



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.]

5. **CASE:** UDP-P21004
REQUEST: ** Plat Review
APPLICANT: Bud Robinson Memorial Church of the Nazarene
AGENT: Joseph Handley, Craven Thompson & Associates Inc.
PROJECT NAME: Marina Landings
GENERAL LOCATION: 2300 SW 15th Avenue
ABBREVIATED LEGAL DESCRIPTION: Portion of Lauderdale Groves Amended Plat, Plat Book 18, Page 16, being the North Half of the SW ¼ of the SW ¼ of the SE ¼ of Section 16, Township 50 South, Range 42 East; Together with the North 8.5 Feet of the South Half of the SW ¼ of the SE ¼ of Section 16, Township 50 South, Range 42 East; Less the West 30 Feet for Road as described in Deed Book 452, Page 457
ZONING DISTRICT: Residential Single Family and Duplex/Medium Density (RD-15)
LAND USE: Medium Residential
COMMISSION DISTRICT: 4 – Ben Sorensen
NEIGHBORHOOD ASSOCIATION: River Oaks Civic Association
CASE PLANNER: Tyler Laforme

Disclosures were made at this time.

Robert Lochrie, representing the Applicant in Items 4 and 5, requested that the two items be presented together and voted upon separately. The Board agreed by consensus to this request.

Mr. Lochrie explained that Item 4 requests Site Plan approval, while Item 5 requests plat approval for the same property. The site is 4.93 acres in size and consists of mostly unimproved land which is currently zoned RD-15. Its Broward County and Fort Lauderdale Land Use designations are both Residential, with a corresponding residential duplex zoning that permits 15 units per acre.

Under these zoning regulations and the City's Land Use Plan, the property would yield approximately 73 residential units. The Applicant requests approval of a zero lot line development with 34 single-family homes. This brings the proposed density to 6.8 units per acre, or less than half of what is permitted. The RD-15 zoning district allows for duplex use and cluster homes.

The proposed 34 homes would be located around a central driveway, and the 34 lots are designed to meet all zoning regulations. A zero lot line home is required to meet general single-family zoning requirements, including a front setback of 25 ft. and rear setback of 15 ft. It differs from more traditional single-family zoning by providing a 10 ft. side setback on one side, while on the opposite side the home is built on the property line. This allows greater use of the area.

The entrance of the development will contain a landscape buffer between 15th Avenue and the development itself. 15th Avenue will be lined with live oak trees, with thatch palms between the oaks and royal palms as an entry feature of the development. The general design of the property will use oaks as the primary shade tree. A landscape buffer will exist between the roadway and the sidewalks. The sidewalks will continue around the entire site and connect to 15th Avenue.

The development will include four model homes, all of which have different architectural styles. They are two-story properties with heights of roughly 29.5 ft. Because drainage has been an issue in the River Oaks neighborhood, engineers are working with the City to ensure the subject site does not create additional impacts on any neighboring properties. They are also working on drainage solutions for the entire neighborhood.

The Applicant first approached the surrounding neighborhood roughly one year ago to discuss the project. Mr. Lochrie provided a letter "from the neighborhood" in support of the project.

Mr. Lochrie next addressed Item 5, which requests a boundary plat for the property. This is required because the property was once part of a much larger plat from the early 1900s.

The project meets all zoning and land development regulations related to the applications, and the Applicant accepts all conditions of approval.

Ms. Fertig requested additional information regarding the concurrency report provided by the Broward County School Board. Mr. Lochrie explained that the Applicant is required to secure traffic and water/sewer capacity letters, as well as a letter from the School Board, to ensure that the plans meet all requirements. The Applicant received a School Board capacity letter in July 2021, which will be updated once approval has been granted by the City.

Mr. Lochrie advised that the subject property is in the area of Croissant Park Elementary School, which he characterized as slightly under-enrolled, as well as New River Middle School, Sunrise Middle School, and Stranahan High School. The School Board's District Capacity Allocation Team has determined that the needs of the project will be met with a combination of Sunrise and New River schools. The team also found that the project meets all state requirements related to school concurrency.

Ms. Fertig asserted that New River Middle School is at nearly 112% capacity and Sunrise Middle School is nearly at capacity. She emphasized that school capacity is a concern for her.

Vice Chair Cohen asked how a homeowner would address maintenance of a home built on a zero lot line, as this would require a presence on a neighboring property. He also noted that there is an overhang on the houses' roofs, which would mean water could not

be retained on the property at the zero lot line. Mr. Lochrie replied that the City Attorney's Office will ensure a 3 ft. maintenance easement onto neighboring properties, which will prevent trespassing. He added that the project will have a single drainage system, so the homeowners' association will be responsible for drainage on the entire site rather than each home operating on its own.

Mr. Shechtman asked if the property line is owned by both property owners. Mr. Lochrie explained that an owner's house sits on their property, but has a 3 ft. easement over the neighboring property. He noted that zero lot lines are common in many newer residential communities, although it is not yet common in Fort Lauderdale.

Mr. Ganon asked if the homeowners' association will maintain the internal roadway. Mr. Lochrie confirmed this, adding that the City will have an easement for utilities on this private drive.

Mr. Ganon expressed concern for mature oak trees currently existing on the property, and asked if these could be saved. Mr. Lochrie replied that there are 157 trees on the site; at completion of the project, there will be roughly 197 trees, so the overall canopy will ultimately be increased. He pointed out that elevation and drainage are concerns for the site, as it must be raised. This will have some impact on the existing trees. Mr. Lochrie concluded that the arborist's report, which is included in the Board members' backup materials, also refers to non-native exotic plants that must be removed.

