MEETING MINUTES
CITY OF FORT LAUDERDALE
PLANNING AND ZONING BOARD
CITY HALL COMMISSION CHAMBERS
100 N. ANDREWS AVE., FORT LAUDERDALE, FLORIDA 33301
WEDNESDAY, FEBRUARY 17, 2021 – 6:00 P.M.

June 2020-May 2021

Board Members	Attendance	Present	Absent
Catherine Maus, Chair	P	8	0
Mary Fertig, Vice Chair	P	8	0
John Barranco	P	8	0
Brad Cohen	P	7	1
Coleman Prewitt	P	8	0
William Rotella	P	8	0
Jacquelyn Scott	P	8	0
Jay Shechtman	P	8	0
Michael Weymouth	P	7	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
Jim Hetzel, Principal Urban Planner
Trisha Logan, Historic Preservation Planner
Karlanne Grant, Urban Design and Planning
Yvonne Redding, Urban Design and Planning
Adam Schnell, Urban Design and Planning
Glen Hadwen, Sustainability Manager, Public Works
Kimberly Pearson, Sustainability Coordinator, Public Works
Benjamin Restrepo, Transportation and Mobility
Igor Vassiliev, Public Works
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. Cohen, 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

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Case Number	**Applicant**
1. PLN-VAC-20060001**	Len & Melody Renne / RLR Services, LLC
~~2. PLN-VAC-20080001**~~	~~800 Las Olas, LLC & Mustang Properties, Inc.~~
~~3. PLN-SITE-20080001* **~~	~~800 Las Olas, LLC & Mustang Properties, Inc.~~
~~4. UDP-S20002**~~	~~Zaim and Kristina Hoxha~~
~~5. PLN-SITE-20090013* **~~	~~First Presbyterian Church of Fort Lauderdale, Inc.~~

~~**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-VAC-20060001**
REQUEST: **	Right-of-Way Vacation: 50-foot by 209-foot Portion of Right-of-Way
PROPERTY OWNER/APPLICANT:	Len & Melody Renne / RLR Services, LLC.
AGENT:	Marc Isaac, Flynn Engineering Services, P.A.
PROJECT NAME:	Seven Seas Right-of-Way Vacation
GENERAL LOCATION:	South of Broward Boulevard and North of SW 1st Street
ABBREVIATED LEGAL DESCRIPTION:	River Highlands Amended Plat, PB 15, PG 69 B
COMMISSION DISTRICT:	2 – Steven Glassman
NEIGHBORHOOD ASSOCIATION:	Sailboat Bend Civic Association

ZONING DISTRICT:	Boulevard Business (B-1) and Residential Multifamily Low Rise/Medium High Density (RML-25) District
LAND USE:	Commercial and Medium-High Residential
CASE PLANNER:	Yvonne Redding

Disclosures were made at this time. Mr. Barranco recused himself from hearing Item 1 due to a conflict, and left the meeting while the Item was discussed.

Andrew Schein, representing the Applicant, stated that the request was for a right-of-way vacation at 1500 West Broward Boulevard. The property includes two parcels. The Applicant will bring a Site Plan Level III – Conditional Use and rezoning request before the Board in March 2021.

The right-of-way to be vacated is a portion of SW 15 Terrace just outside the Sailboat Bend neighborhood. It has been blocked off for approximately 12 years, with fencing added by the City in 2018. The area is not used for vehicular or pedestrian travel. Pedestrians are blocked from leaving the commercial corridor on Broward Boulevard to enter the Sailboat Bend community.

The Applicant proposes a 5 ft. high masonry wall to fully block the commercial corridor and separate it from Sailboat Bend. The Application was presented to the Sailboat Bend Civic Association in August 2020, and that organization voted unanimously to approve the project. Another community meeting was held with the Dorsey Riverbend and Riverside Park Civic Associations in September 2020. All three neighborhoods are located within 300 ft. of the subject property.

Mr. Schein briefly reviewed the Site Plan for the project, which will be presented in detail at the March 2021 meeting. He concluded that the Application meets all required criteria, is not used for public purposes, and has been blocked off for years. The Applicant plans to grant a utility easement for the utilities located in the right-of-way.

Vice Chair Fertig joined the meeting at 6:10 p.m.

Chair Maus observed that the City has a number of street closures that no longer seem to make sense. If the subject roadway were opened, it would provide ingress/egress to the residential neighborhood which could alleviate traffic on other nearby streets. Mr. Schein advised that the prevailing sentiment at the Applicant's community outreach meetings was that residents were happy to have the road closed. No individuals expressed concern that additional vehicular access was needed into or out of the neighborhood.

Chair Maus asked City Staff if any consideration was given to opening the street at the time the Application was submitted. Yvonne Redding, representing Urban Planning and Design, replied that Staff had met with the Applicant and discussed a previous road closure from 1992, which had been approved by the Planning and Zoning Board at that

time but never advanced to the City Commission for approval. The City did, however, support that proposed closure. The Applicant was asked if pedestrian access could be granted in the subject area, but did not agree to provide it. The City does not feel the road should be open to vehicular access, but was in favor of pedestrian access.

Ms. Scott asked if the original road closure was made to prevent “cut-through” traffic in the Sailboat Bend neighborhood. Mr. Schein reiterated that the overall sentiment of nearby residents was not in favor of opening the roadway or providing pedestrian access. The proposed masonry wall and 10 ft. landscape buffer are Unified Land Development Regulations (ULDR) requirements for neighborhood compatibility when commercial uses abut residential areas.

Mr. Shechtman asked if the Applicant had received letters of support from the affected neighborhoods. Mr. Schein replied that the Sailboat Bend Civic Association had provided a letter in support of the project. Mr. Shechtman noted that if that neighborhood had wanted additional pedestrian access, they would have been unlikely to provide a letter. The other two neighborhoods, which are across Broward Boulevard and across the waterway from the Application, had not voted on the project, but had also indicated support.

Mr. Prewitt asked if two private homes located south of the vacation area were supportive of the project as well. Mr. Schein confirmed this, noting that the southwest lot was owned by the Applicant. The owner of the property to the southeast is a signatory to the Application.

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

The Board agreed by unanimous consensus to make the Staff Report part of the record for this Item.

Motion made by Vice Chair Fertig, seconded by Ms. Scott, to approve. In a roll call vote, the **motion** passed 8-0. (Mr. Barranco abstained. A memorandum of voting conflict is attached to these minutes.)

Mr. Barranco rejoined the meeting following the vote.

~~Andrews Avenue bridge crossing. The communication was well received by the City Commission, and he received an email from the Department of Transportation and Mobility advising him that the SE 3 Avenue bridge is under Broward County jurisdiction. A project is underway to refurbish the bridge opening in 2022. The County is willing to work with the City on these improvements, beginning with a feasibility analysis to improve bicycle and pedestrian accommodations as part of the project.~~

There being no further business to come before the Board at this time, the meeting was adjourned at 7:56 p.m.

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

Catherine Maus

Chair

Brigitte Chiappetta

Prototype

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