



CITY OF FORT LAUDERDALE

PLANNING AND ZONING BOARD
CITY OF FORT LAUDERDALE
CITY HALL – CITY COMMISSION CHAMBERS
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA
WEDNESDAY, APRIL 18, 2018 – 6:30 P.M.

Cumulative

Board Members	Attendance	June 2017-May 2018	
		Present	Absent
Catherine Maus, Chair	P	10	1
Howard Elfman, Vice Chair	P	10	1
John Barranco	P	11	0
Brad Cohen	A	1	1
Mary Fertig	P	2	0
Rochelle Golub	P	10	1
Richard Heidelberg	P	8	3
Jacquelyn Scott	P	1	0
Alan Tinter	P	10	1

It was noted that a quorum was present at the meeting.

Staff

- Ella Parker, Urban Design and Planning Manager
- Shari Wallen, Assistant City Attorney
- Jim Hetzel, Urban Design and Planning
- Tyler Laforme, Urban Design and Planning
- 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

Vice Chair Maus called the meeting to order at 6:32 p.m. and all recited the Pledge of Allegiance. The Vice Chair introduced the Board members present, and Urban Design and Planning Manager Ella Parker introduced the Staff members present.

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

Motion made by Mr. Elfman, seconded by Mr. Heidelberg, to approve. In a voice vote, the **motion** passed unanimously.

III. ELECTION OF CHAIR / VICE CHAIRPERSON

Vice Chair Maus explained that the Board may allow her to serve in the position of Chair until the June 2018 meeting and elect a Vice Chair to serve until June at tonight's meeting, or they may hold elections for both Chair and Vice Chair at tonight's meeting.

Motion made by Ms. Fertig, seconded by Ms. Golub, to follow Robert's Rules of Order, that Catherine Maus become the Chair, and that [the Board] accept nominations for Vice Chair. In a show of hands, the **motion** passed unanimously.

Motion made by Mr. Heidelberger, seconded by Ms. Golub, to nominate Howard Elfman as Vice Chair. In a voice vote, the **motion** passed unanimously.

IV. PUBLIC SIGN-IN / SWEARING-IN

V. AGENDA ITEMS

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<u>Case Number</u>	<u>Applicant</u>
1. R17013**	Gummakonda Properties, Inc.
2. PL16008**	Gummakonda Properties, Inc.
3. R17028**	Andrews Project Development, LLC
4. R17037**	Florida Power & Light
5. R18006**	Bridge Development Partners, 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.

Motion made by Ms. Fertig, seconded by Vice Chair Elfman, to defer Item 1 to June 20. In a voice vote, the **motion** passed unanimously.

Motion made by Ms. Scott, seconded by Vice Chair Elfman, to defer Item 2 to June 20. In a voice vote, the **motion** passed unanimously.

Motion made by Mr. Tinter, seconded by Vice Chair Elfman, to defer Item 3 until May 16. In a voice vote, the **motion** passed unanimously.

Motion made by Mr. Tinter, seconded by Vice Chair Elfman, to defer Item 4 until May 16. In a voice vote, the **motion** passed unanimously.

5. CASE:	R18006
REQUEST: **	Site Plan Level III Review: Conditional Use for a proposed 173,000 square feet of space for a logistics distribution center and a warehouse located within 300 feet of residential property.
APPLICANT:	Bridge Development Partners, Inc.
PROJECT NAME:	Bridge FLL Logistics
GENERAL LOCATION:	3033 and 3233 SW 12 th Avenue (formerly 1300 SW 32 nd Court)
ABBREVIATED LEGAL DESCRIPTION:	School Site 0410 147-39B Parcel A
ZONING DISTRICT:	Community Facilities (Rezoned to General Industrial pending recertification of the land use map.)
LAND USE:	Community Facilities (Amendment to Industrial Use pending recertification of the land use map.)
COMMISSION DISTRICT:	4 – Ben Sorensen
CASE PLANNER:	Tyler Laforme

Mr. Tinter recused himself from hearing this Item and left the dais at this time. Disclosures were made by the Board members.

