



PLANNING AND ZONING BOARD MEETING MINUTES
CITY HALL COMMISSION CHAMBERS
100 N. ANDREWS AVE., FORT LAUDERDALE, FLORIDA 33301
WEDNESDAY, NOVEMBER 16, 2022 – 6:00 P.M.

CITY OF FORT LAUDERDALE

Board Members	June 2022 – May 2023		
	Attendance	Present	Absent
Michael Weymouth, Chair	P	6	0
Brad Cohen, Vice Chair	P	4	2
John Barranco	P	6	0
Mary Fertig	P	6	0
Steve Ganon	P	6	0
Shari McCartney	P	3	3
Patrick McTigue	P	4	0
William Rotella	P	5	1
Jay Shechtman	P	5	1

Staff

D'Wayne Spence, Assistant City Attorney
Shari Wallen, Assistant City Attorney
Jim Hetzel, Principal Urban Planner
Tyler Laforme, Urban Design and Planning
Adam Schnell, Urban Design and Planning
Lorraine Tappen, Urban Design and Planning
Cija Omengebar, Central City CRA Planner
Dr. Nancy Gassman, Assistant Director of Public Works
Leslie Harmon, Recording Secretary, Prototype, Inc.

Communication to City Commission

Vice Chair Cohen recommended that the Board send a communication to the City Commission to have all Board members sit at the dais. The Board members voted to approve this suggestion by unanimous voice vote (9-0).

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chair Weymouth called the meeting to order at 6:02 p.m. and the Pledge of Allegiance was recited. The Chair introduced the Board members present.

Chair Weymouth requested that the four Board members currently seated at tables be permitted to return to the dais for future meetings.

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

Motion made by Mr. McTigue, seconded by Ms. McCartney, 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.

Motion made by Mr. Schechtman, seconded by Mr. McTigue, to include Staff recommendations, where applicable, on Agenda Items instead of reading each one each time. In a voice vote, the **motion** passed unanimously.

IV. AGENDA ITEMS

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Case Number

1. UDP-S22021**
2. UDP-Z22019 ** **
3. UDP-Z22017*
4. UDP-L22004*
5. UDP-L22003*
6. UDP-T22010*

Applicant

P & S Hospitality Corporation
SJC Sistrunk, LLC
City of Fort Lauderdale
PFL VII, LLC
PFL VII, LLC
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.

~~1. CASE: UDP S22021~~

~~**REQUEST:** ** Site Plan Level III: Parking Reduction for 124 Room Hotel~~

~~**APPLICANT:** P & S Hospitality Corporation~~

~~**AGENT:** Steven Tilbrook, Esq., Akerman, LLP.~~

~~**PROJECT NAME:** Staybridge Suites~~

~~**PROPERTY ADDRESS:** 1515 SW 26th Street~~

~~**ABBREVIATED LEGAL DESCRIPTION:** Osborne Park 22-34 B Lot 19 and 20
West 1/2 Blk 2~~

~~**ZONING DISTRICT:** General Business (B-2)~~

~~**LAND USE:** Commercial~~

~~**COMMISSION DISTRICT:** 4 – Ben Sorensen~~

~~**NEIGHBORHOOD ASSOCIATION:** River Oaks Civic Association~~

~~**CASE PLANNER:** Tyler Laforme~~

~~Ms. Fertig observed that access to the area appeared problematic. Mr. Tilbrook explained that access is provided from the east, while egress is only available from the west and onto State Road (SR) 84. Mr. Heggen added that the Florida Department of Transportation (FDOT) limits access onto SR 84: their design requires drivers to make a right turn, followed by a U turn or loop to move in the other direction. He concluded that this is the only option due to safety considerations.~~

~~Mr. Barranco commented that the Applicant's traffic analysis is based on the Institute of Transportation Engineers (ITE) manual, which is a nationally recognized source, to bring the proposed parking reduction down to 88 spaces. The further reduction due to proximity to the airport only garnered a reduction of four additional spaces. He felt this was sufficient to meet "the spirit of the Code."~~

~~Mr. Tilbrook clarified that the ITE manual was used to bring the number of spaces down to 85, not including any ride sharing or shuttle parking. The additional four spaces were added by the 5% reduction, which lowered the number of spaces to 84. The Applicant proposes to provide 85 spaces, not counting the parallel spaces on the street.~~

~~Chair Weymouth asked what ancillary services are provided on site, such as dining or meeting space options. Mr. Tilbrook replied that the facility will have a breakfast room and a business center, but no meeting space. The hotel will also have a pool. There are no amenities that would attract non-guests to the site, such as a bar or restaurant.~~

