



CITY OF FORT LAUDERDALE

**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		
	Attendance	Present	Absent
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

Index

Case Number

Applicant

- | | |
|----------------------------|---|
| 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:

REQUEST: **

PLN-SITE-20060001

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

Sailboat Bend Civic Association

ASSOCIATION:

EXISTING ZONING DISTRICT: Residential Multifamily Low Rise/Medium High Density

PROPOSED ZONING

(RML-25) District

DISTRICT:

Community Business (CB)

LAND USE

Medium-High Residential

CASE PLANNER:

Yvonne Redding

Disclosures were made at this time. Mr. Barranco stated that he would recuse himself from voting on this Item due to a conflict.

Andrew Schein, representing the Applicant, showed a PowerPoint presentation on the Item, recalling that a right-of-way vacation for the same property was approved by the Board at their February 2021 meeting. Tonight's request is for Site Plan Level IV review for conditional use as well as rezoning.

The proposed project is a marina. The rezoning request would rezone a portion of the property from residential use (RML-25) to Community Business (CB). The Site Plan includes a wall that will block the entrance to the neighborhood from Broward Boulevard. Because the project is located in the Sailboat Bend neighborhood, the Application went before the City's Historic Preservation Board (HPB). Although a number of architectural features will be retained, it has been determined that the property will not contribute to Sailboat Bend's historic designation. The project was approved by the HPB.

To the west of the property, an existing building will be demolished and replaced by significant landscape buffering around the property. The Applicant proposes to increase the number of trees on the site from 11 to 63. This will screen commercial uses on Broward Boulevard from the neighborhood to the south.

The original application submitted to the Development Review Committee (DRC) in 2020 included a scrivener's error which has since been corrected, resulting in a slight decrease to the area to be rezoned. The marina use has existed for more than 20 years.

The project has been presented to nearby neighborhood associations: once to Riverside Park, once to Dorsey Riverbend, and once to the Sailboat Bend Civic Association's regular meeting. The Sailboat Bend neighborhood voted unanimously to approve the project. No votes were taken at the other two association meetings, as the project is outside the area of those groups; however, there were no comments opposing the project.

Motion made by Ms. Scott, seconded by Vice Chair Fertig, that the Staff Report be made a part of this 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 Mr. Weymouth, to approve.

Mr. Shechtman observed that the subject property is very close to the proposed area for LauderTrail, and asked if the Applicant would be willing to discuss working with that facility. Mr. Schein confirmed this could be done.

In a roll call vote, the **motion** passed 8-0. (Mr. Barranco abstained. A memorandum of voting conflict is attached to these minutes.)

2. CASE:	UDP-A20014
REQUEST: **	Site Plan Level III Review; Conditional Use -- Additional Height for Roof and Yard Modification Request
PROPERTY OWNER/APPLICANT:	Phoenix Family, LLC.
AGENT:	Shalina Jaffer, Equilibrium Architecture
PROJECT NAME:	Phoenix Family Rooftop Addition
GENERAL LOCATION:	1200 Holiday Drive, Suite 1201
ABBREVIATED LEGAL DESCRIPTION:	Ocean Harbor 26-39 B Lot 17
COMMISSION DISTRICT:	4 -- Ben Sorensen
NEIGHBORHOOD ASSOCIATION:	N/A
ZONING DISTRICT:	Residential Multifamily High Rise/High Density (RMH-60) District
LAND USE:	High Density Residential
CASE PLANNER:	Yvonne Redding

~~Disclosures were made at this time.~~

~~Robert Brannon, CEO of Happy House Outdoor Living, stated that the request is for conditional use approval of additional height and yard modifications. Height of up to 120 ft. is permitted in the subject zoning district. The requested height is 135 ft. The Applicant has reached out to nearby buildings and heard no objections.~~

~~The project will include a rooftop terrace, as well as a raised floor, addition of turf, outdoor kitchen, louvered roof system, and a pergola no taller than 10 ft. Mr. Brannon showed multiple views of the proposal, which cannot be seen from the north. There will be no major impacts on existing elevations.~~

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

- ~~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.]