



CITY OF FORT LAUDERDALE

**CITY OF FORT LAUDERDALE  
PLANNING AND ZONING BOARD  
CITY HALL – CITY COMMISSION CHAMBERS  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA  
WEDNESDAY, SEPTEMBER 18, 2019 – 6:00 P.M.**

**Cumulative**

<b>Board Members</b>	<b>Attendance</b>	<b>June 2019-May 2020</b>	
		<b>Present</b>	<b>Absent</b>
Catherine Maus, Chair	P	4	0
Mary Fertig, Vice Chair (arr.6:10)	P	3	1
John Barranco	P	3	1
Brad Cohen	P	3	1
Coleman Prewitt	P	4	0
Jacquelyn Scott	P	4	0
Jay Shechtman	P	4	0
Alan Tinter	P	4	0
Michael Weymouth	P	4	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, Principal Planner  
Tyler Laforme, Urban Design and Planning  
Yvonne Redding, Urban Design and Planning  
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 6:00 p.m. and the Pledge of Allegiance was recited. The Chair introduced the Board members present, and Urban Design and Planning Manager Ella Parker introduced City Staff.

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

**Motion** made by Mr. Prewitt, seconded by Mr. Barranco, to approve the minutes of the August 21, 2019 meeting. In a voice vote, the **motion** passed unanimously.

**Motion** made by Mr. Prewitt, seconded by Mr. Barranco, to approve the Special PZ minutes of August 22, 2019. In a voice vote, the **motion** passed unanimously.

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

### IV. AGENDA ITEMS

#### Index

	<u>Case Number</u>	<u>Applicant</u>
1.	V19001**	Briland Properties, Incorporated
2.	V19005**	Flagler Sixth, LLC
3.	R16045EX1	15 Isle of Venice, LLC
4.	V19003**	Edward and Betty Kirwin

#### **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.	<b>CASE:</b>	<b>V19001</b>
	<b>REQUEST: **</b>	<del>Vacation of Right-of-Way</del>
	<b>APPLICANT:</b>	Briland Properties, Incorporated
	<b>PROJECT NAME:</b>	<del>508 SE 32<sup>nd</sup></del>
	<b>GENERAL LOCATION:</b>	<del>North/South Right-of-Way between SE 32<sup>nd</sup> Court and SE 33<sup>rd</sup> Street</del>
	<b>ABBREVIATED LEGAL DESCRIPTION:</b>	<del>A Portion of a Road Right-of-Way Adjacent to Lots 12 and 13, Block D-3, Dixie Cut-Off Section of Croissant Park, According to the Plat Thereof as Recorded in Plot Book 6, Page 5, Public Records of Broward County, Florida.</del>
	<b>ZONING DISTRICT:</b>	<del>Heavy Commercial/Light Industrial Business (B-3)</del>
	<b>LAND USE:</b>	Commercial
	<b>COMMISSION DISTRICT:</b>	<del>4 – Ben Sorensen</del>
	<b>CASE PLANNER:</b>	Nicholas Kalargyros
	<b>DEFERRED FROM AUGUST 21, 2019 MEETING</b>	

~~Disclosures were made at this time, and any members of the public wishing to speak on items at tonight's meeting were sworn in.~~

~~Robert Lochrie, representing the Applicant, stated that the request is for vacation of a portion of right-of-way located on Fort Lauderdale city limits. One condition of approval will require the Applicant to make improvements to the ends of both streets: on the north side, a cul-de-sac will be constructed, and a T-turnaround will be added on the south end. Additional right-of-way dedications will be made by the Applicant to incorporate both improvements, and a fire hydrant will be relocated. A utility easement will be granted to the City along the east side of the right-of-way to accommodate existing infrastructure.~~

~~Mr. Lochrie showed graphics of the proposed improvements, noting that the Applicant has communicated with a neighbor to the east regarding the vacation. As a result of these discussions, the Applicant will make additional drainage improvements at the end of both streets, including catch basins and a retention area, which will be incorporated into the record.~~

~~**Motion** made by Mr. Tinter, seconded by Mr. Cohen, to have the Staff Report made a part of the minutes. In a voice vote, the **motion** passed unanimously.~~

~~There being no further questions from the Board at this time, Chair Maus opened the public hearing. As there were no other individuals wishing to speak on these items, the Chair closed the public hearing and brought the discussion back to the Board.~~

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

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<b>2. CASE:</b>	<b>V19005</b>
<b>REQUEST: **</b>	Vacation of Right-of-Way
<b>APPLICANT:</b>	Flagler Sixth, LLC.
<b>PROJECT NAME:</b>	NE 5 <sup>th</sup> Terrace Partial ROW Vacation
<b>GENERAL LOCATION:</b>	A Portion of North/South Right-of-Way between NE 6 <sup>th</sup> Street and NE 7 <sup>th</sup> Street
<b>ABBREVIATED LEGAL DESCRIPTION:</b>	That certain 40.00 foot wide right-of-way in Block 314, Progresso, according to the plat thereof as recorded in Plat Book 2, Page 18, of the public records of Dade County, Florida. Said lands lying in the City of Fort Lauderdale, Broward County, Florida, and containing 12,000 square feet (0.275 acres) more or less.
<b>ZONING DISTRICT:</b>	Regional Activity Center – Urban Village (RAC-UV)
<b>LAND USE:</b>	Downtown Regional Activity Center (DRAC)
<b>COMMISSION</b>	2 - Steve Glassman

**DISTRICT:**

**CASE PLANNER:** Yvonne Redding

Disclosures were made at this time.

Robert Lochrie, representing the Applicant, advised that the request is to vacate a portion of a street in the Flagler Village area. This is consistent with changes north and south of this area along Federal Highway in cases where an entire block is not controlled by a single entity.

Mr. Lochrie showed renderings of the area, stating that a condition of approval would dedicate a new vehicular and pedestrian accessway, which will connect to an existing right-of-way to the south and ultimately to the north as well. The Applicant has agreed to this proposed condition.

The overall project, which is making its way through the City's approval process, will maintain a two-way driveway to the north and south, offset to the west. This is because lots along Federal Highway are very narrow: in order to encourage pedestrian traffic, the City has asked that the subject streets be relocated to the west.

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

Vice Chair Fertig arrived at 6:10 p.m.

There being no further questions from the Board at this time, Chair Maus opened the public hearing. As there were no other individuals wishing to speak on these Items, the Chair closed the public hearing and brought the discussion back to the Board.

Ms. Parker noted a correction to the Staff Report: the words "is also" should be removed from the last sentence under Project Description.

**Motion** made by Mr. Cohen, seconded by Mr. Tinter, to approve, subject to Staff conditions and the condition that Mr. Lochrie offered, [a] temporary easement over 5<sup>th</sup> Terrace. In a roll call vote, the **motion** passed 8-0 (Vice Chair Fertig not voting).

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<b>3. CASE:</b>	<b>R16045EX1</b>
<b>REQUEST:</b>	Site Plan Extension Request (12 months) for a Previously Approved Site Plan Level III Review of a Waterway Use and Modification of Required Yards for 7 Multifamily Residential Units
<b>APPLICANT:</b>	15 Isle of Venice, LLC
<b>PROJECT NAME:</b>	15 Isle of Venice