

City of Fort Lauderdale

*City Hall
100 North Andrews Avenue
Fort Lauderdale, FL 33301
www.fortlauderdale.gov*



Meeting Minutes

Tuesday, November 20, 2018

6:00 PM

City Commission Chambers

City Commission Regular Meeting

FORT LAUDERDALE CITY COMMISSION

***DEAN J. TRANTALIS Mayor - Commissioner
BEN SORENSEN Vice Mayor - Commissioner - District IV
HEATHER MORAITIS Commissioner - District I
STEVEN GLASSMAN Commissioner - District II
ROBERT L. McKINZIE Commissioner - District III***

***LEE R. FELDMAN, City Manager
JOHN HERBST, City Auditor
JEFFREY A. MODARELLI, City Clerk
ALAIN E. BOILEAU, City Attorney***

CALL TO ORDER

Mayor Trantalis called the Commission Regular Meeting to order at 6:04 p.m.

Invocation

Chaplain Ron Perkins, Fort Lauderdale Public Safety Chaplain

Pledge of Allegiance

Vice Mayor Ben Sorensen

ROLL CALL

Present: 5 - Vice Mayor Ben Sorensen, Commissioner Heather Moraitis, Commissioner Steven Glassman, Commissioner Robert L. McKinzie and Mayor Dean J. Trantalis

QUORUM ESTABLISHED

Also Present: City Manager Lee R. Feldman, City Clerk Jeffrey A. Modarelli, Assistant City Attorney D'Wayne Spence, City Auditor John Herbst, and Sergeant at Arms Jeff Brull

ANNOUNCEMENTS

City Clerk Jeffrey Modarelli announced the following Agenda updates:

CR-1 - Revised Memo - Exhibit title - Page 2
CR-2 - Revised Memo - Exhibit title - Page 1
CR-7 - Revised Memo - Strategic Connections Section - Page 2
PH-1 - Resolution Revised - Title and Sections 4 and 5
PH-2 - Resolution Revised - Title and Section 3

Approval of MINUTES and Agenda

[18-1254](#)

Meeting Minutes for October 17, 2018 Joint Workshop with Economic Development Advisory Board, October 23, 2018 Workshop - New Police Headquarters Discussion and October 23, 2018 Commission Conference Meeting

Commissioner Glassman made a motion to approve this item and was seconded by Vice Mayor Sorensen.

APPROVED

Aye: 5 - Vice Mayor Sorensen, Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie and Mayor Trantalis

PRESENTATIONS

PRES- [18-1265](#)
1

Recognition of Participants in the City of Fort Lauderdale's Fourth Neighbor Leadership Academy

Marsha Noel and Angela Hughes, Senior Management Fellows - Neighbor Support, recognized participants in the City of Fort Lauderdale's Fourth Neighbor Leadership Academy. Ms. Noel acknowledged the contributions of all involved in this effort, expounding on numerous aspects of the program. Miguel Wright, Fourth Neighbor Leadership Academy Graduate, shared insights and the understanding he gained as a participant. Ms. Noel thanked all those who contributed to the Fourth Neighbor Leadership Academy. She read a list of Fourth Neighbor Leadership Academy graduates.

PRESENTED**CONSENT AGENDA PUBLIC COMMENT**

Commissioner McKinzie and Commissioner Glassman requested Agenda Item PUR-1 be pulled for separate discussion.

City Manager Feldman requested Agenda Item CR-6 be pulled to reflect modifications made during the Community Redevelopment Agency (CRA) Meeting earlier today.

Mayor Trantalis recognized Charles King, 105 N. Victoria Park Road. Mr. King asked about details of item CR-7. Mayor Trantalis confirmed it is funding for homelessness, expounding on details. Mr. King commented on his perspective. Further comment and discussion ensued.

Mayor Trantalis recognized Ray Cox. Mr. Cox commented on the funding for CR-7 and other items.

CONSENT AGENDA**CONSENT MOTION****Approval of the Consent Agenda**

Approve the Consent Agenda

Aye: 5 - Vice Mayor Sorensen, Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie and Mayor Trantalis

CM-1 [18-1186](#)

Motion to Approve Event Agreements and Related Road Closures: Junior League of Greater Fort Lauderdale 19th Annual Riverwalk Run, Rotary Club of Fort Lauderdale Pirate Fest and South Florida Exotic Car "Toy Rally" to Benefit Toys for Tots

APPROVED

Aye: 5 - Vice Mayor Sorensen, Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie and Mayor Trantalis

CM-2 [18-1237](#)

Motion Approving an Application for a Temporary Beach License and Outdoor Event Agreement with AIDS Healthcare Foundation (AHF), Inc., for 2019 Florida AIDS Walk & Music Festival

APPROVED

Aye: 5 - Vice Mayor Sorensen, Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie and Mayor Trantalis

CM-3 [18-1243](#)

Motion to Approve Second Lease Amendment with Third Street Development, LLC for the City's Health & Wellness Center; and Subordination, Non-Disturbance and Attornment Agreement

APPROVED

Aye: 5 - Vice Mayor Sorensen, Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie and Mayor Trantalis

CM-4 [18-1263](#)

Motion to Approve an Event Agreement with HOPE South Florida, Inc. for a Mobile Showers Program

APPROVED

Aye: 5 - Vice Mayor Sorensen, Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie and Mayor Trantalis

CM-5 [18-1252](#)

Motion Authorizing Purchase of Reinsurance for Self-Funded Medical Plan - Cigna Health and Life Insurance Company - \$1,044,386

APPROVED

Aye: 5 - Vice Mayor Sorensen, Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie and Mayor Trantalis

CONSENT RESOLUTION

CR-1 [18-1241](#)

Resolution to Accept Transfer of Parcel located at 2200 NW 6 Court from Broward County to the City of Fort Lauderdale without

Restrictions

ADOPTED

Aye: 5 - Vice Mayor Sorensen, Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie and Mayor Trantalis

CR-2 [18-1242](#)

Resolution to Reject Transfer of Parcel located at W Prospect Road from Broward County to the City of Fort Lauderdale

ADOPTED

Aye: 5 - Vice Mayor Sorensen, Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie and Mayor Trantalis

CR-3 [18-1004](#)

Resolution Imposing Special Assessment Liens for Lot Clearing

ADOPTED

Aye: 5 - Vice Mayor Sorensen, Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie and Mayor Trantalis

CR-4 [18-1157](#)

Resolution in Support of the City of Wilton Manors' NE 26th Street Improvement Project

ADOPTED

Aye: 5 - Vice Mayor Sorensen, Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie and Mayor Trantalis

CR-5 [18-1250](#)

Resolution in Support of Final Design and Construction of the Henry E. Kinney Tunnel Top Park

ADOPTED

Aye: 5 - Vice Mayor Sorensen, Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie and Mayor Trantalis

CR-6 [18-1234](#)

Resolution Approving the Final Consolidated Budget Amendment to Fiscal Year 2018 - Appropriation

In response to Mayor Trantalis, City Manager Feldman confirmed modifications to this item reflecting action at the Community Redevelopment Agency (CRA) Meeting earlier today. It reappropriates funds in the amount of \$370,589 from account FT106.02-9901 to account 119CRA091804-4203.

Commissioner Glassman introduced this Resolution as amended reappropriating \$370,589 from account FT106.02-9901 to account 119CRA091804-4203 which was read by title only.

ADOPTED AS AMENDED

Aye: 5 - Vice Mayor Sorensen, Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie and Mayor Trantalis

CR-7 [18-1260](#)

Resolution Approving Fiscal Year 2019 Not-For-Profit Grant Participation Agreement with United Way for Homelessness - \$800,000

ADOPTED

Aye: 5 - Vice Mayor Sorensen, Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie and Mayor Trantalis

PURCHASING AGENDA

PUR-1 [18-0819](#)

Motion to Reject all Bids and Rebid Comprehensive Parking Demand Management System

Commissioner Glassman commented on concerns regarding this item, including its lengthy duration and history. He recommended no further delays and selection of the number one ranked vendor. Commissioner McKinzie concurred. City Manager Feldman confirmed his agreement to move forward with this recommendation.

Mayor Trantalis recognized John Milledge, Passport Labs, Inc. Mr. Milledge requested the Commission move forward and approve the vendor ranked number one, Passport Labs, Inc., expounding on details.

In response to Vice Mayor Sorensen, City Manager Feldman explained details involved in the evaluation and ranking of vendor responses to the Request for Proposal (RFP), noting the details of this item's history. Further comment and discussion ensued on pricing being a weighted factor and the current procurement Code. Vice Mayor Sorensen concurred with Commissioner Glassman and Commissioner McKinzie's recommendation to move forward with the first ranked vendor.

City Auditor John Herbst commented on his recommendation for pricing being part of the procurement process, requesting this item be an exception to existing procurement policy. Assistant City Attorney D'Wayne Spence commented on the adoption of a formal policy, expounding on procedure. Further comment and discussion ensued.

In response to Mayor Trantalis, City Manager Feldman discussed the vendor ranked number one being the lowest cost vendor.

Commissioner Glassman noted the need for a clear understanding of procurement policy. Assistant City Attorney Spence discussed the procurement language stating there is an exception for this particular

item, confirming policy is not being changed. Further comment and discussion ensued. Mayor Trantalis noted the need for pricing to be a bid component.

Assistant City Attorney Spence confirmed the form of the motion for this item, a motion to approve Passport Labs, Inc., (Passport) as the first ranked bidder. He confirmed that the terms of the contract agreement with Passport would be presented at an upcoming Commission Regular Meeting.

Commissioner McKinzie made a motion to approve this item as amended accepting Passport Labs, Inc., as successful bidder subject to contract terms to be presented at a later Commission Meeting and was seconded by Commissioner Glassman.

APPROVED AS AMENDED

Aye: 5 - Vice Mayor Sorensen, Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie and Mayor Trantalis

PUR-2 [18-0860](#)

Motion to Approve Ranking of Firms, Negotiated Fee Schedule and Contract for Electrical Engineering, Instrumentation and Telemetry Consulting Services - Smith Engineering Consultants, Inc. - \$300,000 (two-year cost)

APPROVED

Aye: 5 - Vice Mayor Sorensen, Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie and Mayor Trantalis

PUR-3 [18-1041](#)

Motion to Approve Amendment to Agreement for Enterprise Asset Management System - Woolpert, Inc.

APPROVED

Aye: 5 - Vice Mayor Sorensen, Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie and Mayor Trantalis

PUR-4 [18-1187](#)

Motion to Approve Contract for Purchase of Industrial Painting Services - J&J Inc. d/b/a Eagle Painting - \$700,000 (two-year total)

APPROVED

Aye: 5 - Vice Mayor Sorensen, Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie and Mayor Trantalis

MOTIONS

M-1 [18-1185](#)

Motion to Approve an Event Agreement, Related Road Closure and Music Exemption with Ark of Freedom Alliance, Incorporated for

Night on the Streets: Ending the Trafficking of Homeless Youth

Mayor Trantalis recognized Ray Cox. Mr. Cox confirmed his support of this item.

Vice Mayor Sorensen made a motion to approve this item and was seconded by Commissioner Glassman.

APPROVED

Aye: 5 - Vice Mayor Sorensen, Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie and Mayor Trantalis

M-2 [18-1203](#)

Motion Authorizing Task Order No. 11 for Professional Architectural and Engineering Services for the Carter Park Multipurpose Center - Walters Zackria Associates, PLLC - \$199,759

Vice Mayor Sorensen made a motion to approve this item and was seconded by Commissioner Glassman.

APPROVED

Aye: 5 - Vice Mayor Sorensen, Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie and Mayor Trantalis

RESOLUTIONS**R-1 [18-1244](#)**

Appointment of Board and Committee Members

Mayor Trantalis recognized Ray Cox. Mr. Cox commented on providing agenda item backup in hard copy format. City Clerk Jeffrey Modarelli confirmed agenda back-up is digital and through the public records request process, information is provided in a timely manner. Further comment and discussion ensued.

