



CITY OF FORT LAUDERDALE

DRAFT
MEETING MINUTES
CITY OF FORT LAUDERDALE
PLANNING AND ZONING BOARD
WEDNESDAY, JULY 15, 2020 – 6:00 P.M.

Cumulative

Board Members	Attendance	June 2020-May 2021	
		Present	Absent
Catherine Maus, Chair	P	2	0
Mary Fertig, Vice Chair	P	2	0
John Barranco	P	2	0
Brad Cohen (arr. 6:04)	P	2	0
Coleman Prewitt	P	2	0
William Rotella	P	2	0
Jacquelyn Scott	P	2	0
Jay Shechtman	P	2	0
Michael Weymouth (dep. 8:00)	P	2	0

It was noted that a quorum was present at the meeting.

Staff

D'Wayne Spence, Assistant City Attorney
Shari Wallen, Assistant City Attorney
Christopher Cooper, Deputy Director, Urban Design and Planning
Jim Hetzel, Principal Planner
Christian Cervantes, Urban Design and Planning
Karlanne Grant, Urban Design and Planning
Nicholas Kalargyros, Urban Design and Planning
Trisha Logan, Urban Design and Planning
Yvonne Redding, Urban Design and Planning
Benjamin Restrepo, Transportation and Mobility
Igor Vassiliev, Public Works
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.

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

Chair Maus asked what had precipitated the need to plat the property, as well as whether everything stipulated in the plat was consistent with the previous Site Plan approval. Jim Hetzel, Principal Planner, replied that the Applicant's building permit for the site did not meet the requirements that would have prevented the need for a plat under County regulations and City Code. There is slightly more commercial square footage indicated on the plat than on the Site Plan, which is acceptable, as enough space was provided to accommodate the use.

Christian Cervantes, also representing Urban Design and Planning, further clarified that the total proposed use of the final Site Plan is 60,531 sq. ft. Mr. Hetzel reiterated that it is permitted for the square footage of the plat to exceed the square footage of the Site Plan. If the Applicant chooses, he may reduce the square footage of the plat to fit the Site Plan after the plat has been recorded.

Chair Maus noted that the plat contains the possibility of greater development than the previously approved Site Plan. Mr. Hetzel advised that the Applicant is renovating a portion of the property. The Site Plan, which was approved in November 2019, showed these renovations.

Assistant City Attorney D'Wayne Spence further clarified that the platting process does not invest further rights in the property: it subdivides land that is also used in Broward County's concurrency system to ensure that certain impact fees are paid. The development rights are secured through the development permit and Site Plan process. To secure greater rights, the Site Plan would have to be amended. It may not be amended to provide a greater development level than what is shown on the Site Plan.

Chair Maus explained that she was concerned approval of the plat could be misconstrued as tacit approval of a new Site Plan with greater intensity. Attorney Spence reiterated that the Board may expressly state that this is not their intent if they wish.

In a roll call vote, the ~~motion~~ passed 9-0.

Mr. Weymouth left the meeting at 8 p.m.

5. CASE:

REQUEST: * **

PLN-REZ-20060001

Rezoning from Heavy Commercial/Light Industrial
Business District (B-3) to Uptown Urban Village
Northeast District (UUV-NE)

PROPERTY

OWNER/APPLICANT:

6500 4R3G, LLC; Poliakoff Becker & Streitfeld

AGENT:

City of Fort Lauderdale

PROJECT NAME:

Fairfield Cypress Creek

GENERAL LOCATION:

6500 and 6520 N. Andrews Avenue

**ABBREVIATED LEGAL
DESCRIPTION:**

Pine Crest Isles 63-48 B

COMMISSION DISTRICT:	1 – Heather Moraitis
NEIGHBORHOOD ASSOCIATION:	N/A
ZONING DISTRICT:	Heavy Commercial/Light Industrial Business (B-3)
PROPOSED ZONING DISTRICT:	Uptown Urban Village Northeast (UUV-NE)
LAND USE:	Employment Center
CASE PLANNER:	Jim Hetzel

Disclosures were made at this time.

