



CITY OF FORT LAUDERDALE

PLANNING AND ZONING BOARD  
CITY OF FORT LAUDERDALE  
CITY HALL – CITY COMMISSION CHAMBERS  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA  
TUESDAY, NOVEMBER 13, 2018 – 6:30 P.M.

**Cumulative**

<b>Board Members</b>	<b>Attendance</b>	<b>June 2018-May 2019</b>	
		<b>Present</b>	<b>Absent</b>
Catherine Maus, Chair	P	5	1
Howard Elfman, Vice Chair	A	5	1
John Barranco	P	5	1
Brad Cohen	P	5	1
Mary Fertig	P	5	1
Jacquelyn Scott	P	6	0
Jay Shechtman	P	6	0
Alan Tinter	P	4	2
Michael Weymouth	P	6	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
- Shari Wallen, Assistant City Attorney
- Karlanne Grant, Urban Design and Planning, Department of Sustainable Development
- Jim Hetzel, Urban Design and Planning, Department of Sustainable Development
- Florentina Hutt, Urban Design and Planning, Department of Sustainable Development
- Randall Robinson, Urban Design and Planning Department of Sustainable Development
- Benjamin Restrepo, Transportation and Mobility Department
- Enrique Sanchez, Parks and Recreation Department
- Gina Rivera, Parks and Recreation Department
- Irina Tokar, Public Works Department
- Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

**Communication to City Commission**

~~Motion made by Ms. Fertig, seconded by Ms. Scott, that in the interest of responding to citizens’ concerns about public safety, the Planning and Zoning Board requests that the City Manager provide the resources for Staff to review the current requirements involving wind vortex, compare them with other cities, and share with the Board and the City Commission any changes they believe would strengthen future planning for vertical development. In a roll call vote, the motion passed 5-3 (Mr. Cohen, Mr. Tinter, and Mr. Weymouth dissenting).~~

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

~~Chair Maus called the meeting to order at 6:30 p.m. and all recited the Pledge of Allegiance. The Chair introduced the Board and Staff members present, and Urban Design and Planning Manager Ella Parker introduced the Staff members.~~

~~**Motion** made by Ms. Scott, seconded by Mr. Shechtman, to move [Item 5] to the beginning of the Agenda. In a voice vote, the **motion** passed unanimously.~~

~~**Motion** made by Mr. Tinter, seconded by Ms. Scott, to defer Item 1 to the December 19, 2018 meeting. In a voice vote, the **motion** passed unanimously.~~

**~~II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM~~**

~~**Motion** made by Ms. Fertig, seconded by Mr. Shechtman, to approve. In a voice vote, the **motion** passed unanimously.~~

**~~III. PUBLIC SIGN-IN / SWEARING-IN~~**

~~Individuals wishing to speak on tonight's Agenda Items were sworn in at this time.~~

**~~IV. AGENDA ITEMS~~**

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<b><u>Case Number</u></b>	<b><u>Applicant</u></b>
<del>1. R17057**</del>	<del>94-96 Hendricks Isle, LLC</del>
<del>2. Z18004* **</del>	<del>Mahyoub &amp; Sons, Inc.</del>
<del>3. R18063**</del>	<del>Tara L. Tedrow</del>
<del>4. R18017**</del>	<del>1055 N Federal, LLC</del>
<del>5. Z18008* **</del>	<del>City of Fort Lauderdale</del>
<del>6. T18010*</del>	<del>City of Fort Lauderdale</del>

**~~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.~~

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

**5. CASE:** **Z18008**  
**REQUEST:** \* \*\* Rezoning from One-Family Detached Dwelling District (RS-3.52) to Parks, Recreation and Open Space (P)  
**APPLICANT:** City of Fort Lauderdale  
**PROJECT NAME:** Riverland Road Parcel  
**GENERAL LOCATION:** 2681 Riverland Road  
**ABBREVIATED LEGAL DESCRIPTION:** River Lands 19-12 B Lots 1 & 2 Block 1 & Together with South 20 of North 1/2 of Lots 11 & 12 of block 10 less East 250 thereof of Mary Brickells, Amended Plat 1-72 D  
**ZONING DISTRICT:** Current: One-Family Detach Dwelling District (RS-3.52)  
Proposed: Parks, Recreation and Open Space (P)  
**LAND USE:** Irregular 3.52  
**COMMISSION DISTRICT:** 4 – Ben Sorensen  
**CASE PLANNER:** Jim Hetzel

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Disclosures were made at this time.

Jim Hetzel, representing Urban Design and Planning, explained that this is a City-initiated rezoning Application led by Fort Lauderdale's Parks and Recreation Department. The request would rezone a single-family detached dwelling district to Parks, Recreation, and Open Space. The property is approximately 5.09 acres and was originally presented to the Planning and Zoning Board (PZB) in 2015. The Parks and Recreation Department is moving forward with conceptual plans to develop the parcel as a park.

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

Charlie Leikauf, representing the Riverland Preservation Society, recalled that the Board has twice previously voted against building homes on the subject parcel. He was in favor of rezoning the property.

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

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

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~~**2. CASE:** **Z18004**~~  
~~Rezoning from Residential Multifamily Mid Rise/  
**REQUEST:** \* \*\* ~~Medium High Density (RMM-25) to Northwest  
Regional Activity Center Mixed Use West (NWRAC-  
MUw) District~~~~  
~~**APPLICANT:** Mahyoub & Sons, Inc.~~  
~~**PROJECT NAME:** 909 Sistrunk~~  
~~**GENERAL  
LOCATION:** 909 Sistrunk Boulevard~~  
~~**ABBREVIATED  
LEGAL  
DESCRIPTION:** Lots 9 & 10 of June Park P.B. 22, Page 16 Broward  
County Records, Less Portion for Road Right of Way  
and that Portion of the East ½ of the Vacated Alley  
Adjacent to Lots 9 & 10, Broward County, Florida  
Current: Residential Mid Rise Multifamily/Medium  
**ZONING** High Density District (RMM-25)  
**DISTRICT:** Proposed: Northwest Regional Activity Center Mixed  
Use West (NWRAC MUw)  
~~**LAND USE:** Northwest Regional Activity Center~~  
~~**COMMISSION  
DISTRICT:** 3 Robert L. McKinzie~~  
~~**CASE PLANNER:** Randall Robinson~~~~

~~Disclosures were made at this time.~~

~~Debbie Orshesky, representing the Applicant, recalled that this Item was previously presented at the October 17, 2018 Board meeting. The Application would rezone the parking lot of an existing neighborhood grocery store. The zoning of the store and its surrounding area are consistent with the Northwest Regional Activity Center Mixed Use West (NWRAC MUw) category. The request would bring the parking lot into conformity with its existing commercial use.~~

~~The Item was deferred from the October 17, 2018 meeting to provide the Applicant with an opportunity to meet with the Home Beautiful Park Civic Association and other neighbors. They have since met with representatives of the organization and assured them that the proposed use would be mixed use, including ground floor retail with office space overhead. The retail space is being designed to accommodate a range of retail uses, including grocery store use. The Applicant plans to work with the community to reestablish this type of use if possible.~~

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*Catherine Mans*

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Chair

*Brigitte Chappetta*

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Prototype

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