



**PLANNING AND ZONING BOARD**  
**CITY OF FORT LAUDERDALE**  
**CITY HALL – CITY COMMISSION CHAMBERS**  
**100 NORTH ANDREWS AVENUE**  
**FORT LAUDERDALE, FLORIDA**  
**WEDNESDAY, JANUARY 16, 2019 – 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	P	7	1
Howard Elfman, Vice Chair	P	6	2
John Barranco	A	6	2
Brad Cohen	P	6	2
Mary Fertig (arr. 6:35)	P	7	1
Jacquelyn Scott	P	8	0
Jay Shechtman	P	8	0
Alan Tinter	P	6	2
Michael Weymouth	P	8	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  
 Jim Hetzel, Urban Design and Planning  
 Tyler Laforme, Urban Design and Planning  
 Yvonne Redding, 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**

Chair Maus called the meeting to order at 6:30 p.m. and all recited the Pledge of Allegiance. Urban Design and Planning Manager Ella Parker introduced the Staff members present.

**Motion** made by Mr. Tinter, seconded by Vice Chair Elfman, to defer Item 8 to the February 20, 2019 meeting. In a voice vote, the **motion** passed unanimously.

**II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM**

**Motion** made by Ms. Scott, seconded by Mr. Shechtman, to approve.

Mr. Tinter noted a correction on p.7, paragraph 6: the tandem spaces referred to are residential rather than guest spaces.

In a voice vote, the **motion** passed unanimously (as corrected).

### III. PUBLIC SIGN-IN / SWEARING-IN

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

### IV. AGENDA ITEMS

#### Index

<u>Case Number</u>	<u>Applicant</u>
1. R17076**	Marie C. Curtis Q Tip / 912 Victoria, LLC
2. V18008**	RWL 8, LLC., 812 NE 5 <sup>th</sup> Avenue, LLC., Helping Abused Neglected Disadvantaged Youth, Inc., Boyes GasServ., Inc.
3. R18056**	Lauderdale Yacht Club, Inc.
4. R18045**	Bimini Cove, LLC
5. R17072**	Fort Lauderdale Marina Partners, LLC
6. R18010**	Urban Development Partners, LLC
7. PL18009**	SOLIDSOCCER, LLC
8. R18058**	Bayshore Hotel LLC and 3030 Bayshore Properties LLC
9. R17066**	Town Development Company

#### **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.

1.	<del>CASE:</del>	<del>R17076</del>
	<del>REQUEST: **</del>	<del>Site Plan Level III Review: Ten multifamily units with Yard Modification</del>
	<del>APPLICANT:</del>	<del>Marie C. Curtis Q Tip / 912 Victoria, LLC.</del>

**Motion** made by Mr. Shechtman, seconded by Ms. Scott, to approve.

Mr. Tinter observed that the two requested yard and setback modifications are approximately 38% of the Code requirement, which he felt was an excessive request.

At the request of a member of the audience, Chair Maus reopened the public hearing.

Carol Mangold, private citizen, pointed out that the south side of her condominium includes patio areas that exit onto a gravel alleyway, which is proposed for use by the Applicant. She felt the project is too large to be compatible with the surrounding area, and requested that the Applicant consider paving the alleyway to better accommodate traffic and construction. She also requested that the City install four-way Stop signs at NE 4<sup>th</sup> Street and 10<sup>th</sup> Avenue.

Chair Maus closed the public hearing once again.

Ms. Toothaker advised that the Applicant does not plan to use the alleyway referred to by Ms. Mangold, as the project dead-ends at this alley with no access. She added that while the Applicant is willing to look into the possibility of a four-way stop, it will ultimately be a County decision.

In a roll call vote, the **motion** passed 6-1 (Mr. Tinter dissenting). (Vice Chair Elfman recused himself. A memorandum of voting conflict is attached to these minutes.)

Vice Chair Elfman returned to the dais once the vote was taken.

<b>2. CASE:</b>	<b>V18008</b>
<b>REQUEST: **</b>	Right-of-Way (Alley Reservation) Vacation
<b>APPLICANT:</b>	RWL 8, LLC., 812 NE 5 <sup>th</sup> Avenue, LLC., Helping Abused Neglected Disadvantaged Youth, Inc., Boyes Gas Serv. Inc.,
<b>PROJECT NAME:</b>	Modera 555
<b>GENERAL LOCATION:</b>	555 NE 8 <sup>th</sup> Street
<b>ABBREVIATED LEGAL DESCRIPTION:</b>	West 7.5 feet of Lots 15-24 together with the east 7.5 feet of Lots 25-34 of Block 253 of PROGRESSO, according to PB 2 PG 18 of PRDC, FL.
<b>ZONING DISTRICT:</b>	Regional Activity Center – Urban Village (RAC-UV)
<b>LAND USE:</b>	Downtown Regional Activity Center
<b>COMMISSION DISTRICT:</b>	2 – Steven Glassman

**CASE PLANNER:** Yvonne Redding

Disclosures were made at this time. Mr. Cohen recused himself from hearing this Item.

Andrew Schein, representing the Applicant, stated that the alley to be vacated is north of NE 8<sup>th</sup> Street in the Flagler Village neighborhood. It bisects a proposed development site and is only an alley reservation, not an actual alleyway. The Flagler Village Civic Association has provided the Applicant with a letter of support.

**Motion** made by Mr. Shechtman, seconded by Ms. Scott, to make the Staff Report part of the record. [The Board approved the **motion** by consent.]

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. Tinter, seconded by Ms. Fertig, to approve with Staff conditions. In a roll call vote, the **motion** passed 7-0. (Mr. Cohen recused himself. A memorandum of voting conflict is attached to these minutes.)

Mr. Cohen returned to the dais once the vote was taken.

<b>3. CASE:</b>	<b>R18056</b>
<b>REQUEST: **</b>	Site Plan Level III Review: Waterway Use and Conditional Use; Yacht Club Addition
<b>APPLICANT:</b>	Lauderdale Yacht Club, Inc.
<b>PROJECT NAME:</b>	Lauderdale Yacht Club
<b>GENERAL LOCATION:</b>	1725 SE 12th Street
<b>ABBREVIATED LEGAL DESCRIPTION:</b>	Parcel A, LAUDERDALE YACHT CLUB TRACT REVISED No. 2, according to the plat thereof recorded in PB 72, PG 45, of Public Records of Broward County, Florida
<b>ZONING DISTRICT:</b>	Parks, Recreation and Open Space (P)
<b>LAND USE:</b>	Commercial Recreation
<b>COMMISSION DISTRICT:</b>	4 – Ben Sorensen
<b>CASE PLANNER:</b>	Jim Hetzel

Disclosures were made at this time.