote, the **motion** passed 8-0. (Mr. Weymouth abstained. A memorandum of voting conflict is attached to these minutes.)

Mr. Weymouth rejoined the meeting at this time.

2. CASE:	PLN-AR-20090005
REQUEST: **	Amendment to Site Plan Level III Review: 1,482 Square Foot Increase to Marina Office and Crew Lounge Building
PROPERTY OWNER/APPLICANT:	3001 18 Harbor Drive, LLC.
AGENT:	SHM South Fork, LLC.
PROJECT NAME:	South Fork Marina
GENERAL LOCATION:	1500 SW 17th Street
ABBREVIATED LEGAL DESCRIPTION:	MRS E F Marshalls Sub Rev 1 2 B Lot 17 and 13
COMMISSION DISTRICT:	4 Ben Sorensen
NEIGHBORHOOD ASSOCIATION:	Shady Banks Civic Association
ZONING DISTRICT:	General Industrial (I)
LAND USE:	Industrial
CASE PLANNER:	Yvonne Redding

~~Disclosures were made at this time. Mr. Barranco recused himself from hearing the Item due to a conflict.~~

~~Stephanie Toothaker, representing the Applicant, advised that the project first came before the Board in 2018 and was approved at that time. The proposal is for an in-water mega-yacht facility known as the South Fork Marina. The Applicant has worked closely with the surrounding Shady Banks neighborhood and other stakeholders in the area.~~

~~Ms. Toothaker showed a PowerPoint presentation on the Item, noting that the project is currently under construction. The Applicant has reclaimed and rezoned a portion of the upland site. The requested Site Plan Amendment would increase the square footage of the project's clubhouse, which was originally planned to be 1553 sq. ft. The increase would make this building 3035 sq. ft., which is a net change of 1482 sq. ft. No other changes are proposed.~~