

**Planning and Zoning Board  
City of Fort Lauderdale  
July 18, 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>	<b>Cumulative Attendance June 2007 – May 2008</b>	
Pamela Adams	P	2	0
Edward Curtis, Chair	P	2	0
Mary Fertig	A	1	1
Maria Freeman	P	1	1
Steve Glassman	P	2	0
Rochelle Golub	P	2	0
Mary Graham	A	1	1
Catherine Maus, Vice Chair	P	2	0
Tom Welch	A	1	1

**Staff**

Sharon Miller, Assistant City Attorney  
 Greg Brewton, Planning and Zoning Services Manager  
 James Koeth, Principal Planner  
 Michael Ciesielski, Planner II  
 Mina Samadi, CRA Engineering Design Manager  
 Anthony Fajardo, Planner II  
 Yvonne Davidson, Planner II  
 Deborah Balshem, Recording Secretary

**Guests**

Miles Wegman	Sadler James
Jim McCullough	Jack Loos
Paula Pereira	

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For the Good of the City

**Call to Order**

Chair Curtis called the meeting to order at 6:40 P.M.

**Approval of June 2007 meeting minutes.**

Mr. Glassman noted that the Board's votes were always roll call, not voice vote, as the minutes stated.

**Motion** made by Mr. Glassman, seconded by Ms. Maus, to approve the minutes of the June 2007 meeting as amended. Board unanimously approved.

Chair Curtis announced that items one and seven had been withdrawn.

Mr. Brewton explained that items three and four had been presented to the Board previously and approved in May, but it was determined that notice to the neighbors had not been properly made. Notice had been properly made to the neighbors, and the items had returned to the Board.

Anyone wishing to testify on any matter was sworn in.

**Cases:**

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**1. Anthony Family, LTD/Paseo Del Mar Jenni Morejon 90-R-05**

**Request: \*\* Request to Extend Site Plan Approval for previously approved Site Plan Level III - Conditional Use for Mixed Use Development with Flex Allocation / B-1**

Legal Description: Acreage in Progresso, Blocks 228, 229 and 230, P.B. 2, P. 18, as recorded in the Public Records of Miami-Dade County, Florida

Address: 1600 East Sunrise Boulevard

General Location: Southside of East Sunrise Boulevard Between N.E. 16 Avenue and the Alley East of N.E. 17 Avenue

**Withdrawn.**

**2. City of Fort Lauderdale / Fire Station 49 Anthony G. Fajardo 33-R-07**

**Request: \*\* Public Purpose Use / 15,763 SF Fire Station / SBMHA**

Legal Description: Parcel 1, "Bahia Mar", according to the plat thereof, as recorded in P.B. 35, P. 39, of the Public Records of Broward County, Florida

Address: 1015 Seabreeze Boulevard

General Location: Approximately 80 feet north of Harbor Drive on the west side of State Road A1A.

Chair Curtis opened the public hearing.

Mr. Miles Wegman stated he was speaking on behalf of several neighbors on Harbor Drive: Bernie Steffel, Andrew Dominic, George Hopkins, Mr. Malone and Mar Vista Co-op unit owners. Mr. Wegman said one of their concerns was the reduction from the 20-foot side yard setback to 1-foot 3-inches on the west side of the building. They also felt the building mass was too large, and vehicular access to the building was dangerous. The neighbors were afraid of the impact on their property values and views. Mr. Wegman said an alternative plan had been discussed which was neighborhood compatible, and this was acceptable to the Fire Department.

Board members disclosed communications they had regarding this case.

Mr. Fajardo explained that they were requesting relief from the following requirements:

- Reduction of the front yard setback from 20 feet to 0
- Reduction of the side yard setbacks from 10 feet to 1 foot 3 inches
- Relief from the use, as this was not permitted in the SBMHA zoning district
- Reduction of parking requirements from 20 to 19 spaces
- Relief from landscape requirements from 20 percent to 12 percent of the gross vehicle use area
- Relief from tree and shrub requirements
- Relief from shadow Beach restrictions regarding the building height, from the required 1:1 setback

Ms. Samadi, project manager, explained the reductions were requested due to the site constraints, and they were requesting relief from the zoning use under public purpose section 47-18 .26. She said they had considered to other sites

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for the station, but these had proven untenable due to lack of property and/or costs.

Mr. Sadler James, Central Beach Alliance board member, informed the Board that the Central Beach Alliance board had taken an official vote on this issue, and even though they felt the station was too large for the site, they felt it was a necessity and therefore endorsed it.

Mr. James said the City had been very forthcoming in addressing their concerns. The Alliance had been concerned about the lack of an FDOT warning light, and wanted to be sure FDOT remedied this.

Mr. James said they had wanted a covered bus shelter in this area and wanted to make sure the City was pursuing the funds for this from the County.

