



CITY OF FORT LAUDERDALE

**DRAFT**  
**PLANNING AND ZONING BOARD**  
**CITY OF FORT LAUDERDALE**  
**CITY HALL – CITY COMMISSION CHAMBERS**  
**100 NORTH ANDREWS AVENUE**  
**FORT LAUDERDALE, FLORIDA**  
**WEDNESDAY, JULY 28, 2018 – 6:30 P.M.**

**Cumulative**

<b>Board Members</b>	<b>Attendance</b>	<b>June 2018-May 2019</b>	
		<b>Present</b>	<b>Absent</b>
Catherine Maus, Chair	P	1	1
Howard Elfman, Vice Chair	P	2	0
John Barranco	P	1	1
Brad Cohen	P	2	0
Mary Fertig	A	1	1
Jacquelyn Scott	P	2	0
Jay Schectman	P	2	0
Alan Tinter	P	2	0
Michael Weymouth	P	2	0

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

**Staff**

Ella Parker, Urban Design and Planning Manager  
Shari Wallen, Assistant City Attorney  
Florentina Hutt, Urban Design and Planning  
Tyler Laforme, Urban Design and Planning  
Yvonne Redding, Urban Design and Planning  
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

**Communications to City Commission**

None.

**I. CALL TO ORDER / PLEDGE OF ALLEGIANCE**

Chair Maus called the meeting to order at 6:30 p.m. and all recited the Pledge of Allegiance.

**II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM**

Mr. Tinter noted a correction to the spelling of his name on p.3.

**Motion** made by Mr. Tinter, seconded by Vice Chair Elfman, to approve [as amended]. In a voice vote, the **motion** passed unanimously.

### III. PUBLIC SIGN-IN / SWEARING-IN

Individuals wishing to speak on tonight's Agenda Items were sworn in at this time.

### IV. AGENDA ITEMS

#### Index

<u>Case Number</u>	<u>Applicant</u>
1. PL18003**	Florida Conference Association of Seventh Day Adventists
2. PL18001**	Chaz Desousa, Vanessa Tobin and 1955 Chula, LLC
3. PL18002**	Emanuel Corneille

#### **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:	PL18003
REQUEST: **	Plat Review
APPLICANT:	Florida Conference Association of Seventh Day Adventist
PROJECT NAME:	Royal Palm Church
GENERAL LOCATION:	2210 NW 22nd Street
ABBREVIATED LEGAL DESCRIPTION:	Lot 4, Less The North 135.00 Feet Of The East 60.00 Feet Of Block 2, Arrowhead Estates, According To The Plat Thereof, As Recorded In Plat Book 21, Page 27, Of The Public Records Of Broward County, Florida.
ZONING DISTRICT:	Duplex and Attached One-Family Dwelling Districts (RD-10 County)
LAND USE:	Irregular 18.07
COMMISSION DISTRICT:	3 – Robert L. McKinzie
CASE PLANNER:	Florentina Hutt

Disclosures were made at this time.

Jerry McLaughlin, representing the Applicant, stated that the request is for a positive recommendation regarding the Royal Palm Seventh Day Adventist (SDA) plat. The property is 2.94 acres in size and is currently vacant. It will be restricted to 5000 sq. ft. of church use. All Staff comments have been addressed by the Applicant.

Mr. Tinter requested clarification of the current use of the property, pointing out that the Application lists specific square footage for church, school, and day care uses. Mr. McLaughlin reiterated that the parcel is vacant. Florentina Hutt, representing Urban Design and Planning, explained that the uses listed on the Application are a scrivener's error.

Ms. Hutt continued that the request is for a plat for a property of 128,144 sq. ft. The Applicant plans to develop the Royal Palms SDA project. The plat and Site Plan have been reviewed by the Development Review Committee (DRC), and the Site Plan is currently under review by Urban Design and Planning.

The property is located in an area that was annexed by the City in 1989 and has maintained its Broward County zoning and land use designation. The Applicant has addressed all applicable criteria. Staff recommends approval of the request.

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

**Motion** made by Mr. Tinter, seconded by Vice Chair Elfman, to approve. In a roll call vote, the **motion** passed 8-0.

2. CASE:	PL18001
REQUEST: **	Plat Review
APPLICANT:	Chaz Desousa, Vanessa Tobin and 1955 Chula, LLC.
PROJECT NAME:	Chula Plat
GENERAL LOCATION:	1955 SW 30 Terrace
ABBREVIATED LEGAL DESCRIPTION:	ROHAN ACRES PB 22, PG 43 B, Block 4, Lot 7
ZONING DISTRICT:	RS-6.85B One-family Detached Dwelling District
LAND USE:	Irregular 6.85
COMMISSION DISTRICT:	4 – Ben Sorensen
CASE PLANNER:	Yvonne Redding

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Disclosures were made at this time.

Mickie Ulrich, representing the Applicant, stated that the request is for a plat for four single-family lots. The Applicant has met with Staff and addressed all comments.

Mr. Tinter asked if an existing house on the property will remain. Ms. Ulrich advised that the house will eventually be demolished. Vanessa Tobin, Applicant, clarified that one structure is under construction on the southwest corner of the property. The City allowed the Applicant to begin construction on this building with their agreement to demolish the existing house prior to receiving a certificate of occupancy (CO).

Mr. Barranco asked if the Applicant has discussed a plan for existing oak trees located on the property. Ms. Tobin replied that they have contacted an arborist to ensure that homes can be arranged around these oaks. Only non-specimen trees were removed from the property with a permit.

Yvonne Redding, representing Urban Design and Planning, stated that the Applicant proposes a plat for a 36,362 sq. ft. lot. The current zoning for the property is RS-6.85B. The Applicant plans to construct four single-family homes. The request meets technical specifications and the City Engineer and City Surveyor have signed off on the Application. The plat note restricts use of the property to four single-family detached units. Staff recommends approval of the Application.

Mr. Barranco urged Staff to follow through on the issue of the live oaks. Ms. Redding confirmed that this would be done.

Mr. Schectman asked if any of the existing trees were in poor health. Ms. Redding explained that some of the trees on the site were considered invasive species and removed with a permit; however, none of the live oaks are in poor health.

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

**Motion** made by Ms. Scott, seconded by Vice Chair Elfman, to approve. In a roll call vote, the **motion** passed 8-0.

3. CASE:	PL18002
REQUEST:**	Plat Review
APPLICANT:	Emanuel Corneille
PROJECT NAME:	Palm Aire Preserve Plat
GENERAL LOCATION:	3050 NW 68 Street
ABBREVIATED LEGAL DESCRIPTION:	8-49-42 COMM AT NW COR OF NW ¼, SLY 1039.48, ELY 328, SLY 30 TO POB, CONT SLY 318.31, ELY 125, NLY 317.28, WLY 125 TO POB
ZONING DISTRICT:	RMH-25 Residential High Rise Multifamily/Medium High-Density District
LAND USE:	Medium-High

minutes prepared by K. McGuire, Prototype, Inc.]