



CITY OF FORT LAUDERDALE

**PLANNING AND ZONING BOARD MEETING MINUTES  
DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE, FL 33311  
WEDNESDAY, SEPTEMBER 18, 2024 – 6:00 P.M.**

<b>Board Members</b>	<b>Attendance</b>	<b>Present</b>	<b>Absent</b>
Michael Weymouth, Chair	P	3	1
Brad Cohen, Vice Chair	A	2	2
John Barranco	A	3	1
Brian Donaldson	P	4	0
Steve Ganon	P	4	0
Marilyn Mammano	P	4	0
Shari McCartney	P	3	1
Patrick McTigue	P	3	1
Jay Shechtman	P	3	1

**Staff**

D'Wayne Spence, Deputy City Attorney  
Patricia Saintvil-Joseph, City Attorney III  
Jim Hetzel, Principal Urban Planner  
Tyler Laforme, Urban Design and Planning  
Yvonne Redding, Urban Design and Planning  
L. Harmon, Recording Clerk, Prototype, Inc.

**Communication to City Commission**

None.

**I. CALL TO ORDER / PLEDGE OF ALLEGIANCE**

Chair Weymouth called the meeting to order at 6:00 p.m. and the Pledge of Allegiance was recited. The Chair introduced the Board members present.

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

Mr. Donaldson noted a correction on p.8, paragraph 2: change “mixed-use building” to “most residential-only buildings,” and add the clarification “since it was a mixed-use building.”

**Motion** made by Mr. Donaldson, seconded by Mr. McTigue, to approve the minutes of the last meeting with the adjustment. In a voice vote, the **motion** passed unanimously.

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

**IV. AGENDA ITEMS**

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<b><u>Case Number</u></b>	<b><u>Applicant</u></b>
1. UDP-T24005*	City of Fort Lauderdale
2. UDP-S24005**	900 Intracoastal Drive, Inc.
3. UDP-SR23001* **	City of Fort Lauderdale
4. UDP-S23012**	605 SE 21 <sup>st</sup> Street Holdings, LLC

**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-T24005~~

~~**REQUEST:** \* Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR);  
Section 47-24.5 Subdivision Regulations  
**APPLICANT:** City of Fort Lauderdale  
**GENERAL LOCATION:** City Wide  
**COMMISSION DISTRICT:** City Wide  
**CASE PLANNER:** Yvonne Redding~~

~~This Item was withdrawn from the Agenda.~~

~~Chair Weymouth requested that Item 4 be heard first at tonight’s meeting, followed by Items 3 and 2 in that order.~~

~~The following Items were taken out of order on the Agenda.~~

~~4. **CASE:** UDP-S23012~~

~~**REQUEST:** \*\*Site Plan Level III Review: Conditional Use for Mixed Use Development with Allocation of 19 Multifamily Residential Flexibility Units (Two Live/Work Units)  
**APPLICANT:** 605 SE 21<sup>st</sup> Street Holdings, LLC.  
**AGENT:** Hope Calhoun, Dunay, Miskel & Backman, LLP.  
**PROJECT NAME:** SE 21<sup>st</sup> Street Residences  
**PROPERTY ADDRESS:** 704 and 708 SE 21<sup>st</sup> Street  
**ABBREVIATED LEGAL DESCRIPTION:** Everglade Land Sales Co First Add To Lauderdale Corr Pl 2-15 D Lot 17 Blk 27~~

~~Ms. Mammano pointed out that the landscape plan shows items that resemble trees, and requested clarification of whether street trees will be planted on both frontages. Howard Jablon, civil engineer for the Applicant, stated that both the SW 20<sup>th</sup> Street and SE 21<sup>st</sup> Street frontages include street trees.~~

~~Mr. Donaldson asked if the project would include rented or individually owned units. Ms. Thompson replied that the units are intended for purchase.~~

~~Mr. Donaldson commented that realtors in Fort Lauderdale have had difficulty selling town home units that do not include adequate guest parking. He noted that no parking is available on the project between the units' garages, adding that zoning Code does not require the Applicant to provide more than four guest parking spaces for the 17 units. Jim Hetzel, Principal Urban Planner, confirmed that the four spaces meet Code requirements for guest parking, based on the project's zoning and the number of proposed units.~~

~~At this time Chair Weymouth 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.~~

