



CITY OF FORT LAUDERDALE

PLANNING AND ZONING BOARD  
CITY OF FORT LAUDERDALE  
CITY HALL – CITY COMMISSION CHAMBERS  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA  
WEDNESDAY, FEBRUARY 21, 2018 – 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	9	0
Catherine Maus, Vice Chair	P	8	1
John Barranco	P	9	0
Howard Elfman	P	8	1
Rochelle Golub	P	8	1
Richard Heidelberger	P	6	3
Alan Tinter	A	8	1

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

**Staff**

- Ella Parker, Urban Design and Planning Manager
- Lynn Solomon, Assistant City Attorney
- Shari Wallen, Assistant City Attorney
- Linda Mia Franco, Urban Design and Planning
- Karlanne Grant, Urban Design and Planning
- Jim Hetzel, Urban Design and Planning
- Nicholas Kalargyros, Urban Design and Planning
- Tyler Laforme, Urban Design and Planning
- Christine Fanchi, 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 6:32 p.m. and all recited the Pledge of Allegiance. The 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 by Vice Chair Maus, seconded by Ms. Golub, to approve. In a voice vote, the **motion** passed unanimously.

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

Chair Hansen advised that individuals representing boards or associations have five minutes to speak, while individuals representing themselves are allotted three minutes. Any individuals wishing to speak on any Items on tonight's Agenda were sworn in at this time.

### IV. AGENDA ITEMS

#### Index

<u>Case Number</u>	<u>Applicant</u>
1. PL17005**	Leigh Robinson Kerr & Associates, Inc.
2. R17037**	Florida Power & Light
3. Z17010* **	Gospel Arena of Faith, Inc.
4. V17010**	Gospel Arena of Faith, Inc.
5. Z17009* **	Development 4Life Partners, LP
6. PL17007**	Development 4Life Partners, LP
7. L17003* **	City of Fort Lauderdale and Envision Uptown, Inc.
8. T18001*	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.

Chair Hansen advised that there has been a request for Item 7 to be heard first on tonight's Agenda. The Board members had no objection to this request.

Chair Hansen also noted that the Applicant of Item 2 has requested that this Item be deferred until the March 2018 meeting.

**Motion** made by Vice Chair Maus, seconded by Mr. Elfman, to defer Item 2 to the next meeting date. In a voice vote, the **motion** passed unanimously.

The following Item was taken out of order on the Agenda.

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<b>1. CASE:</b>	<b>PL17005</b>
<b>REQUEST: **</b>	Plat Review
<b>APPLICANT:</b>	Leigh Robinson Kerr & Associates, Inc.
<b>PROJECT NAME:</b>	Bridge FLL Plat
<b>GENERAL LOCATION:</b>	3033 and 3233 SW 12 <sup>th</sup> Avenue
<b>ABBREVIATED LEGAL DESCRIPTION:</b>	Parcel A, School Site 0410, according to the plat thereof, as recorded in Plat Book 147, Page 39, of the public records of Broward County, Florida.
<b>ZONING DISTRICT:</b>	Community Facilities (CF)
<b>LAND USE:</b>	Community Facilities (Pending concurrent application for change of land use to Industrial Use)
<b>COMMISSION DISTRICT:</b>	4 – Romney Rogers
<b>CASE PLANNER:</b>	Tyler Laforme

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Disclosures were made at this time.

Robert Lochrie, representing the Applicant, advised that the Application is for a 10 acre parcel. Other applications related to the site have recently come before the Board, including a Land Use Plan Amendment to convert the property from Community Facility to Industrial and a rezoning request that has since been approved by the City Commission.

The site is currently used to store portable educational units. The plat will restrict the property to industrial use. At present, the site provides access into the surrounding neighborhood through two entrances. The Application will modify this by removing the access points on the west side and placing a landscape buffer at the north access point. Access will only be provided onto 12<sup>th</sup> Avenue on the southern portion of the parcel.

Tyler Laforme, representing Urban Design and Planning, advised that the proposed plat will be for a logistics and distribution center/warehouse. The plat note will restrict development to a maximum of 180,000 sq. ft. of industrial use. This restrictive language has been approved by the Broward County Planning Council. The Applicant plans to redevelop the parcel by removing the existing school building and modular classrooms and constructing a distribution center/warehouse building with associated right-of-way improvements. All adequacy requirements have been addressed.

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

Ray Cox, private citizen, asked if the City can afford to give up space previously designated for community facilities and expressed concern on the site's effects on quality of life. Chair Hansen clarified that rezoning is not part of the current request.

As there were no other individuals wishing to speak on this Item, Chair Hansen closed the public hearing and brought the discussion back to the Board.