



PLANNING AND ZONING BOARD MEETING MINUTES

CITY HALL COMMISSION CHAMBERS

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

WEDNESDAY, MARCH 16, 2022 – 6:00 P.M.

CITY OF FORT LAUDERDALE

June 2021 – May 2022

Board Members	Attendance	Present	Absent
Jacquelyn Scott, Chair	P	10	0
Brad Cohen, Vice Chair	P	7	3
John Barranco	P	9	1
Mary Fertig (arr. 6:16)	P	10	0
Steve Ganon	P	10	0
Shari McCartney	P	9	1
William Rotella (arr. 6:03)	P	9	1
Jay Shechtman	P	8	2
Michael Weymouth	P	7	3

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

Staff

Ella Parker, Urban Design and Planning Manager
D'Wayne Spence, Assistant City Attorney
Shari Wallen, Assistant City Attorney
Jim Hetzel, Principal Planner
Michael Ferrera, Urban Design and Planning
Nicholas Kalargyros, Urban Design and Planning
Adam Schnell, Urban Design and Planning
Trisha Logan, Historic Preservation Planner
Anthony Fajardo, Development Services Director
Orlando Arrom, Engineering
Istvan Virag, Transportation and Mobility Department
Leslie Harmon, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chair Scott called the meeting to order at 6:00 p.m. Roll was called and the Pledge of Allegiance was recited. The Chair introduced the Board members present, and Urban Design and Planning Manager Ella Parker introduced the Staff members present.

Mr. Rotella arrived at 6:03 p.m.

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

Mr. Barranco stated that the February 16, 2022 minutes may require amendment to reflect that he has not yet filled out the appropriate conflict paperwork for that meeting. Assistant City Attorney D'Wayne Spence advised that the March minutes may reflect that the voting conflict form will be completed and attached to the February minutes.

Motion made by Vice Chair Cohen, seconded by Mr. Shechtman, to approve. In a voice vote, the **motion** passed unanimously.

III. PUBLIC SIGN-IN / SWEARING-IN

Any members of the public wishing to speak at tonight's meeting were sworn in at this time. Chair Scott clarified that individuals speaking on their own behalf at tonight's meeting will have three minutes in which to speak. Representatives of organizations will have five minutes, and Applicants will have 15 to 20 minutes.

IV. AGENDA ITEMS

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Case Number

1. UDP-V21004**
2. UDP-V21005**
3. UDP-P21005
4. UDP-S20018**
5. UDP-S21045
6. UDP-T22001*
7. UDP-T22003*

Applicant

City of Fort Lauderdale
City of Fort Lauderdale
El Car Wash FL Federal, LLC
Downtown Fort Lauderdale Waterfront 18, LLC
Gypress 6261, LLC and Citrix Systems, Inc.
City of Fort Lauderdale
City of Fort Lauderdale

Special Notes:

Local Planning Agency (LPA) items (*) — In these cases, the Planning and Zoning Board will act as the Local Planning Agency (LPA). Recommendation of approval will include a finding of consistency with the City's Comprehensive Plan and the criteria for rezoning (in the case of rezoning requests).

Quasi-Judicial items ()** — Board members disclose any communication or site visit they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on quasi-judicial matters will be sworn in and will be subject to cross-examination.

Chair Scott noted that a request was made to defer Item 1 to the May 18, 2022 meeting.

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

the south and west, which wraps around the subject property. No new median cuts are planned for access.

Mr. Shechtman recalled that in the past, the Board has discussed concerns and frustrations regarding nearby Chick-fil-A and Starbucks properties on Federal Highway, both of which contribute to the obstruction of traffic on that roadway. He requested assurance that approval of this plat will not add to this obstruction. Nicholas Kalargyros, representing Urban Design and Planning, stated that the plat is only a boundary plat for the land, which is a Broward County requirement. The Site Plan for the property is currently undergoing review by Staff, who will ensure it meets the adequacy requirements found in the Unified Land Development Regulations (ULDR). The Site Plan has also been submitted to the department.

Chair Scott asked if the project will come back to the Planning and Zoning Board for further review at a later date. Mr. Kalargyros replied that the project will undergo Site Plan Level 1 review, which does not come before the Board.

