



CITY OF FORT LAUDERDALE

**PLANNING AND ZONING BOARD MEETING MINUTES
CITY HALL COMMISSION CHAMBERS
100 N. ANDREWS AVE., FORT LAUDERDALE, FLORIDA 33301
WEDNESDAY, NOVEMBER 16, 2022 – 6:00 P.M.**

June 2022 – May 2023			
Board Members	Attendance	Present	Absent
Michael Weymouth, Chair	P	6	0
Brad Cohen, Vice Chair	P	4	2
John Barranco	P	6	0
Mary Fertig	P	6	0
Steve Ganon	P	6	0
Shari McCartney	P	3	3
Patrick McTigue	P	4	0
William Rotella	P	5	1
Jay Shechtman	P	5	1

Staff

D'Wayne Spence, Assistant City Attorney
Shari Wallen, Assistant City Attorney
Jim Hetzel, Principal Urban Planner
Tyler Laforme, Urban Design and Planning
Adam Schnell, Urban Design and Planning
Lorraine Tappen, Urban Design and Planning
Cija Omengebar, Central City CRA Planner
Dr. Nancy Gassman, Assistant Director of Public Works
Leslie Harmon, Recording Secretary, Prototype, Inc.

Communication to City Commission

~~Vice Chair Cohen recommended that the Board send a communication to the City Commission to have all Board members sit at the dais. The Board members voted to approve this suggestion by unanimous voice vote (9-0).~~

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

~~Chair Weymouth called the meeting to order at 6:02 p.m. and the Pledge of Allegiance was recited. The Chair introduced the Board members present.~~

~~Chair Weymouth requested that the four Board members currently seated at tables be permitted to return to the dais for future meetings.~~

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

~~Motion made by Mr. McTigue, seconded by Ms. McCartney, to approve. In a voice vote, the motion passed unanimously.~~

~~and hire of a consultant firm to assist Staff. This phase will not begin until the two previous phases have been approved by the City Commission.~~

~~Attorney Spence advised that Items 4 and 5 are distinct Items and would require separate votes. It was recommended that Item 5 be heard prior to Item 4.~~

~~The following Item was taken out of order on the Agenda.~~

5. CASE: UDP- L22003

REQUEST: * Amend City of Fort Lauderdale Comprehensive Plan Future Land Use Map Designation from Medium-High Residential (25) to Mixed Use – Residential High (60)

APPLICANT: PFL VII, LLC.

AGENT: Nectaria Chakas, Esq., Lochrie & Chakas, P.A.

PROJECT NAME: Aura Cypress Creek LUPA

PROPERTY ADDRESS: 400 Corporate Drive

ABBREVIATED LEGAL DESCRIPTION: Shell At I-95, Plat Book 102 Page 25 B

ZONING DISTRICT: R-6 - County

EXISTING LAND USE: Medium-High Residential (25)

PROPOSED LAND USE: Mixed Use – Residential High (60)

COMMISSION DISTRICT: 1 – Heather Moraitis

NEIGHBORHOOD ASSOCIATION: N/A

CASE PLANNER: Lorraine Tappen / Deandrea Moise (Assisting)

Disclosures were made at this time.

Nectaria Chakas, representing the Applicant, explained that this request is for a map amendment. She showed visuals of the subject site, which is the surface parking lot of a 298-room hotel with accessory space. Because this parking lot is underused, the hotel hopes to sell this property to the Applicant, who is under contract to purchase it for a mixed-use project.

The general area surrounding the parcel was previously an unincorporated portion of Broward County, which was annexed into Fort Lauderdale in the 1980s or 1990s. Most of the area remains under County zoning. The Applicant's team has reached out to the nearby North Andrews Avenue neighborhood as well as the city of Oakland Park, neither of whom objected to the Application. The total site area is 6.6 net acres and 6.8 gross acres.

