



**PLANNING AND ZONING BOARD
CITY OF FORT LAUDERDALE
CITY HALL – CITY COMMISSION CHAMBERS
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA
WEDNESDAY, AUGUST 15, 2018 – 6:30 P.M.**

Cumulative

Board Members	Attendance	June 2018-May 2019	
		Present	Absent
Catherine Maus, Chair	P	2	1
Howard Elfman, Vice Chair	P	3	0
John Barranco (via phone)	P	2	1
Brad Cohen	A	2	1
Mary Fertig	P	2	1
Jacquelyn Scott	P	3	0
Jay Shechtman	P	3	0
Alan Tinter	P	3	0
Michael Weymouth	P	3	0

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

Staff

Ella Parker, Urban Design and Planning Manager
D'Wayne Spence, Assistant City Attorney
Shari Wallen, Assistant City Attorney
Jim Hetzel, Urban Design and Planning
Nicholas Kalargyros, Urban Design and Planning
Yvonne Redding, Urban Design and Planning
Adam Schnell, Urban Design and Planning
Dick Eaton, Code Compliance Supervisor
Sarah Spurlock, Nighttime Economy Manager
Irma Westbrook, Community Inspections Supervisor
Jamie Opperlee, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chair Maus called the meeting to order at 6:32 p.m. and all recited the Pledge of Allegiance.

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

Motion made by Vice Chair Elfman, seconded by Mr. Tinter, to approve. 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, and Chair Maus introduced the Board members present.

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

I. AGENDA ITEMS

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<u>Case Number</u>	<u>Applicant</u>
1. R17037**	Florida Power and Light
2. Z17009* **	Development 4Life Partners, LP
3. PL17007**	Development 4Life Partners, LP
4. R17045**	Mark and Timothy Parker/TowerCom VIII, LLC
5. Z18005* **	Jack and Jill Children's Center, Inc.

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.

~~**Motion** made by Ms. Scott, seconded by Vice Chair Elfman, to defer Item 1 until December 19, 2018. In a voice vote, the **motion** passed unanimously.~~

~~It was decided that Items 2 and 3 would be heard together and voted upon separately.~~

2- CASE:	Z17009
REQUEST: * **	Rezoning from Residential Single Family / Medium Density District (RDS-15) and Residential Low-Rise Multifamily / Medium-High Density District (RML-25) to Residential Single Family Cluster Dwellings / Medium Density District (RC-15)
APPLICANT:	Development 4Life Partners, LP.
PROJECT NAME:	Gardenia Park
GENERAL LOCATION:	501 NW 17th Street

~~The Applicant presented plans for the facility at a meeting of the Dorsey Riverbend Civic Association, where it was positively received. A separate meeting was held for the Sailboat Bend Civic Association, although no residents attended this meeting.~~

~~Yvonne Redding, representing Urban Design and Planning, stated that the Applicant has met with nearby neighborhood associations. The Application went before the Development Review Committee (DRC) in August 2017 and all comments have been addressed. The Applicant also worked with the City's Department of Transportation and Mobility, landscaping, and engineering to improve the streetscape along 1st Avenue as stated.~~

~~The Application complies with criteria for a communications tower, conditional use criteria, and adequacy and neighborhood compatibility requirements. The Applicant is leasing 1937 sq. ft. from the owners of the parcel. Staff recommends approval of the request.~~

~~There being no 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. Fertig, seconded by Ms. Scott, to approve.~~

~~Mr. Shechtman noted that certain representations regarding the Application have been made by Verizon Wireless rather than by the Applicant named in the documentation. Ms. Loda clarified that TowerCom VIII, Inc. is the facility owner who will build the structure. Representations required by Code are assumed by the carrier. Affidavits to this effect are provided in conjunction with the Application. Ms. Parker confirmed that this was satisfactory to the City.~~

~~In a roll call vote, the **motion** passed 7-0.~~

5.CASE:	Z18005
REQUEST: * **	Rezoning from Community Facility (CF) and Exclusive Use Parking (X-P) to Boulevard Business District (B-1)
APPLICANT:	Jack and Jill Children's Center, Inc.
PROJECT NAME:	1315 W. Broward Rezone
GENERAL LOCATION:	1315 West Broward Boulevard
ABBREVIATED LEGAL DESCRIPTION:	Lots 17 through 30, Block 1, Seminole Forest, as recorded in Plat Book Page 16; and Plat Book 15, Page 16 of the public records of Broward County, Florida
CURRENT ZONING DISTRICTS:	Community Facility (CF) and Exclusive Use Parking (X-P)
PROPOSED ZONING:	Boulevard Business District (B-1)
LAND USE:	Northwest Regional Activity Center (NW-RAC)
COMMISSION DISTRICT:	3 - Robert L. McKinzie
CASE PLANNER:	Adam Schnell

Disclosures were made at this time.

Robert Lochrie, representing the Applicant, explained that the request is to rezone a 1.3 acre portion of a 1.8 acre parcel owned by Jack and Jill Children's Center, Inc. The organization is expanding its services from children through first grade to children through fifth grade.

The subject property currently includes three different zoning districts: B-1, CF, and XP. The request is to unify the property under B-1 zoning. The underlying Land Use for the parcel is Northwest Regional Activity Center (RAC). Rezoning is consistent with this category and with the overall zoning along Broward Boulevard.

Mr. Lochrie advised that under B-1 zoning, the Applicant's school use will move from its existing building into a two-story building. The project has been presented to the Dorsey Riverbend Civic Association at their regular meeting. The Applicant also held a public participation meeting, to which residents in both the Dorsey Riverbend and Sailboat Bend neighborhood associations were invited. The project was received favorably by both associations.

Adam Schnell, representing Urban Design and Planning, stated that the request would rezone a 1.37 acre portion of the subject property from CF and XP to B-1. This will allow the addition of an elementary school to the existing day care facility. The Applicant is seeking rezoning because the XP district is limited to the construction of parking lots and does not provide for the intended site improvements. While both CF and B-1 permit elementary schools and other public purpose uses, the B-1 zoning designation is preferable based on the existing land use pattern of the surrounding area.

The zoning districts surrounding the subject property include RMM-25 to the north and east, CF to the south, and B-1 to the west. The Application must meet the following criteria:

- The proposed zoning district is consistent with the City's Comprehensive Plan
- The changes anticipated by the proposed rezoning will not adversely affect the character and development in or near the subject area
- The character of the area is suitable for the uses of the proposed zoning district and is compatible with surrounding districts and uses

Staff believes that these three criteria are met by the Application. Mr. Schnell noted that a corresponding Site Plan Level II application for the site has received DRC comments as of July 2018.

Ms. Fertig asked if the expansion is intended to serve as an elementary school or as an after-school care program for children of elementary school age. Mr. Lochrie replied that the expansion will be an elementary school that includes an after-care component. The school will be managed as a private not-for-profit entity.

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. Fertig, seconded by Mr. Shechtman, to approve. In a roll call vote, the **motion** passed 7-0.