



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.

Board Members	June 2021 – May 2022		
	Attendance	Present	Absent
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

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

#### **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.~~

- 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, AMERCO Real Estate Co.  
**PROJECT NAME:** Self Storage at I-95 & State Rd 84  
**GENERAL LOCATION:** 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.

**Motion** made, and duly seconded, to make the report part of the record. In a voice vote, the **motion** passed unanimously.

Davina Bean, representing the Applicant, recalled that this Application was first presented at the April 20, 2022 meeting. The request is for rezoning of 0.11 acre for development.

When the Application was presented in April, some issues with neighbors of the property were identified. Since that time, the Applicant has met with the nearby homeowners' association as well as with the owner of apartments to the rear of the property. Ms. Bean advised that the neighbors' questions and concerns regarding the distance and buffering of the building from their homes have been addressed. This includes development of a 5 ft. wall as well as two layers of landscaping behind the subject property.

It was asked if the Applicant has submitted an amended Site Plan to the City. Assistant City Attorney D'Wayne Spence stated that the Item before the Board tonight is only the rezoning portion of the Application.

Ms. Bean provided a brief presentation on the Application, noting that the subject site includes a six-story storage building. She reviewed the property layout, most of which is zoned for commercial usage, save a small portion of the parcel in the rear of the property which must be rezoned before the Applicant can develop it.

Ms. Bean reviewed the landscaping that will be implemented along with development of the property. There will be a 5 ft. wall in the rear, as well as two rows of landscaping, including a row of trees that are expected to grow to a height of 12 ft. The building will have a tiered appearance from the rear. The building is just over 45 ft. from the adjacent property in the rear.

Mr. Shechtman requested review of the concerns expressed by neighbors of the site. Ms. Bean recalled that one major concern was with a potential increase in traffic due to the further development of the storage facility. The Applicant met with the president and

vice president of the homeowners' association to assure them that a layout is in place to reduce the footprint of the additional development. They also reviewed traffic flow to assure the neighbors that the storage facility will not have a large impact on traffic through the area, nor will it bring traffic through the residential neighborhood.

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

Nancy Long, president of the River Oaks Civic Association, stated that the members of this organization were pleased with the change in design on the property, which resembles an office building.

Mr. Shechtman asked which road in the subject neighborhood was of greatest concern to the neighbors. Ms. Long replied that this is State Road (SR) 84, which requires a U-turn to access the subject property.

Mr. Shechtman recalled that when he spoke with neighbors of the subject property, they identified a heavily traveled road through the residential neighborhood which could benefit from speed humps or other traffic calming measures. Ms. Long stated that once work has been completed on I-95, this traffic pattern will change back to its former configuration. She did not feel this traffic significantly affected the neighborhood.

Wendy Wills, president of the Edgewood Civic Association, confirmed that she had expressed concerns with traffic on 30<sup>th</sup> Street. While she felt there may be some traffic going through the neighborhood to access the subject site, she noted that because the property includes storage units, traffic is not expected to be significant or ongoing.

Mr. Shechtman commented that City Staff may wish to initiate a traffic study on 30<sup>th</sup> Street to determine if speed humps would be appropriate. Ms. Long confirmed that the Edgewood Civic Association hopes to implement speed humps on SW 15<sup>th</sup> Avenue and SW 30<sup>th</sup> Street.

As there were no other 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. Shechtman, seconded by Mr. Weymouth, to approve.

Assistant City Attorney Shari Wallen requested confirmation that the **motion** includes Staff conditions. Mr. Shechtman confirmed this.

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

2. **CASE:** UDP-V21004  
**REQUEST:** ~~\*\* Vacation of Right of Way: 50-foot wide by 300-foot long~~  
**APPLICANT:** City of Fort Lauderdale  
**AGENT:** City of Fort Lauderdale  
**PROJECT NAME:** Federal Courthouse

~~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.



Chair



Prototype

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