City Clerk Modarelli read names of Board and Committee appointees and their respective terms.

A copy of this Resolution listing all Board and Committee appointments and their respective terms is attached to these minutes.

Commissioner McKinzie introduced this Resolution which was read by title only.

ADOPTED

Aye: 5 - Vice Mayor Sorensen, Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie and Mayor Trantalis

PUBLIC HEARINGS**PH-1** [18-0988](#)

Quasi-Judicial Resolution Approving a Historic Landmark Designation of the Building Commonly Known as the “Bender Residence” Located at 1100 SW 6th Street, HPB Case No. H18017, Applicant: Tom Forney

Anyone wishing to speak must be sworn in. Commission will announce any site visits, communications or expert opinions received and make them part of the record.

Each Commission member disclosed verbal and written communications, site visits and expert opinions.

Mayor Trantalis opened the public hearing.

Mayor Trantalis recognized Tom Forney, 1100 SW 6th Street. Mr. Forney confirmed his availability to address Commission questions.

Mayor Trantalis recognized Ray Cox. Mr. Cox commented on his perspective regarding historic designation.

There being no one else wishing to speak on this item, Commissioner Glassman made a motion to close the public hearing, which was seconded by Vice Mayor Sorensen. Roll call showed: AYES: Vice Mayor Sorensen, Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie and Mayor Trantalis. NAYS: None.

Commissioner Glassman commented on the 15-day timeline of the Historic Preservation Board's (HPB) Meeting, noting the need for an opportunity to review the HPB Meeting Minutes regarding a decision on this item. City Manager Feldman expounded on the reasons for the 15-day timeline from the HPB's recommendation and presentation to the Commission, stating this is an exception.

Vice Mayor Sorensen introduced this Resolution which was read by title only.

ADOPTED - Resolution Approving Historic Landmark Designation

Aye: 5 - Vice Mayor Sorensen, Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie and Mayor Trantalis

PH-2 [18-0989](#)

Quasi-Judicial Resolution Denying the Rescission of a Historic Landmark Designation of the Buildings Commonly Known as the “Mary Cutler House” Located at 1500 NE 4th Place, HPB Case No.

H18014, Applicant: M. Elaine Wilson

Anyone wishing to speak must be sworn in. Commission will announce any site visits, communications or expert opinions received and make them part of the record.

Each Commission member disclosed verbal and written communications, site visits and expert opinions.

Mayor Trantalis opened the public hearing.

Mayor Trantalis recognized, Larry Wallenstein, 1100 NE 3rd Street. Mr. Wallenstein discussed his lengthy involvement researching the history of the Victoria Park neighborhood. He confirmed his opposition to the historical designation rescission of the building commonly known as the "Mary Cutler House" located at 1500 NE 4th Place, expounding on details and efforts.

Mayor Trantalis recognized Charles King, 105 N. Victoria Park Road. Mr. King commented on his perspective regarding this item, recommending the Commission approve rescission of the historic designation.

Mayor Trantalis recognized Paul Chettle, 200 S. Birch Road. Mr. Chettle commented on his perspective of this item and the sales history of this property.

Mayor Trantalis recognized Ray Cox. Mr. Cox discussed his perspective on this item, commenting on aspects of the property and other details.

Mayor Trantalis recognized M. Elaine Wilson, 1500 NE 4th Place. Assistant City Attorney D'Wayne Spence informed Ms. Wilson that this is her opportunity to present her case that this property no longer meets Code criteria for historic designation and why the Commission should grant rescission. Ms. Wilson discussed her current financial hardship, expounding on related details.

Mayor Trantalis reiterated Assistant Attorney Spence's comments regarding Ms. Wilson speaking to the property not meeting current Code criteria for historic designation. Ms. Wilson commented on her financial investment in the property, tax benefits received and other financial details.

In response to Commissioner Glassman's question about the amount paid for the property in 1978, Ms. Wilson confirmed the previous owners

and the price she paid for the property. Ms. Wilson expounded on the other historic property she owns. She also confirmed the subject property has no kitchen.

There being no one else wishing to speak on this item, Commissioner Glassman made a motion to close the public hearing, which was seconded by Commissioner McKinzie. Roll call showed: AYES: Vice Mayor Sorensen, Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie and Mayor Trantalis. NAYS: None.

In response to Commissioner Glassman, Trisha Logan, Historic Preservation Officer and Urban Planner III, presented a draft copy of the Historic Preservation Board (HPB) November 5, 2018 Meeting Minutes. Commissioner Glassman discussed the finding of fact regarding the rescission of the historic designation, examining related criteria based upon the property's 2005 historic designation and review of any changes. Further comment ensued regarding work done on historic properties.

Ms. Logan expounded on details of the November 5, 2018 HPB Meeting and the historic designation criteria approving this property for historic designation in 2005. She said Code states that a determination must be made that this property no longer meets the criteria for historic designation.

In response to Commissioner Glassman, Ms. Logan confirmed the options for property owners to apply to the HPB for a certificate of appropriateness for other actions on a historic property. Further comment and discussion ensued on this topic. In response to Vice Mayor Sorensen, Ms. Logan expounded on applications for full demolition and other changes in the Historic Sailboat Bend District. She also commented on additions to historically designated properties and other details.

In response to Commissioner Glassman, Assistant City Attorney Spence explained details of this quasi-judicial process, confirming Commission findings must be based on competent and substantial evidence presented that this property no longer meets the initial criteria granting historic designation which was criterion "e." In response to Commissioner Moraitis, Assistant City Attorney Spence explained aspects of adopting or denying this Resolution.

Commissioner Glassman introduced this Resolution denying the application for rescission of historic landmark designation which was read by title only.

ADOPTED - Resolution Denying Application for Rescission of Historic

Landmark Designation

Aye: 4 - Vice Mayor Sorensen, Commissioner Moraitis, Commissioner Glassman and Mayor Trantalis

Nay: 1 - Commissioner McKinzie

PH-3 [18-1063](#)

Quasi-Judicial Ordinance - Rezoning from Mobile Home Park (MHP) to Residential Multifamily Mid Rise/ Medium High Density (RMM-25) - Clarkson-Bergman Family Partnership, LTD - Case No. Z18007

Anyone wishing to speak must be sworn in. Commission will announce any site visits, communications or expert opinions received and make them part of the record.

Each Commission member disclosed verbal and written communications, site visits and expert opinions.

Mayor Trantalis opened the public hearing.

Mayor Trantalis recognized Ray Cox. Mr. Cox commented on his perspective of this item.

There being no else wishing to speak on this item, Vice Mayor Sorensen made a motion to close the public hearing, which was seconded by Commissioner Moraitis. Roll call showed: AYES: Vice Mayor Sorensen, Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie and Mayor Trantalis. NAYS: None.

Assistant City Attorney D'Wayne Spence explained that in accordance with State Statute and prior to the Second Reading of this Ordinance, language regarding the need to determine that there are adequate mobile home park facilities suitable for the relocation of mobile home residents would be included. The Staff Report has included this finding as part of this item. In response to Mayor Trantalis' question about a financial payment and alternative housing for mobile home residents, Mr. Spence confirmed aspects of the Staff Report, expounding on details as noted in Exhibit 7.

Vice Mayor Sorensen introduced this Ordinance for the First Reading which was read by title only.

PASSED FIRST READING

Aye: 5 - Vice Mayor Sorensen, Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie and Mayor Trantalis

ORDINANCE FIRST READING

OFR-1 [18-0983](#)

Ordinance to Permit the City Manager to Amend the Nuisance Abatement Non-Ad Valorem Tax Roll When a Property Owner Pays the City Directly

Mayor Trantalis recognized Ray Cox. Mr. Cox discussed his perspective on this item. Further comment ensued.

Vice Mayor Sorensen introduced this item for the First Reading which was read by title only.

PASSED FIRST READING

Aye: 5 - Vice Mayor Sorensen, Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie and Mayor Trantalis

[18-1279](#)

WALK-ON - Motion to Reject the Planning and Zoning Board's Decision - Denial of Application

Commissioner Glassman made a motion to approve this item and was seconded by Commissioner McKinzie.

See related discussions under Agenda Item OFR-2.

APPROVED

Aye: 5 - Vice Mayor Sorensen, Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie and Mayor Trantalis

OFR-2 [18-1023](#)

De Novo Hearing; Quasi-Judicial Consideration of an Ordinance to Rezone 4.85 Acres from Residential Single Family / Medium Density District (RDs-15) and Residential Low Rise Multifamily / Medium-High Density District (RML-25) to Residential Single Family Cluster Dwellings / Medium Density District (RC-15) - Gardenia Park - Development 4Life Partners, LP. - 501 NW 17th Street - Case No. Z17009

Anyone wishing to speak must be sworn in. Commission will announce any site visits, communications or expert opinions received and make them part of the record.

Mayor Trantalis reviewed the rezoning criteria pursuant to the City's Unified Land Development Regulations (ULDR) Section 47-24.4.D, Rezoning Criteria noted in the backup to this item.

Each Commission member disclosed verbal and written communications, site visits and expert opinions.

Mayor Trantalis opened the public hearing.

Mayor Trantalis recognized Hope Calhoun, Esq., on behalf of the applicant. Ms. Calhoun announced those speaking on behalf of the applicant. She stated for the record items submitted include written testimony and the Staff Report regarding the applicant meeting rezoning criteria. Ms. Calhoun noted the decision on this rezoning request will be based on facts and review of competent and substantial evidence presented in determining the established criteria has been met.

Ms. Calhoun reviewed details of the proposed project and rezoning details as illustrated in the slide presentation.

A copy of the slide presentation is attached to these minutes.

Ms. Calhoun reviewed neighbor outreach efforts, rezoning criteria and items noted in the Staff Report. She expounded on the proposed townhome project area improvements and aspects of the surrounding area. Ms. Calhoun reviewed the original Site Plan, commenting on modifications based upon neighbor input that included additional access, parallel parking, traffic calming measures, landscape improvements and other amenities including a community pool. In response to Vice Mayor Sorensen, Ms. Calhoun confirmed members of the townhouse community would have access to the pool.

A copy of items submitted by Ms. Calhoun is attached to these minutes.

Mayor Trantalis recognized Cecelia Ward on behalf of the applicant. Ms. Ward reviewed historic details related to this item, including the creation of subdistricts within single family neighborhoods, expounding on details. She also explained smart growth planning principals within the Comprehensive Plan, Unified Land Development Regulations (ULDR) and the Strategic Plan. Ms. Calhoun reviewed Staff recommendations that this meets rezoning criteria.

Ms. Calhoun submitted Ms. Ward's resume for the record.

A copy of this Ms. Ward's resume is attached to these minutes.

Mayor Trantalis recognized Gerry Scanlon, property owner. Mr. Scanlon commented on his perspective supporting the rezoning request. He discussed efforts in support of the neighborhood and the townhome project, urging the Commission to approve this item.

Mayor Trantalis recognized Robert Miller, 1545 NW 2nd Avenue. Mr.

Miller spoke in opposition to this item, expounding on his reasoning. He commented on a map of the area submitted to the Commission, urging the Commission to deny the requested zoning change.

A copy of this item is attached to these minutes.

Mayor Trantalis recognized Chris Wainwright, 1635 NW 7th Avenue. Mr. Wainwright spoke in opposition to this item. He discussed the reasons for his opposition and the impact on the surrounding single-family community.

Mayor Trantalis recognized Edward Catalano, 1245 NW 2nd Avenue. Mr. Catalano spoke in support of this item, commenting on real estate values of existing properties and the project's positive impact on property values.

Mayor Trantalis recognized William Cody, 1245 NW 2nd Avenue. Mr. Cody spoke in support of this item.

