



CITY OF FORT LAUDERDALE

**MEETING MINUTES  
CITY OF FORT LAUDERDALE  
PLANNING AND ZONING BOARD  
WEDNESDAY, JUNE 17, 2020 – 6:00 P.M.**

**Cumulative**

<b>Board Members</b>	<b>Attendance</b>	<b>June 2020-May 2021</b>	
		<b>Present</b>	<b>Absent</b>
Catherine Maus, Chair	P	1	0
Mary Fertig, Vice Chair	P	1	0
John Barranco	P	1	0
Brad Cohen (6:20-10:24)	P	1	0
Coleman Prewitt	P	1	0
William Rotella	P	1	0
Jacquelyn Scott	P	1	0
Jay Shechtman	P	1	0
Michael Weymouth	P	1	0

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  
Jim Hetzel, Principal Planner  
Nicholas Kalargyros, Urban Design and Planning  
Trisha Logan, Urban Design and Planning  
Adam Schnell, Urban Design and Planning  
Benjamin Restrepo, Transportation and Mobility  
Igor Vassiliev, Public Works  
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 following Item was taken out of order on the Agenda.

**III. ELECTION OF BOARD CHAIR / VICE CHAIRPERSON**

story building. He asserted that the proposed height of 46 ft. would be the lowest height within approximately 300 ft. The western half of the property is zoned Regional Activity Center (RAC).

Chair Maus proposed that when a motion is made on the Item, the Board may wish to make it clear that they do not oppose locating the garbage dumpster on 2<sup>nd</sup> Street.

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

Mr. Weymouth observed that because the City owns the piece of property between the roadway and the canal, he would recommend that the Board ensure the Applicant is not responsible for this area. Mr. Lochrie agreed with this suggestion.

Chair Maus recalled that the City recently passed an Ordinance requiring property owners to raise the heights of their seawalls under certain conditions, and asked if this would apply to the renovation of the subject property. Jim Hetzel, representing Urban Design and Planning, replied that the Applicant would not be responsible for the seawall, as the property does not directly abut the waterway.

Vice Chair Fertig requested confirmation that the Applicant has sought support for the project from the surrounding neighborhood. Mr. Lochrie replied that the Applicant's team met with residents of the adjacent town homes as well as the appropriate neighborhood association. Notice was provided to all neighboring properties within 300 ft.

Mr. Hetzel addressed the issue of the garbage dumpster, pointing out that City Code prevents placement of a dumpster on street frontage. He suggested that the Board's motion request that City Staff work with the Applicant to find an appropriate location for the dumpster within Code. Ms. Parker confirmed that Staff would work with the Applicant's team and neighbors of the property to identify a workable solution.

**Motion** made by Vice Chair Fertig, seconded by Mr. Cohen, to approve Case no. PDD19002 with the Staff conditions, and with the understanding/agreement that the Applicant will do their best job and the City will work with them and the neighbors to resolve the issues with the garbage. In a roll call vote, the motion passed 8-0. (Ms. Scott abstained. A memorandum of voting conflict is attached to these minutes.)

Ms. Scott rejoined the meeting at this time.

Mr. Cohen left the meeting at 10:24 p.m.

---

**6. CASE:**

**PLN-REZ-20020001**

**REQUEST: \* \*\***

**Rezoning from General Industrial (I) to Northwest Regional Activity Center - Mixed-Use East (NWRAC-MUE)**

<b>PROPERTY</b>	Sunshine Shipyard, LLC.
<b>OWNER/APPLICANT:</b>	
<b>AGENT:</b>	Debbie Orshefsky, Holland & Knight
<b>GENERAL LOCATION:</b>	501 NW 6 <sup>th</sup> Street
<b>ABBREVIATED LEGAL DESCRIPTION:</b>	Lots 2 through 18, Block 25, Lots 31 through 48, Block 325, and Lots 18 and 31, Block 324 and that portion of right-of-way lying adjacent to said lots, Progresso, according to the plat thereof, as recorded in plat Book 2, Page 18 of the public records of Dade County, Florida,
<b>COMMISSION DISTRICT:</b>	2 – Steven Glassman
<b>ZONING DISTRICT:</b>	I – General Industrial
<b>PROPOSED ZONING:</b>	Northwest Regional Activity Center – Mixed Use East (NWRAC-MUe)
<b>LAND USE:</b>	Northwest Regional Activity Center
<b>CASE PLANNER:</b>	Nicholas Kalargyros

---

Disclosures were made at this time.