Mr. James did not want trees planted along A-1-A, fearing busses would brush the trees when they passed by.

Mr. Wegman said there was a city-owned site on Las Olas which staff had considered for the station, and he asked that they reconsider this.

There being no other members of the public wishing to speak on this item, Chair Curtis closed the public hearing and brought the discussion back to the Board.

Ms. Golub asked staff to respond to the concerns of the Central Beach Alliance. Ms. Samadi said the emergency light had been knocked down during a hurricane and its replacement was included in FDOT's maintenance program. She said staff would ensure that this light was operational again prior to the station's opening. Ms. Samadi explained that the trees along A-1-A had been modified, and they had altered the site plan to include an improved bus stop. A covered bus shelter was a different issue for which they could pursue funds from FDOT.

Ms. Samadi explained to Mr. Glassman that the third story was needed per Fire Department programming and staffing needs. Ms. Samadi said they had considered relocating the building on the site but site constraints presented problems. She noted that relocating the station could result in an increased response time. Ms. Samadi did not feel the third floor would have a significant impact on surrounding buildings.

**Motion** made by Ms. Maus, seconded by Ms. Freeman, to approve, subject to staff conditions: FDOT's installation of the caution light; the planting of palm instead of canopy trees along A-1-A; installation of an improved bus stop [not a covered shelter]. In a roll call vote, Board approved 6 – 0.

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**3. City of Fort Lauderdale / Fire Station 54      Mike Ciesielski      37-R-07**

**Request:   \*\*                      Public Purpose Use / 13,135 SF Fire Station / CB**  
Legal Description:            Lots 1, 2, 3, 4, 12, 13 and 14, Block 2, "Galt Ocean Mile",  
   according to the plat thereof, recorded in P.B. 34, P. 16,  
   of the Public Records of Broward County, Florida  
Address:                            3200 N.E. 32 Street  
General Location:            N.E. Corner of East Oakland Park Boulevard and N.E. 32  
   Avenue

Board members disclosed communications they had regarding this case.

Ms. Samadi said this item had been presented to at the May Planning and Zoning Board meeting as well, and the same notification issues had been discovered and rectified.

Ms. Samadi said they had requested relief from the following requirements:

- Reduction of parking requirements from 20 to 18 spaces
- Reduction of minimum stacking distance in driveway
- Reduction in landscape and tree requirements in vehicular use and peninsula areas

Mr. Ciesielski said staff also requested the Board consider the staff condition that a phase one archaeological study be conducted before construction began, because this was an archaeologically sensitive area.

Chair Curtis opened the public hearing. There being no members of the public wishing to speak on this item, Chair Curtis closed the public hearing and brought the discussion back to the Board.

**Motion** made by Mr. Glassman, seconded by Ms. Golub, to approve, subject to staff conditions. In a roll call vote, Board approved 5 – 0 [with Ms. Maus away from the dais].

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**4. City of Fort Lauderdale / Fire Station 54      Thomas Lodge      6-P-07**

**Request:                            Right-of-Way Vacation / CB**

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Legal Description: Lots 1, 2, 3, 4, 12, 13 and 14, Block 2, "Galt Ocean Mile", according to the plat thereof, recorded in P.B. 34, P. 16, of the Public Records of Broward County, Florida

Address: 3200 N.E. 32 Street

General Location: N.E. Corner of East Oakland Park Boulevard and N.E. 32 Avenue

Ms. Samadi explained this was a request for a right-of-way and ally vacation. The east-west ally currently ran through the fire Station site, dividing it into two properties. Staff proposed vacating the alley, creating a utility easement, and providing vehicular access to the alley on the site. She informed the Board that this request had also been presented to them and approved in May, the same notification issues had been discovered and rectified, and the request was being re-presented to the Board.

Board members disclosed communications they had regarding this case.

Mr. Ciesielski requested the Board consider the following staff conditions:

- The vacating ordinance shall be in full force and effect on the date a certificate executed by the City Engineer is recorded in the public records of Broward County. This certificate shall state that the existing facilities have been abandoned. A copy of the recorded certificate must be provided to the Planning and Zoning Department.
- Final DRC approval.
- A Phase 1 Archaeological study shall be conducted before any construction starts on the site (County letter attached as Exhibit 5).

Chair Curtis opened the public hearing. There being no members of the public wishing to speak on this item, Chair Curtis closed the public hearing and brought the discussion back to the Board.

**Motion** made by Mr. Glassman, seconded by Ms. Golub, to approve, subject to staff conditions. In a roll call vote, Board approved 6 – 0.