~~Mr. Rotella asked how landscaping in the right of way would be maintained. Mr. Tilbrook replied that this will be maintained through a license agreement with the Applicant, who will install the landscaping.~~

~~There being no further questions from the Board at this time, Chair Weymouth 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. McTigue, to approve Case Number UDP S22021 with Staff conditions of approval, as the request meets the guidelines under the ULDR. In a roll call vote, the **motion** passed 9-0.~~

2. CASE: UDP-Z22019

REQUEST: * ** Rezoning from General Industrial (I) District to Northwest Regional Activity Center – Mixed Use west (NWRAC-MUw) District

APPLICANT: SJC Sistrunk, LLC

AGENT: Sean Jones

PROPERTY ADDRESS: 615 NW 8th Avenue

ABBREVIATED LEGAL DESCRIPTION: Progresso 2-18 D Lot 15 To 21 Blk 328

ZONING DISTRICT: Industrial (I) District

PROPOSED ZONING DISTRICT: Northwest Regional Activity Center – Mixed Use west (NWRAC-MU) District

LAND USE: Northwest Regional Activity Center

COMMISSION DISTRICT: 2 – Steven Glassman

NEIGHBORHOOD ASSOCIATION: Progresso Village Civic Association

CASE PLANNER: Adam Schnell

Disclosures were made at this time.

Sean Jones, representing the Applicant, stated that the request is for rezoning of a property from Industrial (I) to Northwest Regional Activity Center – Mixed Use west (NWRAC-MU) within the Progresso Village neighborhood. This rezoning is consistent with other rezoning that has occurred throughout the neighborhood.

Mr. Jones showed views of the subject area, pointing out that the proposed rezoning is consistent with the underlying land use of Northwest Regional Activity Center (RAC). Lots adjacent to the subject parcel have been rezoned to NWRAC-MU. The Applicant's analysis of the proposal is included in the Board members' backup materials. Staff has recommended approval of the request.

The Applicant has met with the appropriate neighborhood association, as well as the Progresso Village Civic Association, which provided a letter of support for the rezoning request.

There being no questions from the Board at this time, Chair Weymouth 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 Ms. Fertig, seconded by Vice Chair Cohen, to recommend approval of Case Number UDP-Z22019, based on the findings of fact in the Staff Report and the testimony. In a roll call vote, the **motion** passed 9-0.

~~3. CASE: UDP Z22017~~

~~**REQUEST:** * Rezone from Residential Single Family/Medium Density (RDs 15) District to Residential Multifamily Low Rise/Medium Density (RM 15) District~~

~~**APPLICANT:** City of Fort Lauderdale~~

~~**GENERAL LOCATION:** Powerline Road\NW 9th Avenue to the West, NW 16th Street to the North, NW 7th Avenue to the East, and NW 13th Street to the South~~

~~**ABBREVIATED LEGAL DESCRIPTION:** Progresso Plat Book 2, Page 18, Block 25-27, 69-74~~

~~**ZONING DISTRICT:** Residential Single Family/Medium Density (RDs 15) District~~

~~**PROPOSED ZONING DISTRICT:** Residential Multifamily Low Rise/Medium Density (RM 15) District~~

~~**LAND USE:** Medium Residential~~

~~City of Fort Lauderdale ULDR Sections 47.19.3, 47.19.13, and 47.39.A.1.b. In a roll call vote, the motion failed 4-5 (Chair Weymouth, Mr. Barranco, Mr. Cohen, Ms. McCartney, and Mr. Rotella dissenting).~~

V. COMMUNICATION TO THE CITY COMMISSION

Motion made by Chair Weymouth requesting the four Planning and Zoning Board members seated at the tables on the floor be seated at the dais with the rest of the Board for all future meetings. The Board members voted to approve this suggestion by unanimous voice vote (9-0). [No motion or second was made.]

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

None.

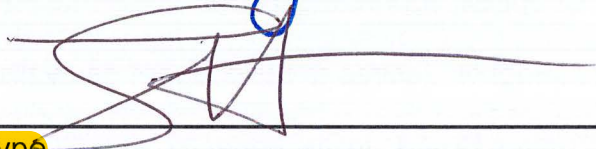
VII. VOTE FOR 2023 PLANNING AND ZONING BOARD CALENDAR

Chair Weymouth requested a voice vote to approve the 2023 Planning and Zoning Board calendar. The members voted to approve the document by unanimous voice vote (9-0). [No motion or second was made.]

There being no further business to come before the Board at this time, the meeting was adjourned at 8:24 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.]