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, OCTOBER 17, 2018 – 6:30 P.M.

Cumulative

Board Members	Attendance	June 2018-May 2019 Present	Absent
Catherine Maus, Chair (arr. 6:45)	P	4	1
Howard Elfman, Vice Chair	P	5	0
John Barranco	P	4	1
Brad Cohen	P	4	1
Mary Fertig	P	4	1
Jacquelyn Scott	P	5	0
Jay Shechtman	P	5	0
Alan Tinter	A	3	2
Michael Weymouth	P	5	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
Karlanne Grant, Urban Design and Planning
Florentina Hutt, Urban Design and Planning
Tyler Laforme, Urban Design and Planning
Yvonne Redding, Urban Design and Planning
Adam Schnell, Urban Design and Planning
Lorraine Tappen, Urban Design and Planning
Benjamin Restrepo, Department of Transportation and Mobility
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Vice Chair Elfman called the meeting to order at 6:35 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.

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

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

III. PUBLIC SIGN-IN / SWEARING-IN

Motion made by Mr. Weymouth, seconded by Ms. Fertig, to accept the minutes from [September 2018]. In a voice vote, the **motion** passed unanimously.

IV. AGENDA ITEMS

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	Case Number	Applicant
1.	R18033**	Preferred Partners Yield, LTD
2.	V18006**	Broward County Board of County Commissioners
3.	R17058**	50 Isle of Venice, LLC. c/o John A. Brown
4.	R17057**	94-96 Hendricks Isle, LLC.
5.	PL18008**	Powerline Center, LLC.
6.	R18004**	Orton Place LLC
7.	Z18004* **	Mahyoub & Sons, Inc.
8.	V18007**	100 Avenue of the Arts, LLC.
9.	T18008*	City of Fort Lauderdale
10.	T18009*	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.

Ms. Parker requested the deferral of Item 10. The Board agreed to the deferral by unanimous consensus.

Ms. Scott asked if it would be necessary for Staff to read the entire Staff Report into the record for each Agenda Item, as this information is already included in the Board members' backup materials. Ms. Parker advised that this information may be included as part of the record if that is the Board's desire.

the compatibility requirement and whether or not the project is consistent with the intent of the RMM-25 zoning district and the development pattern in the surrounding area.

The RMM-25 district requires a setback equaling 50% of the building's height. Code includes criteria by which this setback may be reduced to a minimum of 10 ft. These criteria include the following:

- An architectural study showing that the setback reduction will result in a superior architectural project
- Compatibility with adjacent properties
- Conformity of architectural appropriateness with adjacent properties
- Continuity of urban scale with adjacent properties
- Minimum of four special architectural features, such as terraces, height variations, cantilevering, building mass changes, stepbacks, and others as outlined in Code

Mr. Tilbrook asserted that his clients are concerned the Applicant is requesting conditions without meeting the proper criteria. He provided photos of other nearby properties, which he described as more compliant with the requirement for continuity of urban scale as well as the predominant development pattern of the neighborhood.

Mr. Tilbrook concluded that he wished to enter the photographs, the questions submitted by his clients to the Applicant and Staff, and the subject property's Code Enforcement history into the record for this Item.

Darlene Fleming, private citizen and neighbor to the subject property, stated that she is a longtime resident of the parcel directly adjacent to the site. She advised that there was no notice of the public meeting held to discuss the Application until one to two weeks ago.

Vice Chair Elfman requested additional information regarding the Applicant's public participation compliance. Ms. Hutt replied that this was included as Exhibit 3 in the Staff Report.

Motion made by Ms. Fertig, seconded by Ms. Scott, to defer [the Item] until the November meeting and request a response to [Ms. Fleming's] questions. In a roll call vote, the **motion** passed 7-1 (Mr. Cohen dissenting).

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5. CASE:	**PL18008**
REQUEST: **	Plat Approval
APPLICANT:	Powerline Center, LLC.
PROJECT NAME:	Powerline Center Plat
GENERAL	5900 N. Powerline Road

LOCATION:	
ABBREVIATED LEGAL DESCRIPTION:	10-49-42 S1/2 OF SW1/4 OF NW1/4 OF SW1/4 LESS W 35 FOR CO RD R/W & LESS S 200
ZONING DISTRICT:	General Industrial (I)
LAND USE:	Industrial
COMMISSION DISTRICT:	1 – Heather Moraitis
CASE PLANNER:	Yvonne Redding

Disclosures were made at this time.

Jane Storms, representing the Applicant, advised that the request is a plat application. The project's Site Plan has been reviewed and approved by the DRC.

Motion made by Mr. Shechtman, seconded by Ms. Scott, to make the Staff Report part of the record. In a voice vote, the **motion** passed unanimously.

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 Vice Chair Elfman, seconded by Mr. Shechtman, to approve and make the Staff Report part of the record. In a roll call vote, the **motion** passed 8-0.

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6. CASE:	**R18004**
REQUEST:**	Site Plan Level IV; Eighteen Multifamily Residential Units
APPLICANT:	Orton Place LLC
PROJECT NAME:	527 Orton
GENERAL LOCATION:	527 Orton Avenue
ABBREVIATED LEGAL DESCRIPTION:	Birch Ocean Front Sub 19-26 B Lot 4 and 5 Blk 5
ZONING DISTRICT:	North Beach Residential Area (NBRA)
LAND USE:	Central Beach Regional Activity Center
COMMISSION DISTRICT:	2 – Steven Glassman
CASE PLANNER:	Lorraine Tappen

Ms. Parker explained that Staff has a multitude of assignments in their individual workloads, including directives from the City Manager's Office. She suggested if the Board recommends an item or items to the City Commission, the City Manager may then direct Staff to conduct additional research into those issues.

Mr. Shechtman noted that residents of a given neighborhood may spend years working to determine what can be done to mitigate the effects of increased traffic generated from the Downtown area; however, neighborhoods often discover that no funding is available to carry out the measures they have approved. He pointed out that impact fees paid by developers do not seem to go to residential neighborhoods abutting RACs, which experience vehicles cutting through their communities. He suggested that park impact dollars could be allocated to residential neighborhoods that have approved master mobility plans.

Ms. Fertig returned to Mr. Shechtman's concerns, suggesting that the Board ask the City Commission to allow them to review neighborhood mobility plans, including what funding will be available for these plans and when. Mr. Shechtman pointed out that these studies are complete and have been approved by the neighborhoods, and reiterated that he felt a portion of park impact fees should be allocated to these communities to mitigate their concerns.

Attorney Spence advised that impact fees are collected specifically for parks, and can only be expended for that purpose under State Statute. Ms. Fertig concluded that she would discuss this issue further at a subsequent meeting.

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

Ms. Parker advised that the Board's November 13, 2018 meeting will be held on a Tuesday due to the Thanksgiving holiday.

There being no further business to come before the Board at this time, the meeting was adjourned at 9:28 p.m.

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

Catherine A. Maus

Chair

Brigitte Chiappetta

Prototype

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