Debbie Orshefsky, representing the Applicant, stated that the subject property is located at 7<sup>th</sup> Street and Sistrunk Boulevard. She recalled that the original intent of the Northwest Regional Activity Center (RAC) zoning district was to bring mixed-use projects into a major arterial; however, a corridor to the south of the Northwest RAC is now being redeveloped from mostly Industrial uses into mixed use.

Ms. Orshefsky reviewed a rendering of uses in the subject and surrounding area, pointing out that rezoning of several parcels will set the stage for redevelopment. It will allow the original intent of rezoned corridors within the Northwest RAC to be realized.

Chair Maus requested clarification of the heights permitted by the General Industrial (I) and Northwest RAC zoning districts. Ms. Orshefsky advised that mixed-use development permits height of up to 65 ft. The Applicant may also choose to go before the City Commission to request up to 110 ft. in height. Ms. Parker added that a table of these differences is included in the Staff Report.

Ms. Orshefsky continued that rezoning the subject property to Northwest RAC would unify the zoning on Sistrunk Boulevard. This would allow for the assemblage and redevelopment of the entire block once all properties are under a zoning category that allows mixed use. The underlying land use is also Northwest RAC.

Mr. Shechtman requested clarification of what might be done to redevelop the parcel. Ms. Orshefsky replied that the Applicant does not yet have a plan; however, he hopes to enter into a joint venture with a mixed-use developer, and consistent zoning is necessary for this to succeed. The parcel in question is approximately 3 acres and will require master planning within the Northwest RAC guidelines. At present, old warehouses are located in the subject area.



Mr. Prewitt commented that he was supportive of this type of rezoning, and encouraged Staff to implement these changes in a more comprehensive manner where possible, as rezoning the site parcel by parcel is less effective. Chair Maus and Vice Chair Fertig agreed with this recommendation.

Ms. Orshefsky continued that the Applicant's team had invited the leadership of the Dorsey Riverbend Civic Association to a public meeting to discuss the project. They also presented the Item to the Progresso Village Civic Association, which provided an email of support.

Mr. Shechtman recalled that the Board had sent a communication to the City Commission requesting that they consider total rezoning of the area with boundaries at Sunrise Boulevard, Sistrunk Boulevard, Avenue of the Arts, and west of the FEC railway. Ms. Scott advised, however, that the Board had ultimately voted down this recommendation.

There being no further questions from the Board at this time, Chair Maus opened the public hearing. As there were no individuals wishing to speak on these Items, the Chair closed the public hearing and brought the discussion back to the Board.

Chair Maus asked if the City Commission has taken any action with regard to the communication discussed above. Ms. Parker replied that she did not recall the disposition of the communication, although Staff can report back on it at a later date. She noted that significant public engagement is required for comprehensive rezoning.

**Motion** made by Vice Chair Fertig, seconded by Mr. Weymouth, to include the Staff Report in the record. In a voice vote, the **motion** passed unanimously.

**Motion** made by Vice Chair Fertig, seconded by Mr. Prewitt, to approve [Case PLN-REZ-20020001]. In a roll call vote, the **motion** passed 8-0.

#### **VI. COMMUNICATION TO THE CITY COMMISSION**

None.

#### **VII. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE**

Vice Chair Fertig noted that the Downtown Master Plan is scheduled to go before the City Commission for approval in approximately two weeks. She suggested that Chair Maus attend this meeting to represent the Board's point of view and hear greater clarity on the Master Plan.

Chair Maus agreed to attend the City Commission meeting, advising that she did not know why Staff had sought extensive community input on the Downtown Master Plan but did

not act on the input provided. Vice Chair Fertig continued that the Board had heard input from several members of the community.

**Motion** made by Vice Chair Fertig, seconded by Mr. Prewitt, for Chair Maus to attend the City Commission meeting. In a voice vote, the **motion** passed unanimously.

Mr. Weymouth stated that in the future, when an Item generates significant public interest and many individuals wish to speak on that Item, it may be best to hear other Items out of order on the Agenda so their Applicants do not have to wait until what may be a very late hour to present their Applications.

There being no further business to come before the Board at this time, the meeting was adjourned at 10:45 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.]