



CITY OF FORT LAUDERDALE

DRAFT

**CITY OF FORT LAUDERDALE
PLANNING AND ZONING BOARD MEETING MINUTES
CITY HALL COMMISSION CHAMBERS**

100 N. ANDREWS AVE., FORT LAUDERDALE, FLORIDA 33301

WEDNESDAY, MARCH 17, 2021 – 6:00 P.M.

Board Members	June 2020-May 2021		Absent
	Attendance	Present	
Catherine Maus, Chair	P	9	0
Mary Fertig, Vice Chair	P	9	0
John Barranco	P	9	0
Brad Cohen	P	8	1
Coleman Prewitt	P	9	0
William Rotella	P	9	0
Jacquelyn Scott	P	9	0
Jay Shechtman	P	9	0
Michael Weymouth	P	8	1

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
- Jim Hetzel, Principal Urban Planner
- Karlanne Grant, 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. Roll was called and the Pledge of Allegiance was recited. Urban Design and Planning Manager Ella Parker introduced the Staff members present.

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

Motion made by Ms. Scott, seconded by Mr. Shechtman, to approve the minutes from the January meeting. In a voice vote, the **motion** passed unanimously.

III. PUBLIC SIGN-IN / SWEARING-IN

Members of the public wishing to speak on any Item on tonight’s Agenda were sworn in at this time.

IV. AGENDA ITEMS

<u>Index</u>	<u>Case Number</u>	<u>Applicant</u>
1.	PLN-SITE-20060001**	Len & Melody Renne / RLR Services, LLC. and Christian Garay
2.	UDP-A20014**	Phoenix Family, LLC.
3.	UDP-Z20001**	FTL / AD LTD
4.	UDP-T21001*	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.

1. CASE:	PLN-SITE-20060001
REQUEST: **	Site Plan Level IV Review: Rezone from Residential Multifamily Low Rise/Medium-High Density (RML-25) District to Community Business (CB) District with 0.227 Acres of Commercial Flex Allocation and Conditional Use for a Marine Sales and Service Facility
PROPERTY OWNER/APPLICANT:	Len & Melody Renne / RLR Services, LLC. and Christian Garay
AGENT:	Marc Isaac, Flynn Engineering Services, P.A.
PROJECT NAME:	Seven Seas
GENERAL LOCATION:	South of Broward Boulevard and North of SW 1st Street
ABBREVIATED LEGAL DESCRIPTION:	River Highlands Amended Plat, PB 15, PG 69 B, Lots 1 thru 4, Block 1 and a portion of Southwest 15th Terrace
COMMISSION DISTRICT:	2 – Steven Glassman
NEIGHBORHOOD ASSOCIATION:	Sailboat Bend Civic Association
EXISTING ZONING DISTRICT:	Residential Multifamily Low Rise/Medium High Density

~~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 the Item, 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.~~

~~Assistant City Attorney Shari Wallen read the following Resolution into the record:~~

~~A Resolution of the Planning and Zoning Board of Fort Lauderdale, Florida, approving a conditional use permit for a multi-family dwelling with a 135 ft. building height and yard modification for the addition of a rooftop terrace for the property located at 1200 Holiday Drive, Unit 1201, Fort Lauderdale, Florida, in the RMH-60 zoning district, Case No. UDP-A20014.~~

~~Vice Chair Fertig and Ms. Scott **amended** their **motion** and **second** as follows: to [also] adopt the findings of fact from the Staff Report.~~

~~In a roll call vote, the **motion** passed 8-1 (Mr. Cohen dissenting).~~

3. CASE:	UDP-Z20001
REQUEST: **	Rezone from Regional Activity Center – West Mixed Use (RAC-WMU) District to Regional Activity Center – City Center (RAC-CC) District
PROPERTY OWNER/APPLICANT:	FTL/AD LTD
AGENT:	Stephanie Toothaker, Esq. P.A.
GENERAL LOCATION:	West of SW 2 nd Avenue, North of SW 2 nd Street, East of SW 4 th Avenue and South of Broward Boulevard
ABBREVIATED LEGAL DESCRIPTION:	Ft Lauderdale B-40 D all Lots 2 Thru 7, 18 Thru 23
COMMISSION DISTRICT:	2 - Steven Glassman
NEIGHBORHOOD ASSOCIATION:	Sailboat Bend Civic Association
EXISTING ZONING DISTRICT:	Regional Activity Center - West Mixed Use (RAC-WMU) District
PROPOSED ZONING DISTRICT:	Regional Activity Center - City Center (RAC-CC) District
LAND USE:	Downtown Regional Activity Center
CASE PLANNER:	Nicholas Kalargyros

Disclosures were made at this time.

Stephanie Toothaker, representing the Applicant, showed a PowerPoint presentation on the Application, which requests rezoning from Regional Activity Center – West Mixed

Use (RAC-WMU) to Regional Activity Center – City Center (RAC-CC). The subject properties have an underlying land use of RAC.

