



CITY OF FORT LAUDERDALE

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

Cumulative

Board Members	Attendance	June 2020-May 2021	
		Present	Absent
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

~~response times from the Fire Department as well as access to garbage trucks. If ingress/egress is changed, the Applicant would not be able to provide the same amount of landscaping without building a sidewalk. A water main is also located on the west side and cannot be encroached upon by landscaping.~~

~~Chair Maus requested additional information from Staff. Mr. Schnell advised that there are potential issues with the placement of a wall atop the water main. The Applicant is also subject to compatibility requirements on the east side of the property. He added that the proposed 5 ft. to 6 ft. wall is not a requirement.~~

~~Mr. Schnell continued that sugar maples are planned as part of the north perimeter buffer. He concluded that the Applicant plans to provide sufficient screening for the residential area to the north. The species of tree is dictated by proximity to drains as well as to overhead power lines.~~

~~Motion made by Mr. Barranco, seconded by Vice Chair Fertig, to approve [Item 4, Case R19046] with Staff conditions, based upon findings of fact and the Staff Report.~~

~~Attorney Wallen read the Resolution into the record:~~

~~A Resolution of the Planning and Zoning Board of the City of Fort Lauderdale, Florida, approving a Conditional Use Permit for the mixed-use development known as Davie 1, allocating 60 residential flex units on 1.1 acres of commercial flex acreage located at 3831 Davie Boulevard, Fort Lauderdale, Florida in the Community Business and Residential Multi-Family Mid-Rise/Medium-High Density zoning district.~~

~~In a roll call vote, the motion passed 9-0.~~

5. CASE:

PDD19002

REQUEST: **

Site Plan Level IV Review: Rezoning from Residential Multifamily Mid- Rise / Medium-High Density (RMM-25) District to Planned Development District (PDD) with Site Plan Approval for 39 Multifamily Residential Units

PROPERTY

OWNER/APPLICANT:

Towers Retirement Home, Incorporated

AGENT:

Robert Lochrie, Lochrie & Chakas P.A.

PROJECT NAME:

Towers Place at Las Olas

GENERAL LOCATION:

824 SE 2nd Street

ABBREVIATED LEGAL

DESCRIPTION:

Lots 1-4 of Block 8, Beverly Heights, Plat Book 1, Page 30 of the Public Records of Broward County

COMMISSION DISTRICT:

2 - Steven Glassman

ZONING DISTRICT:

Residential Multifamily Mid Rise/Medium High Density (RMM-25)

PROPOSED ZONING:

Planned Development District (PDD)

LAND USE: Medium-High Density Residential
CASE PLANNER: Jim Hetzel

Disclosures were made at this time. Ms. Scott recused herself from hearing or voting upon the Item due to a business conflict.

Robert Lochrie, representing the Applicant, stated that the request is for Site Plan Level IV Review of a building constructed in 1925. It has had several uses over the years, most recently as a retirement home. It was designated a historic resource by the Fort Lauderdale City Commission in 2015.

The property includes two structures: a main building on SE 2nd Street south of the Himmarshee Canal, and a smaller annex building that also contains residential uses. The property will contain 39 residential units, which is the same number for which it was originally built. The developer's plans include retaining the entire main building, which has been repurposed inside for larger rooms. A new building has been constructed in the same general location as the annex building.

The Applicant has also addressed parking on the property to bring it into compliance with current parking standards for a historic property. A pool/amenity area has been added in the rear of the property.

The proposal before the Board includes rezoning the property to Planned Development District (PDD). Because the 39 units were slightly enlarged, some were relocated into the new four-story building. Parking is on-site and has been brought up to Code, with additional parking permitted on SE 2nd Street. This is consistent with the patterns of development to the east and west of the property. Additional landscaping improvements will be placed throughout the site and along SE 2nd Street and the Himmarshee Canal.

The project was reviewed and approved by the City's Historic Preservation Board (HPB) in January 2020, which granted three Certificates of Appropriateness: one for the restoration of the main building, one for the demolition of the non-contributing annex building, and one for the construction of a new building.

A number of elements have been added and changes made to the building over the years. The Applicant has worked with City consultants to determine these changes, which include use of different materials, landscaping, and other enhancements to the historic building, including a courtyard that has been reimagined for this project. The HPB has requested that the parking be buffered by additional landscaping in front of the building.

