



CITY OF FORT LAUDERDALE

**DRAFT**  
**MEETING MINUTES**  
**CITY OF FORT LAUDERDALE**  
**PLANNING AND ZONING BOARD**  
**WEDNESDAY, JULY 15, 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	2	0
Mary Fertig, Vice Chair	P	2	0
John Barranco	P	2	0
Brad Cohen (arr. 6:04)	P	2	0
Coleman Prewitt	P	2	0
William Rotella	P	2	0
Jacquelyn Scott	P	2	0
Jay Shechtman	P	2	0
Michael Weymouth (dep. 8:00)	P	2	0

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

**Staff**

D'Wayne Spence, Assistant City Attorney  
Shari Wallen, Assistant City Attorney  
Christopher Cooper, Deputy Director, Urban Design and Planning  
Jim Hetzel, Principal Planner  
Christian Cervantes, Urban Design and Planning  
Karlanne Grant, Urban Design and Planning  
Nicholas Kalargyros, Urban Design and Planning  
Trisha Logan, Urban Design and Planning  
Yvonne Redding, 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.

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

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

Mr. Cohen arrived at 6:04 p.m.

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

Members of the public wishing to speak on any Item on tonight's Agenda were sworn in at this time.

### IV. AGENDA ITEMS

#### Index

<u>Case Number</u>	<u>Applicant</u>
1. PDD19001* **	KT Seabreeze Atlantic, LP
2. PLN-SITE-20010007**	Casa Murano, LLC
3. PLN-REZ-20010001**	800 Las Olas, LLC, and Mustang Properties, Inc.
4. PLN-PLAT-20030001**	BSREP III Fort Lauderdale, LLC
5. PLN-REZ-20060001* **	6500 4R3G, LLC; Poliakoff Becker & Streitfield

#### **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.

~~1. CASE:~~  
~~REQUEST: \* \*\*~~

~~PDD19001~~

~~Site Plan Level IV Review: Rezoning from A 1 A Beachfront Area District (ABA) to Planned Development District (PDD) with Site Plan Approval for 215 Multi-family Residential Units, 5,150 Square Feet of Retail and Restaurant Space, and Public Parking~~

~~PROPERTY~~  
~~OWNER/APPLICANT:~~  
~~AGENT:~~  
~~PROJECT NAME:~~  
~~GENERAL LOCATION:~~  
~~ABBREVIATED LEGAL~~  
~~DESCRIPTION:~~

~~KT Seabreeze Atlantic, LP.~~

~~Stephanie Toothaker, Toothaker.org~~

~~3000 Alhambra~~

~~3000 Alhambra Street~~

~~All of Lots 1 through 20, Block 5 LAUDER DEL MAR, according to the Plat thereof as recorded in Plat Book~~

~~The design exceeds the requirement of four named architectural features. Building height, lot size, lot density, lot width, and structure length requirements are met as well. No shadows are cast into more than 50% of the waterway. The project meets the intent of regulations regarding air and light through its use of transparent elements. Ms. Hall noted that both adjacent buildings were granted similar yard modifications within the last two years.~~

~~The Applicant held three virtual meetings to which nearby residents and homeowners' associations were invited. Of the 110 invitees, nine owners attended meetings. Comments were very positive.~~

~~The Board members agreed by consensus to include the Staff Report in the record.~~

~~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 the Item, the Chair closed the public hearing and brought the discussion back to the Board.~~

~~Chair Maus recalled that she had opposed development of projects on either side of the subject site, as they did not meet setback requirements.~~

~~Ms. Scott asked if the Applicant would be willing to prepare an architectural resource report, including photos, for the existing building before it is demolished. Ms. Hall agreed to this suggestion.~~

~~**Motion** made by Vice Chair Fertig, seconded by Mr. Prewitt, to approve with [the architectural resource report proposed by Ms. Scott] condition and Staff conditions.~~

~~Chair Maus clarified that findings of fact from the Staff Report are included in the **motion**.~~

~~Assistant City Attorney Shari Wallen read the Resolution into the record:~~

~~A Resolution of the Planning and Zoning Board of the city of Fort Lauderdale, Florida, approving a Site Plan Level III development permit for the development known as 141 Isle of Venice, located at 141 Isle of Venice Drive, Fort Lauderdale, Florida, in the RMM-25 zoning district, for the development of eight multi-family residential units; approving waterway use in accordance with Section 47-23.8 of the Unified Land Development Regulations (ULDR); approving yard modifications for front, rear, and side yard setbacks; and approving the placement of the pool deck, barbecue, and wet bar within the 20 ft. landscaped area adjacent to the waterway.~~

