



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**

<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.

of the Miami-Dade County Public Records.

**ZONING DISTRICT:** Regional Activity Center- West Mixed Use District (RAC-WMU)  
**LAND USE:** Downtown Regional Activity Center  
**COMMISSION DISTRICT:** 3 – Robert L. McKinzie  
**CASE PLANNER:** Adam R. Schnell

Disclosures were made at this time.

Debbie Orshefsky, representing the Applicant, showed a PowerPoint presentation on the Application, which requests vacation of an alleyway. The Applicant contacted neighboring property owners to the north and south of the parcel in conjunction with the vacation. All owners have consented to the vacation. The subject site is located in the Downtown RAC and has undergone DRC review. Staff has worked closely with the Applicant to plan for the relocation of utilities.

Adam Schnell, representing Urban Design and Planning, stated that the Staff Report refers to two conditions of approval of the Application. A previous condition, which required a cross-access easement be recorded along the west side of Lots 13-14 to maintain adjacent property egress to NW 2<sup>nd</sup> Street, has been removed, replaced with an acknowledgement that a cross-access easement along the west side of these lots will be maintained to provide property egress to NW 2<sup>nd</sup> Street as part of a separate City Commission Agenda Item. Conditions 2, 3, and 4 will only apply to the portion of the alleyway fronting Lots 7, 6, 18, and 19.

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 Mr. Cohen, seconded by Vice Chair Elfman, to approve with the amended Staff Condition. In a roll call vote, the **motion** passed 8-0.

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<b>9. CASE:</b>	<b>T18008</b>
<b>REQUEST: *</b>	Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-20, Parking and Loading Requirements to Permit Applications for Parking Reduction Requests for Affordable Housing Developments, Revising Parking Requirements, and Providing for a Review Process
<b>APPLICANT:</b>	City of Fort Lauderdale

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**GENERAL**  
**LOCATION:** City-Wide  
**CASE PLANNER:** Karlanne Grant

Karlanne Grant, representing Urban Design and Planning, stated that the request would amend the City of Fort Lauderdale's Unified Land Development Regulations (ULDR) to create a parking standard requirement for affordable housing units, permit parking reductions for affordable housing developments, and provide a review process for parking reductions for affordable housing applications.

Ms. Grant explained that the demand for affordable housing options has been identified as a priority issue by the City Commission as part of the City's Annual Action Plan for fiscal year (FY) 2019. The proposed amendments are intended to allow for more realistic parking accommodations for these developments.

The standard parking reduction established in the ULDR typically requires the Site Plan Level III for commercial uses. It is only allowed for residential uses within RAC zoning districts. This means in the past, projects have requested either a variance or a parking reduction through the RAC zoning districts. Staff used data from the American Planning Association's Planning Advisory Service, which revealed that several municipalities nationwide have generally reduced minimum parking requirements for affordable housing developments. This data also shows that households with lower incomes purchase and own cars at a lower rate than those with higher incomes.

The first proposed Amendment would provide a parking standard ratio of one parking space per dwelling unit for affordable housing units. This ratio may only be applied to affordable housing units: if a development provides both affordable and market-rate housing units, the ratio may only be applied to the affordable units.

The second proposed Amendment would permit affordable housing developments to request parking reductions as part of the Site Plan Level I process. This provision is already allowed in the Northwest Progresso-Flagler Heights Community Redevelopment Agency (CRA), and Central City. Site Plan Level I applications must meet the same criteria as Site Plan Level III applications, but will require less time and fewer costs associated with processing these requests.

The final proposed Amendment would allow affordable housing developments to count on-street parking in front of the parcel toward their parking requirements. This provision is already allowed in the Northwest Progresso-Flagler Heights CRA and the Central City.

There being no questions from the Board at this time, Chair Maus opened the public hearing.

Scott Strawbridge, representing the Housing Authority for the City of Fort Lauderdale, stated that he has worked with Staff on this Item, and that administrative reductions

within the Northwest CRA have been successful. Engineers will be able to oversee site-specific data. He concluded that he is in favor of the Item.

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. Fertig asked if Staff considered a recent City-wide parking study when framing the proposed Amendments. Ms. Grant replied that research regarding the Item considered affordable housing throughout the nation from the Planning Advisory Services of the American Planning Association, and cannot speak to what the City-wide parking study focused on, but will verify if it included affordable housing. Ms. Fertig requested that Staff refer to the parking study as the approval process continues in order to ensure the Amendments are not based upon old data.

**Motion** made by Mr. Cohen, seconded by Ms. Scott, to approve. In a roll call vote, the **motion** passed 8-0.

## **V. COMMUNICATION TO THE CITY COMMISSION**

Vice Chair Elfman recalled that when issues such as lighting of projects and staging of vehicles during construction were discussed at tonight's meeting, it was not always clear that actual solutions had been reached. He urged Staff to work toward these solutions during the DRC process. Ms. Parker confirmed that Staff will continue to look into ways to shield lighting from spilling over into neighborhoods and provide photometric plans in the members' backup materials.

Vice Chair Elfman continued that in other cases at tonight's meeting, it was difficult to determine whether or not there was true neighborhood participation as well as a letter from the appropriate civic organization. Ms. Parker clarified that the Public Participation Ordinance states an Applicant must show an affidavit and provide a summary of what happened at the meeting. These materials are typically included in the members' backup materials.

Vice Chair Elfman concluded that while he was pleased with the streamlining of Staff Reports during the meeting, he also felt it was important for Staff to provide a brief summary to the Board members. Ms. Parker suggested that Staff could outline the criteria related to requests rather than read the full Staff Report into the record.

Ms. Fertig recalled that at the September meeting, the Board heard a presentation from members of a civic organization that hoped to encourage changes in the City's approval process. She recommended hearing Staff address some of these issues in the future, beginning with wind vortices and how the City may achieve greater compliance with national standards.

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.

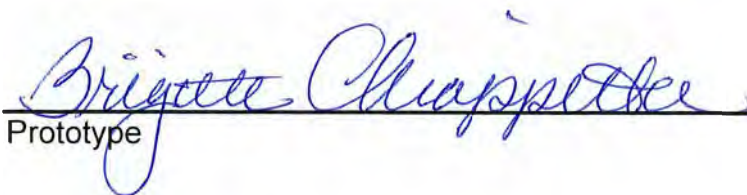
There being no further business to come before the Board at this time, the meeting was adjourned at 9:28 p.m.

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



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Chair



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Prototype

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