Mayor Trantalis recognized Steve Kantner, 660 Tennis Club Drive. Mr. Kantner presented a poster to the Commission regarding the subject property.

Mayor Trantalis recognized Michael Prendergast, 742 NW 18th Street. Mr. Prendergast spoke in opposition to this item. He submitted photographs of the existing neighborhood. Mr. Prendergast commented on aspects of the neighborhood, traffic concerns and the project's impact.

Mr. Michael Prendergast included photographs for the record and area available in the City Clerk's Office.

Assistant City Attorney D'Wayne Spence noted items submitted for the record will remain with the Office of the City Clerk and the Applicant will have the opportunity to view all the items submitted.

In response to Vice Mayor Sorensen's question about adherence to the Comprehensive Plan, Mr. Prendergast commented that the proposed project does not reflect the neighborhood, expounding on details.

Mayor Trantalis recognized Aaron Beiswenger, 1644 NW 7th Avenue. Mr. Beiswenger spoke in opposition to this item. He discussed the Planning and Zoning Board's (P&Z Board) determination on meeting required criteria. Mr. Beiswenger commented on criterion two not being met, the changes anticipated by the proposed rezoning will not adversely

impact the area in or near the area under consideration. He also expounded on related zoning details and the character of the neighborhood, and zoning implemented in 1999 to stop encroachment of high density development into the single-family neighborhood.

Mayor Trantalis recognized Terry Nolan, President of the South Middle River Civic Association (Association). Mr. Nolan spoke in support of this item, confirming the Association's support and urging the Commission to reject the P&Z Board's denial of this item.

Mayor Trantalis recognized Lorraine Saunders, 1735 NW 7th Avenue. Ms. Saunders spoke in support of this item, commenting on existing housing in the area and the proposed project being a transition from single family homes to buildings proposed for Andrews Avenue.

Mayor Trantalis recognized Marion Brown, 1641 NW 5th Avenue. Ms. Brown spoke in opposition to this item, expounding on the character of the neighborhood and the proposed project's impact. She urged the Commission to deny this rezoning request.

Mayor Trantalis recognized Elly Du Pre, 1641 NW 2nd Avenue. Ms. Du Pre spoke in opposition to this item, stating her concern about adherence to criteria one - was there compliance with the zoning district proposed and is it consistent with the City's Comprehensive Plan, expounding on this point. Ms. Du Pre discussed the purpose of the current zoning established in 1999, neighbor participation in the rezoning process, the impact of this proposed development and the petition signed by residents in opposition. She urged the Commission not approve the zoning change.

Mayor Trantalis recognized Michael Madfis, 673 NE 3rd Avenue. Mr. Madfis spoke in opposition to this item, commenting on his background and experience in architecture and planning. He discussed a similar rezoning situation in the River Oaks area. Mr. Madfis commented on the compatibility of this item's proposed project with the neighborhood. In response to Mayor Trantalis' question, Mr. Madfis said that the La Preserve project was completed.

Mayor Trantalis recognized Ray Thrower, 1239 NW 1st Street. Mr. Thrower expressed his support for the proposed project, commenting on the condition of the property that is currently in need of redevelopment. He requested the Commission support this project.

Mayor Trantalis recognized Lynn Morgan, 1621 NW 7th Avenue. Ms. Morgan spoke in opposition to this item, noting the traffic implications.

She submitted real estate information on a similar project in Oakland Park utilized as rental properties and expounded on details relating to maintaining the current zoning.

A copy of this information is attached to these minutes.

In response to Vice Mayor Sorensen's question about limiting the number of rental properties at the proposed project, Ms. Morgan commented on the issue of enforcement. Assistant City Attorney Spence expounded on this point.

Ms. Calhoun gave rebuttal comments to issues raised by members of the public in opposition, stating the proposed project is on the peripheral area of the neighborhood and serves as a good transition area to more intense development. She also commented on proposed rezoning by the Central City Community Redevelopment Agency (CRA), noting the Staff Report's input that planning tools and neighborhoods change over time.

Ms. Calhoun confirmed the applicant's position that they are preserving the character of the neighborhood, expounding on details. She confirmed satisfaction of all rezoning criteria and the developer, D.R. Horton, has offered to restrict rentals at the proposed project. Ms. Calhoun also said due to the low volume of traffic, a traffic study is not required.

In response to Mayor Trantalis' question, Ms. Calhoun said the proposed market rate townhome project form of ownership will be *fee simple*. The price point would be in the mid \$300,000s. The average square footage is approximately 1,500 - 1,800.

In response to Commissioner Glassman, Ms. Calhoun expounded on details of rental restrictions. Further comment and discussion ensued on rental restrictions and homeowner association restrictions. Ms. Calhoun said no more than thirty percent of units would be rentals at any point.

There being no one else wishing to speak on this item, Vice Mayor Sorensen made a motion to close the public hearing, which was seconded by Commissioner Glassman. Roll call showed: AYES: Vice Mayor Sorensen, Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie and Mayor Trantalis. NAYS: None.

In response to Commissioner Glassman, Anthony Fajardo, Director of Sustainable Development, expounded on details of Staff's agreement that the three rezoning criteria has been met. Mr. Fajardo discussed aspects of the area which make the proposed project a suitable

transition for the neighborhood. He also opined on the topic of neighborhood character, confirming the difference in the change in zoning allows attached single-family dwellings, townhomes. Mr. Fajardo explained details regarding evaluating traffic peak hour trips, confirming that the proposed project does not generate the traffic threshold for a traffic study. A traffic statement was required and there was a negligible impact per Ordinance requirements.

In response to Vice Mayor Sorensen, Mr. Fajardo confirmed this proposed project is a Site Level Plan II, expounding on details regarding a call-up provision. Mr. Fajardo expounded on recent adoption of Neighborhood Design Criteria Revisions (NDCR) requirements adopted by neighbor civic associations and resulting modifications to development patterns for townhomes that have attributes similar to single family homes.

Commissioner Glassman commented on ensuring that Staff protects the current flora and fauna in the project area to ensure that the character of the neighborhood is maintained. Mr. Fajardo explained the ability of Staff to address concerns raised by Commissioner Glassman, expounding on details relating to Code requirements and Staff's interaction with applicants. Further comment and discussion ensued on ensuring the design of the proposed project maintains neighborhood character.

Commissioner Glassman commented on the retention area of the proposed project. Ms. Calhoun commented on work with Broward County, confirming the applicant will continue to work with the neighborhood through the Site Plan process. Further comment and discussion ensued on the retention area being maintained as open greenspace for the entire neighborhood.

In response to Vice Mayor Sorensen's question, Ms. Calhoun expounded on neighborhood involvement, confirming they would be involved in the process going forward. Vice Mayor Sorensen confirmed the need for neighbor involvement and adaptation by the applicant. Ms. Calhoun confirmed the applicant would continue to work with Mr. Nolan and the Association.

In response to Commissioner Glassman's question about the need for traffic calming measures, Ms. Calhoun said neighborhood input indicated they did not want traffic calming measures, stating that having on-street parking would contribute towards traffic calming. Further comment and discussion ensued on this topic.

Commissioner Glassman commented on the site's density and other details relating to the previously proposed development of 35 single family homes.

Commissioner Moraitis confirmed that this proposed project meets the rezoning criteria, expounding on her review of the area and commenting that the transitional attributes of the proposed project will spur additional development. She said that the proposed project meets the character of the neighborhood, confirming her support.

Commissioner Glassman thanked the neighborhood for their engagement, urging them to remain involved throughout the process. He urged Staff to address the concerns discussed. Vice Mayor Sorensen concurred, urging the applicant to work with the neighborhood on their Site Plan feedback.

Mayor Trantalis gave a brief historic review of the site and the surrounding areas. He discussed the importance of addressing the neighborhood concerns. Mayor Trantalis commented on a similar situation in Victoria Park, citing the transitional nature of The Ellington townhome development that served to benefit the community. He expounded on his perspective of the residential aspects of the South Middle River Neighborhood. Mayor Trantalis voiced his concern on the need for a recreational area in the retention section of the proposed development, commenting on the need for Staff to address concerns discussed.

Assistant City Attorney Spence explained the way this item must be voted upon.

Commissioner Glassman introduced this Ordinance for the First Reading which was read by title only.

PASSED FIRST READING

Aye: 5 - Vice Mayor Sorensen, Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie and Mayor Trantalis

ORDINANCE SECOND READING

OSR-1 [18-1239](#)

Ordinance Creating Section 20-84, Code of Ordinances of the City of Fort Lauderdale, Florida to Provide Post-Retirement Pay Steps for Members of the City of Fort Lauderdale Police and Firefighters' Retirement System

City Manager Feldman requested this item be continued to the December 4, 2018 Commission Regular Meeting.

Commissioner Moraitis made a motion to continue this item to 6:00 p.m. on December 4, 2018 at the Commission Regular Meeting and was seconded by Commissioner McKinzie.

CONTINUED - Motion to Continue to December 4, 2018

Aye: 5 - Vice Mayor Sorensen, Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie and Mayor Trantalis

OSR-2 [18-1248](#)

Quasi-Judicial Ordinance - Rezoning from Residential Single Family/Low Medium Density (RS-8) to Community Business (CB) with 0.25 acre of Commercial Flex Allocation and Rescinding Ordinance No. C-08-21 - Pier 17 Investments 2014, LLC. - Case No. ZR17007

Anyone wishing to speak must be sworn in. Commission will announce any site visits, communications or expert opinions received and make them part of the record.

Each Commission member disclosed verbal and written communications, site visits and expert opinions.

Mayor Trantalis opened the public hearing.

Mayor Trantalis recognized Shelby Smith on behalf of Shady Banks. Mr. Smith addressed traffic calming in the area, requesting confirmation on the two specific traffic calming areas.

Mayor Trantalis recognized Stephanie Toothaker, Esq., on behalf of Pier 17 Investments. Ms. Toothaker confirmed the applicant's agreement to the Twenty-Five Conditions of Approval (Conditions) attached to the Site Plan and Rezoning Application. She confirmed meeting with neighbors and with Department of Transportation and Mobility (TAM) Staff. The applicant will contribute an amount up to \$50,000 towards improvements as part of the Master Plan for the neighborhood. Further comment and discussion ensued on the responsible party should the traffic calming improvements exceed \$50,000. City Manager Feldman confirmed his understanding from a Staff standpoint that there is no objection to the City's responsibility for costs in excess of the \$50,000. Vice Mayor Sorensen said the cost estimate from TAM is approximately \$100,000.

There being no one else wishing to speak on this item, Vice Mayor Sorensen made a motion to close the public hearing, which was seconded by Commissioner Glassman. Roll call showed: AYES: Vice Mayor Sorensen, Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie and Mayor Trantalis. NAYS: None.

Commissioner McKinzie introduced this Ordinance for the Second Reading which was read by title only.

ADOPTED ON SECOND READING

Aye: 5 - Vice Mayor Sorensen, Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie and Mayor Trantalis

REQUEST FOR EXECUTIVE CLOSED-DOOR SESSION

Assistant City Attorney D'Wayne Spence announced that on December 4, 2018 commencing at approximately 4:30 p.m., or as soon thereafter as it may be heard, the City Commission shall meet privately to discuss pending litigation, pursuant to Section 286.011(8), Florida Statutes, for the following case(s):

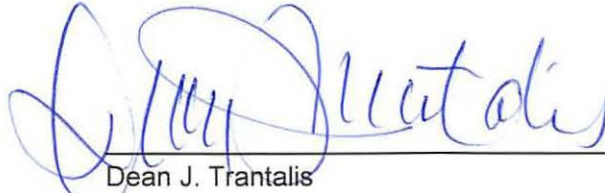
Irons, Zilla B. vs. City of Fort Lauderdale
Case No.: CACE 17-008406 (18)

Goussen, Marcia vs. City of Fort Lauderdale
Case No.: CACE 17-007425 (18)

Mr. Spence announced those who would be in attendance and the expected duration of the session.

