



**PLANNING AND ZONING BOARD  
CITY OF FORT LAUDERDALE  
CITY HALL – CITY COMMISSION CHAMBERS  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA  
WEDNESDAY, JULY 18, 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 Shechtman	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.

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<b>1. CASE:</b>	<b>PL18003</b>
<b>REQUEST: **</b>	Plat Review
<b>APPLICANT:</b>	Florida Conference Association of Seventh Day Adventist
<b>PROJECT NAME:</b>	Royal Palm Church
<b>GENERAL LOCATION:</b>	2210 NW 22nd Street
<b>ABBREVIATED LEGAL DESCRIPTION:</b>	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.
<b>ZONING DISTRICT:</b>	Duplex and Attached One-Family Dwelling Districts (RD-10 County)
<b>LAND USE:</b>	Irregular 18.07
<b>COMMISSION DISTRICT:</b>	3 – Robert L. McKinzie
<b>CASE PLANNER:</b>	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.

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



with the resources to mitigate the adverse effects of more traffic on the streets, and that he would look for the inclusion of sidewalks in projects that come before the Board.

Chair Maus asked if projects within the Downtown RAC are required to include sidewalks. Ms. Parker replied that this is true of most new projects; however, there may be renovations that do not meet the 50% threshold to trigger additional upgrades such as sidewalks. Staff is considering the creation of a policy document for inclusion in the City's Code, which would establish a sidewalk policy, complete with criteria, distance, and proximity to different types of development and walkable destinations. Additional public outreach is necessary so Staff can ensure they are moving in the right direction.

Mr. Shechtman advised that there are several areas in which parcels are being redeveloped instead of developed, as well as sites that are considered exceptions to the sidewalk requirement for certain reasons. He felt this contributed to the lack of sidewalks being constructed within the City, and requested that it be addressed due to safety concerns.


Vice Chair Elfman addressed Ms. Scott's concern regarding noise, stating that he was not certain this was within the Board's purview. It was clarified that a presentation on this topic would be made to the Board at a subsequent meeting.

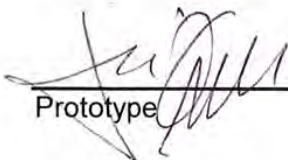
Ms. Parker concluded that the City Commission recently passed Resolution 18-118, which considers the creation of a neighborhood-based working group to develop a seven-mile pedestrian/bicycle trail known as "LauderTrail." The Resolution states that a member of the Planning and Zoning Board should be selected for membership to this group.

**Motion** made by Mr. Cohen, seconded by Mr. Weymouth, to appoint Mr. Shechtman to the committee. In a voice vote, the **motion** passed unanimously.

There being no further business to come before the Board at this time, the meeting was adjourned at 7:02 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

  
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Chair

  
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Prototype

Planning and Zoning Board  
July 18, 2018  
Page 8

[Minutes prepared by K. McGuire, Prototype, Inc.]