



CITY OF FORT LAUDERDALE

**PLANNING AND ZONING BOARD MEETING MINUTES
CITY HALL COMMISSION CHAMBERS
100 N. ANDREWS AVE., FORT LAUDERDALE, FLORIDA 33301
WEDNESDAY, MARCH 15, 2023 – 6:00 P.M.**

Board Members	Attendance	Present	Absent
Michael Weymouth, Chair	P	10	0
Brad Cohen, Vice Chair	P	8	2
John Barranco	A	9	1
Mary Fertig	P	9	1
Steve Ganon	P	10	0
Shari McCartney	P	7	3
Patrick McTigue	P	8	0
William Rotella	P	9	1
Jay Shechtman	P	9	1

Staff

Ella Parker, Urban Design and Planning Manager
Shari Wallen, Assistant City Attorney
Christopher Cooper, Director, Development Services Department
Jim Hetzel, Urban Design and Planning
Yvonne Redding, Urban Design and Planning
Adam Schnell, Urban Design and Planning
Lorraine Tappen, Urban Design and Planning
Clarence Woods, Central City CRA Manager
Leslie Harmon, Recording Secretary, Prototype, Inc.

Communication to City Commission

Ms. McCartney noted that the Board discussed two separate parking reduction requests at tonight’s meeting, and stated that she would prefer the City address appropriate parking requirements rather than have the Board continually adjust these requirements. She pointed out that parking needs may have changed over time.

Motion made by Ms. McCartney, seconded by Ms. Fertig, to recommend a communication to the City Commission to direct Staff to conduct a parking analysis of the existing parking requirements, and based on the results, if necessary, amend the Ordinance. In a voice vote, the **motion** passed unanimously (8-0).

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chair Weymouth called the meeting to order at 6:00 p.m. and introduced the Board and Staff members present.

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

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

IV. AGENDA ITEMS

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<u>Case Number</u>	<u>Applicant</u>
1. UDP-A22056**	AMU Corporation
2. UDP-Z22029 * **	Barbill Ventures Corp. c/o William Porter
3. UDP-P22005* **	RD 3B LLC
4. UDP-S22015**	M-VII QUAY OWNER LLC
5. UDP-Z22017*	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-A22056~~

~~**REQUEST:** ** Site Plan Level III: Parking Reduction Request for a 110-Room Hotel~~

~~**APPLICANT:** AMU Corporation~~

~~**AGENT:** Courtney Crush, Crush Law, P.A.~~

~~**PROJECT NAME:** Holiday Inn Express & Suites~~

~~**PROPERTY ADDRESS:** 2731 N. Federal Highway~~

~~**ABBREVIATED LEGAL DESCRIPTION:** Coral Ridge Properties 28-8 B LOT 7 S 150~~

~~**ZONING DISTRICT:** Boulevard Business (B-1) District~~

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

~~**COMMISSION DISTRICT:** 1 — John C. Herbst~~

~~**NEIGHBORHOOD ASSOCIATION:** N/A~~

~~**CASE PLANNER:** Yvonne Redding~~

~~Disclosures were made at this time.~~

~~Courtney Crush, representing the Applicant, stated that the request is for a parking reduction for an approved Holiday Inn Express Site Plan. The subject property is zoned B-1. The hotel has 110 rooms and a free-standing parking garage.~~

Mr. Canon ~~seconded the motion~~. In a roll call vote, the ~~motion~~ passed unanimously (8-0).

2. CASE: UDP-Z22029

REQUEST: * ** Rezoning from Residential Single Family and Duplex/Medium Density (RD-15) District, Residential Mid Rise Multifamily/Medium High Density (RMM-25) District, and General Business (B-2) District to Community Business (CB) District

APPLICANT: Barbill Ventures Corp. c/o William Porter

AGENT: George David, David Construction, Inc.

GENERAL LOCATION: 1714 W. State Road 84

ABBREVIATED LEGAL DESCRIPTION: Matcorp Plat 128-2 B Parcel A

ZONING DISTRICT: Residential Mid Rise Multifamily/Medium High Density (RMM-25) District

PROPOSED ZONING: Community Business (CB) District

LAND USE: Commercial

COMMISSION DISTRICT: 4 – Warren Sturman

NEIGHBORHOOD ASSOCIATION: Edgewood Civic Association

CASE PLANNER: Yvonne Redding

Disclosures were made at this time.

