



CITY OF FORT LAUDERDALE

**PLANNING AND ZONING BOARD MEETING MINUTES
DEVELOPMENT SERVICES DEPARTMENT
700 NW 19 AVENUE, FORT LAUDERDALE, FL 33311
WEDNESDAY, APRIL 17, 2024 – 6:00 P.M.**

| Board Members | Attendance | Present | Absent |
|-------------------------|-------------------|----------------|---------------|
| Michael Weymouth, Chair | A | 8 | 0 |
| Brad Cohen, Vice Chair | P | 7 | 2 |
| John Barranco | P | 7 | 2 |
| Mary Fertig (arr. 6:09) | P | 8 | 1 |
| Steve Ganon | P | 8 | 1 |
| Marilyn Mammano | P | 7 | 3 |
| Shari McCartney | P | 9 | 0 |
| Patrick McTigue | P | 9 | 0 |
| Jay Shechtman | P | 8 | 1 |

Staff

Ella Parker, Urban Design and Planning Manager
Shari Wallen, Assistant City Attorney
Nancy Garcia, Urban Design and Planning
Yvonne Redding, Urban Design and Planning
Leslie Harmon, Recording Clerk, Prototype, Inc.

Communication to City Commission

None.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Vice Chair Cohen called the meeting to order at 6:01 p.m. The Vice Chair introduced the Board members present and the Pledge of Allegiance was recited. Urban Design and Planning Manager Ella Parker introduced the Staff members present.

1. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

Motion made by Ms. McCartney, seconded by Mr. McTigue, to approve the minutes from last month. In a voice vote, the **motion** passed unanimously.

It was noted a quorum was present at the meeting.

III. PUBLIC SIGN-IN / SWEARING-IN

Any members of the public wishing to speak at tonight's meeting were sworn in at this time.

Vice Chair Cohen indicated that the Board would accept the Staff reports for all Agenda Items.

IV. AGENDA ITEMS

Index

| Case Number | Applicant |
|--------------------|-----------------------------------------------------------------------|
| 1. UDP-P23004** | City of Fort Lauderdale |
| 2. UDP-V23006 | City of Fort Lauderdale |
| 3. UDP-V23007 | City of Fort Lauderdale |
| 4. UDP-V23003 | Local Equity Three, LLC |
| 5. UDP-Z23016* ** | 702 NW 3 rd ST LLC and 718 NW 3 ST LLC |
| 6. UDP-Z23017* ** | Neal Mitchell, BDM Ventures Florida LLP, Wayne and Jean Shallenberger |
| 7. UDP-S23052** | Lucky 14, LLC |
| 8. UDP-T24004* | City of Fort Lauderdale |

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: UDP-P23004

REQUEST: ** Plat Review

APPLICANT: City of Fort Lauderdale

AGENT: Elizabeth Tsouroukdissian, Pulice Land Surveyors

PROJECT NAME: Prospect Lake Clean Water Center Plat

PROPERTY ADDRESS: 5900 Hawkins Road

ABBREVIATED LEGAL DESCRIPTION: Replat of a portion of Tracts "B" and "C" of "Palm Aire Village 4th Section" and Acreage 7-49-42

ZONING DISTRICT: Commerce Center (CC)

LAND USE: Employment Center

COMMISSION DISTRICT: 1 – John Herbst

NEIGHBORHOOD ASSOCIATION: N/A

CASE PLANNER: Yvonne Redding

Disclosures were made at this time.

Janna Lhota, representing the Applicant, stated that Kiewit Water Facilities Florida is the design builder of the new Prospect Lake Clean Water Center. She noted that she has been informed of a condition the City wishes to include, which is not expected to delay the Board's consideration.

Ms. Lhota stated that Item 1 would approve the project's plat, which includes approximately 28.549 acres. The Applicant also seeks to vacate two items which are addressed in Items 2 and 3. They plan to vacate the original center 25 ft. of Hawkins Road as well as a portion of the utility and well easement for the plat north of the subject property.

The Prospect Lake Clean Water Center will be the City's new water treatment plant, which is currently under construction and is intended to replace the existing Fiveash Water Treatment Plant. The facility will be located southwest of the lake. Most of the subject site is owned by the City of Fort Lauderdale, with the exception of a town home community north of the lake and a number of commercial properties on 31st Street and US 441. The site includes the City's wellfields as well as other City facilities.

