

**PLANNING AND ZONING BOARD  
CITY OF FORT LAUDERDALE  
CITY HALL – CITY COMMISSION CHAMBERS  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA  
WEDNESDAY, FEBRUARY 15, 2017 – 6:30 P.M.**

**Cumulative**

<b>Board Members</b>	<b>Attendance</b>	<b>June 2016-May 2017</b>	
		<b>Present</b>	<b>Absent</b>
Leo Hansen, Chair	P	8	0
Catherine Maus, Vice Chair	P	7	1
Theron Clark	A	5	3
Stephanie Desir-Jean	P	6	2
Howard Elfman	P	8	0
Steven Glassman	P	8	0
Rochelle Golub	P	7	1
Richard Heidelberger	P	7	1
James McCulla	P	6	2

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  
Karlanne Grant, Urban Design and Planning  
Benjamin Restrepo, Transportation Planner, Department of Transportation and Mobility  
Mohammed Malik, Chief Zoning Examiner  
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

**Communications to City Commission**

None.

**I. CALL TO ORDER / PLEDGE OF ALLEGIANCE**

Chair Hansen called the meeting to order at 6:30 p.m. and all recited the Pledge of Allegiance. Urban Design and Planning Manager Ella Parker introduced the Staff members present. Assistant City Attorney D'Wayne Spence explained the quasi-judicial procedures used by the Board.

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

Mr. Heidelberger noted the following clarifications to the January 17, 2017 minutes:

- P.9, paragraph 9, and P.11, paragraph 6: Mr. Heidelberger requested that the clarification “as illustrated in Drawing Z-5” be added to his comments; he also asked that the clarification “...as shown in the photograph” be added on P.11, paragraph 6

**Motion** made by Ms. Golub, seconded by Vice Chair Maus, to approve as modified. In a voice vote, the **motion** passed unanimously.

**Motion** made by Mr. McCulla, seconded by Mr. Elfman, to defer Item 1 to the March meeting. In a voice vote, the **motion** passed unanimously.

### III. PUBLIC SIGN-IN / SWEARING-IN

At this time all individuals wishing to speak on Agenda Items were sworn in. Chair Hansen advised that each speaker is allotted three minutes in which to speak.

### IV. AGENDA ITEMS

#### Index

<u>Case Number</u>	<u>Applicant</u>
1. PL16005**	CRP LMC RB, LLC
2. R16002	Eglise Baptiste Bethanie De Fort Lauderdale Inc.
3. R16054	CRP / Insite Clipper 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.

<b>2. CASE:</b>	<b>R16002</b>
<b>REQUEST:</b>	Site Plan Level III Review; Waterway Use and Conditional Use for 23,699 Square-Foot Expansion to an Existing House of Worship Use for a new Multi-Purpose Building
<b>APPLICANT:</b>	Eglise Baptiste Bethanie De Fort Lauderdale Inc.
<b>PROJECT NAME:</b>	Eglise Baptiste Bethanie Church
<b>GENERAL LOCATION:</b>	2200 NW 12 <sup>th</sup> Avenue
<b>ABBREVIATED LEGAL DESCRIPTION:</b>	BETHANY BAPTIST CHURCH 149-23 B PARCEL A & 28-49-42 E1/2 OF NE1/4 OF SW1/4 OF SE1/4 LESS P/P/A HILLMONT HTS REVISED 37-30 B LESS BEG 479 M/L W OF NE COR OF HILLMONT HTS REV,N 100,E 194 M/L,N 35,NELY 106.16,SLY 150, WLY 299 TO POB (Abbreviated)

**CURRENT ZONING:** Community Facility - House of Worship (CF-H)  
**CURRENT LAND USE:** Low-Medium Density  
**COMMISSION DISTRICT:** 3  
**CASE PLANNER:** Karlanne Grant

Disclosures were made at this time.

Andy Saint-Remy, representing the Applicant, explained that the request is for an addition to children's Sunday school classrooms on the site. The church has reached out twice to the nearby Lauderdale Manors Homeowners' Association. The church has also conducted a traffic study within the neighborhood and determined that the project would not affect traffic in the surrounding environment.

Mr. Glassman noted that the affidavit provided in the members' backup materials comes from the Applicant rather than directly from the Lauderdale Manors Homeowners' Association. Mr. Saint-Remy stated that a sealed letter from this organization was provided to the City.

Mr. McCulla asked what differences exist between the project as previously approved, for which time had expired, and the current project. Mr. Saint-Remy replied that changes to the Site Plan are minimal. The site will still accommodate two buildings.

