



CITY OF FORT LAUDERDALE

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

**100 N. ANDREWS AVE., FORT LAUDERDALE, FLORIDA 33301  
WEDNESDAY, MAY 19, 2021 – 6:00 P.M.**

<b>Board Members</b>	<b>June 2020-May 2021</b>		
	<b>Attendance</b>	<b>Present</b>	<b>Absent</b>
Catherine Maus, Chair	P	10	1
Mary Fertig, Vice Chair	P	11	0
John Barranco	A	10	1
Brad Cohen	A	9	2
Coleman Prewitt	A	10	1
William Rotella	P	11	0
Jacquelyn Scott	P	11	0
Jay Shechtman	P	11	0
Michael Weymouth	P	10	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  
Karlanne Grant, Urban Design and Planning  
Trisha Logan, Historic Preservation Planner  
Adam Schnell, Urban Design and Planning  
Lorraine Tappen, 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. The Chair introduced the Board members, and Urban Design and Planning Manager Ella Parker introduced the Staff members present.

**II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM**

**Motion** made by Mr. Shechtman, seconded by Ms. Scott, for approval of the minutes from the April 14 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. UDP-P21001**        | Robert L. Elmore, Pamela Kay Hayes Trustee |
| 2. PLN-SITE-20100002** | 1123 NE 4 <sup>th</sup> Avenue FL, LLC     |

#### **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: UDP-P21001**

**REQUEST:\*\*** Plat Review

**APPLICANT:** Robert L. Elmore, Pamela Kay Hayes Trustee

**GENERAL LOCATION:** 2980 West State Road 84

**AGENT:** Deena Gray, Esq., Greenspoon Marder, LLP

**LEGAL DESCRIPTION:** Portion of 20-50-42 Acreage

**ZONING DISTRICT:** General Industrial (I-City) District

**COMMISSION DISTRICT:** 4 – Ben Sorensen

**NEIGHBORHOOD ASSOCIATION:** N/A

**LAND USE:** Industrial

**CASE PLANNER:** Karlanne Grant

Disclosures were made at this time.

Deena Gray, representing the Applicant, recalled that this Item first came before the Board several months ago and received a recommendation of approval. The Item is before the Board again with a minor modification: the Applicant is parcelizing a portion of the subject property.

Ms. Gray showed a PowerPoint presentation on the Item, explaining that the project is located in both Fort Lauderdale and Dania Beach. The approved plat for the upper portion, which is in Fort Lauderdale, includes parcel A, while the lower portion south of I-595 in Dania Beach is parcel B. Parcel C is also approved in Dania Beach.

The modification retains parcel A, and what was parcel B will now be divided into parcels B and C. The change is made because parcel B has a history of environmental issues on the property, which the Applicant is still working through. The modification creates a "standalone" parcel so the developer can begin obtaining necessary permits for western parcel C while environmental work continues on parcel B. The previously approved parcel C in Dania Beach will now become parcel D.

**Motion** made by Vice Chair Fertig, seconded by Mr. Shechtman, to make the Staff Report a 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 other 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. In a roll call vote, the **motion** passed 6-0.

~~2. CASE: PLN SITE 20100002\*\*~~

~~**REQUEST:\*\*** Site Plan Level IV Review: Rezone from Residential Single Family Duplex/Medium Density (RD-15) District to Community Business (CB) District with 0.62 Acres of Commercial Flex Allocation and Conditional Use for a Mixed-Use Development~~

~~**APPLICANT:** 1123 NE 4th Avenue FL, LLC.~~

~~**GENERAL LOCATION:** 1123 NE 4th Avenue~~

~~**AGENT:** Marc Isaac, Flynn Engineering Services, P.A.~~

~~**LEGAL DESCRIPTION:** Progresso 2 18D Lots 13 through 32 Block 143, Less E 10 for Street of Lots 13 Through 24 AKA: North Side Elementary~~

~~**ZONING DISTRICT:** Residential Single Family Duplex/Medium Density (RD-15) and Community Business (CB)~~

~~**COMMISSION DISTRICT:** 2 Steven Glassman~~

~~**NEIGHBORHOOD ASSOCIATION:** South Middle River Civic Association~~

~~**PROPOSED ZONING:** Community Business (CB)~~

~~**LAND USE:** Commercial and Medium Residential~~

~~**CASE PLANNER:** Lorraine Tappen~~

~~Disclosures were made at this time.~~

~~U.S. Department of Housing and Urban Development (HUD), along with other state and federal sources. Many families cannot access these programs because their incomes exceed 60% of MFI.~~

~~Mr. Schnell continued that the difficulty within the City is that individuals who earn historically middle income wages no longer make enough money to live in Fort Lauderdale. Because HCD's focus is on lower income earners, Staff focused on moderate incomes in order to serve a greater span of the community.~~

~~Chair Maus pointed out that affordable housing should not be an issue for developers only, as it affects everyone in the City, including businesses. She recommended that the City determine a way to assess a broader swath of the community with some financial responsibility for providing affordable housing, including owners who employ individuals in need of affordable housing. She offered the example of a surcharge on business license applications, which could go into an affordable housing fund. Mr. Schnell replied that this has been part of Staff's discussions, but state law allows almost no financial mechanisms that would support affordable housing other than dedicating funds from the City's budget.~~

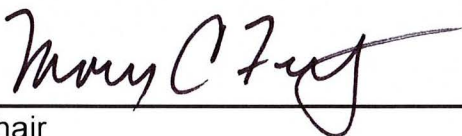
~~Mr. Rotella asked if the proposed policies apply to residential flex units in commercially zoned districts. Mr. Schnell replied that they do not, although the Commission has asked Staff to work with the development community on additional incentives before modifications are made to residential flex policy other than direct incentivization.~~

~~Chair Maus requested clarification of the time frame in which the amendments will be presented to the Commission for approval. Mr. Schnell replied that the amendments will come before the Planning and Zoning Board within one to two months, after which they will go before the City Commission for approval. He clarified that discussions with the development community have been ongoing for months to years at this point.~~

~~Mr. Rotella requested that the Board members be sent a copy of the presentation.~~

There being no further business to come before the Board at this time, the meeting was adjourned at 7:22 p.m.

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



---

Chair

*Brigitte Chiappetta*  
\_\_\_\_\_  
Prototype

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