~~Ms. Mammano stated that this project benefits from previous action taken by the Board to allow an additional 500 flex units in various areas throughout the City. Flex units would not otherwise have been available for this project.~~

~~**Motion** made by Ms. Mammano, seconded by Mr. McTigue, to adopt a Resolution approving a conditional use permit for Case Number UDP-S23012, based upon the materials and testimony presented at the public hearing of September 18, and adopting any Staff Report recommendations as well, including the Staff conditions in the report.~~

~~Deputy City Attorney D'Wayne Spence read the following 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 conditional use permit for a mixed-use development with the allocation of flexibility units for 17 multi-family residential units and two live/work units, and yard modifications, for the property located at 704 and 708 SE 21<sup>st</sup> Street, Fort Lauderdale, Florida, in the residential multi-family mid-rise medium-high density (RMM-25) district, Case Number UDP-S23012; providing for conflicts; providing for severability; providing for an effective date.~~

~~In a roll call vote, the **motion** passed unanimously (7-0).~~

**3. CASE: UDP-SR23001**

**REQUEST: \* \*\* Site Plan Level IV Review: Rezoning from Residential Multifamily Mid Rise/ Medium High Density (RMM-25) District to Community Business (CB) District with Allocation of 0.62 Acres of Commercial Flex and Site Plan for 6,000 Square-Foot Restaurant, 11,036 Square-Foot Retail Use, 8,570 Square-Foot EMS Substation, and 302-Space Parking Garage**

**APPLICANT:** City of Fort Lauderdale  
**AGENT:** Andrew Schein, Lochrie & Chakas, P.A.  
**PROJECT NAME:** Las Olas Heron Garage  
**PROPERTY ADDRESS:** 216 SE 8<sup>th</sup> Avenue  
**ABBREVIATED LEGAL DESCRIPTION:** Colee Hammock 1-17 B Lots 1 Thru 8 Blk 9  
**ZONING DISTRICT:** Regional Activity Center - East Mixed Use District (RAC-EMU) and Residential Multifamily High Rise/High Density District (RMH-60)  
**PROPOSED ZONING DISTRICT:** Regional Activity Center - East Mixed Use District (RAC-EMU) and Community Business (CB)  
**LAND USE:** Downtown Regional Activity Center and Medium High Residential  
**COMMISSION DISTRICT:** 4 – Warren Sturman  
**NEIGHBORHOOD ASSOCIATION:** Beverly Heights Association  
**CASE PLANNER:** Yvonne Redding

Chair Weymouth recused himself from hearing this Item due to a conflict. It was noted that the Board would need to designate an Acting Chair (A/Chair) to preside over the hearing of this Item, as the Vice Chair was not present.

**Motion** made by Ms. McCartney, seconded by Mr. McTigue, to move Jay [Shechtman]. In a roll call vote, the **motion** passed unanimously (7-0).

Chair Weymouth explained that his company has a license agreement with the City on the subject City-owned parcel. He is also named in the license between the Applicant and the City.

Disclosures were made at this time.

Robert Lochrie, representing the Applicant, stated that the request is for Site Plan approval and rezoning for a multi-use building, which will include a City Fire/Emergency Medical Services (EMS) station as well as public parking and ground floor retail.

The property is owned by the City of Fort Lauderdale and the project is being developed pursuant to an agreement between the Applicant and the City in July 2023. It is currently a service parking lot with roughly 100 parking spaces.

The new building will include a 300-space parking facility, an EMS substation in the center of the building, and ground floor retail on the east and west sides of the substation. The retail use to the left of the substation includes a restaurant.

Mr. Lochrie advised that current conditions on the site include surface parking only with no landscape buffer. The proposed building will be set back 19 ft. from the curb. A landscape strip will be adjacent to the curb, and a wide sidewalk will be provided between the landscaping and the retail uses and EMS substation. All overhead utilities will be placed underground and new street trees will surround the site. The trees will include 12

live oaks and other shade trees. The developer will also upgrade the two intersections located to the northeast and northwest of the site with decorative pavers.

Mr. Lochrie showed various views of the building, noting that the garage, which is above the ground floor retail, is designed to fit in with the surrounding community. The garage and EMS substation will be both constructed and maintained by the developer, although the City will retain the right to set the parking rates for the garage. The City will also retain enough parking revenue to offset the base rent of the site; revenue above that total will be shared with the developer, as will additional revenues. 100% of enforcement fines will go to the City.

