



**MEETING MINUTES
CITY OF FORT LAUDERDALE
PLANNING AND ZONING BOARD
WEDNESDAY, OCTOBER 21, 2020 – 6:00 P.M.**

<small>CITY</small> Board Members	Attendance	Present	Absent
Catherine Maus, Chair	P	4	0
Mary Fertig, Vice Chair	P	4	0
John Barranco	P	4	0
Brad Cohen	P	4	0
Coleman Prewitt	P	4	0
William Rotella (arr. 6:09)	P	4	0
Jacquelyn Scott	P	4	0
Jay Shechtman	P	4	0
Michael Weymouth	A	3	1

It was noted that a quorum was present at the meeting.

Staff

Shari Wallen, Assistant City Attorney
Ella Parker, Urban Design and Planning Manager
Jim Hetzel, Principal Urban Planner
Karlanne Grant, Urban Design and Planning
Trisha Logan, Historic Preservation Planner
Yvonne Redding, Urban Design and Planning
Adam Schnell, Urban Design and Planning
Benjamin Restrepo, Transportation and Mobility
Igor Vassiliev, Public Works
Jerry Jean-Philippe, Moderator
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 6:02 p.m. Roll was called and the Pledge of Allegiance was recited.

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

Motion made by Mr. Prewitt, seconded by Ms. Scott, to approve. In a voice vote, the **motion** passed unanimously.

III. PUBLIC SIGN-IN / SWEARING-IN

~~Motion made by Vice Chair Fertig, seconded by Mr. Prewitt, to approve with Staff recommendations. In a roll call vote, the motion passed 7-1 (Chair Maus dissenting).~~

~~Motion made by Mr. Cohen, seconded by Mr. Rotella, to hear Items 4 and 5 together and take votes separately. In a voice vote, the motion passed unanimously.~~

~~4. CASE:~~ **PLN-PLAT-20060001**
~~REQUEST: **~~ ~~Plat Review~~
~~PROPERTY~~
~~OWNER/APPLICANT:~~ ~~Robert L. Elmore, Pamela Kay Hayes Trustee~~
~~AGENT:~~ ~~Deena Gray, Esq., Greenspoon Marder, LLP~~
~~PROJECT NAME:~~ ~~2980 W State Road 84 Plat~~
~~GENERAL LOCATION:~~ ~~2980 West State Road 84~~
~~ABBREVIATED LEGAL~~
~~DESCRIPTION:~~ ~~Portion of 20-50-42 Acreage~~
~~COMMISSION DISTRICT:~~ ~~4 Ben Sorensen~~
~~NEIGHBORHOOD~~
~~ASSOCIATION~~ ~~N/A~~

~~ZONING DISTRICT:~~ ~~Intense Manufacturing/Industrial (M-3 Broward County)~~
~~District and~~
~~Heavy Commercial/Light Industrial (B-3 City) District~~

~~LAND USE:~~ ~~Industrial~~
~~CASE PLANNER:~~ ~~Karlanne Grant~~

5. CASE: **PLN-REZ-20050001**
REQUEST: ** **Rezone from Intense Manufacturing/Industrial (M-3 Broward County) and Heavy Commercial/Light Industrial (B-3 City) to Industrial (I - City)**
PROPERTY
OWNER/APPLICANT: **Robert L Elmore, Pamela Kay Hayes Trustee**
AGENT: **Deena Gray, Esq., Greenspoon Marder, LLP**
PROJECT NAME: **2980 W State Road 84**
GENERAL LOCATION: **2980 West State Road 84**
ABBREVIATED LEGAL
DESCRIPTION: **Portion of 20-50-42 Acreage**
COMMISSION DISTRICT: **4 – Ben Sorenson**
NEIGHBORHOOD
ASSOCIATION **N/A**

EXISTING ZONING DISTRICT: **Intense Manufacturing/Industrial (M-3 Broward County) District and Heavy Commercial / Light Industrial (B-3 City) District**
PROPOSED ZONING DISTRICT: **General Industrial (I - City) District**
LAND USE: **Industrial**
CASE PLANNER: **Karlanne Grant**

Disclosures for Items 4 and 5 were made at this time.

Deena Gray, representing the Applicant, showed a PowerPoint presentation on the request, which is for rezoning and a plat. The Applicant is a company that hopes to expand into Southeast Florida through Fort Lauderdale and Dania Beach. The project site is co-located in both municipalities.

