

**Planning and Zoning Board**  
**City of Fort Lauderdale**  
**June 20, 2007 – 6:30 P.M.**  
**City Hall Commission Chambers – 1st Floor**  
**100 North Andrews Avenue**  
**Fort Lauderdale, Florida**

<b>Board Members</b>	<b>Attendance</b>	Cumulative	
		<b>Present</b>	<b>Absent</b>
Pamela Adams	P	1	0
Edward Curtis, Chair	P	1	0
Mary Fertig	P	1	0
Maria Freeman	A	0	1
Steve Glassman	P	1	0
Rochelle Golub	P	1	0
Mary Graham	P	1	0
Catherine Maus, Vice chair	P	1	0
Tom Welch	P	1	0

**Staff**

Sharon Miller, Assistant City Attorney  
 Greg Brewton, Planning and Zoning Services Manager  
 Adrienne Ehle, Planner  
 Wayne Jessup, Planner  
 Michael Ciesielski, Planner  
 Deborah Balshem, Recording Secretary

**Call to Order**

Vice Chair Curtis called the meeting to order at 6:36 P.M. Anyone wishing to testify on any matter was sworn in.

**Approval of Minutes**

**MOTION** made by Vice Chair Curtis, seconded by Ms. Graham, to approve the minutes of the May 16, 2007 meeting. Board unanimously approved.

**Election of Chair and Vice-Chair**

The Board opened up the floor for nominations for a new Chair of the Board. Ms. Fertig made a **motion** to nominate Mr. Curtis for the position of Chair, seconded by Ms. Graham. In a unanimous vote, Mr. Curtis was elected new Chair of the Board.

The Board opened up the floor for nominations for a new Vice Chair of the Board. Ms. Adams made a **motion** to nominate Ms. Maus for the position of Vice Chair,

seconded by Ms. Fertig. In a unanimous vote, Ms. Maus was elected new Vice Chair of the Board.

**1. Victoria Park Civic Association Mike Ciesielski 8-P-06**

- Request:** Vacation of Walkway/RCS-15  
**Legal Description:** All of the "Walk Reserved and Park" in Court # 3, Victoria Courts, P.B. 9, P. 49  
**Address:** 1716 and 1722 N.E. 8<sup>th</sup> Street, 1717 N.E. 7<sup>th</sup> Street, 701-742 N.E. 17<sup>th</sup> Terrace and 704-738 N.E. 17<sup>th</sup> Road  
**General Location:** A tract of land adjacent to properties fronting on N.E. 8<sup>th</sup> Street to the North, N.E. 7<sup>th</sup> Street to the South, N.E. 7<sup>th</sup> Terrace to the East and N.E. 17<sup>th</sup> Road to the West

Thornir "Tony" Jarrett, 729 N. Victoria Park Rd., Fort Lauderdale, FL, spoke on behalf of the Victoria Park Homeowners Association, which is requesting vacation of a walkway in Victoria Park at the above noted location.

Mr. Jarrett noted that on paper, there is a walkway, but it was never actually built. It is now used as a through- and drive-way, and is directly adjacent to several homes, causing safety and permitting problems for the affected homeowners. The walkway, he said, was part of a plan back in the 1930s that never materialized, and that only one of the three walkways in the original 1930s plan had actually been built (walkway #2).

Mr. Jarrett noted that, in 1989, the Homeowner Association appealed to the City Commission to vacate Walkway #2 for similar reasons and were successful. He said now the Association was simply asking the Board to do the same for Walkway #3.

Mr. Jarrett presented a slide show, which included the original plans as well as the site as is it now. He added that a more pressing issue was a seven-foot right-of-way up the middle of the block was preventing some homeowners from legally pulling permits to fence in their property, or to fix damage sustained during Hurricane Wilma, because the homes are considered built on the right-of-way – which Mr. Jarrett noted was ignored at the time a building permit was issued.

