



**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**

<b>Board Members</b>	<b>Attendance</b>	<b>June 2018-May 2019</b>	
		<b>Present</b>	<b>Absent</b>
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

### Index

<u>Case Number</u>	<u>Applicant</u>
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.

Road (SR) 7 remaining unchanged except for signage. The proposed building will not be visible from nearby public streets.

Tyler Laforme, representing Urban Design and Planning, stated that the Applicant proposes construction of a new 133,500 sq. ft. three-story self-storage building on the subject property. The site's land use designation of Employment Center requires the allocation of 6.5 acres of commercial flex. The proposed development is surrounded by a variety of commercial uses which are consistent with the proposed project. Staff recommends approval of the request.

Mr. Shechtman asked why the City previously determined a different zoning designation was more appropriate for the property. Mr. Laforme replied that the discrepancy is due to the property's underlying land use rather than zoning. There was no history available on the methodology behind this decision.

**Motion** made by Ms. Fertig, seconded by Ms. Scott, to approve with the inclusion of the Staff Report as part of the record. In a voice vote, the **motion** passed 7-0.

Chair Maus joined the meeting at 6:45 p.m.

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<b>2. CASE:</b>	<b>V18006</b>
<b>REQUEST: **</b>	Right-of-Way Vacation
<b>APPLICANT:</b>	Broward County Board of County Commissioners
<b>PROJECT NAME:</b>	Seven on Seventh
<b>GENERAL LOCATION:</b>	920 NW 7 <sup>th</sup> Avenue
<b>ABBREVIATED LEGAL DESCRIPTION:</b>	West 7.5 feet of Lots 16-24 together with the east 7.5 feet of Lots 25-34 of Block 204 of PROGRESSO, according to PB 2 PG 18 of PRDC, FL.
<b>ZONING DISTRICT:</b>	Northwest Regional Activity Center – Mixed Use East (NWRAC-MUe)
<b>LAND USE:</b>	Northwest Regional Activity Center
<b>COMMISSION DISTRICT:</b>	2 – Steven Glassman
<b>CASE PLANNER:</b>	Yvonne Redding

Disclosures were made at this time.

Debbie Orshefsky, representing the Applicant, advised that this request is for the vacation of an alley in the middle of a parking lot and an existing building. The alley has not been improved and does not include utilities; however, it bisects the site for which 80 to 100 affordable housing units are planned for construction.



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 with the condition that the verbatim Staff Report be part of the record, including all the conditions in the Staff Report. In a roll call vote, the **motion** passed 8-0.

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<b>3. CASE:</b>	<b>R17058</b>
<b>REQUEST: **</b>	Site Plan Level III; Waterway Use and Yard Modification for Eight Multi-Family Residential Units
<b>APPLICANT:</b>	50 Isle of Venice, LLC. c/o John A. Brown
<b>PROJECT NAME:</b>	50 Isle of Venice
<b>GENERAL LOCATION:</b>	50 Isle of Venice Drive
<b>ABBREVIATED LEGAL DESCRIPTION:</b>	NURMI ISLES ISLAND, No 4, Lot 52, according to PB 24, PG 43 of PRBC, FL.
<b>ZONING DISTRICT:</b>	Residential Mid-Rise Medium High Density (RMM-25)
<b>LAND USE:</b>	Medium-High
<b>COMMISSION DISTRICT:</b>	2 – Steven Glassman
<b>CASE PLANNER:</b>	Yvonne Redding

Disclosures were made at this time.

Matthew Craig, representing the Applicant, explained that the request is for a project that is very similar to other developments in its neighborhood. It includes eight units over one level of parking at the maximum height of 55 ft., with two units per floor. There are 17 parking spaces and 12 bicycle spaces required. The proposed condominiums are roughly 3000 sq. ft.

The Applicant requests a setback reduction, which is consistent with adjacent properties. The corners of the proposed buildings are "stepped in" on each side. Similar projects are located to the west and south. Shadow studies show that the project conforms to Code, and the project is compliant with the requirements of the Americans with Disabilities Act (ADA).

Ms. Scott requested clarification of dockage on the property. Mr. Craig replied that there is no dockage plan at this point, although improvements to the seawall are planned and boat slips may be added in the future. The addition of boat slips typically requires a