



CITY OF FORT LAUDERDALE

**CITY OF FORT LAUDERDALE
PLANNING AND ZONING BOARD
CITY HALL – CITY COMMISSION CHAMBERS
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA
WEDNESDAY, JUNE 19, 2019 – 6:00 P.M.**

Cumulative

Board Members	Attendance	June 2019-May 2020	
		Present	Absent
Catherine Maus, Chair	P	1	0
Mary Fertig, Vice Chair	P	1	0
John Barranco	P	1	0
Brad Cohen	A	0	1
Coleman Prewitt	P	1	0
Jacquelyn Scott	P	1	0
Jay Shechtman	P	1	0
Alan Tinter	P	1	0
Michael Weymouth	P	1	0

It was noted that a quorum was present at the meeting.

Staff

Ella Parker, Urban Planning and Design Manager
D'Wayne Spence, Assistant City Attorney
Anthony Fajardo, Director, Department of Sustainable Development
Linda Mia Franco, Urban Design and Planning
Nick Kalargyros, Urban Design and Planning
Randall Robinson, Urban Design and Planning
Yvonne Redding, Urban Design and Planning
Trisha Logan, Historic Preservation Planner
Benjamin Restrepo, Department of Transportation and Mobility
Jamie Opperee, Recording Secretary, Prototype, Inc.

Communications to City Commission

Motion made by Vice Chair Fertig, seconded by Mr. Shechtman, that traffic analysis in the City is inadequate, [and that] current measurements of traffic impact should be investigated in terms of capturing opportunities in the development process to mitigate projects' impacts on the streets; and to also put additional emphasis on capturing amount of scooter and bicycle and pedestrian trips. In a roll call vote, the **motion** passed 6-2 (Mr. Tinter and Mr. Weymouth dissenting).

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

would have any type of connection or compatibility with the neighborhood into which it is moving.

Mr. Shechtman also expressed concern with the Board's inability to see a Site Plan for the project in conjunction with the rezoning request. He pointed out that the Board has voiced its concerns with this process in the past. Vice Chair Fertig recommended that this be further addressed before the conclusion of tonight's meeting.

Mr. Barranco noted that the underlying land use of the area supports the rezoning request, and the project is located on a commercial corridor. He also pointed out that the DRC process may require additional changes to the project. Vice Chair Fertig observed that there were no outright objections to the project stated by the public, and the Applicant's two public outreach meetings were well-attended.

Motion made by Mr. Tinter, seconded by Mr. Weymouth, to approve [Item Z19001]. In a roll call vote, the **motion** passed 6-2 (Chair Maus and Mr. Shechtman dissenting).

Motion made by Mr. Tinter, seconded by Mr. Weymouth, to approve [Item V19002] with Staff comments.

Vice Chair Fertig asked if it would be possible to include a comment regarding trees on the property in the **motion** so the DRC is aware of this concern. Mr. Tinter replied that this would be superfluous, and that Staff was aware of the Board's discussion on this topic.

Linda Mia Franco, representing Urban Design and Planning, requested clarification of whether or not the **motion** included the conditions included in the Staff Report. Mr. Tinter confirmed that the conditions were included.

In a roll call vote, the **motion** passed 6-2 (Chair Maus and Mr. Shechtman dissenting).

The Board agreed by consensus to hear Items 4 and 5 together but vote upon them separately.

4. CASE: R19004

REQUEST: ** Site Plan Level IV Review: Public Purpose Use For 71,737
Square Foot Community Center With 5,271 Square Feet of Retail
and Request for Relief for Setbacks, Landscape Buffer, and Other
Dimensional Requirements

APPLICANT: City of Fort Lauderdale

PROJECT NAME: LA Lee YMCA Mizell Community Center

**GENERAL
LOCATION:** 1409 NW 6th Street

**ABBREVIATED
LEGAL
DESCRIPTION:** Lincoln Park Corr Plat 5-2 B Lots 1 Thru 8 Less Road Right-of-Way, 9 Thru 16, 42 Thru 50 Block 2 and Lots 39 and 48 Block 3

ZONING DISTRICT: Park (P) and Residential Single Family and Cluster / Medium Density (RC-15)

LAND USE: Northwest Regional Activity Center (NW-RAC)

**COMMISSION
DISTRICT:** 3 - Robert L. McKinzie

CASE PLANNER: Nicholas Kalargyros

5. CASE: **V19004**

REQUEST: ** Vacation of Right-of-Way

APPLICANT: City of Fort Lauderdale

PROJECT NAME: LA Lee YMCA Mizell Community Center

**GENERAL
LOCATION:** East/West Right-of-Way east of NW 14th Terrace, north of NW 6th Street

**ABBREVIATED
LEGAL
DESCRIPTION:** A Portion of Lots 5, 6, 7 and 8, Block "2", "Lincoln Park", According to the Plat thereof, As recorded in Plat Book 5, Page 2 on the Public Records of Broward County, Florida

ZONING DISTRICT: Park (P) and Residential Single Family and Cluster / Medium Density (RC-15)

LAND USE: Northwest Regional Activity Center (NW-RAC)

**COMMISSION
DISTRICT:** 3 - Robert L. McKinzie

CASE PLANNER: Nicholas Kalargyros

Disclosures were made at this time.

Robert Lochrie, representing the Applicant, explained that the YMCA is the lessee of a parcel owned by the City of Fort Lauderdale. The lease was executed on October 9, 2017 by the Mayor at that time. Zoning on either side of the subject property is Northwest RAC – WU; however, because the property is owned by the City, it continues to be zoned as Park (P).