Nectaria Chakas, representing the Applicant, stated that the request is for Site Plan Level III approval. The site has undergone a Land Use Plan Amendment at both the County and City levels, and has been re-platted and rezoned. There have been 17 public hearings related to this site, six of which were at the County level for the Land Use Plan Amendment. This Amendment was approved in March 2018. The Fort Lauderdale Land Use Plan Amendment was approved in January 2018 and is awaiting recertification of the City's Land Use Plan. Rezoning was also approved by the City Commission in March 2018, and the plat was approved in April 2018.

Ms. Chakas continued that the project is located in the Edgewood Civic Association area, with access to I-595, Port Everglades, and the Florida Turnpike. The proposed development is a warehouse distribution facility. The developer is under contract with the Broward County School Board to purchase the subject property, formerly Edgewood Elementary School, which is currently an abandoned site.

Ms. Chakas showed renderings of the proposed development, which is a Class A industrial building just over 174,000 sq. ft. The site is bordered by industrial uses to its east and south, commercial uses to the southwest, and residential uses to the north and west. The Applicant has met with the Edgewood Civic Association to discuss the Site Plan and has incorporated several requests from nearby residents into the process.

The site will include two buildings, which serve as buffers around an internal truck court area in the center. Employee parking is located along the site's perimeter. The on-site retention area is located on the western side of the property and serves as both a

drainage area and a natural buffer between the buildings and the nearby residential community. The buildings are set back 85 ft. from the northern property line where only a 30 ft. setback is required. To the west, the setback is 133 ft. from the property line to the closest point of the building. To the south, the buffer is 59 ft. from the property line to the building.

A wall will be provided in those areas bordering the residential community in response to requests from the neighborhood. It will be 8 ft. high to the north and west and 6 ft. high to the south, which abuts other industrial uses. The Applicant will also provide some landscaping, including hedging, at the terminus of streets on the west side of the property. An existing City sewer main is located on the west side of the property; because there was no record of an easement for this line, the Applicant plans to provide the City with an easement and the residents with a public access easement.

At present, there are three access points to the site, including a closure made of metal poles on SW 12th Avenue. The Applicant proposes to provide zero access for cars and trucks to or from the neighborhood, with SW 12th Avenue as the only access point. This will include a landscaped median with flowering trees, hedges, and possibly bollards. The Applicant will maintain the median, which will extend to the drainage basin.

Ms. Scott expressed concern that two of the streets used to move in and out of the site included single-family homes. Ms. Chakas reiterated that no traffic will leave or enter the site from the residential community: all traffic, including trucks, will come from Perimeter Road and SW 12th Avenue, which are not residential streets.

Tyler Laforme, representing Urban Design and Planning, stated that the Applicant proposes to construct two new buildings in a warehouse distribution facility totaling 173,400 sq. ft. The parcel will be redeveloped by removal of the existing school building and modular classrooms and construction of a distribution center/warehouse building with right-of-way improvements.

The Planning and Zoning Board (PZB) has reviewed several applications related to this project, beginning in June 2017, when the site's future Land Use was changed to Industrial. The Land Use Plan Amendment is pending recertification by the Broward County Planning Council. The PZB also recommended rezoning the site in January 2018, and the rezoning was approved by the City Commission in March 2018. Per the ULDR, industrial uses within 300 ft. of residential properties must be approved by the Board as a conditional use.

The following review criteria apply to consideration of a conditional use permit:

- Impact on abutting properties, as evaluated by neighborhood compatibility requirements of the ULDR
- Access traffic generation and road capacities, with consideration given to the design capacity of the adjacent roadways, the particular traffic generation

characteristics of the proposed conditional use, and traffic generation characteristics of other uses permitted in the particular zoning districts

- Applicant must show that the location of the use or structure is not in conflict with the City's Comprehensive Plan; off- or on-site conditions exist to reduce any impact of permitting the use of structure; on-site improvements which minimize any adverse effects as a result of permitting the use have been incorporated into the plan; the location of the use and proximity to similar use do not affect the character of the zoning district; and there are no adverse impacts on the health, safety, and welfare of the adjacent properties by the proposed use

Mr. Laforme noted that the proposed development includes enhanced landscaping with large tree species and an 8 ft. wall to create a buffer between industrial and adjacent residential uses. Truck traffic will follow a traffic pattern that does not directly affect nearby residential uses. The Applicant proposes to improve the existing median and right-of-way of SW 12th Avenue and SW 32nd Court with landscaping.