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**5. 2110 Trust**

**Yvonne Davidson**

**7-Z-07**

**Request: \*\* \***

**Rezoning from RMM-25 (Residential Multifamily Mid-Rise/Medium High Density) to B-1 (Boulevard Business)**

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Legal Description: Lot 7 and 8, Block 27, "Everglades Land Sales, Co." according to the plat thereof, as recorded in P.B. 2, P. 15, of the Public Records of Dade County, Florida

Address: 705 S.E. 22 Street

General Location: North of SE 22 Street, East of South Federal Highway

Board members disclosed communications they had regarding this case.

Mr. McCullough, representative of the applicant for items five and six, said he would make his presentation for both items together. Mr. McCullough said lots 12, 13 and 14 were zone B-1 and all the properties were zoned RMM-25. They were requesting all properties be zoned B-1. Mr. McCullough said 2110 Trust wished to construct a one-story building to support the most intensive use permissible in both commercial and employment center land-use designations: medical office.

Mr. McCullough presented renderings of the project and a preliminary site plan to the Board. He stated they had made this presentation to the Harbordale Civic Association in January and obtained their support. A letter pursuant to this had been included in the Board's package. The plan was also consistent with the civic association's guidelines for development. Mr. McCullough said he had discussed the site plan and redevelopment with neighboring property owners, none of whom had expressed any objections.

Ms. Davidson said the middle portion, where there was multifamily, had split zoning and the owner had agreed to go through rezoning to make the lots consistent with B-1 zoning. On the north portion, the owners would rezone only their part of the lot and would not rezone the end parcel, which would remain residential.

Ms. Davidson said the land use was employment center, which was consistent with office uses. The rezoning to B-1 would be consistent with employment center land use on these lots for both cases.

Ms. Davidson informed Ms. Maus that the site plan would return to the Board for approval.

Chair Curtis opened the public hearing.

Mr. Jack Loos, property owner, felt this was an excellent use of the property, and that there was a need for retail/office along this section of Federal Highway.

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Ms. Paula Pereira asked what would happen to the existing buildings on the site. Mr. McCullough explained these buildings did not belong to them, so these were not included in their project.

There being no other members of the public wishing to speak on this item, Chair Curtis closed the public hearing and brought the discussion back to the Board.

**Motion** made by Ms. Maus, seconded by Ms. Freeman, to approve with staff conditions. In a roll call vote, Board approved 6 – 0.

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**6. 2110 Trust Yvonne Davidson 6-Z-07**

**Request: \*\* \* Rezoning from RMM-25 (Residential Multifamily Mid-Rise/Medium High Density) to B-1 (Boulevard Business)**

Legal Description: Lots 15 and 16, Block 27, "Everglades Land Sales, Co." according to the plat thereof, as recorded in P.B. 2, P. 15, of the Public Records of Dade County, Florida

Address: 608 and 614 S.E. 21 Street

General Location: South of SE 21 Street, East of South Federal Highway

**Motion** made by Ms. Golub, seconded by Ms. Maus, to approve, with staff conditions. In a roll call vote, Board approved 6 – 0.

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**7. Terra Nova Homes. Anthony Fajardo 104-R-06**

**Request: \*\* Site Plan Level III/Cluster Development**

Legal Description: Lots 36 through 38, Block 184 of "Progresso" according to the plat thereof as recorded in P.B. 2 at P. 18 of the Public Records of Dade County, Florida: said lands situate, lying and being in Broward County, Florida.

Address: 1022 N.E. 2 Avenue

General Location: Approximately 263 feet North of Sunrise Boulevard on the East side of NE 2 Avenue

**Withdrawn**



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**For the Good of the City**

Mr. Brewton said the City Commission had been presented with proposed neighborhood development criteria by the Council of Fort Lauderdale Civic Associations. Some of these suggestions included changes to multifamily districts that would be applicable citywide.

After speaking with the Director, Mr. Brewton said they would include the Planning and Zoning Board's concerns in the process, and bring all concerns to the Commission for possible changes. Mr. Brewton explained staff was developing a work plan for how to present these changes to the Commission. He agreed to provide drafts of suggested changes to the Planning and Zoning Board for their review.

Ms. Maus referred to Mr. Jessup's presentation regarding McMansions, and remembered Mr. Brewton stating it would require approval from 50 percent of property owners to approve a rezoning. She asked if the City had considered the fact that it might not be possible to get a 50 percent property owner response rate. Mr. Brewton explained that in a citywide process, as opposed to a neighborhood process, the 50 percent approval was not required.

Mr. Brewton stated that after changes were proposed, workshops would be held with neighborhoods to determine how much support there was to move forward.

Mr. Brewton explained that the proposed neighborhood development criteria would first go to the City Commission as a conference item and they would give staff direction on how to proceed. He noted that some of the items were not code-related.

Mr. Glassman asked Mr. Brewton to distribute copies of the PowerPoint presentation to Board members.

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**Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 7:52 p.m.

Chair:

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Ed Curtis, Chair

Attest:

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Deborah Balshem, Recording Secretary