The subject property is currently vacant and is not platted. It consists of roughly 8.48 acres and is currently zoned Intense Manufacturing/Industrial (M-3) at the County level, with a small sliver in the Fort Lauderdale portion of the site that is zoned B-3. The Dania Beach portion of the site has recently received Site Plan approval for construction of a warehouse building. The intent is to fully rezone the City portion of the property as Industrial. The Dania Beach portion will also be zoned Industrial.

The site meets the criteria for rezoning, as well as the goals, objectives, and policies in the City's Future Land Use element. The underlying land use designation for the parcel is Industrial.

The second request is to plat the property. The requested plat note would be restricted to 154,000 sq. ft. of Industrial use, including 174 dry boat slips on parcels A and B, on either side of I-595. Parcel C is located in the Dania Beach portion of the site.

Chair Maus asked how the Applicant plans to use the site. Ms. Gray explained that the Applicant submitted a Site Plan for 174 units of dry dock storage and began the required process with Broward County. The developer is the contract purchaser of the property. There have been environmental issues at the County level that the Applicant feels may take extensive time to work through; in the meantime, the site would be used for fleet parking of cranes and vehicles, which is a permitted Industrial use.

Motion made by Vice Chair Fertig, seconded by Mr. Rotella, to include the Staff Report's write-ups [of Items] 4 and 5 in the record. In a voice vote, the **motion** passed unanimously.

Chair Maus commented that if the Board approves the requested rezoning and plat, the Applicant's proposed uses still face significant review at both the County and City levels. Ms. Gray confirmed that the Applicant needs to submit a new Site Plan and is in the beginning stages of the process that would bring that Site Plan before the DRC.

Mr. Shechtman observed that the subject site is also in proximity to the Airport, and asked if Federal Aviation Administration (FAA) approval has been sought. Ms. Gray confirmed this as well.

Mr. Barranco commented that three lakes shown on the Applicant's visuals are outfall lakes for Florida Power and Light (FPL), and asked if the utility has been involved in the Site Plan. Eric Metz, owner's representative for the Applicant, further clarified that these

discussions have addressed FPL access through the property. The site has been designed so the utility will be able to access the canal, which is part of the overall plat. FPL has uninterrupted access to the canal for drainage. Mr. Metz concluded that there are also FPL high-tension lines that run north/south on the site, which will be substantially higher than crane operations.

Ms. Scott asked if the project would come back to the Board during further development of the site. Karlanne Grant, representing Urban Design and Planning, stated that this depends on what the Applicant proposes for the site: if the use requires Site Plan Level III or Conditional Use approval, it will come before the Board again, but if it meets the threshold for Site Plan Level II, it will instead go before the DRC and Staff. If the site involves waterway use, it will also come back to the Board.

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

Motion made by Vice Chair Fertig, seconded by Ms. Scott, to approve the plat [Item 4] with Staff recommendations. In a roll call vote, the **motion** passed 8-0.

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

6. CASE:

PLN-ULDR-20010001

REQUEST: *

Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) By Creating Article XII., Section 47-36; Establishing a Transfer of Development Rights Program

PROPERTY

OWNER/APPLICANT:

City of Fort Lauderdale

GENERAL LOCATION:

City-Wide

CASE PLANNER:

Trisha Logan

Trisha Logan, Historic Preservation Planner, provided an overview of the proposed Transfer of Development Rights (TDR) program. In 2018, the City Commission requested recommendations regarding potential changes to the City's Historic Preservation Ordinance. Staff outlined a tri-phased approach to the amendment process and identified potential incentives to enhance the program.

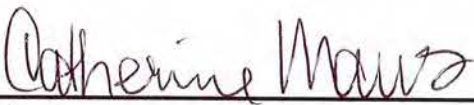
Phase 1 focused on key amendments to the ULDR to streamline the historic application, review, and approval process. Phase 2 resulted in the development of several recommendations to historic preservation incentives, many of which have been adopted, including parking reductions, setback waivers, and tax exemptions for commercial properties.

Vice Chair Fertig explained that she was concerned because the Board's unanimous recommendations to the City Commission regarding the Downtown Master Plan were not advanced to the City Commission when the Plan went before that body for approval. She recalled that Staff had noted they needed to vet the recommendations further before bringing them forward. She concluded that she would email examples of this concern to Ms. Parker's office prior to the next Board meeting, so it could then be disseminated to the full Board.

Mr. Shechtman complimented City Forester Mark Williams on the City's Adopt-a-Tree program promoted by the Tarpon River Civic Association. He characterized the program as having a transformative effect on the neighborhood's tree canopy.

There being no further business to come before the Board at this time, the meeting was adjourned at 8:54 p.m.

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



Chair



Prototype

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