



CITY OF FORT LAUDERDALE

PLANNING AND ZONING BOARD  
CITY OF FORT LAUDERDALE  
CITY HALL – CITY COMMISSION CHAMBERS  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA  
WEDNESDAY, JUNE 20, 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	A	0	1
Howard Elfman, Vice Chair	P	1	0
John Barranco	A	0	1
Brad Cohen (by phone)	P	1	0
Mary Fertig	P	1	0
Jacquelyn Scott	P	1	0
Jay Schectman	P	1	0
Alan Tinter	P	1	0
Michael Weymouth	P	1	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
- Nicholas Kalargyros, Urban Design and Planning
- Tyler Laforme, Urban Design and Planning
- Yvonne Redding, Urban Design and Planning
- Randall Robinson, Urban Design and Planning
- Adam Schnell, Urban Design and Planning
- Lorraine Tappen, Urban Design and Planning
- Raj Verma, Interim Assistant Public Works Director
- Daniel Fisher, Public Works Department
- Rohan Punit, Public Works Department
- Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

**Communications to City Commission**

**Motion** made by Ms. Fertig, seconded by Mr. Schectman, to advise the City Commission that the Planning and Zoning Board would like to commend staff and the Public Works Department for the work they have done in revising the water and wastewater capacity letters that are used in the planning process. It was long overdue and they have done this in a month. In a voice vote (6-0), the **motion** passed unanimously.

## I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Vice Chair Elfman called the meeting to order at 6:33 p.m. and all recited the Pledge of Allegiance. The Vice Chair introduced the Board members present, and Urban Design and Planning Manager Ella Parker introduced the Staff members present.

Vice Chair Elfman advised that Board member Brad Cohen would participate in the meeting via telephone. It was noted that Mr. Cohen would not be able to vote on any quasi-judicial items before the Board.

## II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

**Motion** made by Mr. Tinter, seconded by Ms. Scott, to approve. In a voice vote, the **motion** passed unanimously.

## III. ELECTION OF BOARD CHAIR / VICE-CHAIRPERSON

**Motion** made by Ms. Fertig, seconded by Mr. Tinter, to nominate Ms. Maus for Chair. In a voice vote, Chair Maus was unanimously re-elected.

**Motion** made by Ms. Scott, seconded by Ms. Fertig, to nominate Mr. Elfman for Vice Chair. In a voice vote, Vice Chair Elfman was unanimously re-elected.

Vice Chair Elfman requested that the Board vote at this time to appoint a member to the City's Infrastructure Committee.

**Motion** made by Ms. Fertig, seconded by Mr. Schectman, to nominate Ms. Scott.

**Motion** made by Mr. Tinter, seconded by Mr. Schectman, to nominate Mr. Weymouth.

In a roll call vote, Ms. Scott was elected to the Infrastructure Committee by a vote of 5-2.

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

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

## V. AGENDA ITEMS

### Index

<u>Case Number</u>	<u>Applicant</u>
1. Z17009* **	Development 4Life Partners, LP
2. PL17007**	Development 4Life Partners, LP
3. R17013**	Gummakonda Properties, Inc.

The project meets adequacy and neighborhood compatibility criteria, and public services in the area are sufficient to meet the needs and demands of the project. The proposed project is expected to generate fewer than 70 daily trips and will have a minimal impact on the adjacent roadway network. The project provides 29 on-site parking spaces as well as two off-site spaces.

12 flex units are requested, which would allow the residential use without amendment of the local land use map. The project is located in a flexibility zone that currently includes 24 flex units.

The request is subject to the public participation requirement. The Applicant has met with the Harbordale Civic Association, which has provided a letter of support. Two additional letters of support were provided for the project. Staff recommends that the Board approve the request with conditions consistent with mixed-use and conditional use requirements, adequacy and neighborhood compatibility requirements, and flexibility rules.