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

Ted Inserra, private citizen, stated that he opposed the project. He expressed concern for its impact on traffic on 15th Avenue, which is a two-lane roadway. He added that he lives on 19th Street within walking distance of the proposed project, and noted that this street's lack of traffic calming measures has led to an increase in traffic there. He was also concerned with the capacity of nearby schools.

Lucy Conenna, private citizen, stated that she was concerned with the loss of green space and wildlife, as well as how close the zero lot lines would be to another nearby neighborhood. She pointed out there are no sidewalks on 15th Street, although cyclists and pedestrians use this roadway.

Mr. Shechtman requested clarification that the Applicant planned to add sidewalks on 15th Avenue. Mr. Lochrie confirmed that this will be done on the Applicant's side of the roadway, and that there are sidewalks on the opposite side of 15th Avenue in the vicinity of the project.

Nancy Long, president of the River Oaks Civic Association, stated that the City is working to improve stormwater drainage and install sidewalks in the neighborhood. She

was pleased that single-family homes rather than cluster homes were planned for the subject property.

Ryan Johnston, vice president of the River Oaks Civic Association, stated that he was fully supportive of the single-family project. He noted that many of the existing trees on the subject property, aside from the live oaks, are invasive species.

Pete Cordero, private citizen, stated that he supported the project as long as it is limited to single-family homes and does not include cluster homes. He felt it would improve the surrounding neighborhood.

Robert Schweitzer, private citizen, felt the project would be a good development for the community.

Nathaniel Derrenbacher, private citizen, advised that many residents are leaving Fort Lauderdale due to the lack of housing, and felt the proposed project was responsible new development for future homeowners.

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.

Ms. Fertig again addressed school capacity, stating that Sunrise Middle School is at 99% capacity. She felt the City should have a conversation about how to continue providing quality public education as more families move into communities.

Ms. Fertig suggested that this consideration be a condition of approval of the Application. Attorney Wallen recommended addressing this issue after discussion of the Applications, as level of service standards and issues are considered under the City's Land Use Plan.

Ms. Fertig proposed referring this potential condition of approval to the City's Chief Education Officer to ensure she is kept apprised of the subject development. Ms. Parker pointed out that the development is subject to the School Board's concurrency letter, which has already been obtained.

Motion made by Ms. Fertig, seconded by Mr. Weymouth, to approve with Staff conditions.

Vice Chair Cohen commented that while he had understood the concerns expressed by the public, those individuals might have found alternative forms of development to be more onerous than what is currently proposed.

Attorney Wallen clarified that this **motion** and vote would address Item 4, which deals with the Site Plan.

Attorney Wallen 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 the property located at 2300 SW 15th Avenue, Fort Lauderdale, Florida, in the Residential Single-Family/Duplex Low/Medium Density District, for the development of a 34-unit two-story zero lot line residential development, Case Number UDP-S21033.

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

Motion made by Ms. Fertig, seconded by Mr. Weymouth, to recommend approval of Case Number UDP-21004, based on the findings of fact, the facts of the City Staff report, and based on the testimony heard by the Applicant, and the Board finds that the Application meets the applicable criteria cited in the Staff Report. In a roll call vote, the **motion** passed unanimously (6-0).

~~6- **CASE:** UDP-V21007
REQUEST: ** Vacation of Right of Way: 10 Foot by 124 Foot Portion of Alley
APPLICANT: Nectaria M. Chakas, Esq., Lochrie & Chakas, P.A.
AGENT: Nectaria M. Chakas, Esq., Lochrie & Chakas, P.A.
PROJECT NAME: 777 S. Federal
GENERAL LOCATION: Portion of right of way, north of SE 8th Street, east of SE 4th Avenue, south of SE 7th Street and west of S Federal Highway
ABBREVIATED LEGAL DESCRIPTION: All of 10-foot alley right of way situated between lots 3 and 6 of fisher subdivision, lot 1, block 58, of Fort Lauderdale, Florida, according to plat, recorded in PB 1, Pg 34, of public records of Miami-Dade County, Florida, less that portion of lots 3 and 6 taken for widening State Road 5, said lands lying in Broward County, Florida
ZONING DISTRICT: Regional Activity Center City Center (RAC-CC)
LAND USE: Downtown Regional Activity Center
COMMISSION DISTRICT: 4 Ben Sorensen
NEIGHBORHOOD ASSOCIATION: Downtown Fort Lauderdale Civic Association
CASE PLANNER: Michael P. Ferrera~~

~~Disclosures were made at this time.~~

~~Andrew Schein, representing the Applicant, stated that the request is to vacate the remainder of an alleyway, of which a portion was originally vacated in 1938. A building on the site was constructed in 1998 and lies over the remaining western portion of the alley. The Applicant wishes to "clean up" the title for the property.~~

~~Mr. Schein confirmed that a public participation meeting was held to discuss this Item.~~

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

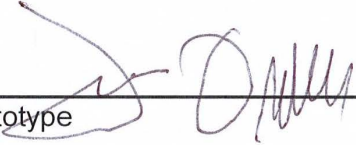
Ms. Fertig felt if the Board is asked to clarify what Code Sections are not being met, they should also have to clarify the Code requirements that are being met. She suggested that this language also be used by the City Commission in the future.

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.]