The Applicant seeks to plat the subject property. The property west of Hawkins Road was previously platted by another property owner, and the center 25 ft. of the roadway was dedicated by plat. The Applicant plans to vacate that plat by re-platting the property. All property located east of Hawkins Road, with the exception of the lake and the town homes, is unplatted.

The water treatment plant is located in a specific position due to a number of factors, including the lake to the north and east, the flight path for the Fort Lauderdale Executive Airport (FXE), two sludge ponds which currently serve the Fiveash plant, and a series of foundations with interconnected underground pipes serving a series of above-ground filtration and treatment systems.

Ms. Lhota reviewed renderings of the proposed plant, noting that Hawkins Road is a 70 ft. right-of-way which has never been constructed. It consists of a two-lane road which dead-ends roughly halfway into the subject property and is gated at the north and south edges to secure the facilities within. The proposed plat would vacate the center 25 ft. of the right-of-way as well as the utility and well easements on the northern perimeter of the plat.

Ms. Lhota advised that the Applicant has a plat agreement with Broward County which allows them to pull permits for the two principal buildings planned for the site before the plat is recorded. These will be the administration and nanofiltration buildings.

A community meeting was held on October 9, 2023, at FXE. Ms. Lhota concluded that the Application meets all City criteria for approval.

At this time Vice Chair Cohen opened the public hearing. As there were no individuals wishing to speak on the Item, the Vice Chair closed the public hearing and brought the discussion back to the Board.

Mr. Shechtman asked if the remaining 50 ft. of the right-of-way will be vacated on the other side to an adjoining property owner. Ms. Lhota explained that the City owns the property on both sides. Hawkins Road was initially created by the Palm Beach Farms Plat located to the west; the owner then dedicated the outside 22.5 ft. which gave the roadway a total of 75 ft. in width.

Mr. Shechtman asked if the land will be deeded to a private entity. Ms. Lhota replied that it will be owned by the City once it has been built.

Mr. Shechtman also asked why the Applicant was not vacating the entirety of the roadway. Ms. Lhota stated that the center 25 ft. of the roadway is being effectively vacated by re-platting the property, as it had been dedicated by plat. The outside 22.5 ft., which were dedicated by deed, are being vacated by the two separate vacation applications in Items 2 and 3.

Vice Chair Cohen requested additional information regarding the plat note. Ms. Lhota stated that this note will be restricted to 43,000 sq. ft. of industrial use, which is sufficient to accommodate the two principal buildings. More property than required is being platted for the project's initial construction to accommodate any future expansion.

Vice Chair Cohen asked why the entire parcel, including all City-owned property, was not re-platted. Ms. Lhota replied that some of that property is not usable, as it includes the City's wellfields. She characterized the Application as focused in order to eliminate any future offsite improvements that may be requested by Broward County.

Ms. Lhota also noted that the Applicant plans to provide a westbound right turn lane from Prospect Road into the subject site. There is no access to the site from Cypress Creek Road.

Ms. Fertig arrived at 6:09 p.m. and made disclosures on the Item.

Motion made by Ms. Mammano, seconded by Mr. Shechtman, to recommend approval of Case Number UDP-P23004 based on the following findings of fact, e.g. the facts in the City's Staff Report, and are based on the testimony heard by the Applicant and the Board, hereby finds that the Application meets the applicable criteria of the ULDR cited in the Staff Report, and we have adopted all the conditions in the Staff Report already, if applicable. In a roll call vote, the **motion** passed unanimously (8-0).

2. ~~CASE: UDP-V23006~~

~~REQUEST: Vacation of Right-of-Way~~

~~APPLICANT: City of Fort Lauderdale~~

~~Ms. Parker observed that these studies focused on form-based regulations along major corridors, as well as the underlying land uses and zoning districts. She added that Staff has discussed how to best address industrial areas, which will require significant public outreach before it can be addressed in the future. Any proposed changes will come before the Board and the City Commission.~~

~~There being no further business to come before the Board at this time, the meeting was adjourned at 7:47 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.]