

**PLANNING AND ZONING BOARD  
CITY OF FORT LAUDERDALE  
CITY HALL – CITY COMMISSION CHAMBERS  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA  
WEDNESDAY, JUNE 21, 2017 – 6:30 P.M.**

**Cumulative**

<b>Board Members</b>	<b>Attendance</b>	<b>June 2017-May 2018</b>	
		<b>Present</b>	<b>Absent</b>
Leo Hansen, Chair	P	1	0
Catherine Maus, Vice Chair (6:38)	P	1	0
John Barranco	P	1	0
Stephanie Desir-Jean	A	0	1
Howard Elfman	P	1	0
Steven Glassman	A	0	1
Rochelle Golub	P	1	0
Richard Heidelberger	P	1	0
Alan Tinter	P	1	0

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  
Gus Ceballos, Assistant City Attorney  
Eric Engmann, Urban Design and Planning  
Jim Hetzel, Urban Design and Planning  
Randall Robinson, Urban Design and Planning  
Lorraine Tappen, Urban Design and Planning  
Benjamin Restrepo, Department of Transportation and Mobility  
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

**Communications to City Commission**

None.

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

Chair Hansen called the meeting to order at 6:33 p.m. and all recited the Pledge of Allegiance. The Chair introduced the Board members present, including new members John Barranco and Alan Tinter, and Urban Design and Planning Manager Ella Parker introduced the Staff members present.

## II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

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

Chair Hansen advised that the Applicant of Items 4 and 5 has requested they be deferred to the July 2017 meeting.

**Motion** made by Mr. Elfman, seconded by Mr. Barranco, to defer [Items] 4 and 5. In a voice vote, the **motion** passed unanimously.

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

At this time all individuals wishing to speak on Agenda Items were sworn in.

## IV. AGENDA ITEMS

### Index

<u>Case Number</u>	<u>Applicant</u>
1. Z17004* **	HS 17 <sup>th</sup> Street, LLC
2. V16005**	HS 17 <sup>th</sup> Street, LLC
3. R16073* **	HS 17 <sup>th</sup> Street, LLC
4. V17001**	2980 Investments, LLC (deferred)
5. ZR17003* **	2980 Retail and Restaurant Building (deferred)
6. R17009**	Paul Vigil
7. L17002* **	Bridge Development LLC (Bridge Logistics)
8. T17003*	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.

It was requested that Items 1, 2, and 3 be presented together and voted upon separately. Assistant City Attorney Gus Ceballos advised that the criteria for each Item should be reviewed independently of the criteria for other Items.

Chair Hansen advised that individuals speaking on their own behalf are allotted three minutes of speaking time, and persons representing groups or organizations may speak for five minutes.

8. CASE: T17003

REQUEST: \* Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) creating Section 47-20.3.I, Reductions and Exemptions; To allow on-street parking spaces abutting a development site to count toward guest parking requirements for Townhouse, Cluster and Coach Home Developments.

APPLICANT: City of Fort Lauderdale

PROJECT NAME: Townhouse, Cluster, Coach Home On-Street Guest Parking

GENERAL LOCATION: City-Wide

CASE PLANNER: Eric Engmann

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Eric Engmann, representing Urban Design and Planning, stated that the City recently passed Neighborhood Design Criteria Revision (NDCR) amendments, which made small but significant changes to developments such as town homes, cluster homes, and duplexes. The City Commission has proposed changes to these amendments, including allowing on-street parking to count toward the number of required guest parking spots.

The original NDCR amendment passed by the Board provided that every unit in a project must have 2.5 spaces for guest parking; however, upon second reading, members of the public advised that they would prefer having on-street parking count toward this requirement. While this was adopted by the City Commission, it was determined that the change did not go through the proper advertisement process. To enact this portion of the Ordinance, it must now be proposed as a separate amendment.

The amendment proposes the same standards spelled out for development within the Northwest Regional Activity Center (Northwest RAC)/Flagler Village area. It states that on-street parking may be counted toward guest parking requirements if it abuts the subject site, is designed to engineering standards, has a significant sidewalk, is open for public use, and includes street trees.

Vice Chair Maus asked if on-street parking that meets the requirement for guest parking must abut or be connected to the subject site. Mr. Engmann confirmed this, further clarifying that these spaces may not be located, for example, across the street from the site.

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

**Motion** made by Vice Chair Maus, seconded by Ms. Golub, to recommend approval to the Commission. In a roll call vote, the **motion** passed 7-0.

V. **COMMUNICATION TO THE CITY COMMISSION**