George David, representing the Applicant, stated that the subject property was first developed in 1996 and presently includes a generator sales/service business. An addition was added to the property in 2015.

An area behind the property is zoned mixed-use residential. Mr. David advised that there are two zoning categories for this use, RD-15 and RMM-25, which cannot be developed for residential use. The owners of the property have elected to rezone this area to Community Business (CB), which is consistent with the surrounding environment and community.

The majority of existing zoning on the subject property is B-2, and the use is consistent with this zoning. Any future development of the property would be ancillary to the existing use, which is also compliant with CB zoning.

Ms. Fertig asked if the Applicant's team had spoken with any residents of the residential area behind the subject property. Mr. David replied that the Applicant held a public participation meeting on the site; however, there was very light turnout, and no residents of the nearby residential neighborhood attended. One homeowner from farther down the street attended and was supportive of the proposed zoning change.

Ms. Fertig requested clarification of how the public participation meeting was advertised. Mr. David stated that this was done through the mail as required for zoning requests.

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 Ms. Fertig to recommend approval of Case Number UDP-Z22029 based on the presentation tonight and the findings of fact, and we find it meets the criteria of the ULDR.

Mr. McTigue **seconded** the **motion**. In a roll call vote, the **motion** passed unanimously (8-0).

~~3. **CASE:** UDP-P22005
REQUEST: * ** Plat Review
APPLICANT: RD 3B, LLC.~~

~~**AGENT:** Elizabeth Tsouroukdissian, Pulice Land Surveyors, Inc.
PROJECT NAME: RD Las Olas Residences
PROPERTY ADDRESS: 529 E. Las Olas Boulevard
ABBREVIATED LEGAL DESCRIPTION: Subdivision Blk H & Stranahan Rev & Add SUB 1-9-B
ZONING DISTRICT: Regional Activity Center—City Center (RAC-CC) District
LAND USE: Downtown Regional Activity Center
COMMISSION DISTRICT: 4—Warren Sturman
NEIGHBORHOOD ASSOCIATION: Downtown Fort Lauderdale Civic Association
CASE PLANNER: Jim Hetzel~~

~~It was noted that the Applicant in this case had requested deferral of this Item to the April 19, 2023 meeting.~~

~~**Motion** made by Mr. Rotella, seconded by Mr. McTigue, to defer Case Number UDP-P22005. In a voice vote, the **motion** passed unanimously (8-0).~~

~~4. **CASE:** UDP-S22015
REQUEST: ** Site Plan Level III: Waterway Use and Mixed-use Development with allocation of 371 Residential Flexibility Units with Parking Reduction
APPLICANT: M-VIII QUAY OWNER LLC
AGENT: Robert Lochrie, Esq.
PROJECT NAME: Quay
PROPERTY ADDRESS: 1515 and 1555 SE 17th Street
ABBREVIATED LEGAL DESCRIPTION: HERZFELDS ADD TO LAUDERDALE HARBORS 35-22 B PT BLK 6 DESC AS COMM AT SE COR OF SAID BLK 6, W 321 TO POB, CONT W 466, NLY 671.23, ELY 453.00 SLY 42.5, WLY 112.45, NLY 15, WLY 88.51, SLY 136.52, SELY 181.41, ELY 24.5, SLY 312.54, SELY 81.00, SLY 72.00 TO POB and LAUDERDALE HARBORS 35-22 B PT OF BLK 6 DESC AS, COMM AT SE COR OF BLK 6, W ALG S/L 334, NLY 464.52 TO POB, CONT NLY 163.71, WLY 112.45, NLY~~

Ms. Fertig stated that she would like to see City Staff work with the neighborhood to finalize traffic calming measures that have been discussed for 7th Avenue.

V. COMMUNICATION TO THE CITY COMMISSION

Ms. McCartney noted that the Board discussed two separate parking reduction requests at tonight's meeting, and stated that she would prefer the City address appropriate parking requirements rather than have the Board continually adjust these requirements. She pointed out that parking needs may have changed over time.

Motion made by Ms. McCartney, seconded by Ms. Fertig, to recommend a communication to the City Commission to direct Staff to conduct a parking analysis of the existing parking requirements, and based on the results, if necessary, amend the Ordinance. In a voice vote, the **motion** passed unanimously (8-0).

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

Ms. Fertig reiterated that the Board should support the appropriate neighborhood in their request for traffic calming measures on 7th Avenue.

There being no further business to come before the Board at this time, the meeting was adjourned at 8:53 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.]