Staff proposes the following conditions if the project is approved:

- Applicant is required to pay park impact fees for the proposed residential units prior to the issuance of a building permit
- Prior to final Development Review Committee (DRC) approval, the Applicant must provide a school capacity/availability determination letter, confirming that the schools' capacity is sufficient or that mitigation requirements have been satisfied

Mr. Tinter asked how garbage pickup on the site will be addressed. Mr. Kalargyros explained that the private sanitation provider will have someone move trash receptacles to the staging area before the truck removes them. While he did not feel this was the best possible solution, he confirmed that Staff is comfortable with this agreement.

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

**Motion** made by Ms. Fertig, seconded by Mr. Tinter, to approve with Staff conditions. In a roll call vote, the **motion** passed 6-0.

Mr. Schectman commented that Staff should consider a change to the future land use of this area in the next iteration of the Comprehensive Plan.

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<b>8. CASE:</b>	<b>Z18002</b>
<b>REQUEST:</b> * **	Rezoning from Residential Multifamily Mid Rise/ Medium High Density (RMM-25) to Northwest Regional Activity Center – Mixed Use East (NWRAC-MUe)
<b>APPLICANT:</b>	Blue River Realty, LLC.

Planning and Zoning Board

June 20, 2018

Page 9

<b>PROJECT NAME:</b>	0706 Icon
<b>GENERAL LOCATION:</b>	706 NW 1 <sup>st</sup> Avenue
<b>ABBREVIATED LEGAL DESCRIPTION:</b>	Progresso 2-18D Lot 25 to 38 Block 286
<b>CURRENT ZONING DISTRICT:</b>	Residential Multifamily Mid Rise/ Medium High Density (RMM-25)
<b>PROPOSED ZONING:</b>	Northwest Regional Activity Center – Mixed Use East (NWRAC-MUe)
<b>LAND USE:</b>	Northwest Regional Activity Center (NW-RAC)
<b>COMMISSION DISTRICT:</b>	2 – Steven Glassman
<b>CASE PLANNER:</b>	Yvonne Redding

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Disclosures were made at this time.

Alejandro Caruso, representing the Applicant, stated that the project is a multi-family residential development including 84 units and 117 parking spaces. The request would change the parcel's zoning from RMM-25 to NWRAC-MUe. This change would allow the developer to construct different unit types, slightly greater height, and include more units than allowed under RMM-25.

The Applicant has worked with the Progresso Village Civic Association, which made recommendations to the project, including reduction of the height of the building by one level. They are also working with the Northwest Community Redevelopment Agency (CRA) to create an attractive and dynamic structure.

Yvonne Redding, representing Urban Design and Planning, explained that the request will rezone 14 lots within the Progresso plat from RMM-25 to NWRAC-MUe. The Site Plan was reviewed by the DRC in May 2018 and comments offered by the DRC will be vetted with the Progresso Village Civic Association regarding minor changes. The Northwest RAC land use is consistent with the requested rezoning. The Civic Association has issued a unanimous letter of approval for the project.

Ms. Redding advised that the following rezoning criteria were used by Staff to review the project:

- The zoning district proposed is consistent with the Comprehensive Plan
- Changes anticipated by the proposed rezoning will not adversely affect the character of development in the area
- The character of the proposed area is suitable for the uses permitted

Mr. Tinter pointed out that the purpose of the Northwest RAC is to provide a range of employment, shopping, services, and cultural/residential opportunities encouraging mixed-use development, while the proposed project is strictly residential. Ms. Redding advised that the development will create additional opportunities for other alternative types of housing. The project provides a more dense type of housing to support the mixed uses in the Northwest RAC. Mr. Tinter commented that surrounding

developments could benefit from the addition of a mixed-use element to the project. He recommended that Staff consider this when reviewing the project's Site Plan.

Mr. Tinter continued that one parking calculation for the project shows 74 on-site spaces and 10 off-site/on-street spaces. He noted that on-street parking does not typically count toward a project's parking requirement without the approval of the Department of Transportation and Mobility. Ms. Redding replied that feedback from the Civic Association encouraged the Applicant to increase on-site parking to 130 spaces.

