



CITY OF FORT LAUDERDALE

**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.**

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.

~~Chair Scott stated that deferral to the May 18, 2022 meeting was also requested for Item 2.~~

~~Motion made by Mr. Shechtman, seconded by Mr. Weymouth, to defer. In a voice vote, the motion passed unanimously.~~

3. **CASE:** UDP-P21005
REQUEST: Plat Review
PROPERTY OWNER/APPLICANT: El Car Wash FL Federal, LLC.
AGENT: Elizabeth Tsouroukdissian, Pulice Land Surveyors
ADDRESS: 1555 N Federal Highway
PROJECT NAME: Landaukaras Plat
ABBREVIATED LEGAL DESCRIPTION: 36-49-42 Acreage
COMMISSION DISTRICT: 2 – Steven Glassman
NEIGHBORHOOD ASSOCIATION: Poinsettia Heights Civic Association
ZONING DISTRICT: Boulevard Business (B-1)
LAND USE: Commercial
CASE PLANNER: Nicholas Kalargyros

Disclosures were made at this time.

Janna Lhota, representing the Applicant, stated that the request is for a boundary plat for a parcel approximately 0.71 acre in size. The plat note will be for 3,000 sq. ft. of commercial use. All comments from the Development Review Committee (DRC) have been addressed. The use proposed for the site is an automatic car wash roughly 2,500 sq. ft. in size, which is being reviewed by Staff.

Mr. Weymouth asked if the facility will be open 24 hours per day. Ms. Lhota replied that the car wash will be open during daylight hours, approximately 7:30 a.m. to 6:30 p.m. Three employees are expected to be on-site, although the facility itself is a “no-touch” car wash.

Mr. Shechtman asked why the property is being platted. Ms. Lhota explained that the site is presently unplatted and requires a plat in order to receive a building permit. There is a concurrent Site Plan application for the parcel which includes more specific information about the layout of the site. The car wash will be constructed in a north-south orientation, with all active uses on the east side of the building toward Federal Highway. The plat does not include information on the structure, but includes the square footage allocation and access opening.

Mr. Weymouth asked if any cross-access is planned between the subject property and the adjacent property. Ms. Lhota replied that the Florida Department of Transportation (FDOT) reviewed the plat and has requested this cross-access for the parcel located to

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~~

~~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 FEC railroad was accepted positively by the Commissioners, two of whom hope to work with FEC 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.]