



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

#### **~~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-Foot of Retail and Restaurant Space, and Public Parking

#### **PROPERTY OWNER/APPLICANT:**

KT Seabreeze Atlantic, LP.

#### **AGENT:**

Stephanie Toothaker, Toothaker.org

#### **PROJECT NAME:**

3000 Alhambra

#### **GENERAL LOCATION:**

3000 Alhambra Street

#### **ABBREVIATED LEGAL DESCRIPTION:**

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

	7, Page 30 of the Public Records of Broward County, Florida
<b>COMMISSION DISTRICT:</b>	2 - Steven Glassman
<b>NEIGHBORHOOD ASSOCIATION:</b>	Central Beach Alliance Homeowners Association
<b>ZONING DISTRICT:</b>	A-1A Beachfront Area District (ABA)
<b>PROPOSED ZONING DISTRICT:</b>	Planned Development District (PDD)
<b>LAND USE:</b>	Central Beach Regional Activity Center
<b>CASE PLANNER:</b>	Jim Hetzel

Disclosures were made at this time.

Stephanie Toothaker, representing the Applicant, requested 20 minutes' presentation time with an additional five minutes for rebuttal if necessary. The Board agreed by consensus to approve the request.

Ms. Toothaker stated that the request before the Board is for Site Plan Level IV review of a parcel that was the subject of a land swap agreement. The subject property was formerly owned by the City and has an existing land use designation of Central Beach Regional Activity Center (RAC). The Applicant has requested rezoning from A1A Beachfront Area (ABA) to Planned Development District (PDD).

Ms. Toothaker reviewed the heights of several nearby buildings, which range from 16 to 29 stories. The request is for Site Plan approval of 215 multi-family residential units with 5150 sq. ft. of retail and restaurant space. In 2016, the previous owner of the site, which is known as the Natchez property, made a land swap with the City in order to more intensely develop the subject site. Later on, a developer took title to the property and also purchased additional properties that completed the block and are currently under consideration.

The Applicant went back before the City Commission to request a Declaration of Restrictive Covenant for a triangular parcel east of the property. The restrictive covenant ensures that this parcel will never be developed. Trips were also allocated to the subject property at that time. The Applicant agreed to replace all 77 public parking spaces that currently exist. These spaces will be controlled and maintained by the City. The agreement also included 43 "semi-public" parking spaces, which were previously leased by another party. These spaces will be made available once more to that party.

The project has been designed to the existing zoning on the property, and a Site Plan for an 18-story project was submitted in March 2018 for Level IV review. The Applicant went through the Development Review Committee (DRC) process and met with neighboring property owners and the Central Beach Alliance (CBA). In response to concerns raised by the CBA, the Applicant redesigned the project in order to preserve view corridors on the site. Through this process, the Applicant learned that the current ABA zoning did not

allow for accommodation of view corridors, which led to the request for PDD rezoning. If this Site Plan is approved, a previous Site Plan submitted for the parcel will be withdrawn.

Ms. Toothaker reviewed the current Site Plan, which is significantly less intense than its predecessor. It proposes 215 units rather than the original 310 and reduces the retail/restaurant space by over 8000 sq. ft. The project was presented to the public in May 2019, June 2019, August 2019, October 2019, and June 2020, including presentations to the CBA and neighboring associations.

The PDD Site Plan moves entrances to the garages located off Birch Road for loading, public parking, and resident drop-off. The property is surrounded by linear parks, which are protected from development by restrictive covenant. The site is heavily landscaped and includes public art installations. Setbacks are consistent with PDD requirements. The project includes amenity decks and a large public plaza with pedestrian connectivity.

Ms. Toothaker compared the current project to its previous design under ABA zoning, explaining that PDD rezoning has significantly less impact on the area due to the 68 ft. 7 in. view corridor between the site's towers. PDD zoning does not include a density cap. The project proposes 95 units per acre, with no minimum lot width and a floor area ratio (FAR) of 4.5 for residential and 2.5 for non-residential. The structure length is 356 ft. 3 in. The project's height is 299 ft. 6 in. for both towers against a limit of 300 ft. There will be 497 parking spaces, 121 of which are public, and 11,267 sq. ft. of landscaped space.

Ms. Toothaker noted that City Code states residential density is limited to 50 dwelling units per acre or, when applicable, a maximum residential density permitted by the underlying land use designation. The project's underlying land use of Central Beach RAC ensures there is no density cap: instead, the project is limited by trips. 141 trips were reserved for the project. The traffic study for the PDD project requires approximately 127 gross p.m. peak hour trips.

With regard to height, the PDD Ordinance states that building height may be increased by an additional amount equivalent to 125% of the existing height identified in the zoning district, not to exceed 300 ft. Ms. Toothaker showed a number of renderings of the project, noting that an amenity deck is located above its entrance. An outdoor area lies between the eastern building and Seabreeze Boulevard. At the request of neighboring properties, the Applicant included "bullnosing" to further open the view corridors by an additional separation of 8.9 ft.