Mr. Schectman observed that the Comprehensive Plan states the RAC designation shall not be approved where other land use plans provide sufficient flexibility for the proposed land uses. Ms. Parker stated that the zoning districts in the surrounding area focus on the Sistrunk Corridor and provide transit-oriented development (TOD) along the FEC rail line. She concluded that the proposed rezoning is the best option available in terms of not creating "spot zoning," as there is consistent zoning to the north, east, and south of the parcel.

There being no further questions from the Board at this time, Vice Chair Elfman opened the public hearing.

Ron Centamore, representing the Progresso Village Civic Association, advised that the Association provided a letter in support of the project. He noted that the Applicant's architect met with members of the neighborhood in autumn 2017 to discuss the construction of a 6-story building, which the residents did not want. The Applicant revisited the plan and arrived at the proposal that is currently before the Board.

Mr. Centamore continued that the project previously included four townhouses, 48 rental units, and 145 parking spaces. The redesigned plan removed one level from the proposed parking garage, which reduced parking to 84 spaces. He pointed out that on-street parking is not currently available in Progresso Village. The Association felt it was imperative to include enough parking in the proposed development to satisfy the needs of its tenants and guests.

The Applicant returned with a proposal that included roughly 130 parking spaces; however, this latest proposal also added another floor to the development. The Association objected to this, as they did not wish the project to rise above 65 ft. The NWRAC-MUe zoning allows 65 ft. of height by right. He concluded that he would like to see a written agreement that states the project will not be more than 65 ft. in height. Chair Elfman pointed out that the Board is reviewing rezoning criteria only, not the project's Site Plan.

Mr. Kalargyros of Urban Design and Planning clarified that 65 ft. of height is permitted within the NWRAC-MUe zoning district; however, the ULDR includes a note stating that east of NW 1<sup>st</sup> Avenue, up to 110 ft. of height are allowed.

Ms. Parker added that the Site Plan will not come back before the Board. She further clarified that if a development exceeds 65 ft. in height, it must meet specific performance standards, such as an affordable housing component. The City Commission must approve the project if it meets these additional criteria.

Ms. Parker continued that Staff will take the lack of a mixed-use element into consideration when working with the developer to design the Site Plan. Staff typically encourages flexibility in ground-level retail/commercial spaces so they can be designed to accommodate mixed use in the future. Ms. Scott commented that the project does not appear to achieve the goal of its proposed zoning due to the lack of a mixed-use element.

As there were no other individuals wishing to speak on this Item, Vice Chair Elfman closed the public hearing and brought the discussion back to the Board.

**Motion** made by Mr. Tinter, seconded by Mr. Weymouth, to approve. In a roll call vote, the **motion** passed 6-0.

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<b>9. CASE:</b>	<b>R17049</b>
<b>REQUEST: **</b>	Site Plan Level III Review: Conditional Use Marina, Waterway Use and Parking Reduction
<b>APPLICANT:</b>	Madison Fort Lauderdale, LLC.
<b>PROJECT NAME:</b>	Cordova Boat Club
<b>GENERAL LOCATION:</b>	1335 SE 16 <sup>th</sup> Street
<b>ABBREVIATED LEGAL DESCRIPTION:</b>	Hertzfelds Addition To Lauderdale Harbors 35-22 B E Of W 850 Less S 520 Block 6
<b>ZONING DISTRICT:</b>	Boulevard Business (B-1)
<b>LAND USE:</b>	Commercial
<b>COMMISSION DISTRICT:</b>	4 – Ben Sorensen
<b>CASE PLANNER:</b>	Tyler Laforme

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Disclosures were made at this time.

Stephanie Toothaker, representing the Applicant, stated that the proposed project is a dry stack marina. She showed a PowerPoint presentation on the site, which was formerly occupied by Sundance Marina. There are several marine-related uses throughout the surrounding area. The zoning and land use for the site are commercial (B-1), which permits heights of up to 150 ft. The site has been empty for some time, and its main building is under a demolition order from the City because it is considered unsafe.

Ms. Toothaker advised that the original project design was 148 ft. in height; however, the site's neighbors and City Staff hoped to see a better plan. The current plan reduces this height while maintaining the original design. The redesigned building is not only shorter at 130 ft. 6 in., but is broken up in the middle. Eaves on the north and south