



**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

June 2018-May 2019

Board Members	Attendance	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 Opperee, 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.

Chair Maus advised that the Applicant of Item 1 has requested that this Item be deferred to the July 2019 Planning and Zoning Board meeting.

Motion made by Mr. Shechtman, seconded by Ms. Scott, to defer.

It was noted that a member of the public wished to address the Board with regard to the deferral of Item 1. Phil Fleming, private citizen, stated that neighbors of the subject property of Item 1 would like the Applicant to provide the public with an idea of what will be done to address Code issues on the property, as well as how they might modify the property.

Chair Maus encouraged Mr. Fleming to speak at the July 2019 meeting to make his concerns known when the deferred Item is presented.

Mr. Cohen and Ms. Fertig arrived at 6:05 p.m.

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

III. PUBLIC SIGN-IN/SWEARING-IN

Individuals wishing to speak on tonight's Agenda Items were sworn in at this time.

In a voice vote, the **motion** to defer passed unanimously.

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

Motion made by Mr. Tinter, seconded by Mr. Cohen, to approve.

The following correction was noted to the April 17, 2019 minutes:

- P.4, paragraph 9: remove "rather than on an individual to prove notice was not received"

Mr. Shechtman further clarified his statement on p.4, paragraph 9, explaining that his concern was for the lack of consequences for an applicant if notice is not sent.

In a voice vote, the **motion** passed unanimously (as amended).

Mr. Barranco arrived at 6:08 p.m.

IV. AGENDA ITEMS

Index

Case Number

1. R17057**

Applicant

94-96 Hendricks Isle, LLC

- | | |
|--------------|--|
| 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
REQUEST:	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
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

~~In a roll call vote, the motion passed 7-1 (Chair Maus dissenting).~~

3. CASE: **R19008**

REQUEST:** Site Plan Level III Review: Parking Reduction

APPLICANT: Florida East Coast Railway, LLC. / Gproulx Building Products, LLC.

PROJECT NAME: Gproulx Warehouse Parking Reduction

GENERAL LOCATION: 3125 South Andrews Avenue

ABBREVIATED LEGAL DESCRIPTION: PACIFIC LUMBER NO 1 70-26 B PARCEL X TOGETHER WITH POR OF VAC STREETS ABUTTING SAID PAR ON N & S SIDES

ZONING DISTRICT: Heavy Commercial/Light Industrial Business (B-3)

LAND USE: Commercial

COMMISSION DISTRICT: 4 - Ben Sorensen

CASE PLANNER: Yvonne Redding

Disclosures were made at this time.

Benjamin Hedrick, representing the Applicant, explained that although the land on which the project is located is owned by the Florida East Coast (FEC) Railway, the Applicant is Gproulx Building Products, LLC, tenant on the property. The request is for a parking reduction for a 90,000 sq. ft. warehouse. The site is approximately 6.5 acres in size, with an existing 2500 sq. ft. office which will remain as an accessory to the warehouse.

Mr. Hedrick advised that the site will operate in the following manner: building products will arrive via the FEC Railway and are unloaded and stored at the site, with local wholesale distribution and light assembly in commercial quantities. The site is not open to the public. Gproulx plans to consolidate all its Broward County operations onto this site. In 2018, the project received Development Review Committee (DRC) Level II Site Plan approval for the warehouse and existing office at standard parking rates, which for warehouse use is one space per 800 gross sq. ft. The same rate is applied to the accessory office.

The Applicant is seeking to reduce warehouse parking from 113 spaces to 46, which results in a total parking requirement of 49 when the three accessory office spaces are added. The DRC approved this request in February 2019. Mr. Hedrick showed pre- and post-parking reduction visuals of the site, stating that the Site Plan would eliminate the parking closest to the new warehouse in order to provide for more efficient transition of

building products from rail to the warehouse. This will also free up areas for outdoor storage in accordance with ULDR requirements.

The Applicant believes the parking request is justified for the following reasons:

- A parking study shows that 46 spaces for the warehouse are compatible with ITE rates at a rate of 0.51 per 1000 sq. ft. of warehouse space
- The Applicant's prior experience in Broward County shows that peak parking demand is 34 spaces, which are fewer than the requested reduction
- Use is limited to warehousing/distribution and light assembly, with no public retail
- The site is located in a heavy commercial/light industrial corridor along South Andrews Avenue, with no abutting residential properties or residential use near the project

Chair Maus asked why the Applicant did not construct a building on the site which met the City's requirements rather than to build a structure that does not meet Code. Mr. Hedrick replied that if the structure is built to current Code, vehicular use areas and landscaping requirements would apply, which would make the site less efficient for industrial purposes such as transport of goods within the site. The Applicant feels the reduction would maximize the site's potential.

Mr. Tinter asked if there is any assembly inside the building. Rodney Robinson, Applicant, stated that there is "very light" assembly and fabrication inside the warehouse.

Mr. Tinter also pointed out that the Applicant received Site Plan approval in 2018, and asked why the parking reduction was not requested at that time rather than a year later. Mr. Hedrick stated that the Applicant has other Broward County facilities they were trying to relocate to the site as quickly as possible. Because the parking reduction request would take some time, the Application was filed under Code standards in order to move the process along.