The project meets neighborhood compatibility requirements, as reflected in the Staff Report. The Applicant's parking analysis has been reviewed by Staff and determined to be appropriate to the demand. The project meets adequacy requirements for water and wastewater capacity. The Applicant's public improvement summary includes a public park, linear parks, art installations, and a crosswalk on Birch Road if approved. Another suggestion is a right turn only exit from the garage if permitted. The project meets criteria for rezoning and PDD.

Ms. Toothaker requested that another individual be permitted to address the Board. Jim Novick, president of the Alhambra Place Condominium Association, stated that the Alhambra property is directly affected by the project and is supportive of it. Alhambra Place believes the proposal is a dramatic improvement from its previous Site Plan. Mr. Novick characterized the project as responsible development.

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.

William Brown, president of the Central Beach Alliance (CBA), recalled that there was limited resident participation in the organization's most recent meeting, as many residents have relocated north for the season. He confirmed the public participation meetings cited by the Applicant, and concurred with the vote at the final meeting. Since July 9, one or more surrounding condominiums have met with the development team to resolve differences.

Mr. Brown advised that the CBA's membership expressed the following concerns:

- Additional sewage/wastewater problems, including pump station #31
- Infrastructure Task Force (ITF) Committee has not met since February 2020 and could not provide guidance to the CBA
- Traffic and parking remain issues of concern
- Public art on parcel E, for which there is a verbal agreement

Mr. Brown concluded that while the CBA voted against the project on two separate occasions, he felt it was the best proposal for the site at this time.

Gregory Wright, private citizen, resident of Alhambra Place, emphasized that while the Applicant has worked with the community on the project, he remained concerned with its impact on traffic, sewage, and infrastructure, as does most of the community.

Dan Teixeira, president of Harbor House East Condominium, advised that the condominium board did not support two nearby projects which they felt were incompatible with the surrounding neighborhood; however, the Applicant has been responsive to concerns raised by neighbors, including Americans with Disabilities Act (ADA) access, parking for a nearby café, and design of an appealing structure. He spoke positively about the project's design and requested approval of the Site Plan.

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

**Motion** made by Mr. Shechtman, seconded by Mr. Weymouth, to approve with Staff conditions, as well as with the condition that, if possible, [the project] can have the right turnout, the crosswalk over Birch [Road], and the art installations.

Chair Maus observed that one of the Applicant's graphics showed many properties of similar heights located outside the subject zoning district. She noted that while the Applicant refers to replacement of 77 public parking spaces, those 77 spaces are included in the count toward their parking requirement, which is not fully met by the project. The Applicant also does not meet the landscaping requirement for the ABA zoning district. She expressed concern with these discrepancies, pointing out that PDD zoning is intended to include developments "of significant interest."

Chair Maus continued that the 68 ft. 7 in. separation between buildings only exceeds the requirements of the ABA zoning district for tower separation by 8 ft. 7 in. She also noted that one of the Applicant's renderings appeared to make the two proposed buildings seem smaller than their actual size and the surrounding buildings larger.

Vice Chair Fertig requested review of the project's public impacts. Ms. Toothaker reviewed the proposed landscaping, public art installations, alteration of the entrance to the garage, and accommodation of the nearby café's parking. She further clarified that the 77 parking spaces are not counted toward the Applicant's parking requirement, although they are included in the total number of spaces. She concluded that the project is 30% less intense than its previous iteration, with 95 fewer units.

Chair Maus advised that landscaping within the ABA district is 25% or 24,715 sq. ft., while the proposed PDD project includes an on-site pervious area and the off-site triangular parcel toward a total of 23,541 sq. ft. She also stated that 120 of the proposed parking spaces are intended to replace parking that the project is eliminating.

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

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**2. CASE:**

**REQUEST: \*\***

**PROPERTY**

**OWNER/APPLICANT:**

**AGENT:**

**PROJECT NAME:**

**GENERAL LOCATION:**

**ABBREVIATED LEGAL**

**DESCRIPTION:**

**ZONING DISTRICT:**

**LAND USE:**

**COMMISSION DISTRICT:**

**CASE PLANNER:**

**~~PLN SITE 20010007~~**

~~Site Plan Level III Review: 8 Multifamily Residential  
Units, Waterway Use and Yard Modification  
Casa Murano, LLC.~~

~~Barbara Hall / Greenberg Traurig, P.A.~~

~~Casa Murano~~

~~141 Isle of Venice Drive~~

~~Lot 22 and 23 of Nurmi Island No. 4 Plat Book 24,  
Page 43~~

~~RMM 25~~

~~Residential High~~

~~2 Steven Glassman~~

~~Yvonne Redding~~