The Site Plan proposes rezoning of the northeast two-thirds of the garage site, which is currently zoned RMM-25. Zoning to the left of the project is RAC-EMU, which is a Downtown Regional Activity Center (RAC) zoning district. This zoning will not be changed, nor will the B-1 zoning to the south. The Applicant proposes rezoning the RMM-25 portion of the property to CB, which is the City's most restrictive commercial zoning district.

Mr. Lochrie advised that emergency response times can be difficult in the subject area due to the location of Fire Stations. He showed a graphic estimating improved response times for the Las Olas Isles, Beverly Heights, and Colee Hammock areas with the installation of the EMS facility.

Mr. Lochrie concluded that the Applicant agrees with all findings and conditions listed in the Staff Report.

Mr. Ganon requested clarification that all upper floors of the proposed building will be garage space. Mr. Lochrie confirmed this. Mr. Ganon also asked to see slides of the garage entrance, asking if the alley currently between the Shops on Las Olas will remain drivable. Mr. Lochrie confirmed this as well.

Mr. Lochrie also noted that a trash compactor at the northeast corner of the site is currently used by several tenant businesses along Las Olas Boulevard. The compactor will be fully contained within the building.

Ms. McCartney requested more information on the use of sirens at the site. Mr. Lochrie advised that sirens are not used unless it is necessary to clear an intersection in an emergency.

Mr. Donaldson commented that he had had concerns regarding the public-private partnership (P3) under which the new building will be constructed; however, he was pleased with the number of shops shown in renderings of the project, which serve to camouflage the emergency use. He was also in favor of the receipt of parking fees by the City's Parking Fund. He concluded that the project will likely offset future concerns for

parking reductions in the area, as it means the Las Olas area will gain 220 parking spaces above what is available today.

Ms. Mammano also recalled that she had had concerns with the garage's façade facing residential uses across the street, but noted that the inclusion of street trees and the design of the site alleviated her concerns.

A/Chair Shechtman requested clarification of the length of time of the parking agreement for the site. Mr. Lochrie replied that this agreement is for a 50-year term. At the end of this term, the City will take ownership of the facility.

A/Chair Shechtman also asked if residential parking rates will apply to the spaces in the garage. Mr. Lochrie confirmed that the City will use the same rate pattern already in use throughout the Las Olas area, with an exception for special events.

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

Mr. Ganon observed that the project is a P3 which will benefit the City and the Las Olas area. He was pleased that the negotiations ended in a fair deal for all involved.

**Motion** made by Mr. Donaldson, seconded by Ms. McCartney, to recommend approval of Case Number UDP-SR23001, based on the following findings of fact in the City Staff Report and the testimony here by the Applicant, and the Board hereby finds that the Applicant meets applicable criteria of the ULDR cited in the Staff Report, and that we will be adding the conditions stated in the Staff Report. In a roll call vote, the **motion** passed unanimously (6-0) (Chair Weymouth recused. A memorandum of voting conflict is attached to these minutes).

A/Chair Shechtman ceded the gavel to Chair Weymouth, who rejoined the meeting at this time.

~~2. CASE: UDP-S24005\*\*~~

~~REQUEST: \*\* Site Plan Level III - Conditional Use for Building Height Greater than 150 Feet, Waterway Use, and Yard Modifications for a 44-unit Multifamily Development~~

~~APPLICANT: 900 Intracoastal Drive, Inc.~~

~~AGENT: Courtney Crush, Crush Law, P.A.~~

~~PROJECT NAME: 900 Intracoastal~~

~~PROPERTY ADDRESS: 900 Intracoastal Drive~~

~~ABBREVIATED LEGAL DESCRIPTION: Sunrise, PB 28, PG 42, Lots 8 and 9, Block 1~~

~~ZONING DISTRICT: Residential Multifamily High Rise/High Density District (RMH-60)~~

~~LAND USE: Residential High~~

~~COMMISSION DISTRICT: 1 - John Herbst~~


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There being no further business to come before the Board at this time, the meeting was adjourned at 8:33 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

  
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Chair

  
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Prototype

[Minutes prepared by K. McGuire, Prototype, Inc.]