Ms. Scott asked how many individuals attended the Applicant's public participation meeting. Mr. Hedrick replied that no one attended, although the Applicant provided the president and board members of the Poinciana Park Civic Association with more than one notice. The project was explained via email and the Applicant's team made themselves available to answer questions.

Ms. Scott continued that she shared Chair Maus' concern regarding why the Applicant built a project with over 50% less parking than required by Code. Mr. Hedrick replied that this was due to the dynamics of the property. He added that placing parking between the rail and warehouse areas would be inefficient.

Mr. Weymouth asked how many full-time workers are employed by the site. Mr. Hedrick stated that there will be approximately 100 employees at the facility when it is completed.

Ms. Fertig requested further clarification of the number of employees and where they would be expected to park. Mr. Hedrick explained that 100 employees work in two 24-hour shifts: the Applicant believes no more than 60 employees would be on-site at any given time. He added that many employees carpool in groups of four from another city, with additional spaces available for administrative employees and contractors.

Motion made by Ms. Fertig, seconded by Ms. Scott, that the Staff Report be made a part of the record. In a voice vote, the **motion** passed unanimously.

Ms. Fertig asked for additional analysis from Staff regarding the Board's concerns with the requested reduction. Mr. Restrepo of the Department of Transportation and Mobility advised that parking Code requires one space per 800 sq. ft. for warehouse use. The Applicant is requesting to provide one space per 2000 sq. ft. He noted that the ITE Parking Generation Manual justifies the request. He concluded that he was not uncomfortable with the request.

Mr. Barranco requested further clarification of the Applicant's outreach to the Poinciana Park Civic Association. Mr. Hedrick advised that the Applicant's team reached out to this association to arrange a meeting and made themselves available, but the association indicated that the project was not of great concern to them, and no members of the association attended.

Mr. Barranco commented that a civic association will typically invite an applicant to attend its board meeting. Mr. Hedrick pointed out that the association's next board meeting would have been two months later than the time requested by the Applicant, which had been in March 2019 in order to meet deadlines. Mr. Barranco noted that the Poinciana Park Civic Association met in May 2019.

Mr. Barranco continued that the Board typically sees a complete Application including elevations so they can consider all aspects of the project, including adequacy requirements, as a whole. Yvonne Redding, representing Urban Design and Planning, advised that at the time of Site Plan Level II approval, the Applicant met the parking requirement.

Mr. Barranco also asked if the subject property will be walled in. Ms. Redding responded that it is not required to be walled in, as it abuts other industrial and general business uses. Outdoor storage is permitted on the site and is not unusual along the rail corridor.

Ms. Scott asked if the Applicant specifically raised the issue of the parking reduction when reaching out to the Poinciana Park Civic Association. Mr. Hedrick confirmed that the request was explained via email to the president of the Association.

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 this Item, the Chair closed the public hearing and brought the discussion back to the Board.

Motion made by Ms. Fertig, seconded by Mr. Tinter, to approve with Staff conditions. In a roll call vote, the **motion** failed 3-5 (Chair Maus, Mr. Barranco, Mr. Cohen, Mr. Shechtman, and Ms. Scott dissenting).

4. CASE:	R19018
REQUEST:**	Site Plan Level III Review: Conditional Use for House of Worship
APPLICANT:	Fort Lauderdale Community Redevelopment Agency
PROJECT NAME:	Anointed by Christ International Christian Center Church
GENERAL LOCATION:	501 NW 7th Terrace
ABBREVIATED LEGAL DESCRIPTION:	NORTH LAUDERDALE 1-48 D LOT 21 - 26 TOGETHER WITH E 1/2 OF PT VAC'D ALLEY LYING W OF & ADJ TO LOTS 21 - 26 AS PER OR 15316/195, BLK 15
ZONING DISTRICT:	Residential Multifamily Mid Rise/ Medium High Density (RMM-25)
LAND USE:	NW Regional Activity Center
COMMISSION DISTRICT:	3 - Robert L. McKinzie
CASE PLANNER:	Yvonne Redding

~~Disclosures were made at this time.~~

~~Florentina Hutt, representing the Applicant, showed a PowerPoint presentation on the Item, for which Site Plan Level III Review with Conditional Use for a House of Worship is requested. The church proposes to relocate to a new location across the street at the intersection of NW 5 Street and NW 7 Terrace.~~

~~The proposed site is currently vacant and is located within an RMM-25 zoning district. The surrounding properties are residential and generally within one and two stories in height. The underlying Land Use is Northwest Regional Activity Center (Northwest RAC). The RMM-25 zoning district requires Board review for Conditional Use.~~

~~Ms. Hutt showed the proposed Site Plan, which includes improved streetscapes, 7.5 ft. wide sidewalks on both streets, and 15 parking spaces, four of which are on street spaces. The design of the church takes Conditional Use criteria into account. The Site Plan combines three sites for approximately 18,263 sq. ft. The site is 122.5 ft. wide~~

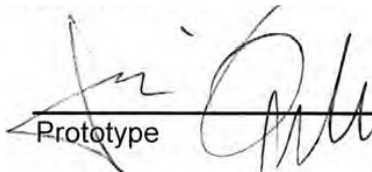
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There being no further business to come before the Board at this time, the meeting was adjourned at 8:52p.m.

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



Chair



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