ADJOURNMENT

Mayor Trantalis adjourned the Commission Regular Meeting at 9:18 p.m.



Dean J. Trantalis
Mayor

ATTEST:



Jeffrey A. Modarelli
City Clerk

EXHIBIT TO RESOLUTION 18-

CITIZENS POLICE REVIEW BOARD

George Castrataro (Commissioner Glassman) is appointed to the Citizens Police Review Board for a one year term beginning November 20, 2018 and ending November 19, 2019.

REZONING APPEAL PROCEDURE

1. **MAYOR:** This is Case No. Z17009, a Quasi-Judicial De Novo hearing on an appeal filed by the applicant, Development 4Life Partners, LP, as a result of the Planning and Zoning Board's denial of its application for rezoning and first reading of an ordinance rezoning the subject property.

2. **MAYOR:** De novo means that the City Commission will consider the application and the record and recommendations forwarded by the department and shall hear public comment on the application. The City Commission cannot consider the Planning and Zoning Board's decision or recommendations regarding this application in its consideration.

3. **MAYOR:** The subject property is located at 501 NW 17th Street and under consideration for development of a proposed project called "Gardenia Park".

4. **MAYOR:** In accordance with Section 47-24.4.D. of the ULDR, **the criteria for Rezoning is as follows:**

- a. The zoning district proposed is consistent with the City's Comprehensive plan.
- b. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration.
- c. The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.

5. **MAYOR:** Anyone wishing to speak must be sworn in. The Commission will announce any site visits, communications or expert opinions received and make them a part of the record. We are going to

start with Commissioner Moraitis. Would you please state your disclosures?

6. **MAYOR:** Would the applicant like to come up here and present their case for appeal?

7. **MAYOR:** Would staff like to come up and make a presentation to the Commission?

8. **MAYOR:** I'm going to open the public hearing. If any member of the public wishes to speak on this item, please fill out a card and then I will call your name and you may be heard.

(Use the cards that you received from the clerk and call each person one by one by name to the podium)

_____ *(name)* **Please approach the podium and state your name. You have three minutes to speak. *(start the timer)***

9. **MAYOR:** Is there any other member of the public that wishes to speak on this item? If there is no further public comment, is there a MOTION TO CLOSE THE PUBLIC HEARING?

CLERK PLEASE CALL THE ROLL

10. **MAYOR:** The public hearing is now closed.

11. **MAYOR:** I will open the floor for a discussion among the Commissioners.

12. Possible Motions

Motions

A. ** If a Commissioner finds that the application meets the criteria for rezoning, please state as follows:**

Commissioner or Vice Mayor: I move to reject the Planning and Zoning Board's denial of the application for rezoning Case No. Z17009, Gardenia Park and introduce the Ordinance on first reading approving the application for rezoning.

MAYOR: CLERK PLEASE READ THE TITLE OF THE ORDINANCE AND CALL THE ROLL

B. **If a Commissioner finds that the application does not meet the criteria for rezoning, please state as follows: **

Commissioner or Vice Mayor: I move to approve the Planning and Zoning Board's denial of the application for rezoning Case No. Z17009, Gardenia Park.

C. **If a Commissioner finds that the application does not meet the criteria for rezoning but may meet the criteria for rezoning if rezoned to a more restrictive zoning district, please state as follows: **

Commissioner or Vice Mayor: I move to amend the decision of the Planning and Planning and Zoning Board's denial of the application for rezoning Case No. Z17009, Gardenia Park, and introduce the Ordinance, as amended to be consistent with the same, on first reading approving the application for rezoning to _____. *Please state the more restrictive zoning district...*

OFR-2
Provided by Applicant
11/20/2018 Hope Cathoun

Cecelia Ward, AICP
President
JC Consulting Enterprises Inc.

Experience Highlights

Over 30 years of experience in comprehensive planning, urban and regional planning, community area planning, land development codes and zoning regulations.

10 years of public sector planning and zoning experience.

- JC Consulting Enterprises, Inc., President, 2006 to present
- Planning Commissioner Town of North Hempstead, New York - 2006
- Deputy Director of Strategic Planning, City of New York, 2004
- Director of Construction Services Bureau, City of Fort Lauderdale, 1999
- Planning Administrator, City of Fort Lauderdale, 1998
- Senior Planner, City of Fort Lauderdale, 1995
- VP Governmental Planning, Coral Ridge Properties, 1986
- Senior Planner, Coral Ridge Properties, 1984
- Senior Planner, Mid-South Engineering, 1978

Education

Florida Atlantic University
Bachelor of Arts-Political Science

Professional Certifications

American Institute of Certified Planners (AICP),
since 1993

Professional Affiliations

American Planning Association
Florida American Planning Association

Honors and Awards

Former Exemplary Employee – City of Fort Lauderdale, 2007
Leadership Fort Lauderdale -1999, 2000, 2001
City of Fort Lauderdale – Commitment to Excellence in Business, 2003
Fort Lauderdale's Finest, 2003
Cecelia Hollar Appreciation Day – Fort Lauderdale Downtown Development Authority for contributions to Downtown Economic Development Planning, 2004
Certificate of Appreciation for Participation in Community Redevelopment Plan for Atlantic Beach CRA – City of Pompano Beach, 2000-2001

Community Service

League of Women Voters, 1991
Coral Springs Economic Development Task Force, 1991
South Florida Regional Planning Council Strategic Regional Policy Plan, 1994
City of Pompano Beach Planning and Zoning Board, Alternate Member, 1991-2001
City of Pompano Beach –Beach Community Redevelopment Advisory Board Member, 2001
Marjorie Stoneman Douglas High School Mentor Program, 1992-1993
Junior Achievement, Student Assistant, 1993
Leadership Fort Lauderdale, 1999-2004

Background

Ms. Ward is a recognized national and international urban planning and zoning professional with more than 30 years of planning and zoning expertise in the states of Florida, New York and Maine, and in Nova Scotia, Canada.

Starting her career in the late 1970s Ms. Ward worked on the Town of Davie Comprehensive Plan, one of the first Comprehensive Plans ever developed in the State of Florida. She continued to develop her professional planning and zoning skills through the 1980s while working for Coral Ridge Properties, a then Fortune 500 land development company, where she worked in concert with the City of Parkland as Vice President of Government Planning to create land use and zoning regulations for corporate land holdings in Parkland.

After more than nine years with Coral Ridge Properties, Ms. Ward was retained by the City of Fort Lauderdale, for the express purpose of updating and bringing in to compliance that city's Comprehensive Plan, which had not been updated for more than 10 years. Ms. Ward was also tasked with updating Fort Lauderdale's entire zoning code, which was more than 40 years old and internally inconsistent with the vision established for certain redevelopment areas, including the Fort Lauderdale Beach, the Downtown and Community Redevelopment Areas of the City. Meeting a 2 year deadline, Ms. Ward was successful in bringing both the City's Comprehensive Plan into compliance, and in updating the City's land development regulations to ensure consistency with the Plan.

As a result, Ms. Ward was promoted to Director of Construction Services, which included supervising all activities and functions of the City of Fort Lauderdale Planning, Zoning, Building Departments, with responsibility of interpreting and implementing the City's Comprehensive Plan and Unified Land Development Regulations. During this time, Ms. Ward oversaw the creation of a Downtown Master Plan ensuring that such plan provided for new urbanism and smart growth standards. Because of her leadership in this regard, Downtown Fort Lauderdale has developed into a vibrant and pedestrian friendly area, for which Ms. Ward was awarded Fort Lauderdale's Finest by a local community grass-roots organization, and was honored by the City's Downtown Development Authority, a not-for-profit authority, for her outstanding contribution to the renaissance of the downtown area of Fort Lauderdale.

In 2006, she was subsequently awarded the "Former Exemplary Employee Award" by the City, in recognition of the positive impact she had in the land use and zoning changes that were implemented under her direction and leadership throughout the City of Fort Lauderdale.

Ms Ward has also utilized her planning and zoning expertise in the State of New York where she has provided planning and zoning services for the City of New York, the Town of North Hempstead, and the City of Ogdensburg, including the preparation of various zoning regulations and vision plans for those entities. As Planning Commissioner, she managed the development of a Vision Plan for Port Washington, a large multi-neighborhood waterfront area located in North Hempstead. This project led to the adoption of a Vision Plan for the Port Washington area, and implementation of land

development regulations intended to steer development to commercial parcels in need of revitalization.

In 2006, Ms. Ward established JC Consulting Enterprises, Inc. Since then she has represented a large number of private developers and local government agencies on numerous land use, zoning and land development projects. One of her more significant long term projects was the management of the planning of an eco-oriented community envisioned for a 3,000 acre privately owned site, located in the State of Maine. She has also led a team of professionals in preparing vision plans for a 1,900 acre golf course community located in upstate New York and a Windmill project in Gulliver's Cove, in Nova Scotia, Canada.

In 2009, her firm was retained by the City of Pompano Beach Community Redevelopment Agency (CRA). Ms. Ward represented the Pompano Beach CRA on all planning and zoning related matters, including but not limited to evaluating Pompano Beach and Broward County land use plans and Pompano Beach zoning regulations for the express purpose of identifying land use and zoning provisions necessary to implement the City's East and West Community Redevelopment Plans. This effort led to a rewrite of the City's Atlantic Boulevard Overlay regulations for the East CRA, and a Transit Oriented Corridor land use designation for a 269 acre area located in Downtown Pompano Beach CRA area, both of which Ms. Ward participated in.

Since 2010, Ms. Ward's firm has been retained by the Town of Lauderdale-By-The-Sea, for which Ms. Ward has provided professional expertise on planning and zoning related matters of the Town on a case by case basis. One such project included an evaluation of the Town's Comprehensive Plan and Land Development Regulations, wherein she provided professional recommendations and identified implementation measures necessary to update the Town's LDRs in terms of consistency and compatibility with the Town's Comprehensive Plan goals, objectives and policies.

Ms. Ward is also recognized as a planning and zoning expert, and has testified in a numerous public hearings, and legal matters as an expert in comprehensive planning, land development regulations, community area planning, and zoning codes.

**Private Sector Expert Testimony/ Expert
Witness Cases:**

- **Capri Hotel, LLC - W Hotel
Fort Lauderdale, Board Of
Adjustment /Appeal of
Zoning Interpretation -
Expert Testimony Public
Hearing**

Law Firms:

- Shutts and Bowen
Steven Tilbrook
- Akerman Senterfitt
William Spencer

- **Cardinal Gibbons High
School, Fort Lauderdale,
Ball Field Lighting - Expert
Testimony Public
Hearing/Litigation**

Law Firms:

- Shubin & Bass-
John Shubin, Amy
Huber
- Lochrie & Chakas
Robert Lochrie

- **Casa Medico, LLC -
Special Exception /Thrift
Store Pompano Beach -
Expert Testimony Public
Hearing**

No law firm involved

- **Consultatio Key Biscayne,
LLC - Sonesta Beach Hotel
Site Plan -Expert Testimony
Public Hearings**

Law Firms:

- Shubin & Bass-
John Shubin
Amy Huber
- Akerman Senterfitt
William Spencer

- **Fairfield Manor, Village of
Bal Harbour -
Neighborhood Group
Repeal of Issuance of
Permit for Bal Harbour
Shoppes -Expert Testimony
Public Hearing**

Law Firm

- Akerman Senterfitt
William Spencer

- **Grand Birch LLC, Grand
Birch Condominium Fort
Lauderdale -Site Plan
Expert Testimony Public
Hearings**

Law Firm:

- Gunster Yoakley
Don Hall
Heidi Davis

- **Kinderhook NY - Private Residence - Historic Preservation Board - Approval of improvements to historic building - Expert Testimony Public Hearing**

No Law Firm Involved.