Norman Jones, also representing the Applicant, explained that the previous project included an expansion of the eastern side of the church's sanctuary. In the new Application, the Applicant has decided not to change the existing building, but to create a free-standing building for the Sunday school classrooms.

Karlanne Grant, representing Urban Design and Planning, stated that the Applicant proposes to construct a new two-story multi-purpose building of 23,699 sq. ft. This building will accommodate a fellowship hall, Sunday school classrooms, a library, and administrative offices. The existing House of Worship on the property has been in existence since 1981. The site abuts a navigable waterway. A House of Worship exceeding 10,000 sq. ft. is permitted in this zoning district if it meets conditional use criteria.

Proposed improvements on the site, which would reduce the effects of permitting the structure, include the following:

- Placement of the building
- Generous setbacks from surrounding residential properties
- Sidewalk connections throughout the entire site
- Building placement does not affect waterway views or vistas



The project provides a 20 ft. landscaped yard adjacent to the waterway. Adequacy and neighborhood compatibility criteria are met, as the proposed building is placed away from residential properties and does not affect waterway vistas. The Applicant has met public participation requirements by providing neighbors of the property with the opportunity to learn about the proposed project. Staff recommends approval of the Application.

Chair Hansen requested additional information from Staff regarding the sealed letter from the Lauderdale Manors Homeowners' Association, which the church provided to the City. Ms. Grant replied that the letter was dropped off the previous year and included a meeting summary. She did not recall its specific contents.

Mr. McCulla asked if Staff considers the Site Plan to be substantially the same as the previously approved Site Plan. Ms. Grant confirmed this, stating that the only difference between the current and 2011 Site Plans is that the original Site Plan requested an expansion of roughly 3000 sq. ft. to the existing House of Worship, with an additional multi-purpose building. Had the Applicant's time frame not expired, the changes could have been made at the Staff level without Board approval.

Mr. McCulla asked if the Applicant was made aware that they could have taken advantage of two extensions due to storm-related states of emergency. Ms. Parker advised that had the Applicant applied for these potential extensions, the time frame could have been extended to June 2017.

Mr. Glassman requested clarification of the time frame in which an Applicant must comply with public participation requirements. Ms. Grant stated that Code only requires the Applicant to hold this meeting 30 days before it is brought before the Planning and Zoning Board. She confirmed that there have been no changes to the project in the year since it was seen by the Lauderdale Manors Homeowners' Association.

There being no other questions from the Board at this time, Chair Hansen opened the public hearing.

Robert Hughes, private citizen, stated that there are existing traffic and safety issues in the surrounding neighborhood, including the need for speed bumps and a lack of speed limit signs and four-way vehicular stops.

Vice Chair Maus asked if Mr. Hughes has reached out to the City's Transportation and Mobility Department to address these safety concerns. Mr. Hughes replied that he has not.

Alfred Baker, private citizen, advised that ingress and egress to the church property are currently problematic. He also spoke in favor of speed bumps in the neighborhood, adding that this has been discussed by residents at City Commission meetings. He did not feel there were any other issues related to the Application.

Ms. Desir-Jean asked if Mr. Baker considered the church to be a good neighbor. Mr. Baker confirmed this, stating that traffic is an overall issue that is exacerbated on church days. He concluded that a four-way stop sign is needed in the area.

Benjamin Restrepo, Transportation Planner with the Department of Transportation and Mobility, pointed out that the site's projected traffic would generate fewer than 1000 trips, which did not warrant a traffic study by the City. He advised that the Department would look into the possibility of speed bumps and/or stop signs.

Cotilia Floyd-Walker, private citizen, asserted that the church has been a very good neighbor. She noted that the neighborhood has changed significantly, and its residents have lobbied the City to install speed bumps and a traffic study, neither of which has been implemented thus far.

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

Mr. McCulla commented that the church had been able to extend its original Application by rule of law due to emergencies that occurred during its previous time frame, but was not made aware of this ability.

**Motion** made by Mr. McCulla, seconded by Mr. Heidelberger, to approve as presented. In a roll call vote, the **motion** passed 8-0.

Chair Hansen suggested that neighborhood residents partner with the church to request that the City address the traffic issues discussed during the public hearing.

**3. CASE: R16054**

<b>REQUEST:</b>	Site Plan Level III Review; 224-Room Hotel with Request for Yard Modification and Conditional Use for 140-foot Building Height and 120 Sleeping Rooms per Net Acre
<b>APPLICANT:</b>	CRP/ Insite Clipper LLC
<b>PROJECT NAME:</b>	FLLB Hotel and Suites
<b>GENERAL LOCATION:</b>	1137 Seabreeze Boulevard
<b>ABBREVIATED LEGAL DESCRIPTION:</b>	OCEAN HARBOR 26-39 B LOT 28 (Abbreviated)
<b>CURRENT ZONING:</b>	Residential Multifamily High Rise/High Density (RMH-60)
<b>CURRENT LAND USE:</b>	High Density
<b>COMMISSION DISTRICT:</b>	4

Tom Gerrard, President of the Harbor Drive Condominium Association, advised that the Association has met many times with the developer. He reported unanimous support for the development. He noted, however, that there are no sidewalks in the area, which means any sidewalks abutting the proposed parallel parking spaces would eventually end, leaving pedestrians walking in the roadway.