Jim Hetzel, Principal Planner, stated that this is a City-initiated Application to rezone a parcel from Heavy Commercial/Light Industrial Business (B-3) to Uptown Urban Village Northeast (UUV-NE). The subject property is located in the Uptown project area, for which an Uptown Master Plan was adopted by the City Commission in November 2019. With that approval came the creation of zoning districts specific to the project area.

The City Commission had also expressed interest in identifying incentives that could be offered by the City for development. Because financial incentives were not an option, Staff proposed that properties could be rezoned on behalf of their owners through an expedited process. This Application is the first such expedited request on behalf of a property owner. A Site Plan has been submitted for Site Plan Level III review, which will come before the Board at a later date.

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 these Items, the Chair closed the public hearing and brought the discussion back to the Board.

Motion made by Vice Chair Fertig, seconded by Ms. Scott, to approve. In a roll call vote, the **motion** passed 8-0.

~~V. COMMUNICATION TO THE CITY COMMISSION~~

~~Vice Chair Fertig commented that she was in favor of Mr. Weymouth's earlier suggestion of including directional indicators and/or signage showing patterns of movement. Mr. Hetzel proposed that Staff look into this to determine if there are any plans to include this from the Parks and Recreation or Public Works Departments before a formal communication is sent to the City Commission. Ms. Scott suggested that any such plans also indicate the locations of potholes or other issues in need of improvement in alleyways.~~

~~VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE~~

~~Ms. Scott recalled that Mr. Weymouth had sent an email to Staff regarding the inclusion of items on Agendas, which referred to moving less time consuming Items to a higher~~

~~position on the Agenda than those that may require a great deal of time and discussion. Chair Maus pointed out that Agendas are set by Urban Design and Planning, and it is their place to reorder Agenda Items prior to the time of the actual meeting.~~

~~Ms. Scott asked if the Board could vote, at the time of a meeting, to reorder an Agenda so Items that may be decided more quickly are moved to the top. Chair Maus cautioned that this could result in losing the input of participants who have planned their participation in the meeting according to the Item's position. These individuals might not be in attendance when the Item is called.~~

~~Attorney Wallen advised that this is left to the Board's discretion. She also cautioned against any two-way communication between individual Board members outside of meetings, as this would constitute a violation of the Sunshine Law.~~

~~Mr. Hetzel explained that the order of Agenda Items is determined by the order in which they were submitted, with the exception of deferrals, which are typically the very first Item on the Agenda to which they were deferred.~~

~~The Board discussed the proposal, with Mr. Cooper of Urban Design and Planning requesting additional direction from the Chair or Board on how to arrange Agenda order. Mr. Barranco advised that this should be left to the discretion of the Board on a meeting-by-meeting basis. Mr. Shechtman suggested that the Board hear an opinion from Attorney Spence on this proposal, pointing out that it may be difficult to either group Items represented by the same attorney together as well as moving Items with a great deal of public interest to the forefront.~~

~~Mr. Prewitt stated that while he agreed with Mr. Barranco to a degree, it is also problematic to make a large number of individuals wishing to provide public input wait to hear their Item. He emphasized that members of the public make their plans according to the published Agendas, and recommended that changes only be made under extraordinary circumstances.~~

~~Chair Maus proposed that the Board direct Mr. Cooper to review the Agenda before it is finalized and group multiple presentations by a single Applicant together, as well as considering the potential for significant public response to some Items and moving them to the end of the Agenda. Vice Chair Fertig and Ms. Scott both agreed with this suggestion.~~

~~Mr. Hetzel concluded that Staff will look into possible ways to reorder Agendas and bring them back to the next meeting for additional discussion. He cautioned that there may be certain requirements for Agenda placement which would need to be satisfied. The Board members agreed with this proposal by consensus.~~

There being no further business to come before the Board at this time, the meeting was adjourned at 8:22 p.m.

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

Chair

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