- **Related Group - Icon Las Olas Condominium, Fort Lauderdale-Site Plan**
Expert Witness
Litigation

Law Firm:

- Gunster Yoakley
Michael Marcil

- **Southern Development Services Inc., - Land Use Amendment/ Land Development Code Amendment Retail Use to allow for Dollar General store -Delray Beach - Expert Testimony Public Hearings-**

Law Firm:

- Siegel, Lipman,
Dunay, Shepard
& Miskel, LLP -
Bonnie Miskel

- **Transacta Development LLC - Surfside Hotel - Site Plan Expert Testimony Public Hearing**

Law Firm:

- Akerman Senterfitt
William Spencer,
Neisen Kasdin

- **Royal Atlantic LLC, Royal Atlantic Condominium Fort Lauderdale - Site Plan**
Expert Testimony Public Hearings

Law Firm:

- Gunster Yoakley
Don Hall,
Heidi Davis

- **Cortez Development - Fort Lauderdale - Site Plan**
Expert Testimony / Public Hearings / Litigation

Law Firms

- Poole, McKinley and Blosser
Jim Blosser
- Hopping Green and Sams
Miquel Collazo
- Ruden McClosky

- **The Sails Fort Lauderdale - Site Plan - Expert Testimony**
Public Hearings

Law Firm:

- Mastrianna and Christensen
Ron Mastrianna

- **Bayshore Development - Fort Lauderdale Site Plan**
-Expert Testimony Public Hearings Application

Law Firm

- Greenberg Traurig
Debbie Orshefsky

- **First Presbyterian Church - Fort Lauderdale Site Plan**
Expert Testimony Public Hearings

Law Firms

- Lochrie and Chakas
Robert Lochrie
- Law Office of Hugh Chappell, Jr.
Hugh Chapell

- **Largo Mar Hotel and Club Site Plan**
Expert Testimony Public Hearings

Law Firm

- Lochrie and Chakas

Robert Lochrie

- **Vintro Fort Lauderdale Site Plan**
Expert Testimony Public Hearings

Law Firm

- Siegel, Lipman,
Dunay, Shepard &
Miskel, LLP
Scott Bachman

- **West Second Street Associates - Oakland Park Site Plan** Veteran
Administration Building
Expert Testimony Public Hearings

Law Firm:

- Mastrianna and
Christensen
Ron Mastriana

- **Casa Medico - Pompano Beach - Code change for Special Exception Use / B-3 Zoning to allow for Thrift Store - Expert Testimony Public Hearing**

No law firm involved.

Summary of Public Sector Experience:

City of Fort Lauderdale

- Comprehensive Planning
- Land Development Regulations
- Community Redevelopment Plans
- Master Plans
- Development Permit Application Reviews, including but not limited to Site Plan, Variances, Vacations, Plats
- Interpretations of Land Use Plans, Code and City Ordinances
- Represented the City on Land Use Litigation matters

Town of Lauderdale-By-The-Sea, Florida

- Comprehensive Planning
- Land Development Regulations
- Other general planning and zoning consulting services

City of Pompano Beach Community Redevelopment Agency

- Comprehensive Planning
- Land Development Regulations
- Nuisance Commercial Uses

City of New York

- Strategic Planning

Town of North Hempstead

- Land Use Plans
- Land Development Regulations
- Community Redevelopment Plans
- Master Plans
- Development Permit Application Reviews, including but not limited to Environmental Permit Applications,
- Site Plan, Variances, Vacations, Plats, Historic Preservation
- Interpretations of Land Use Plans, Code and City Ordinances

City of Ogdensburg

- Review of Waterfront Redevelopment Plan and Scope of Services for Request For Proposals

Summary of Other Private Sector Experience:

- **Mid South Engineering**
 - Worked on one of the first comprehensive plans developed in southeast Florida - Town of Davie
- **Coral Ridge Properties**
 - Assisted in land use and zoning issues related to all land development activities for corporate land holdings in the City of Parkland
 - Assisted in the drafting of City of Parkland Parks and Recreation land use and zoning regulations
- **Siren Management Corp.** - [Winter Harbor, ME; Trenton, ME; Loon Lake, NY; Gulliver's Cove, N.S.]

- Land Use and Zoning Expertise for Private Land Owner with Properties located in Nova Scotia, Maine and New York State

Current and Recent Projects:

- **NRNS IV Acquisition, LLC - [Pine Hollow- Parkland, FL]**
Expert Witness Litigation for Defendant
- **Conrad Scherer - Citizens for Responsible Development Inc v. City of Dania Beach and Dania Entertainment Center LLC - Expert Witness Litigation for Plaintiff**
- **Conrad Scherer – Zaveco vs. Woodmont Development Corp. -Expert Witness Litigation for Plaintiff**
- **TS&B, LLC. Vs. City of Hallandale Beach - Expert Witness Litigation for Plaintiff**
- **Realty Assoc. Funds IX LP vs. Town of Cutler Bay and GCF Investments Inc. - Shoppes of Cutler Bay - Expert Witness Litigation for Defendant**
- **Keystone, Florida Property Holding Corp. – Galleria Mall, - Fort Lauderdale, Proposed Planned Development - Rezoning and Site Plan**
- **Town of Lauderdale-By-The-Sea, FL - General Planning and Zoning Services; Evaluation of Comprehensive Plan; Study of Annexed Area Zoning**
- **City of Pompano Beach CRA – Zoning in progress issues – Nuisance Commercial Uses**
- **City of Pembroke Pines – Wastewater Capacity Planning Analysis**
- **Robert Black – Riverland Estates Plat – City of Fort Lauderdale – Plat Application**
- **Broward Design Center – City of Fort Lauderdale - Planning review of Parking Related Issues**
- **MB Development – Town of Surfside – Planning Analysis of Beach Concessions**
- **Collins and 72nd Street Developers – City of Miami Beach – North Beach Area Study – Planning Analysis of Proposed Master Plan**
- **Grande Bay Estates – Neighborhood Association – Wellington – Planning Analysis of Gate Issue**
- **Seneca Industrial Development – City of Pembroke Park – Review of Site Plan application related to Seneca Town Center**

- **PMG Riverfront – City of Fort Lauderdale – Review Historic Preservation Related Issues in conjunction with Site Plan application**
- **Investments Limited LLC – City of Boca Raton - Expert Witness for Plaintiff related to redevelopment potential of property**
- **Granite Investments LLC – City of Aventura - Proposed Land Use and Land Development Code changes to permit mixed use development**
- **Indian Creek Country Club – Indian Creek Village, FL – related to request for Dock Permit**
- **Surf House LLC - 8995 Collins – Surfside, FL – request for Conditional Use and Variances for Condo-Hotel use**
- **Trammell Crow - Alexan Fort Lauderdale, FL – request for Site Plan Approval- Litigation on behalf of Plaintiff [Akerman LLC]**
- **222 Lakeview LLC – RedSky Capital – WPB Okeechobee Business District Land Use and Land Development Code Changes – Litigation on behalf of Plaintiff [Nason Yeager Gerson, White & Lioce, P.A.]**

11/20/2018
OKR-2

Provided by
Lynn
Morgan

Oakland Park

4228 N Dixie Hwy # 107

LP: \$2,250

RP: \$2,200

MLS#: [A10454976](#)

Status: [Rented](#)

Subdivision: DIXIE LANDMARK PLAT

Bedrooms: 3 **Full Baths:** 2

Sqft Liv Area: 1,508 **Half Baths:** 1

Year Built: 2017

Faces: West

Garage: 1 **Carport:**

Waterfront Frnt

Waterfront:

Cooling: Ceiling Fans, Central Cooling

BEAUTIFUL 3 bedroom, 2 and a half bath townhome with 1 car garage. Kitchen with white cabinets, granite countertops, stainless steel appliances. Extra storage space below stairs. First floor with gorgeous wood-like tile. Washer and dryer on second level. Very nice community with playground right across the property and a community heated pool. Property vacant June 1st. Please give 3 hours notice for showings as property is owner occupied.

Interior Feat: First Floor Entry

Exterior Feat: Open Porch

Amenities: Community Pool

Lot Desc: Less Than 1/4 Acre Lot

Directions: From I-95 Exit at Oakland Park Blvd. Head East to Dixie Hwy then turn Left. Eastside Village will be on your right.

Closed Date: 06/16/2018

DOM: 26

Prepared By: Lin Morgan - License # 514917. Generated on 11/20/2018 1:22:53 PM



Customer 8 Photo

11/20/2018 1:22:53 PM

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Oakland Park

4234 N Dixie Hwy # 122

LP: \$2,200

RP: \$2,200

MLS#: [A10451436](#)

Status: [Rented](#)

Subdivision: Eastside Village

Bedrooms: 3 **Full Baths:** 2

Sqft Liv Area: 1,333 **Half Baths:** 1

Year Built: 2017

Faces: East

Garage: 1 **Carport:**

Waterfront Frnt

Waterfront:

Cooling: Central Cooling

New community in Ft. Lauderdale. Paver driveway & walkway as you enter this high end finished townhouse. Interior features stainless steel appliances, granite counters throughout, espresso cabinets, tile & carpet floors. Very spacious living areas and bedrooms with covered patio out back. Centrally located close to highways, Coral Ridge Mall, Lauderdale by the sea, downtown Ft. Lauderdale and beaches. Come and see this beauty for yourself.

Interior Feat: First Floor Entry, Volume Ceilings, Walk-In Closets

Exterior Feat: Patio

Amenities: Clubhouse, Paved Road, Community Pool, Sidewalks

Lot Desc:

Directions:

Closed Date: 07/18/2018

DOM: 90

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Oakland Park

4216 N Dixie Hwy # 55

LP: \$2,400

MLS#: [F10150536](#)

Status: Active

Subdivision: Eastside Village

Bedrooms: 3 Full Baths: 2

Sqft Liv Area: 1,303 Half Baths: 1

Year Built:

Faces: West

Garage: 1 Carport:

Waterfront Frnt: 20

Waterfront: Lake Front

Cooling:

Beautiful townhomes built in 2017. Unit has the full upgrade package and a private lake view. Extremely clean and bright unit.

Interior Feat:

Exterior Feat:

Amenities:

Lot Desc:

Directions: GPS

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Customer 8 Photo

11/20/2018 1:22:53 PM

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Oakland Park

3173 NW 32nd St

LP: \$1,850

MLS#: [F10149129](#)

Status: Active

Subdivision: Strok 2 147-22 B

Bedrooms: 3 **Full Baths:** 2

Sqft Liv Area: 1,685 **Half Baths:** 1

Year Built: 2009

Faces: South

Garage: 1 **Carport:**

Waterfront Frnt: 30

Waterfront: Lake Front

Cooling: Electric Cooling



Beautiful 3/2 townhome conveniently located. Features an open floor plan with a direct view of the lake. A spacious kitchen, ceramic flooring, cherry wood cabinets, granite counter-tops and stainless steel appliances. A separate laundry on the 1st floor. Master bedroom with master bath, dual vanities, with soaking tub, separate shower and walk in closet.

Interior Feat: First Floor Entry

Exterior Feat:

Amenities:

Lot Desc:

Directions: Oakland Park just west of 31st Avenue. North on Oakland

Prepared By: Lin Morgan - License # 514917. Generated on 11/20/2018 1:26:52 PM

Customer 8 Photo

11/20/2018 1:26:52 PM

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Petition to the City of Fort Lauderdale Planning and Zoning board and City Council

This petition is signed by residents of SMR neighborhood in Fort Lauderdale, Florida who did not attend the SMRCA general membership meeting on June 26, 2018.

We are opposed to any zoning change, to all plans and revisions to proposed development at the former site of the Intercession Church on 17th Street by DR Horton, developer.