Mr. Lochrie continued that the south side of the site will include a public amenity area, a pool area, shade trees, and other plants. He emphasized that one aspect of PDD zoning is the restoration of the historic structure. Neighbors of the property requested that the Applicant restore a historic path along the north-south street adjacent to the waterway. The Applicant has further agreed to enhance this walkway by providing a stamped asphalt

surface designed to resemble pavers. Landscaping will be added where there is sufficient space.

Mr. Lochrie advised that the maximum height in the PDD zoning district is 55 ft., which allows buildings of up to six stories. The Applicant plans to "downzone" the property by reducing its height to 46 ft. 6 in. They also plan to reconfigure the parking: at present, the property has only 10 parking spaces, which will be increased to 39 spaces. Recent Code Amendments applied to historic properties permit one parking space per unit. The Applicant is also requesting an additional provision for the landscaped and open space areas to permit the amenity area.

Mr. Lochrie continued that while the existing building provides a 25 ft. front setback from the street, which meets Code, its east side is set back only 15 ft. rather than the required 25 ft. PDD zoning would provide for the 15 ft. setback. The Applicant proposes a 5 ft. setback from the property line on the west and south sides of the building.

Mr. Lochrie advised that the project has been presented to the appropriate neighborhood association, as well as to direct neighbors. The Applicant has received a number of letters of support. They have reviewed the Staff Report and agree with all the proposed conditions.

The project will include bike racks. Because nearby single-family homes include garages in their rear area, the Applicant will plant either fishtail palms, another type of palm tree, or cypress trees. The Board encouraged the Applicant's team to increase the landscaping in this area.

Chair Maus expressed concern that the project's parking would spill over into the surrounding neighborhood, which may not be able to absorb it. Mr. Lochrie stated that the subject neighborhood has permit parking, which could allow residents of the property to secure additional permits. Without these permits, the residents would be subject to the same requirements as other residents, including registration to park on the street or during specific hours.

Motion made by Vice Chair Fertig, seconded by Mr. Shechtman, to incorporate the Staff Report into the record. In a voice vote, the **motion** passed unanimously.

Ms. Parker advised that Staff sent all Board members an updated Staff Report earlier in the day. The report has also been updated on the City's website. It included minor modifications to p.5, table 2.

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

Mark Nelson, private citizen, stated that his family has owned the subject property since 1969. It has taken significant time to find a developer who was able to design an economically viable solution for the property.

Rabbi Chaim Slavaticki, private citizen, resident of Downtown Fort Lauderdale, advised that he is supportive of the project, which will restore a currently dilapidated property.

David Abers, private citizen, resident of Downtown Fort Lauderdale, felt the project will beautify the area and make it more walkable while retaining the building's historic character.

Dominic Annecca, private citizen, resident of Downtown Fort Lauderdale, also characterized the property's current state as dilapidated, and felt the project will restore its value and create jobs.

Jean-Pierre Breier, private citizen, advised that he lives next door to the property on the west side of the proposed four-story building. He was disappointed in his meeting with the Applicant's team, as they have not addressed the issues he raised, including the location of its garbage dumpster and the need for more landscaping to separate the two properties. He concluded that more parking was needed on the subject site.

Mr. Lochrie addressed Mr. Breier's concerns, stating that the Applicant's team had wanted the garbage dumpster in a particular location on the site, which is close to the adjacent building's dumpster; however, City Staff had not wanted to place a dumpster on 2nd Street. In addition, the subject site would have lost two parking spaces if the 2nd Street location was used. A wall and landscaping are planned for the dumpster area to shield it from the neighbors to the west. He advised that the location could be changed if that is the Board's desire and if City Staff agrees to a change.

Lynne Winters, private citizen, stated that while she was happy with the design of the site, she had concerns about the site's parking, which she estimated would provide 32 to 33 spaces rather than 39. There is also no space on the site designated for delivery or service trucks. She added that the height of the proposed four-story building would place her two-story building next door in shadow for a large portion of the day.

Motion made by Vice Chair Fertig, seconded by Mr. Weymouth, to exceed [the Board's] 10 o'clock deadline. In a voice vote, the **motion** passed unanimously.

Rick Yazback, private citizen, stated that he lives in the town homes next door to the subject site. He felt Mr. Breier and Ms. Winters had expressed his concerns during their comments.

Chair Maus requested additional information on the annex building, which is currently two stories in height. Mr. Lochrie advised that zoning for the eastern half of the property, currently RMM-25, permits up to 55 ft. in height, which is taller than the proposed four-

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 2nd 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:

REQUEST: * **

PLN-REZ-20020001

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


~~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.]