



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

Board Members	Attendance	June 2019-May 2020	
		Present	Absent
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

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	<u>Case Number</u>	<u>Applicant</u>
1.	V19001**	Briland Properties, Incorporated
2.	V19005*-V	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 (*-V) - 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.	CASE:	V19001
	REQUEST:**	Vacation of Right-of-Way
	APPLICANT:	Briland Properties, Incorporated
	PROJECT NAME:	508 SE 32 nd
	GENERAL LOCATION:	North/South Right-of-Way between SE 32 nd Court and SE 33 rd Street
	ABBREVIATED LEGAL DESCRIPTION:	A Portion of a Road Right-of-Way Adjacent to Lots 12 and 13, Block 0-3, 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.
	ZONING DISTRICT:	Heavy Commercial/Light Industrial Business (8-3)
	LAND USE:	Commercial
	COMMISSION DISTRICT:	4 - Ben Sorensen
	CASE PLANNER:	Nicholas Kalargyros
	DEFERRED FROM AUGUST 21, 2019 MEETING	

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.

2. CASE:	V19005
REQUEST:**	Vacation of Right-of-Way
APPLICANT:	Flagler Sixth, LLC.
PROJECT NAME:	NE 5 th Terrace Partial ROW Vacation
GENERAL LOCATION:	A Portion of North/South Right-of-Way between NE 5 th Street and NE 7 th Street
ABBREVIATED LEGAL DESCRIPTION:	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.
ZONING DISTRICT:	Regional Activity Center - Urban Village (RAC-UV)
LAND USE:	Downtown Regional Activity Center (DRAC)
COMMISSION	2 - Steve Glassman

Mr. Hetzel advised that because Fort Lauderdale does not have jurisdiction over all City streets, the Amendments will codify a streetscape cross-section for local streets only. This cross-section already exists in the Downtown Master Plan. While there may be conflicts, such as the existence of utilities, design solutions are not intended to preclude developers from including features such as street trees.

Staff is also seeking policy direction from the City Commission regarding their process. Mr. Hetzel expected that the notification criteria for the "call-up" process will be amended, as this has been requested by the Commission. There is also expected to be greater flexibility with regard to allowing an applicant relief from dimensional requirements. The Amendments will come before the Board in October 2019, after which they will be presented to the City Commission for adoption.

Chair Maus advised that she felt there are mistakes in the current transition zones. She pointed out that the most recent census information prior to drafting the Downtown Master Plan shows a decline in residential growth, which has contributed to more intense zoning districts abutting established residential neighborhoods. She did not feel this represented the development pattern residents expect in the Downtown area.

Mr. Hetzel confirmed that Staff has addressed this issue regarding transition zones, character areas, and boundaries. Additional analysis would need to be done in order to update the character areas. Chair Maus also expressed concern that the original Downtown Master Plan was not created with input from civic associations, but from professionals who did not consult the neighborhoods directly.

Vice Chair Fertig stated that she would like to see proof that every neighborhood affected by the Downtown Master Plan saw a presentation on the proposed changes. Ms. Parker confirmed that Staff presented the Amendments to all associations that requested meetings, as well as the Council of Fort Lauderdale Civic Associations. Chair Maus pointed out that not all affected neighborhoods may have anticipated the Downtown Master Plan would have any impact on them.

Vice Chair Fertig further addressed open space, recalling that it has been an issue at three consecutive Board meetings. She hoped to see very specific guidelines addressing how much open space currently exists in Downtown and how it is provided.

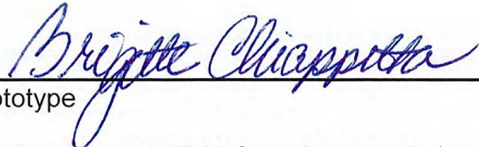
There being no further business to come before the Board at this time, the meeting was adjourned at 7:26 p.m.

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



Prototype

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