We request that all city entities respect our opinion despite not being included in the voting on June 26, 2018 regarding the revised plan issue.

We further point out that the initial agenda did not include a scheduled vote on the revised plans of DR Horton, nor of the presentation made by DR Horton during the meeting. It may have been revised later, but this omission undoubtedly affected the turnout of interested parties.

DWELLING STYLES

76%

DETACHED SINGLE FAMILY

23%

**GRANDFATHERED
DUPLEX / MULTI- FAMILY**

RMM-25

Park

501 NW 17th Street

RDs-15

**Proposed Rezoning
Central City CRA**

Data taken from BCPA online records for all properties within the RDs-15 zoning district between NW 9th AVE and Andrews Avenue, north of 15th street.

*Provided by
Robert Miller*

11/20/2018 OFR-2

N Andrews Avenue

NW 16th Court

N Andrews Avenue Extension

NW 2nd Avenue

NW 3rd Avenue

NW 4th Avenue

NW 5th Avenue

NW 6th Avenue

NW 7th Avenue

NW 7th Terrace

NW 8th Avenue

NW 9th Avenue

NW 16th Court

NW 16th Court

NW 16th Court

NW 16th Court

NW 16th Court

NW 16th Court

NW 16th Court

NW 16th Court

NW 16th Court

NW 16th Court

NW 16th Court

NW 16th Court

NW 16th Court

NW 16th Court

NW 16th Court

NW 16th Court

NW 16th Court

NW 16th Court

NW 16th Court

NW 16th Court

11/20/2018 OFR-2
Provided by Chris Wainwright



City, Address, School, Agent, ZIP



Buy ▾

Sell ▾

Real Estate Agents

Chris ▾



1635 NW 7th Ave
Fort Lauderdale, FL 33311

\$393,602

Redfin Estimate

1,114 Sq. Ft.

\$353 / Sq. Ft.

\$235,000

Last Sold Price

3

Beds

2

Baths

Built: 1954

Status: Sold Source: Owner



Thinking About Selling?

Sell your home for more,
pay only a 1.5% listing fee

Estimated sale price

\$374,000 - \$414,000

[Talk to Redfin About Selling](#)

[View Owner Dashboard](#)

Redfin Estimate for 1635 NW 7th Ave

[Edit Home Facts](#) to improve accuracy.

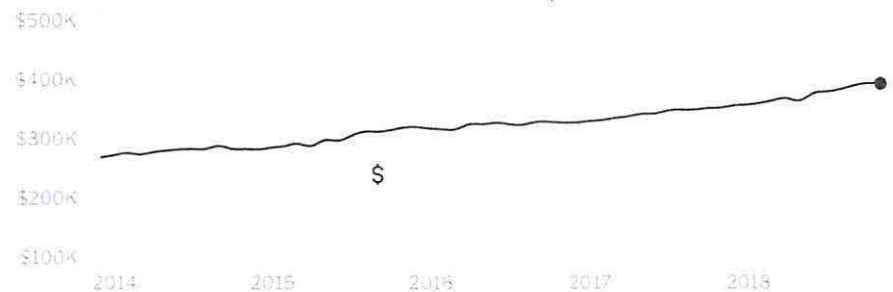
[Create an Owner Estimate](#)

\$393,602

+\$159K since sold in 2015

1 year

5 years



Estimate based on these recent sales. 📊

School Name	Distance
-------------	----------

Dillard High School

Public • 9 to 12 • Serves this home

GreatSchools Rating: 3/10

17 mi

Parent Rating: ★★★★★

[See homes this school serves](#)

School data provided by GreatSchools. School service boundaries are intended to be used as a reference only. To verify enrollment eligibility for a property, contact the school directly.

Neighborhood Info for 1635 NW 7th Ave

Florida Fort Lauderdale 33311

Transportation in 33311



48 Walk Score®

Car-Dependent
Walk Score®



39 Transit Score®

Some Transit
Transit Score®



51 Bike Score®

Bikeable
Bike Score®

This area is **car dependent** — most errands require a car. Transit is available, with a few nearby public transportation options. There is **some amount of infrastructure** for biking.

33311 Real Estate Sales (Last 30 days)



Median List Price	\$215,000	Avg. # Offers	—
Median \$ / Sq. Ft.	\$164	Avg. Down Payment	—
Median Sale / List	95%	# Sold Homes	51

Median Real Estate Values

Location	List Price	\$ / Sq. Ft.	Sale / List
South Middle River	\$299,800	\$204	97.0%
33311	\$199,000	\$163	96.0%
Fort Lauderdale	\$454,500	\$302	95.4%
Broward County	\$314,900	\$200	96.2%

\$/Sq. Ft. Houses in 33311

available data.

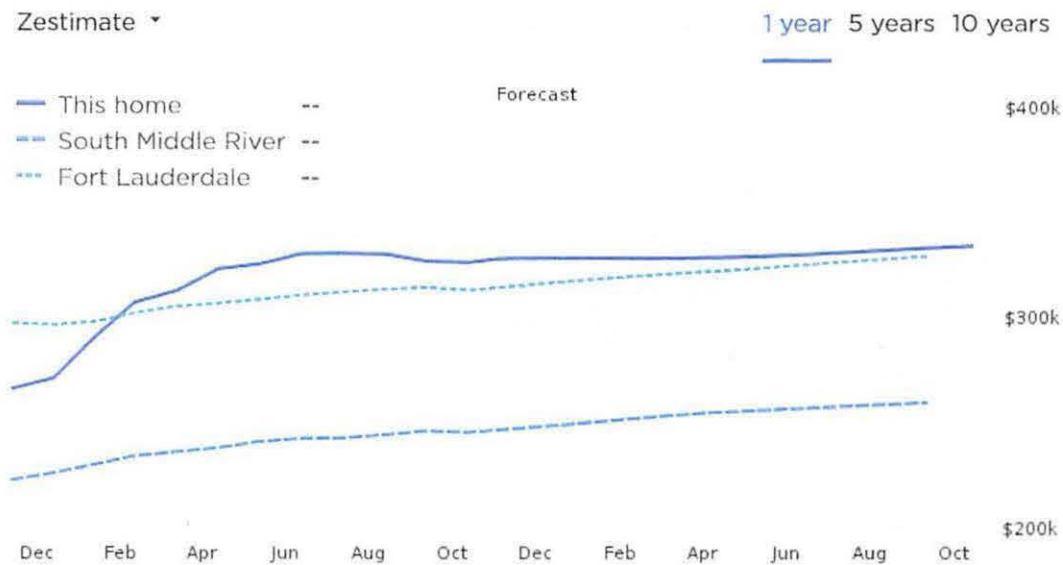
ESTIMATE BASED ON

Comparable homes \$330,777

Local tax assessments \$340,846

Market appreciation \$288,782

[Add owner estimate](#)



■ RENTAL ZESTIMATE ⓘ

\$1,800/mo

[Close](#)

available data.

ESTIMATE BASED ON

Comparable homes \$330,777

Local tax assessments \$340,846

Market appreciation \$288,782

[Add owner estimate](#)

Zestimate ▾

1 year 5 years 10 years



■ RENTAL ZESTIMATE ?

\$1,800/mo

[Close](#)

available data.

ESTIMATE BASED ON

Comparable homes \$330,777

Local tax assessments \$340,846

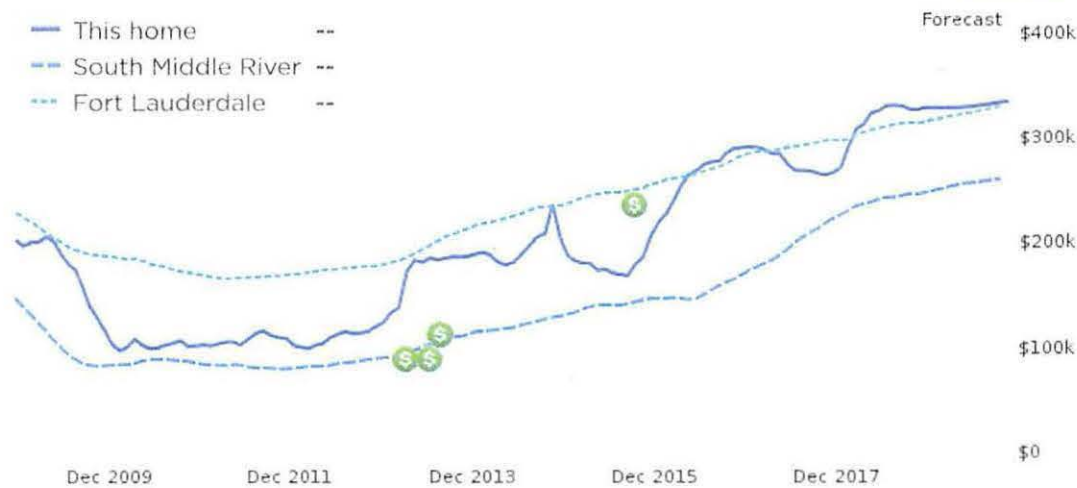
Market appreciation \$288,782

[Add owner estimate](#)

Zestimate ▾

1 year 5 years 10 years

— This home --
— South Middle River --
— Fort Lauderdale --



■ RENTAL ZESTIMATE ²

\$1,800/mo

[Close](#)



CITY OF FORT LAUDERDALE

PH-2
11/20/2018 Provided by
STAFF -
Tricia Logan

DRAFT
HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
WEDNESDAY, NOVEMBER 5, 2018 - 5:00 P.M.
FIRST FLOOR COMMISSION CHAMBER
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance</u> <u>6/2018 through 5/2019</u>	
		<u>Present</u>	<u>Absent</u>
David Kyner, Chair	P	5	0
George Figler, Vice Chair	P	5	0
Jason Blank	P	3	2
Brenda Flowers	P	4	1
Marilyn Mammano	P	5	0
Donna Mergenhausen	P	4	1
Arthur Marcus	P	5	0
David Parker	P	5	0
Richard Rosa	P	5	0
Jason Wetherington	A	3	1

City Staff

Shari Wallen, Assistant City Attorney
Trisha Logan, Planner III
Suellen Robertson, Administrative Assistant
Jamie Opperee, Recording Secretaries, Prototype Inc.

Communication to the City Commission

None

<u>Index</u>	<u>Applicant/Owner</u>	<u>Page</u>
1. H-18-014	Wren Street Inc, Mary Elaine Wilson	<u>2</u>
2. H-18-017	Thunderbird LP, Tom and Holly Forney	<u>4</u>
3. H-18-018	Luisa Santos	<u>6</u>
4. H-18-020	Alexander Nardi/ Wayne Ferrell	<u>7</u>
5. H-18-021	N.J. Thompson, Inc./ SH Brandt & Associates	<u>9</u>
6. H-18-022	Dawn McCann/ Stacey Joseph	<u>11</u>
7. H-18-024	P & L Leasing LLC/ Denise Williams	<u>12</u>
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1. Call to Order/Pledge of Allegiance

Chair Kyner called the meeting of the Historic Preservation Board to order at 5:03 p.m.

II. Determination of Quorum/Approval of Minutes

Roll was called and it was determined a quorum was present.

Motion made by Mr. Figler, seconded by Mr. Rosa, to approve the minutes of the Board's September 2018 meeting. In a voice vote, motion passed unanimously.

III. Public Sign-in/Swearing-In

All members of the public wishing to address the Board on any item were sworn in.

Board members disclosed communications and site visits they had regarding each case.