The City Commission recently approved the adoption of the City's Downtown Master Plan. As part of this adoption, the City amended some boundaries of the Downtown's character areas, such as extending the Downtown Core along Broward Boulevard. This area will serve as the City's center. The Application would rezone the site for consistency with the Downtown Master Plan.

The Downtown Core character area is characterized by vertical towers with minimum stepbacks. It includes both the RAC-CC and RAC-WMU. The Application complies with the zoning criteria. The City's Regional Land Use map indicates that the properties are designated RAC in order to encourage development and redevelopment of areas of regional significance. RAC is intended to facilitate mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to urban form.

The rezoning is consistent with the land use designation as well as with the goals, objectives, and policies of the City's Comprehensive Plan. Changes will not adversely affect the character of development in or near the area under construction.

The Applicant held a public participation meeting in November 2020, including property owners within 300 ft. of the site as well as civic/neighborhood associations from the Sailboat Bend, Progresso Village, Flagler Village, and Downtown Fort Lauderdale neighborhoods. Six individuals attended this meeting.

Motion made by Vice Chair Fertig, seconded by Ms. Scott, to include the Staff Report as part of the record. In a voice vote, the **motion** passed unanimously.

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 the Item, the Chair closed the public hearing and brought the discussion back to the Board.

Motion made by Vice Chair Fertig, seconded by Mr. Cohen, to approve.

Mr. Weymouth asked if the Applicant had invited other property owners in the RAC-WMU to join in the rezoning in order to change the western portion of the overall area to RAC-CC. Ms. Toothaker replied that the Application does not represent spot zoning, as the subject property is connected to the existing RAC-CC. The Applicant owns another parcel in the area and had communicated with the Museum of Discovery and Science and the 7-11 store regarding rezoning of these parcels; however, 7-11 was not responsive to the offer, which led Staff to determine that the Applicant's parcel alone was not enough to make the connection to RAC-CC.

Mr. Weymouth asked how parking and open space would be addressed for the project. Ms. Toothaker stated that there is no Site Plan at this point, nor are parking calculations currently available.

Mr. Weymouth asked if the Applicant needs the requested rezoning in order to proceed with developing a Site Plan. Ms. Toothaker advised that the RAC-CC is a better zoning for the property than RAC-WMU, as confirmed by the newly adopted Downtown Master Plan. It is possible that in the future, Staff may initiate other rezoning requests in order to make the area's zoning match the character areas shown on the Downtown map.

In a roll call vote, the **motion** passed 8-1 (Mr. Weymouth dissenting).

4. CASE:	UDP-T21001
REQUEST: *	Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-37B.4; List of Permitted and Conditional Uses – Uptown Urban Village North East (UUV-NE); Uptown Urban Village North West (UUV-NW); Uptown Urban Village South East (UUV-SE); Uptown Urban Village South West (UUV-SW); Uptown Urban Village South Central (UUV-SC)
PROPERTY OWNER/APPLICANT:	City of Fort Lauderdale
GENERAL LOCATION:	Uptown Project Area
CASE PLANNER:	Jim Hetzel

~~Jim Hetzel, Principal Urban Planner, explained that this request is for a Unified Land Development Regulations (ULDR) amendment to permitted and conditional uses for the Uptown zoning districts. Staff had missed a small number of items related to Social Service Residential Facilities (SSRFs).~~

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

~~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 the Item, the Chair closed the public hearing and brought the discussion back to the Board.~~

~~**Motion** made by Ms. Scott, seconded by Vice Chair Fertig, to approve. In a roll call vote, the **motion** passed 9-0.~~

V. COMMUNICATION TO THE CITY COMMISSION

Ms. Scott requested clarification of how a Chick-Fil-A restaurant was approved on US-1, pointing out that no stacking lanes exist at the site. Vice Chair Fertig also asked what could be done differently in the future to prevent this from recurring, expressing concern

- Consensus-driven approach should be applied to the application of standards
- More certainty should be built into the application review process

In 2014, the City Commission added the Central Beach Master Plan as an initiative and approved a contract for a consultant to begin work. Multiple stakeholder meetings and workshops have been held, primarily in 2016 and 2017, to outline goals and collect data. In 2018, a draft of the Central Beach Architectural Research Survey was completed and presented to the newly elected City Commission. Between late 2018 and the present, Staff has proposed amendments and continued their outreach efforts. Since the onset of the COVID-19 pandemic in 2020, they have proposed changes based on stakeholder and public feedback and made presentations in late 2020.

The overall elements Staff plans to present are:

- Providing use tables similar to those in the rest of Code
- Proposed more prescriptive dimensional requirements
- Proposed that the point system be made more prescriptive and less subjective
- Proposed open space requirements
- Proposed standards to address the pedestrian realm
- Proposed changes to DRC procedures

Staff hopes to bring these amendments before the Board in May at a special meeting. The most recent draft of the Central Beach Master Plan is available on the City's web page.

There being no further business to come before the Board at this time, the meeting was adjourned at 7:00 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.]