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

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

Motion made by Mr. Barranco, seconded by Vice Chair Cohen, to approve with Staff conditions. In a roll call vote, the **motion** passed 8-0.

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

7. **CASE: UDP-T22003**
REQUEST: * Amending Section 47-22.8, "Special Sign Districts" by Creating Subsections 47-22.8.A, entitled "General Requirements" and 47-22.8.B, entitled "New River Center Special Sign District", creating a special sign district and regulations for New River Center Area, located south of E. Las Olas Boulevard, west of SE 3rd Avenue, east of SE 1st Avenue and north of New River Drive.
APPLICANT: City of Fort Lauderdale
GENERAL LOCATION: Las Olas Way; south of East Las Olas Boulevard, west of SE 3rd Avenue, east of SE 1st Avenue and north of New River Drive.
COMMISSION DISTRICT: 4 – Ben Sorensen
NEIGHBORHOOD ASSOCIATION: Downtown Fort Lauderdale Civic Association
ZONING DISTRICT: Downtown Regional Activity Center – City Center
LAND USE: Downtown Regional Activity Center
CASE PLANNER: Michael Ferrera

Ms. Fertig arrived at 6:16 p.m.

Nectaria Chakas, representing the Applicant, explained that the request is for establishment of a sign district as permitted by the City's ULDR. 60% of merchants fronting onto a street may petition the City for establishment of such a district, and the district's requirements then become part of City Code. Tonight's Application would establish the boundaries of a sign district and the accompanying signage regulations.

Ms. Chakas showed a visual of the proposed sign district, which encompasses a number of buildings on Las Olas Boulevard and NE 3rd Street. These properties are part of Florida Quality Development's master planned communities, which were established by state law in the 1980s. The area was platted under a single plat. The right-of-way in the center of the proposed district, Las Olas Way, is a private roadway owned by the New River Center Maintenance Association, which would also own the district. The owners granted the City an ingress/egress easement for this road.

The district owners wish to install a monument sign at the corner of Las Olas Way and East Las Olas Boulevard. This sign would advertise the businesses within the boundary of the sign district. It will be considered an off-premises sign, which means the only way the monument sign would be allowed is within a sign district.

Ms. Chakas noted that the properties' plat shows all parcels were included in a single plat for a master planned community. She also showed a rendering of the proposed monument sign, noting that the Riverwalk Linear Park will also include a wayfinding sign using the logo of the Riverwalk Trust. The Trust has provided a letter of support for the requested sign district.

Mr. Shechtman asked if the rules of the proposed sign district are consistent with the City's general signage rules. Ms. Chakas confirmed this, adding that the sign district states that any individual signs on the businesses' properties must comply with ordinary City Sign Code. The monument sign is a separate sign that would not be permitted without establishment of a sign district.

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

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

Motion made by Mr. Rotella, seconded by Vice Chair Cohen, to approve. In a roll call vote, the **motion** passed 9-0.

Mr. Rotella asserted that he did not wish to introduce the option of \$20,000 payment in lieu when \$42,000 is the calculated cost. Mr. Weymouth added that the inclusion of this language would make for a more confusing process, and the ~~motion~~ should be left as is.

Mr. Shechtman ~~withdrew~~ his proposed amendment and ~~seconded the motion as~~ made by Ms. Fertig.

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

V. COMMUNICATION TO THE CITY COMMISSION

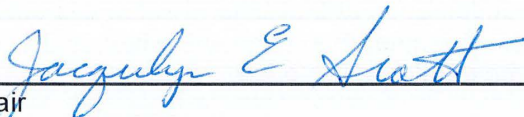
Chair Scott reported that the Board's communication to the City Commission regarding safety issues related to the FEG railroad was accepted positively by the Commissioners, two of whom hope to work with FEG to create a barrier to the train tracks as well as to provide a LauderTrail connection.

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

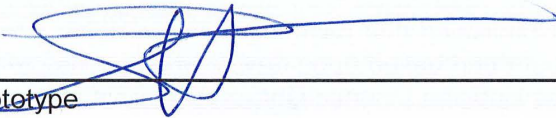
None.

There being no further business to come before the Board at this time, the meeting was adjourned at 8:58 p.m.

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



Chair



Prototype

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