The former building on the site was located close to Sistrunk Boulevard, with parking in the rear of the building. The proposed development essentially follows this plan within a slightly larger footprint. The lease requires that the project include retail stores facing Sistrunk Boulevard, a preschool, wellness center, gymnasium and fitness studio, community space, "black box" theater, multi-purpose rooms, shared work space, education classrooms, a swimming pool, and a playground.

The parking field to the north and west of the project currently exists, although the proposed project will significantly enhance this area with additional landscaping and buffering. Mr. Lochrie reviewed the uses on the site, including:

- First floor: retail in the front of the property, facing Sistrunk Boulevard, with YMCA offices and community rooms behind;
- Second floor: gymnasium, wellness center, locker rooms, and YMCA offices
- Third floor: meeting rooms, theater, community room, and youth center
- Fourth floor: Broward College classrooms and computer room, Broward College academic services building, additional classrooms, and rooftop patio

The building is 71,737 sq. ft. in size, which is consistent with all the uses required by the lease.

The project is presented as a public purpose use with Park zoning. While Park zoning permits these types of uses, the Applicant feels that due to the character and nature of the area, it is not necessary to meet all requirements for this zoning category. The northern portion of the property is zoned RC-15. While the building is close to its property line, it is not very close to the street itself. The Applicant considered the Northwest RAC zoning regulations, which would apply to the property if it were privately owned, as a guideline for development. This would allow setback requirements along Sistrunk Boulevard to be dependent upon the right-of-way, with a landscape buffer and a minimum 10 ft. sidewalk.

The retail area is set back an additional 10 ft. due to a covered arcade, placing retail doors 30 ft. from the curb. East and west setbacks are 7 and 8 ft. against a Northwest RAC requirement of 5 ft. At the rear of the property, which borders residential development, the setback is 127 ft. against a Code requirement of 15 ft. The Applicant is redesigning the parking area to provide as much landscaping as possible without changing its general configuration.

Motion made by Mr. Weymouth, seconded by Ms. Scott, to incorporate the Staff Report in the record. In a voice vote, the **motion** passed unanimously.

Mr. Tinter requested additional information on a trip generation study for the project. Benjamin Restrepo, representing the Department of Transportation and Mobility, replied that a traffic statement was submitted, which showed fewer than 1000 trips generated by the project. While the uses by themselves would generate more than 1000 trips, existing uses were removed to bring this below the threshold that would require a full traffic study. This determination was based on the previously existing Mizell Center. Relocation of the YMCA is expected to generate fewer trips within the surrounding network.

Mr. Tinter moved on to parking, noting that the requirement of 161 parking spaces was addressed by separating the various uses within the project. The shared parking study states that 76 parking spaces are required, which represents a nearly 50% reduction. Mr.

Restrepo stated that this analysis was based on observations of parking currently generated by the YMCA, as well as the additional uses required by the City. He felt the Applicant's proposed 80 parking spaces would be adequate "for the most part" for the uses on the site.

Vice Chair Fertig requested additional information regarding the south side setbacks. Mr. Lochrie explained that a landscape buffer of approximately 10 ft. extends from the curb to the sidewalk. The sidewalk, which is in the public right-of-way, is an additional 11 ft. in width. This places the building itself roughly 22 ft. from the curb and 1 ft. from the property line. The retail space, which is beneath an arcade, is set back 10 ft. further.

Vice Chair Fertig continued that the proposed side yard setbacks are 7 to 8 ft. against a requirement of 25 ft. Mr. Lochrie stated that while the setback requirement for a park is 25 ft., the Northwest RAC guidelines, which apply to other properties in the area, require a 5 ft. setback. He emphasized that the City has requested the sidewalk widths provided by the Applicant within the 7 to 8 ft. setbacks. Landscaping will be significantly enhanced near the northern property line. The City's Urban Forester required that oak trees on the western side of the parking lot be retained, which resulted in the loss of some parking spaces.

There being no further questions from the Board at this time, Chair Maus opened the public hearing. As there were no individuals wishing to speak on these Items, the Chair closed the public hearing and brought the discussion back to the Board.

Attorney Spence noted that the right-of-way referred to in R19004 includes a dedication for a bus shelter and bench. Under a 2012 agreement with Broward County, the County will install this shelter but the City must maintain it. He requested that the vacation of a 5 ft. wide and 20 ft. long bus shelter easement and relocation of the 7 ft. wide prefabricated shelter to the new easement be considered as part of the Application. County Staff has reviewed the Site Plan and concurs with its proposed modifications. Mr. Lochrie confirmed that this is acceptable to the Applicant as well.

Motion made by Mr. Shechtman, seconded by Ms. Scott, to approve Item 4 with the condition just stated. In a roll call vote, the **motion** passed 8-0.

Motion made by Mr. Shechtman, seconded by Mr. Tinter, to approve [Item 5] including the Staff Condition read into the record by D'Wayne Spence. In a roll call vote, the **motion** passed 8-0.

6. CASE:	R18018
REQUEST: **	Site Plan Level IV Review: Conditional Use for Marina, 11,231 Square Foot Restaurant, 24,401 Square Foot Marina Services Building and 2,266 Square Feet of Ancillary Structures
APPLICANT:	Paul Kissinger EDSA, agent on behalf of the City of Fort Lauderdale