



**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.~~

LOCATION:

ABBREVIATED
LEGAL
DESCRIPTION: 10 49 42 S1/2 OF SW1/4 OF NW1/4 OF SW1/4 LESS W
35 FOR CO RD RAW & 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 DRG.~~

~~**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.~~

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

Disclosures were made at this time.

Courtney Crush, representing the Applicant, advised that the subject property is located within Fort Lauderdale's Central Beach Regional Activity Center (Central Beach RAC) and is zoned North Beach Residential Area (NBRA). The property includes two parcels, one of which includes a three-unit residence and the second of which is vacant.

There are various portions of the Fort Lauderdale Beach with different uses and intensities, including resort hotels, multi-family residential, and others. The Applicant proposes 18 residences for sale on the property, which would mean the addition of 15 new residences. This will include the addition of green space both on the subject property and in the right-of-way.

The front setback for the proposed residential building is 20 ft. The Applicant proposes to extend a sidewalk and swale beyond the property line into Orton Avenue. Other properties along the street will also have the opportunity to participate in streetscape improvements.

The proposed project would be 6 stories/75 ft. in height, with the measurement extending to the top of the railing on the building's active roof deck. Ms. Crush showed renderings of the proposed building, noting that the project was presented to the Central Beach Alliance (CBA) in January and March 2018. The building's design was modified in response to comments from neighbors of the properties. Two ADA-compliant parking spaces are located outside the gates of the residence, and some of the 36 spaces within the gates will use car lifts.

The project meets density and parking requirements and requests setbacks under the Development of Significant Impact criteria. Side and rear setbacks within the Central Beach RAC are required to be half the height of the building unless the Development of Significant Impact criteria are met. The project must be consistent with the Beach Revitalization Plan and Code criteria for private sector design guidelines. The City Commission will ultimately determine whether or not the proposed project meets the Development of Significant Impact criteria. Setbacks on the property are not uniform.

Motion made by Ms. Scott, seconded by Mr. Weymouth, 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.

Debbie Rosenbaum, president of the Central Beach Alliance (CBA), stated that she was supportive of the Application. She read a letter from the CBA into the record, noting that the organization voted in favor of the project by a large majority.

Vice Chair Elfman requested clarification of how many CBA members voted on the project. Ms. Rosenbaum estimated that approximately 80 members were in attendance.

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

Ms. Scott asked why the Applicant was not allowed parking on Orton Avenue. Lorraine Tappen, representing Urban Design and Planning, replied that Staff determined this area must remain pervious in order to meet adequacy and drainage requirements. It will include a bio-swale, which is consistent with the Beach area.

Motion made by Ms. Fertig, seconded by Mr. Cohen, to approve with Staff conditions and with the full Staff Report as part of the record. In a roll call vote, the **motion** passed 7-1 (Chair Maus dissenting).

7. CASE:	Z18004
REQUEST: * **	Rezoning from Residential Multifamily Mid Rise/ Medium High Density (RMM-25) to Northwest Regional Activity Center Mixed Use West (NWRAC-MUw) District
APPLICANT:	Mahyoub & Sons, Inc.
PROJECT NAME:	909 Sistrunk
GENERAL LOCATION:	909 Sistrunk Boulevard
ABBREVIATED LEGAL DESCRIPTION:	Lots 9 & 10 of June Park P.B. 22, Page 16 Broward County Records, Less Portion for Road Right-of-Way and that Portion of the East ½ of the Vacated Alley Adjacent to Lots 9 & 10, Broward County, Florida
ZONING DISTRICT:	Current: Residential Mid Rise Multifamily/Medium High Density District (RMM-25) Proposed: Northwest Regional Activity Center Mixed Use West (NWRAC-MUw)
LAND USE:	Northwest Regional Activity Center
COMMISSION DISTRICT:	3 - Robert L. McKinzie
CASE PLANNER:	Randall Robinson

~~Disclosures were made at this time.~~

~~Debbie Orshefsky, representing the Applicant, stated that the request is for rezoning of a portion of a 0.6 acre parcel. This portion includes the site's parking lot, which is zoned RMM-25. The rest of the parcel and the surrounding area are zoned Northwest Regional Activity Center Mixed Use West (NWRAC-MUw).~~