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

Ms. Golub requested a summary of the conditions to which the Applicant has agreed. Mr. Lochrie replied that he had attached these conditions to the record. Mr. McCulla pointed out that these are not Staff conditions, but are conditions to which the Applicant has agreed with the neighborhood. He asked if the City planned to monitor these conditions, such as the proposed storm drain improvement. Ms. Parker stated that this depends upon the conditions: any conditions that change the Site Plan would be administratively reviewed to ensure compliance with Code.

Mr. Lochrie briefly reviewed some of the conditions, including monitoring/possible upgrade of the storm drain, sidewalk improvements, and use of existing brick materials. No other conditions are subject to review by the City. Mr. Lochrie asserted that the Applicant plans to honor these conditions, which were made at the request of the community.

Ms. Golub stated that in the past, when a developer has agreed to additional improvements over and above required modifications, the Board has added these as conditions of approval. She pointed out that the Board may determine whether or not the proposed conditions should be added to the approval. Mr. Lochrie responded that the Applicant is comfortable with this addition.

Chair Hansen advised that any Board member making a motion for approval of the Application may include "any or all" of the suggested conditions.

Attorney Spence stated that most of the conditions proffered by the Applicant are already commitments: adding them as conditions of approval would serve only to require the City to enforce them. He expressed concern with whether or not failure to meet the conditions could require revocation of approval, as many of them would be implemented post-development or concurrently with development.

Ms. Golub commented that she would not include conditions related to traffic, which require partnership with Broward County and/or the Florida Department of Transportation (FDOT) and are outside the developer's or the City's control; however, sidewalk improvements, monitoring of the site during construction, and historic monitoring should be included for approval.



Attorney Spence clarified that cleaning of the storm drain would only apply to the City if the facility in question is a City storm drain. Mr. Lochrie replied that if the drain does not function properly, the Applicant could improve the facility, which would require an engineering permit. Attorney Spence stated that he would prefer this to be handled through City Departments.

**Motion** made by Mr. McCulla to approve the project as presented, removing the Staff Condition for parking spaces along Harbor Drive; adding the condition that [the Applicant has] already agreed to, to add sidewalks as laid out in the writings that Staff already has; and enhancing or emphasizing the requirements or recommendations made in the archaeological consultant's report.

Ms. Golub requested a modification of the **motion**, suggesting that it would be simpler to state "Items 2 and 5 of the February 14 letter." Mr. McCulla agreed to condition #2; however, Mr. Lochrie noted that condition #5 refers to monitoring of the construction site, which he pointed out was strictly between the Applicant and the City.

Mr. Heidelberger **seconded the motion**.

Ms. Desir-Jean requested additional information on how the requirements or recommendations of the archaeological consultant's report could be "enhanced," as stated in the **motion**. Mr. McCulla **amended** his **motion** to instead use the term "emphasize" only.

Mr. Lochrie read the consultant's recommendation into the record: "It is the consultant's recommendation that monitoring of ground-disturbing activities associated with the demolition of the structure should be conducted, including activities associated with new construction. It is also recommended that after demolition, a series of test trenches should be excavated to ensure that there [are] no surprise discoveries during development." He confirmed that the Applicant would engage an expert in this field to ensure compliance with the two conditions stated above.

Mr. McCulla **restated** his **motion** as follows: that the Board approve [the Item] as presented, removing the Staff Conditions for additional parallel parking, adding the condition for the addition of sidewalks along the perimeter of the existing property as laid out in the Applicant's memo, and emphasizing and clarifying the condition that [the Applicant] engage an expert in archaeological services to ensure that they meet the two requirements set forth in that report. Mr. Heidelberger **seconded the restated motion**.

In a roll call vote, the **motion** passed 7-1 (Vice Chair Maus dissenting).

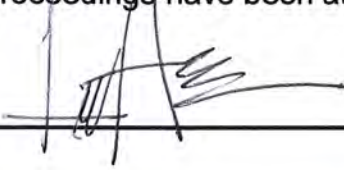
#### V. COMMUNICATION TO THE CITY COMMISSION

None.

**VI. 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 8:03 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.]