Staff recommends approval of the request, with corrections to the wall height and the conditions stated in the Staff Report.

There being no further questions from the Board at this time, Chair Maus opened the public hearing. Any members of the public wishing to speak on this Item were sworn in.

Wendy Ballantine Wills, President of the Edgewood Civic Association, emphasized that Edgewood residents are happy about the proposed project, which will clean up the site, has been responsive to the Association and the neighborhood, and has met all the residents' requests. Their greatest concern was access to the site through the neighborhood, which has been addressed and eliminated.

Ms. Wills advised that the Board of the Civic Association met with the Applicant's counsel to review plans for the site, followed by a presentation of plans to the full Association. Although no vote was taken, there was significant participation in the public meetings.

As there were no other individuals wishing to speak on this Item, Chair Maus closed the public hearing and brought the discussion back to the Board.

Motion made by Ms. Golub, seconded by Vice Chair Elfman, to approve with conditions. In a roll call vote, the **motion** passed 7-0. (Mr. Tinter abstained. A memorandum of voting conflict is attached to these minutes.)

VI. COMMUNICATION TO THE CITY COMMISSION

Ms. Fertig stated that she would like to engage in a conversation regarding affordable/inclusionary housing in Fort Lauderdale, and how zoning can be strengthened to ensure the needs of all members of the community are being met. She

requested that a presentation be made to the Board on the need for affordable housing and where this housing is located in the City.

Chair Maus recalled that she had heard of a proposal for a joint meeting between the PZB and the Affordable Housing Advisory Committee (AHAC). Ms. Parker recalled that this workshop meeting was held in 2017, and noted that the newly seated City Commission has discussed scheduling another such conversation. Ms. Fertig offered that the City's new Zonar software can help to visualize affordable housing throughout the City. Ms. Parker confirmed that the Zonar software, which helps visualize zoning regulations in a three-dimensional format and can be used to analyze development scenarios and projects, is in the implementation phase and not currently available for full use.

Ms. Fertig observed that the recommendation has been made for a percentage of affordable housing be incorporated into projects through the use of flex units. She felt more could be done, such as inclusionary zoning, which would tie the affordable housing requirement to the entitlements of a project's Site Plan. She concluded that the PZB may be able to focus more closely on this, as they deal with the requirements of Code.

Chair Maus agreed that an affordable housing initiative is overdue, but noted that it would be driven by Ordinances, which are outside the Board's purview. She asked if there was any action the Board could take without the necessary Ordinances already being in place. Ms. Parker replied that the Board may engage in a policy discussion and make recommendations. Staff also hopes to develop a mixed-use zoning Ordinance and address other possible means of implementing affordable housing, such as use of flex units and payments in lieu.

Jim Hetzel, also representing Urban Design and Planning, advised that other City Departments are undertaking initiatives related to affordable housing, including the Department of Transportation and Mobility, which has received a grant for a transit-oriented development (TOD) mobility hub from the Federal Transit Administration (FTA). This effort includes an affordable housing component.

Ms. Fertig reiterated that the Board's role in the discussion of affordable housing is very different from other City departments or advisory entities, and emphasized the importance of this conversation. She pointed out that other cities are taking action to require the inclusion of affordable housing in development projects.

Ms. Golub pointed out that Staff has compiled recommendations, comments, and surveys from various community meetings and workshops, and this information is currently being processed.

Chair Maus suggested that Staff may be able to plan a discussion on affordable housing for a meeting date when there is sufficient room on the Agenda for a presentation and

update on affordable housing initiatives. Mr. Hetzel advised that the consultants working on the TOD grant project will come before the Board to present their findings. The Board will also be included among the stakeholders in the public outreach/advisory process. He estimated that this presentation may take place over summer 2018. Ms. Fertig recommended that the Board schedule its discussion for fall 2018.

VII. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

There being no further business to come before the Board at this time, the meeting was adjourned at 7:17 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.]

