



CITY OF FORT LAUDERDALE

**PLANNING AND ZONING BOARD
CITY OF FORT LAUDERDALE
CITY HALL – CITY COMMISSION CHAMBERS
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA
WEDNESDAY, MAY 15, 2019 – 6:00 P.M.**

Cumulative

Board Members	Attendance	June 2018-May 2019	
		Present	Absent
Catherine Maus, Chair	P	10	2
Howard Elfman, Vice Chair	A	8	3
John Barranco (arr. 6:08)	P	8	3
Brad Cohen (arr. 6:05)	P	8	3
Mary Fertig (arr. 6:05)	P	10	1
Jacquelyn Scott	P	11	1
Jay Shechtman	P	12	0
Alan Tinter	P	10	2
Michael Weymouth	P	12	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
Shari Wallen, Assistant City Attorney
Anthony Fajardo, Director, Department of Sustainable Development
Karlanne Grant, Urban Design and Planning
Jim Hetzel, Urban Design and Planning
Trisha Logan, Urban Design and Planning
Randall Robinson, Urban Design and Planning
Yvonne Redding, Urban Design and Planning
Benjamin Restrepo, Department of Transportation and Mobility
Jamie Oppерlee, Recording Secretary, Prototype, Inc.

Communications to City Commission

Motion made by Ms. Fertig, seconded by Mr. Shechtman, [for the communication on p.23]. [A vote was not taken. The communication will be voted upon at the June 19, 2019 meeting.]

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chair Maus called the meeting to order at 6:00 p.m. and all recited the Pledge of Allegiance. The Chair introduced the Board members present, and Urban Design and Planning Manager Ella Parker introduced City Staff.

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|--------------|--|
| 2. R18073 | Pier 66 Ventures, LLC |
| 3. R19008** | Florida East Coast Railway, LLC / Gproulx Building Products, LLC |
| 4. R19018** | Fort Lauderdale Community Redevelopment Agency |
| 5. PL18010** | Beach Boys Plaza Inc. % Hamuy |
| 6. R19012** | Bella Vista Terrace Condominium Association |
| 7. T19003 | City of Fort Lauderdale |
| 8. T19004 | City of Fort Lauderdale |
| 9. T19005 | City of Fort Lauderdale |
| 10. T19007 | City of Fort Lauderdale |

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.

2. CASE:	R18073
	Site Plan Level III Review: Waterway Use, Conditional Use for Mixed-Use Development; 195 New Hotel Rooms, 152 Renovated Hotel Rooms, 16,000 Square Feet of Office, 17,000 Square Feet of Retail and Restaurant Use, Allocation of 127 Residential Flex Units and Parking Reduction
REQUEST:	
APPLICANT:	Pier 66 Ventures, LLC.
PROJECT NAME:	Pier Sixty-Six Hotel & Marina
GENERAL LOCATION:	2301 SE 17th Street
ABBREVIATED LEGAL DESCRIPTION:	Tract A Kimberly Plat, According to the Plat Thereof, as Recorded in Plat Book 130, Page 1, of the Public Records of Broward County, Florida
ZONING DISTRICT:	Boulevard Business (B-1)
LAND USE:	Commercial
COMMISSION DISTRICT:	4-- Ben Sorensen

~~Ms. Fertig noted that a staging plan would be required of the Applicant during construction. Ms. Parker replied that parking during construction in the staging plan can be made a requirement of Site Plan approval. Mr. Robinson of Urban Design and Planning added that this issue is addressed in a preliminary staging and storage plan.~~

~~Ms. Crush addressed the yard modifications, stating that the project's plans are consistent with, and in some cases greater than, the yards of surrounding development. The modification criteria require that architectural features, such as terracing and roof lines, be taken into consideration. She reiterated that the proposed setbacks are larger than the minimum that could be requested.~~

~~Ms. Crush continued that the Applicant feels 35 parking spaces for 16 units would be sufficient for the project once it is constructed. With respect to construction, Note 8 of the Applicant's construction staging plan indicates that construction worker parking will be limited on-site, and efforts will be made to ensure no workers park in unapproved neighborhood locations on the street. She noted that a phone number can be provided so neighbors may contact the Applicant's team if issues arise.~~

~~Ms. Crush concluded that the garage will be appropriately screened and landscaped, with a wall height that is greater than the height of headlights. The Applicant's photometric plan, which is in the Board's backup materials, shows virtually no light spillage.~~

~~Ms. Fertig asked for the current building's rear setback from the waterway. Jiro Yates, architect for the Applicant, replied that the setback to the envelope of the existing building is approximately 23 ft.~~

~~Mr. Weymouth suggested that residents of the surrounding neighborhood act on their own to monetize the parking issue by charging for vacant spaces.~~

~~**Motion** made by Ms. Fertig, seconded by Mr. Cohen, to approve with Staff conditions, including a condition that addresses a parking plan as part of the staging. In a roll call vote, the **motion** passed 4-3 (Chair Maus, Mr. Shechtman, and Ms. Scott dissenting). (Mr. Barranco abstained. A memorandum of voting conflict is attached to these minutes.)~~

7. CASE:

T19003

REQUEST:

Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Sections 47-27.4, Notice Requirements to Notify Property Owners within Two-Hundred (200) feet and Civic Recognized Civic Association(s) within Three-Hundred (300) feet via Mail Notice of a Proposed Development of the Date and Time of the Project Presentation at the Public Participation Meeting Prior to the Planning and Zoning Board Meeting

APPLICANT: City of Fort Lauderdale

**GENERAL
LOCATION:** City-Wide

CASE PLANNER: Karlanne Grant

DEFERRED FROM APRIL 17, 2019 AGENDA

Mr. Tinter and Mr. Cohen left the dais at 8:14 p.m.

Karlanne Grant, representing Urban Design and Planning, recalled that this Text Amendment was first presented at the April 2019 Board meeting. It proposes to amend the public participation portion of the Code to require Applicants to provide additional notification to neighbors. The Item was deferred in order to better define the intent of the Amendment.

The Text Amendment has been revised to require Applicants to send mail notices to property owners within 200 ft. of the proposed development, as well as to City-recognized homeowners'/civic associations within 300 ft. of the development. The notices to associations would provide a date, time, and location for a public participation meeting prior to the Item coming before the Planning and Zoning Board. The Applicant must also provide an affidavit showing Staff and the Board that this mail notice was sent.

Motion made by Ms. Fertig to approve.

Mr. Shechtman observed that Applicants are asked to confirm that they provided notice of their projects; however, the proposed language does not require them to provide evidence that this notice was sent. He felt any action less than a requirement would be insufficient.

Chair Maus pointed out that if there is the suggestion before the Board that public notice did not occur or was faulty, the project will likely be deferred. Mr. Shechtman asserted that Applicants should provide evidence, such as receipts, of sent mail rather than simply affirming that notice was sent.

Mr. Tinter returned to the dais at 8:17 p.m.

Ms. Grant explained that Applicants are asked to provide Staff with a list of notices to be sent; Staff is responsible for actually sending out the notice. This process would not change. If a property owner does not receive notice, the mail comes back to Staff.

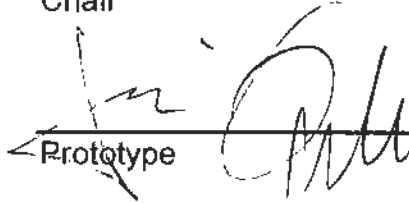
Mr. Weymouth **seconded** Ms. Fertig's **motion**. In a roll call vote, the **motion** passed 7-0 (Mr. Cohen not present).

There being no further business to come before the Board at this time, the meeting was adjourned at 8:52 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.]