Mr. Jarrett stated the only utilities on the land are some water utilities, so his request for vacation of the Walkway #3 includes retention of an easement for water access, as per City staff conditions. Mr. Jarrett noted he was recently advised by the Public Works Department that as part of its WaterWorks 2011

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project, the Department would be moving its water piping out onto the street, so in a matter of time, there would be no utilities on the land at all. Mr. Jarrett concluded by assuring the Board that it had the full support of the Victoria Park neighborhood homeowners.

Ms. Golub asked who would know who gets what piece of the land, if the land was vacated. Mr. Brewster stated that a document search would reveal how the land was dedicated.

**Motion** made by Ms. Fertig, seconded by Ms. Maus, to approve vacation of Walkway #3 with staff conditions (maintaining the easement portion for utility access). In a roll call vote, the motion passed 8 – 0.

## **2. For the Good of the City**

### **Informational Presentation on the Proposed New RS-8A Zoning District Regulations.**

City Planner Wayne Jessup spoke about citizen concern regarding the size and scale of single family homes in some residential areas throughout the City – although he was speaking specifically on behalf of Poinsettia Heights. Citizen concerns ranged from overall size of rebuilt and new homes, as well as loss of mature tree canopy and loss of the overall feel and character of the City of Fort Lauderdale.

Mr. Jessup showed several slides on the current neighborhood, as well as renderings of what the neighborhood could potentially look like in the future if a bulk of new structures were built to the maximum code allowances. Mr. Jessup asked to Board to consider the possibility of modifying zoning regulations for single-family homes in a way that might reduce some of these new potential developments. The City proposed its own suggestions for these new RS-8A zoning district regulations.

Included in the proposed RS-8A regulations, Mr. Jessup noted for example, is the reduction of lot coverage for single family homes from 45 percent to 35 percent and the floor area ratio from .75 to .55, which would leave more yard on properties. For two-story homes, Mr. Jessup said the rear setback would be reduced from 15 feet to 20 feet, and the side setback from 7½ feet to 10 feet. Mr. Jessup noted the two-story changes are a bit more radical since these homes are more imposing.

Several board members expressed their agreement and support of modifying the zoning regulations, since they had been hearing these complaints for

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homeowners throughout the City for many years. However, the Board was very interested in looking at the issue more “globally,” and trying to understand the process they should take in implementing these kind of changes efficiently and systematically throughout the entire City, rather than just in Poinsettia Heights. The Board questioned Mr. Brewster on the process needed from citizens, the City, the City Attorney’s Office and the Board in how they could get this “global” process started.

Mr. Brewster stated the City is looking into this concept for Fort Lauderdale in general, but right now the process was to implement the changes one area at a time, since there had to be at least 50 percent community support for the City to get involved. The Board questioned why the neighborhood had to have any kind of majority support (since often out-of-town interests were involved), and why the Board couldn’t impose these changes at its discretion.

Both Ms. Fertig and Ms. Maus added their concern for the same issues with duplex and cluster homes, which wasn’t addressed in the presentation. They referred to a “great” study done approximately nine months ago that outlined this in detail, and both said they would like to see duplexes and cluster homes as a top priority.

Mr. Brewster noted that by changing the zoning code for Poinsettia Heights, or any one area for that matter, that new zoning class would be available citywide – and neighborhoods could band together and suggest this change occur in their neighborhood. Again, the board questioned why they just couldn’t impose these changes on the City.

Chair Curtis suggested that there be a town hall meeting within the next six months to bring citizens, the City Commission and all interested parties together to discuss the issue and open it up on a more global basis. The Board also asked Mr. Brewster if it was possible that at the next one or two meetings, he could bring an outline of the process the Board should take in getting ideas for and implementing these proposed zoning changes. Mr. Brewster said he had a work plan on file that he would share with the Board, and they would continue to discuss this issue, since it was a top priority for both the City and the Board.

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**Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 7:38 p.m.

Chair:

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Ed Curtis, Chair

Attest:

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Deborah Balshem, Recording Secretary