IV. Agenda Items:

1. Index

Case	H18014	FMSF#	
Owner	Wren Street Inc, Mary Elaine Wilson		
Applicant	Wren Street Inc, Mary Elaine Wilson		
Address	1500 NE 4 th Place		
General Location	At the Southeast corner of the intersection of NE 4 th Place and NE 15 th Avenue		
Legal Description	LAS OLAS PARK CORR PLAT 6-12 B LOT 1,2 BLK 7		
Existing Use	Vacant Daycare		
Proposed Use	N/A		
Zoning	RC-15		
Applicable ULDR Sections	47-24.11.B.6		
Request	Historic Landmark Designation Rescission of the Mary Cutler House		

[See staff report attached hereto]

Ms. Logan reviewed the staff report and concluded with:

In accordance with Sections 47-24.7.B.6 of the ULDR, staff recommends that the application for a rescission of the historic landmark designation under case number H18014 for the Mary Cutler House located at 1500 NE 4th Place be **Denied**.

Marie Elaine Wilson, owner, said she loved the home but it had become a financial hardship and was in foreclosure.

Mr. Marcus was unsure if a financial hardship was significant to rescinding the designation. Ms. Wilson stated in one year's time, the value of the home had fallen by \$300,000 and she believed this was due to the home being designated. She believed the designation was preventing her from selling the home for what it was worth.

Chair Kyner opened the public input portion of the meeting.

Cady Watson, realtor and friend of the owner, said a previous sale had fallen apart due to the designation and there was a current contract for sale pending that was contingent upon rescinding the designation. Ms. Watson believed that financial hardship could be taken into consideration as part of an application but no one at the City had told her about this but instead directed her to put forth this application instead.

Ms. Mammano pointed out that any owner could make improvements to the property by going through the Certificate of Appropriateness process.

Ms. Wallen said there was no economic hardship provision in this process; if the owner applied for a Certificate of Appropriateness to demolish the property and the Board denied it, the owner could come back to the Historic Preservation Board with an economic hardship application.

Mr. Blank believed the Board could not approve this request, since the requirements had not been met by the application.

Ms. Watson informed the Board that the property had been marketed to historic preservation specialists in Miami-Dade County but they did not feel it was worth it due to the location.

Chair Kyner encouraged Mr. Wilson to suggest to a buyer that he/she could apply for a Certificate of Appropriateness for Demolition as part of a redevelopment plan on the property.

There being no one else present wishing to address the Board on this matter, Chair Kyner closed the public hearing and brought the discussion back to the Board.

Motion made by Mr. Blank, seconded by Ms. Mammano to recommend denial of the request for rescission of historic landmark designation under case number H18014 for the Mary Cutler House located at 1500 NE 4th Place, based on a finding the request is not consistent with the criteria as outlined in the Unified Land Development Regulations, Section 47-24.7.B.6. In a roll call vote, motion passed 9-0.

2.

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Case	H18017	FMSF#	BD02877
Owner	Thunderbird LP, Tom and Holly Forney		
Applicant	Tom and Holly Forney		
Address	1100 SW 6 th Street		
General Location	At the southwest corner of SW 6 th Street and SW 11 th Avenue		
Legal Description	<p>A PORTION OF LOTS 2 AND 3, BLOCK 21, AMENDED PLAT OF RIVERSIDE ADDITION TO FORT LAUDERDALE, ACCORDING THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:</p> <p>Commencing at the Northwest corner of said Lot 3; thence South 00°00'00" East, on the West line of said Lot 3, a distance of 106.80 feet; thence North 89°53'13" East, a distance of 40.44 feet to the Point of Beginning; thence continuing North 89°53'13" East, a distance of 0.74 feet; thence North 00°57'31" West, a distance of 2.75 feet; thence North 89°41'07" East, a distance of 10.98 feet; thence South 00°04'35" East, a distance of 2.77 feet; thence North 89°36'16" East, a distance of 11.04 feet; thence North 01°22'05" East, a distance of 2.79 feet; thence North 89°11'52" East, a distance of 24.14 feet; thence South 00°31'05" East, a distance of 18.20 feet; thence North 90°00'00" West, a distance of 12.44 feet; thence South 00°24'52" East, a distance of 38.94 feet; thence South 89°40'48" West, a distance of 5.93 feet; thence South 00°10'46" East, a distance of 14.68 feet; thence South 89°44'02" West; a distance of 22.45 feet; thence North 00°24'52" West, a distance of 14.60 feet; thence North 00°24'52" West, a distance of 14.60 feet; thence South 89°40'48" West, a distance of 6.00 feet; thence North 00°31'37" West a distance of 54.15 feet to the Point of Beginning.</p>		

	Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 2,484 square feet or 0.0570 acres more or less. It is the intent of this Legal Description to follow the outside perimeter of the existing building.
Existing Use	Single-Family Residential
Proposed Use	Single-Family Residential
Zoning	RS-8
Applicable ULDR Sections	47-24.11.B.6
Request	Historic Landmark Designation of the Bender Residence

[See staff report attached hereto]

Ms. Logan reviewed the staff report and concluded with:

In accordance with Sections 47-24.7.B.6 of the ULDR, specifically under criterion (c) and (e), staff recommends that the application for the historic landmark designation of the Bender Residence located at 1100 SW 6th Street be **Approved with the following Condition:**

1. Additional structures shall not be constructed directly in front of the main two-story residence that would obscure the view of the front elevation from SW 6th Street.

Tom Forney, owner, said their original renovation costs would have triggered a FEMA requirement to raise the house above the flood plain and designation would remedy that. He said they planned to maintain the house as it was and he felt it would make a great addition to Riverside Park.

Chair Kyner opened the public input portion of the meeting. There being no one present wishing to address the Board on this matter, Chair Kyner closed the public hearing and brought the discussion back to the Board.

Ms. Logan explained that her recommended condition for approval was due to the owner's desire to add a structure to the property and to ensure it would not be built in front of the house.

Motion made by Mr. Blank, seconded by Mr. Figler to recommend approval with the following condition of the request for historic landmark designation to the City Commission under case number H18017 for the Bender Residence located at 1100 SW 6th Street, based on a finding the request is consistent with the criteria for designation, specifically criterion (c) and (e), as outlined in the Unified Land Development Regulations, Section 47-24.7.B.6.

1. Additional structures shall not be constructed directly in front of the main two-story residence that would obscure the view of the front elevation from SW 6th Street.

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

3.

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Case	H18018	FMSF#	
Owner	Luisa Santos		
Applicant	Luisa Santos		
Address	1212 SW 4 th Street		
General Location	Approximately 200 feet west of the SW 4 th Street and SW 12 th Avenue intersection, on the south side of the street.		
Legal Description	WAVERLY PLACE 2-19 D LOT 11,12,13 BLK 104		
Existing Use	Single-Family Residential		
Proposed Use	Single-Family Residential		
Zoning	RML-25		
Applicable ULDR Sections	47-24.11.C.3.c.i, 47-17.7.B		
Request	Certificate of Appropriateness for Minor Alteration <ul style="list-style-type: none"> • Replace existing windows and doors throughout with new impact windows and doors on a single-family residence. 		

[See staff report attached hereto]

Ms. Logan reviewed the staff report and concluded with:

In accordance with Sections 47-17.7.B and 47-24.11.C.3.c.i of the ULDR, staff recommends that the application for a Certificate of Appropriateness for minor alterations under case number H118018 located at 1212 SW 4th Street to replace existing windows and doors throughout with new impact windows and doors on a single-family residence be **Approved with the following Conditions:**

1. All glass shall be clear with an option of low-e.
2. Opening "K" shall be (2) casement windows.
3. Opening "L" shall be French door with full lite.
4. The application is subject to approval by Building, Zoning, and all ULDR requirements.

Neither the applicant nor her representative was present.

Mr. Blank wondered why the applicant's request for grey tinted glass should be denied. Ms. Logan explained that when the house was built, tinted glass was not available, so it was more appropriate to use clear glass. Ms. Logan had not received feedback from the applicant or her representative regarding the condition that clear glass be used.

The Board postponed the case to later in the meeting to allow Ms. Logan to try to contact the owner's representative.

Later in the meeting, Ms. Logan said she had received an email from the applicant indicating that they agreed with the staff recommendations but the original request had been for a horizontal roller on the front window because the casement window's swing would interfere with the walkway. The homeowner felt the pavers could be moved if wheelchair access was required.

Chair Kyner opened the public input portion of the meeting. There being no one present wishing to address the Board on this matter, Chair Kyner closed the public hearing and brought the discussion back to the Board.

Motion made by Mr. Marcus, seconded by Ms. Mammano to approve with the following conditions the request for a Certificate of Appropriateness under case number H18018 located at 1212 SW 4th Street for minor alterations to replace existing windows and doors throughout with new impact windows and doors on a single-family residence, based on a finding the request is consistent with the purpose and intent of the Secretary of the Interior's Standards for Historic Preservation and complies with the Historic Design Guidelines.

1. All glass shall be clear with an option of low-e.
2. Opening "K" shall be (2) casement windows.
3. Opening "L" shall be French door with full lite.
4. The application is subject to approval by Building, Zoning, and all ULDR requirements.

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

4.

Index

Case	H18020	FMSF#	BD02869
Owner	Alexander Nardi		
Applicant	Wayne Ferrell		
Address	232 SW 12 th Avenue		
General Location	Approximately 110'-0" north of the intersection of SW 12 th Avenue and West Las Olas Boulevard, on the east side of the street.		

Legal Description	THE NORTH 37.50 FEET OF LOTS 11-14 OF LOTS 11-14, BLOCK 111 WAVERLY PLACE
Existing Use	Residential
Proposed Use	Residential
Zoning	RML-25
Applicable ULDR Sections	47-24.11.C.3.c.i, 47-24.11.C.3.c.ii, 47-17.7.B
Request	<p>Certificate of Appropriateness for Demolition</p> <ul style="list-style-type: none">• Partial demolition of existing structure. <p>Certificate of Appropriateness for Major Alteration</p> <ul style="list-style-type: none">• Addition to the front of the structure and back porch addition.

[See staff report attached hereto]

Ms. Logan reviewed the staff report and concluded with the following regarding the COA for Demolition:

In accordance with Sections 47-17.7.B and 47-24.11.C.3.c.ii of the ULDR staff recommends that the application for a COA for Demolition of a portion of the existing structure at 232 SW 12th Avenue to be **Approved with the following Condition:**

1. This application is subject to the approval by Building, Zoning, and all other ULDR requirements.

Ms. Logan concluded with the following regarding the COA for Major Alterations:

In accordance with Sections 47-17.7.B and 47-24.11.C.3.c.ii of the ULDR staff recommends that the application for a COA for Major Alterations for an addition to the front of the structure and back porch addition at 232 SW 12th Avenue to be **Approved with the following Conditions:**

1. All glass shall be clear with the option of a low-e coating.
2. Applicant shall specify the use of 3-tab asphalt shingle or dimensional shingles.
3. This application is subject to the approval by Building, Zoning, and all other ULDR requirements.

Wayne Ferrell, architect, said the home was in terrible condition and the owner wanted to save it.

Chair Kyner asked Mr. Ferrell to consider moving the entire structure forward on the property to become the façade for the new construction. Mr. Ferrell said moving the structure would be significantly more expensive.

Mr. Marcus pointed out that the façade was not original and Ms. Logan confirmed it had been added in the 1940s but the structure as it stood today would be considered contributing.

Chair Kyner opened the public input portion of the meeting. There being no one present wishing to address the Board on this matter, Chair Kyner closed the public hearing and brought the discussion back to the Board.

Motion made by Ms. Mammano, seconded by Mr. Figler, to approve with the following condition the request for a Certificate of Appropriateness under case number H18020 for the demolition of a portion of the existing structure at 232 SW 12th Avenue based on a finding the request is consistent with the purpose and intent of the Secretary of the Interior's Standards for Historic Preservation and complies with the Historic Design Guidelines, as outlined in the staff memorandum.

1. This application is subject to the approval by Building, Zoning, and all other ULDR requirements.

In a voice vote, motion passed 9-0.

