



**CITY OF FORT LAUDERDALE
PLANNING AND ZONING BOARD MEETING MINUTES
CITY HALL COMMISSION CHAMBERS**

100 N. ANDREWS AVE., FORT LAUDERDALE, FLORIDA 33301

CITY OF FORT LAUDERDALE

WEDNESDAY, SEPTEMBER 22, 2021 – 6:00 P.M.

Board Members	June 2021-May 2022		
	Attendance	Present	Absent
Jacquelyn Scott, Chair	P	4	0
Brad Cohen, Vice Chair	A	2	2
John Barranco	P	3	1
Mary Fertig (via Zoom)	P	4	0
Steve Ganon	P	4	0
Shari McCartney	P	4	0
William Rotella	P	3	1
Jay Shechtman	P	3	1
Michael Weymouth	P	3	1

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
Jim Hetzel, Principal Planner
Trisha Logan, Historic Preservation Planner
Nicholas Kalargyros, Urban Design and Planning
Tyler Laforme, Urban Design and Planning
Yvonne Redding, Urban Design and Planning
Christian Cervantes, Urban Planner II
Jamie Opperlee, Recording Secretary, Prototype, Inc.

Communications to City Commission

Motion made by Mr. Shechtman, seconded by Ms. Fertig, to request the City Commission ask Staff to review existing parks within the Downtown Regional Activity Center which are not currently designated as parks to determine why they are not, and if they should be. In a voice vote, the **motion** passed 8-0.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chair Scott called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited and roll was called.

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

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

III. PUBLIC SIGN-IN / SWEARING-IN

Any members of the public wishing to speak at tonight's meeting were sworn in at this time.

IV. AGENDA ITEMS

Index

Case Number

Applicant

- | | |
|-----------------|-------------------------|
| 1. UDP-P21003** | 1100 Hotels, LLC |
| 2. UDP-V21001** | Flagler Sixth, LLC |
| 3. UDP-S21002** | 777 Townhouses LLC |
| 4. PL-R17037** | Florida Power and Light |
| 5. PL-R19052** | SE Fourth, LLC |

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.

Motion made by Mr. Weymouth, seconded by Mr. Shechtman, to defer Item number 5 [to October 20, 2021]. In a voice vote, the **motion** passed unanimously.

~~1. CASE: UDP-P21003~~

~~REQUEST: ** Plat Review~~

~~APPLICANT: 1100 Hotels, LLC~~

~~GENERAL LOCATION: 1100 West State Road 84~~

~~AGENT: Jim McLaughlin, McLaughlin Engineering Company~~

~~LEGAL DESCRIPTION: Portion of NE ¼, NE ¼, Acreage 21-50-42, Broward County,~~

~~Florida~~

~~ZONING DISTRICT: Boulevard Business (B-1)~~

~~COMMISSION DISTRICT: 4 - Ben Sorensen~~

~~NEIGHBORHOOD ASSOCIATION: Edgewood Civic Association~~

~~LAND USE: Commercial~~

~~CASE PLANNER: Christian Cervantes~~

~~Disclosures were made at this time.~~

~~Jerry McLaughlin, representing the Applicant, stated that the request is for a plat of approximately 1.9 acre. The plat will be restricted to a 172-room hotel. It was reviewed by the Development Review Committee (DRC) on July 27, 2021, and all comments have been addressed.~~

~~Mr. Barranco noted that access onto the property is available at the east and west ends of the site. There is no access from any location other than State Road (SR) 84. This was determined in conjunction with the Florida Department of Transportation (FDOT). Mr. McLaughlin advised that there has been no discussion thus far of possible cross-access easements.~~

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

~~**Motion** made by Mr. Shechtman, seconded by Ms. McCartney, to make the Staff Report part of the records. In a voice vote, the **motion** passed unanimously.~~

~~**Motion** made by Mr. Weymouth, seconded by Mr. Barranco, to approve. In a roll call vote, the **motion** passed 8-0.~~

2. CASE: UDP-V21001

REQUEST: ** Vacation of Right-of-way Review: 40-foot by 125-foot Wide Portion of NE 5th Terrace

APPLICANT: Flagler Sixth, LLC.

GENERAL LOCATION: North of NE 6th Street, South of NE 7th Street, West of N Federal Highway

AGENT: Robert Lochrie, Lochrie & Chakas, P.A.

LEGAL DESCRIPTION: Portion of Northeast 5th Terrace Lying North of the Westerly Extension of the South Line of Lot 32 and Lying South of the Westerly Extension of the North Line of Lot 36, Block 313, Progresso

ZONING DISTRICT: Regional Activity Center - Urban Village District (RAC-UV)

COMMISSION DISTRICT: 2 - Steven Glassman

NEIGHBORHOOD ASSOCIATION: Flagler Village Civic Association

LAND USE: Downtown Regional Activity Center

CASE PLANNER: Yvonne Redding

Disclosures were made at this time.

Andrew Schein, representing the Applicant, stated that the request is to vacate a portion of a street located just south of a previously vacated street. This street vacation was proposed as part of the Downtown Master Plan in order to increase the developable depth of lots on Federal Highway. It will shift the roadway and allow a 20 ft. right-of-way and utility easement once the streetscape is complete. The easement will be a condition of approval of tonight's application and will also be a condition of the project's Certificate of Occupancy (CO) when it is issued.

Motion made by Mr. Shechtman, seconded by Ms. McCartney, to make the Staff presentation part of the record. In a voice vote, the **motion** passed unanimously.

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

Motion made by Mr. Shechtman, seconded by Mr. Barranco, to approve the request with all conditions because it meets the criteria of the ULDR. In a roll call vote, the **motion** passed 8-0.

3. ~~CASE:~~ UDP-S21002

~~REQUEST:~~ ** Site Plan Level III Review: 8-Unit Cluster Development

~~APPLICANT:~~ 777 Townhouses LLC

~~GENERAL LOCATION:~~ 843 SW 14th Court

~~AGENT:~~ Patrick Soares, Fieldagency Architecture

~~LEGAL DESCRIPTION:~~ Esmonda Gardens 22-20 B Lot 16,17 Block 1

~~ZONING DISTRICT:~~ Residential Single Family/Duplex/Low Medium (RD-15)

~~COMMISSION DISTRICT:~~ 4 Ben Sorensen

~~NEIGHBORHOOD ASSOCIATION:~~ Croissant Park Civic Association

~~LAND USE:~~ Residential Medium

~~CASE PLANNER:~~ Tyler Laforme

~~Disclosures were made at this time.~~

~~Patrick Soares, representing the Applicant, stated that the Application would improve an existing corner site with two buildings on each parcel by adding two new buildings with four units per building. The Site Plan complies with all requirements of the Unified Land Development Regulations (ULDR). All garages face each other on an interior street, which~~

item. Any comments on specific projects that could be viewed as preconceived ideas or notions on how a member may vote could overturn the Board's decision.

Chair Scott stated that if the Board members may not express their opinions in a City Commission conference meeting, she did not feel the City Commission would be able to provide opinions without risking a challenge as well. Attorney Spence replied that his guidance referred only to the Board's role as fact-finding body.

Attorney Spence reiterated that the City Attorney will directly address this issue in a forthcoming memorandum. He advised that his intent in providing guidance was to ensure that there was no telegraphing of any opinion that would prejudice the Board's role.

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

There being no further business to come before the Board at this time, the meeting was adjourned at 7:44 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.]