~~In a roll call vote, the **motion** passed 8-1 (Chair Maus dissenting).~~

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**3. CASE:**

**REQUEST: \*\***

**PLN-REZ-20010001**

**Site Plan Level IV Review: Rezoning from**

<b>PROPERTY</b>	Residential Multifamily Mid Rise/ Medium High
<b>OWNER/APPLICANT:</b>	Density (RMM-25) District to Parking Lot (XP) District
<b>AGENT:</b>	with Allocation of 0.25 Acres of Commercial Flexibility
<b>PROJECT NAME:</b>	Acreage to Construct a Surface Parking Lot
<b>GENERAL LOCATION:</b>	800 Las Olas, LLC., and Mustang Properties, Inc.
<b>ABBREVIATED LEGAL DESCRIPTION:</b>	Robert Lochrie, Lochrie & Chakas P.A.
	Las Olas East Parking
	1016 SE 2 <sup>nd</sup> Court
	LOTS 7 & 8, BLOCK 21, COLEE HAMMOCK,
	ACCORDING TO THE PLAT
	THEREOF, AS RECORDED IN PLAT BOOK 1,
	PAGE 17 OF THE PUBLIC
	RECORDS OF BROWARD COUNTY, FLORID
<b>COMMISSION DISTRICT:</b>	4–Ben Sorenson
<b>ZONING DISTRICT:</b>	Residential Multifamily Mid Rise/ Medium High
<b>PROPOSED ZONING DISTRICT:</b>	Density (RMM-25)
<b>LAND USE:</b>	Parking Lot (XP)
<b>CASE PLANNER:</b>	Medium – High Residential
	Karlanne Grant

Disclosures were made at this time.

Robert Lochrie, representing the Applicant, stated that the request is for Site Plan Level IV review and rezoning approval. The project is currently vacant and serves as a parking lot with 17 spaces. The rezoning will convert the space to exclusive-use parking, which will provide 18 spaces.

The proposal will include circulation into the parking lot from the alley, with an access point on SE 2 Court removed and replaced with landscaping and sidewalk enhancements along this street and along SE 10 Terrace. The minimal sidewalk on SE 2 Court will be replaced by a 6 ft. landscaped strip, 8 ft. sidewalk, and another 5 ft. landscaped strip before the drive aisles are reached. SE 10 Terrace will have a 13 ft. sidewalk with additional street trees and a 12 to 22 ft. landscape buffer before the parking lot is reached. A 25 to 35 ft. buffer will be placed on SE 10 Terrace from the drive aisle to the parking lot.

The northern side of the site, which includes a minimal sidewalk, curb cut, and drainage issues, will be enhanced with landscaping strips, plantings, lighting, and sidewalk. Along SE 10 Terrace, the site will include a wider sidewalk, underground power lines, a pedestrian plaza, and street trees.

A public participation meeting was held in June 2020, with approximately six people in attendance, including immediate neighbors, by whom the project was well-received.

The Board members agreed by consensus to include the Staff Report in the record.

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

Eric Rajchel, private citizen, stated that he was supportive of the proposed project. He pointed out, however, that he is developing a property at 221 SE 10 Terrace, which will require street work to access a sewer. He encouraged the Applicant and the City to work together on rebuilding the street to meet the Applicant's needs after utility work is done so it does not have to be disturbed again.

Mr. Lochrie proposed the following condition to be added to any motion: [the Applicant will] coordinate with City Staff, particularly the Engineering Department, on improvements that the City will be making in the area [and] to coordinate the timing and minimize any impacts on adjacent properties.

Mr. Weymouth commented that alleys on the north and south sides of Las Olas Boulevard are poorly identified with regard to the flow of traffic. He recommended that the Applicant include pavement marking or one-way signage to identify the way traffic is supposed to flow. He noted that it was not necessary to make this part of any motion, but that this suggestion will be raised again under For the Good of the City.

**Motion** made by Vice Chair Fertig, seconded by Mr. Weymouth, to approve with Staff conditions and any findings and the City, and also with the added condition of coordinating with the City to minimize the impact on surrounding properties. In a roll call vote, the **motion** passed 9-0.

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<del>4. CASE:</del>	<del>PLN-PLAT-20030001</del>
<del>REQUEST: **</del>	<del>Plat Review</del>
<del>PROPERTY</del>	
<del>OWNER/APPLICANT:</del>	<del>BSREP III Fort Lauderdale, LLC.</del>
<del>AGENT:</del>	<del>Stephanie Toothaker, Toothaker.org</del>
<del>PROJECT NAME:</del>	<del>Hilton Marina Hotel Plat</del>
<del>GENERAL LOCATION:</del>	<del>1881 SE 17<sup>th</sup> Street</del>
<del>ABBREVIATED LEGAL</del>	
<del>DESCRIPTION:</del>	<del>Portion of 13 and 14 50 42 Acreage</del>
<del>ZONING DISTRICT:</del>	<del>Boulevard Business (B-1) and Residential Multifamily</del>
	<del>High Rise/ High Density (RMH 60)</del>
<del>LAND USE:</del>	<del>High Residential / Commercial</del>
<del>COMMISSION DISTRICT:</del>	<del>4 Ben Sorensen</del>
<del>CASE PLANNER:</del>	<del>Christian Cervantes</del>

~~Disclosures were made at this time.~~