Motion made by Ms. Mammano, seconded by Mr. Figler, to approve with the following conditions the request for a Certificate of Appropriateness under case number H18020 for an addition to the front of the structure and back porch addition at 232 SW 12th Avenue based on a finding the request is consistent with the purpose and intent of the Secretary of the Interior's Standards for Historic Preservation and complies with the Historic Design Guidelines, as outlined in the staff memorandum.

1. All glass shall be clear with the option of a low-e coating.
2. Applicant shall specify the use of 3-tab asphalt shingle or dimensional shingles.
3. This application is subject to the approval by Building, Zoning, and all other ULDR requirements.

In a voice vote, motion passed 9-0.

5.

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Case	H18021	FMSF#	
Owner	N.J. Thompson, Inc.		
Applicant	SH Brandt & Associates		
Address	927 SW 2 Court		
General Location	Approximately 70 feet east of the SW 2 Court and SW 10 Avenue intersection (north side).		
Legal Description	WAVERLY PLACE 2-19 D LOT 13, 14 & E 5 OF LOT 15 & 5		
Existing Use	Vacant Lot		

Proposed Use	Residential (Duplex)
Zoning	RML-25
Applicable ULDR Sections	47-24.11.C.3.c.i, 47-24.11.C.4.c, 47-17.7.B, 47-24.11.C.3.c.iii
Request	Certificate of Appropriateness for New Construction > 2000 SF GFA • New Construction of a new two-story duplex.

[See staff report attached hereto]

Ms. Logan reviewed the staff report and concluded with:

In accordance with Sections 47-17.7.A and 47-24.11.C.3.c.iii of the ULDR, staff recommends that the application for a COA for a new construction of a two-story duplex under case number H18021 located at 927 SW 2 Court be **Approved with the following Conditions:**

1. All glass shall be clear with the option of a low-e coating.
2. This application is subject to the approval by Building, Zoning, and all ULDR requirements.

Steve Brandt, architect, provided a video presentation that gave a 360° view of the proposed construction. He said they had reworked the previous design to conform to the code.

Mr. Marcus appreciated how the design fit in with the neighborhood. He asked about the color of the garage doors and Mr. Brandt explained that they would actually be wood grain.

Chair Kyner opened the public input portion of the meeting. There being no one present wishing to address the Board on this matter, Chair Kyner closed the public hearing and brought the discussion back to the Board.

Mr. Brandt discussed the additional cost of insulated clear glass as opposed to a tinted glass and pointed out that some tinted glass colors were not obvious. He added that this was not a historic structure, it was a new building. Ms. Logan said the Material and Design Guidelines had options, but having dark tinted windows in relation to historic structures was not a preferred method. Ms. Mammano suggested they consider changing in the ordinance. Mr. Marcus disagreed, and felt it was more respectful to maintain the current standards and would prevent the neighborhood from having a "carnival" like atmosphere.

Mr. Blank suggested removing Ms. Logan's condition for the windows to be clear with a low e-coating but Ms. Mammano, Mr. Figler and Mr. Marcus disagreed.

Mr. Brandt suggested the City just forbid dark tints.

Motion made by Mr. Marcus, seconded by Ms. Mammano to approve with the following conditions the request for a Certificate of Appropriateness under case number H18021 located at 927 SW 2 Court for the new construction of a two-story duplex based on a finding the request is consistent with the purpose and intent of the Secretary of the Interior's Standards for Historic Preservation and complies with the Historic Design Guidelines, as outlined in the staff memorandum.

1. All glass shall be clear with the option of a low-e coating.
2. This application is subject to the approval by Building, Zoning, and all ULDR requirements.

In a roll call vote, motion passed 8-1 with Ms. Flowers opposed.

6.

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Case	H18022	FMSF#	BD02865
Owner	Dawn McCann		
Applicant	Stacey Joseph		
Address	1205 W. Las Olas Boulevard		
General Location	Approximately 80 feet west of the corner of SW 12 th Avenue and West Las Olas Boulevard on the north side of the street.		
Legal Description	WAVERLY PLACE 2-19 D LOT 3,4 & S1/2 OF VAC ALLEY ABUTTING SAID LOTS BLK 110		
Existing Use	Single-Family Residential		
Proposed Use	Single-Family Residential		
Zoning	RML-25		
Applicable ULDR Sections	47-24.11.C.3.c.i, 47-17.7.B		
Request(s)	Certificate of Appropriateness for Minor Alteration <ul style="list-style-type: none"> • Placement of a shed in the rear of the structure. 		

[See staff report attached hereto]

Ms. Logan reviewed the staff report and concluded with:

In accordance with Sections 47-17.7.A and 47-24.11.C.3.c.iii of the ULDR, staff recommends that the application for a COA for new shed in rear yard under case number H18022 located at 1205 W. Las Olas Boulevard be **Approved with the following Condition:**

1. This application is subject to the approval by Building, Zoning, and all ULDR requirements.

Dawn McCann, owner, stated she needed a shed for storage.

Chair Kyner opened the public input portion of the meeting. There being no one present wishing to address the Board on this matter, Chair Kyner closed the public hearing and brought the discussion back to the Board.

Motion made by Mr. Blank, seconded by Ms. Flowers to approve with the following condition the request for a Certificate of Appropriateness under case number H18022 located at 1205 W. Las Olas Boulevard for a new shed in the rear yard based on a finding the request is consistent with the purpose and intent of the Secretary of the Interior's Standards for Historic Preservation and complies with the Historic Design Guidelines, as outlined in the staff memorandum.

1. This application is subject to the approval by Building, Zoning, and all ULDR requirements.

In a voice vote, motion passed 9-0.

7.

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Case	H18024	FMSF#	
Owner	P & L Leasing LLC		
Applicant	Denise Williams		
Address	711 SW 2 nd Street		
General Location	Approximately 125'-0" west of the intersection of SW 7 th Avenue and SW 2 nd Street, on the north side of SW 2 nd Street.		
Legal Description	TOWN OF FT LAUDERDALE B-40 D W 78 OF S 135 OF LOT 10 & E 21 OF LOT 9 OF S 135 BLK 20		
Existing Use	Commercial		
Proposed Use	Commercial		
Zoning	RAC-AS		
Applicable ULDR Sections	47-24.11.C.3.c.i, 47-17.7.B		
Request(s)	Certificate of Appropriateness for Minor Alteration: • Installation of two (2) ½" MDO Sign Boards		

[See staff report attached hereto]

Ms. Logan reviewed the staff report and concluded with:

In accordance with Sections 47-24.11.C.3.c.i and 47-17.7.B of the ULDR staff recommends that the application for a COA for Minor Alterations for the installation of two signs be **Approved with Condition**:

1. This application is subject to the approval by Building, Zoning, and all ULDR requirements.

Denise Williams, applicant, invited questions.

Angel Olivares, business owner, said he wanted the sign to comply with the code.

Chair Kyner opened the public input portion of the meeting. There being no one present wishing to address the Board on this matter, Chair Kyner closed the public hearing and brought the discussion back to the Board.

Motion made by Mr. Marcus, seconded by Mr. Blank to approve with the following condition the request for a Certificate of Appropriateness (COA) under case number H18024 located at 711 SW 2nd Street for the installation of two (2) ½" MDO signs based on a finding the request complies with the Historic Design Guidelines.

1. This application is subject to the approval by Building, Zoning, and all ULDR requirements.

In a voice vote, motion passed 9-0.

8.

Index

Case	H18023	FMSF#	BD0194
Owner	Fort Lauderdale Woman's Club		
Applicant	Florida Department of State, Division of Historical Resources		
Address	20 S. Andrews Avenue		
General Location	Approximately 150'-0" south of the southeast corner of East Broward Boulevard and South Andrews Avenue		
Legal Description	STRANAHANS SUB LOTS 13 TO 18 BLK 14 FT LAUDERDALE 3-10 D LOT IN SW COR BLK D 100 BY 135 E & W, LESS PT DESC IN OR 8304/556 FOR RD RW		
Existing Use	Clubhouse		
Proposed Use	Clubhouse		
Zoning	RAC-CC		
Applicable ULDR Sections	47-24.11.B.6		
Request	Review and Comment as a Certified Local Government (CLG) for the National Register Nomination of the Fort Lauderdale Woman's Club		

[See staff report attached hereto]

Ms. Logan said as the Certified Local Government, they should review and comment on the application. She stated the building was already recognized as a local historic landmark.

JoAnn Smith, president of the Fort Lauderdale Woman's Club, said they had questions about possible restrictions on planned improvements to the property once it was designated. Ms. Logan stated the existing local designation was actually more restrictive than State designation. She explained that since the building is already locally designated any proposed improvements must be approved by the Board.

Chair Kyner remarked that the application was wonderfully written.

Chair Kyner opened the public input portion of the meeting. There being no one present wishing to address the Board on this matter, Chair Kyner closed the public hearing and brought the discussion back to the Board.

Motion made by Ms. Mammano, seconded by Mr. Marcus to state that the Board supports the addition of the Fort Lauderdale Woman's Club in the National Register. In a voice vote, motion passed 9-0.

VI. Good of the City

Index

Ms. Mammano asked Ms. Logan for a report on the public meetings regarding changes to the ULDR.

Ms. Logan said there had been two recent public meetings. The first, at the Sailboat Bend Civic Association, had been well attended. Attendees had been receptive to the changes in administrative approvals. They had also discussed the current state of the district and possible ways to improve it and to clarify what was contributing and not contributing. One attendee had also brought up concerns about property values and interim protective measures.

The second meeting was at City Hall and people owning individual landmarks and other community members had been invited. At that meeting, the interim protective measures had been discussed, as well as designation, property rights and notice.

Ms. Mammano had attended the meetings and recalled owners being concerned that an "unhappy neighbor" could file a designation application on a property and there was a 180-day period during which the owner could not do anything with his/her property. Ms. Logan explained that the "interim protective" period, which could take up to 180 days, was intended to prevent an owner preemptively demolishing a property while it was under consideration for designation.

Ms. Logan stated additional public outreach was planned and they would offer to speak at HOA meetings.

Ms. Mammano wanted to see a list of concerns people had raised at the meetings, as well as staff's responses. Ms. Logan stated staff was keeping track of all comments

they were receiving and agreed to share this with the Board once she compiled them into a document.

Ms. Mammano suggested Ms. Logan meet with the Council of Fort Lauderdale Civic Associations.

Mr. Marcus had heard that Pier 66 Hotel property had been purchased and the new owner intended to redevelop it. Ms. Logan stated the owner had submitted an application for administrative review regarding interior work to address hurricane damage. This included replacing the picket-style balconies with clear glass railings. She said historic photos showed transparent looking balconies there, so there had been no issue with this request. There was also a request to replace the solid wall, triangular balconies with partial solid and partial glass balconies. Staff had recommended retaining *most* of the solid material but the owner will be retaining 50%.

Ms. Logan informed the Board that the owner had indicated intent to apply for designation once the tower received its Certificate of Occupancy or in five years, whichever came first.

The Board was concerned that the owner would do so much work on the building that it would no longer be eligible for designation. Ms. Mammano wanted Anthony Abbate to examine the plans and provide an opinion of whether or not the changes could affect future designation. Mr. Marcus volunteered to examine the plans.

Mr. Blank wanted to investigate allowing the application fee to be waived when an applicant had a financial hardship.

Ms. Logan distributed copies of the original email that Commissioner Glassman had forwarded to Chair Kyner regarding a demolition request in Sailboat Bend at their September meeting.

V. Communication to the City Commission

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None

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 7:25 p.m.

Attest:

Chairman:

ProtoType Inc. Recording Secretary

David Kyner, Chair

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The City of Fort Lauderdale maintains a Website for the Historic Preservation Board Meeting Agendas and Results:

<http://www.fortlauderdale.gov/departments/city-clerk-s-office/board-and-committee-agendas-and-minutes/historic-preservation-board>

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