The City's ULDR allows applicants to request Land Use Plan Amendments as either map or text amendments. The Applicant proposes both. Item 5 requests a change to the property's Future Land Use map designation. The current Future Land Use category is Residential Medium-High 25 (RM-25), which permits 25 units per acre. This is considered to be low due to the site's proximity to mass transit, a Tri-Rail station, and the I-95 corridor. In order to continue to accommodate both the existing hotel and the new mixed-use

project, the Applicant proposes to change to the City's Mixed-Use land use category, which has been in Fort Lauderdale's Comprehensive Plan for at least two to three years and has never been used.

As the Applicant sought to apply its Mixed-Use category to a specific parcel, it was determined that some items in that category's text required amendment in order to make them more current and consistent with both City zoning regulations and County designations. The Applicant proposes changing from RM-25 to Mixed-Use while also processing a County Land Use Plan Amendment so the two land use categories will match as best as possible.

Ms. Chakas reviewed the site's zoning and surrounding zoning designations. She showed a conceptual plan for the project, explaining that the Applicant is filing for a planned development zoning district for a 12-story mixed-use project with ground floor retail and 340 residential units. It will include green space, as well as public areas dedicated for park purposes through an easement. A conceptual plan was included in the members' backup materials to demonstrate how Mixed-Use design guidelines are met.

Mr. Shechtman asked how the removal of parking from the Westin Hotel would affect that business's compliance with parking requirements. Ms. Chakas explained that the Applicant proposes construction of a nine-story parking garage which will satisfy parking requirements for both the existing hotel and the new development. In addition, the requested rezoning will permit the Applicant to request an alternative parking ratio, and the Applicant may also be able to access cross-parking with surrounding office buildings, which are not crowded at night.

There being no further questions from the Board 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.

Motion made by Ms. Fertig, seconded by Mr. Shechtman, to recommend approval of Case Number UDP-L22003, and hereby find the map amendments are consistent to change the land use designation to Mixed-Use. In a roll call vote, the **motion** passed 9-0.

~~4. CASE: UDP L22004~~

~~**REQUEST:** * Amend City of Fort Lauderdale Comprehensive Plan Future Land Use Element Update Mixed Use Land Use Designation and Floor Area Ratio~~

~~**APPLICANT:** PFL VII, LLC.~~

~~**AGENT:** Nectaria Chakas, Esq., Lochrie & Chakas, P.A.~~

~~**PROJECT NAME:** Update Mixed Use Residential Future Land Use Designation~~

~~**PROPERTY ADDRESS:** Citywide~~

~~**NEIGHBORHOOD ASSOCIATION:** NA~~

~~**CASE PLANNER:** Lorraine Tappen / Deandrea Moise (Assisting)~~

~~City of Fort Lauderdale ULDR Sections 47-19.3, 47-19.13, and 47-39.A.1.b. In a roll call vote, the **motion** failed 4-5 (Chair Weymouth, Mr. Barranco, Mr. Cohen, Ms. McCartney, and Mr. Rotella dissenting).~~

~~V. COMMUNICATION TO THE CITY COMMISSION~~

~~Motion made by Chair Weymouth requesting the four Planning and Zoning Board members seated at the tables on the floor be seated at the dais with the rest of the Board for all future meetings. The Board members voted to approve this suggestion by unanimous voice vote (9-0). [No motion or second was made.]~~

~~VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE~~

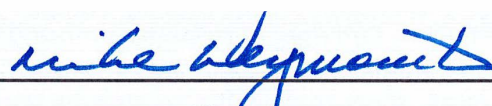
~~None.~~

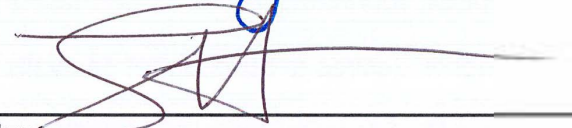
~~VII. VOTE FOR 2023 PLANNING AND ZONING BOARD CALENDAR~~

~~Chair Weymouth requested a voice vote to approve the 2023 Planning and Zoning Board calendar. The members voted to approve the document by unanimous voice vote (9-0). [No motion or second was made.]~~

~~There being no further business to come before the Board at this time, the meeting was adjourned at 8:24 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.]