



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, OCTOBER 16, 2019 – 6:00 P.M.**

Cumulative

Board Members	Attendance	June 2019-May 2020	
		Present	Absent
Catherine Maus, Chair	P	5	0
Mary Fertig, Vice Chair	P	4	1
John Barranco	P	4	1
Brad Cohen (arr. 6:09)	P	4	1
Coleman Prewitt	P	5	0
Jacquelyn Scott	P	5	0
Jay Shechtman	P	5	0
Alan Tinter	P	5	0
Michael Weymouth	P	5	0

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

Staff

Ella Parker, Urban Design and Planning Manager
D'Wayne Spence, Assistant City Attorney
Shari Wallen, Assistant City Attorney
Anthony Fajardo, Director, Department of Sustainable Development
Jim Hetzel, Principal Urban Planner
Tyler Laforme, Urban Design and Planning
Yvonne Redding, Urban Design and Planning
Lorraine Tappen, Principal Urban Planner
Benjamin Restrepo, Department of Transportation and Mobility
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chair Maus called the meeting to order at 6:00 p.m. and introduced the Board members present. Urban Design and Planning Manager Ella Parker introduced City Staff.

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

Motion made by Vice Chair Fertig, seconded by Mr. Tinter, to approve. In a voice vote, the **motion** passed unanimously.

III. PUBLIC SIGN-IN / SWEARING-IN

Members of the public wishing to speak on any Item on tonight's Agenda were sworn in at this time.

It was determined that Items 1 and 3 would be heard together and voted upon separately.

IV. AGENDA ITEMS

Index

	<u>Case Number</u>	<u>Applicant</u>
1.	R18054**	Summit Hospitality 134, LLC
2.	R19055**	CRP LMC Prop Co., LLC
3.	PL19001**	Summit Hospitality 134, LLC
4.	T19013*	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.

1. CASE:	R18054
REQUEST: **	Site Plan Level IV Review: 150 Room Hotel with Parking Reduction
APPLICANT:	Summit Hospitality 134 LLC.
PROJECT NAME:	Residence Inn
GENERAL LOCATION:	425 Seabreeze Boulevard (SRA1A)
ABBREVIATED LEGAL DESCRIPTION:	A Portion of Lots 2, 3 And 4, Block 2 Laying Westerly ff the [] Westerly [] Right-Of-Way [] Line [] of [] Seabreeze Boulevard, "Re-Amended Plat of Blocks "A" And "2" of the Amended Plat of Las Olas By The Sea", According to the Plat Thereof, As Recorded In Plat Book 1, Page 16, of The Public Records of Broward County, Florida, And A Portion of New River Sound (Florida East Coast Canal) In Section 12, Township 50 South, Range 42

East, Lying West Of Said Lots 2, 3 And 4

ZONING DISTRICT:	South Beach Marina and Hotel Area District (SBMHA)
LAND USE:	Central Beach Regional Activity Center (Beach RAC)
COMMISSION DISTRICT:	2 - Steve Glassman
CASE PLANNER:	Lorraine Tappen

3. CASE:	PL19001
REQUEST: **	Plat Review
APPLICANT:	Summit Hospitality 134, LLC.
PROJECT NAME:	New River Sound
GENERAL LOCATION:	425 Seabreeze Boulevard (SRA1A) A Portion of Lots 2, 3 And 4, Block 2 Laying Westerly ff the Westerly Right-Of-Way Line of Seabreeze Boulevard, "Re-Amended Plat of Blocks "A" And "2" of the Amended Plat of Las Olas By The Sea", According to the Plat Thereof, As Recorded In Plat Book 1, Page 16, of The Public Records of Broward County, Florida, And A Portion of New River Sound (Florida East Coast Canal) In Section 12, Township 50 South, Range 42 East, Lying West Of Said Lots 2, 3 And 4
ABBREVIATED LEGAL DESCRIPTION:	
CURRENT ZONING:	South Beach Marina and Hotel Area District (SBMHA)
CURRENT LAND USE:	Central Beach Regional Activity Center (Beach RAC)
COMMISSION DISTRICT:	2 – Steven Glassman
CASE PLANNER:	Tyler Laforme

Disclosures were made at this time.

Stephanie Toothaker, representing the Applicant, introduced Dan Hansen, President, Chairman, and CEO of Summit Hospitality 134, LLC. Mr. Hansen advised that his team has made multiple presentations to the Board of the Venetian condominium to address their concerns, and has also had discussions with the International Swimming Hall of Fame.

Ms. Toothaker stated that the request is for Site Plan Level IV approval, which goes before the City Commission, as well as a parking reduction request. The project is a 150-room hotel. At present, the property is an empty surface parking lot with a land use of Regional Activity Center (RAC) and a zoning designation of SB-MHA, which permits hotels with a height limitation of 120 ft. and structure length of 200 ft. The proposed project is 120 ft. tall and 175 ft. long.

Ms. Toothaker showed renderings of the proposed hotel layout, which includes parking on its lower floors and guest rooms on the higher floors. To activate the waterfront of the property, and to accommodate the concerns of nearby residents regarding loading, the Applicant will provide an exclusive loading area on one side of the property facing a convenience store. They will also combine the project's entrance and exit so there are fewer curb cuts on Seabreeze Boulevard.

Mr. Cohen arrived at 6:09 p.m.

The waterfront is enhanced with a pedestrian walkway on the outside of the building, for which the Applicant will record a public easement. The waterfront will also feature hotel and retail/rental kiosks, tables, and chairs to activate the space. The roadway side of the hotel will include a public plaza to provide pedestrian connectivity. The hotel lobby is raised and will be a clear structure so pedestrians can see through it to the water.

The project meets or exceeds minimum setback requirements:

- 22 ft. on the east side
- 25 ft. on the north and south sides
- 20 ft. on the waterfront

The subject site is tied together with a Marriott property across the street and the two properties will share a parking agreement. Marriott guests may use the surface parking at the subject property. There will be 175 spaces total for the Marriott, 104 of which are provided at the new hotel, which meets its parking requirement under Code. For the new project, 77 spaces are requested, which is a parking reduction request of 8.7% or 24 spaces. A parking study focused on the existing Marriott hotel for one weekday and one weekend day at which the facility was at 100% capacity. An off-street parking agreement for the Marriott would be terminated and a new agreement would address the new hotel and parking.

The Applicant has reviewed water and wastewater capacity with City Staff and feels sufficient capacity is available for the project. Ms. Toothaker showed a graphic of the subject site and surrounding properties, some of which were recently approved by the Planning and Zoning Board and the City Commission. An analysis of these planned and existing structures show that the proposed hotel would be among the lowest of these buildings.

The Applicant also measured the distance to the waterway, as half of the subject property faces the widest point of the Intracoastal Waterway. A shadow study was conducted and shows that there is no time during the year at which the Venetian condominium's swimming pool is affected by the proposed project. A portion of the Venetian's parking deck is affected on December 21 and March 21. The project also meets the requirements of the Central Beach District and Central Beach Master Plan.

The Applicant has met with the Central Beach Alliance (CBA) three times in addition to their meeting with the Venetian. The CBA did not approve the project by a vote of 99-61. Ms. Toothaker advised that after the CBA vote, the Applicant's team reached out to the surrounding neighborhood and secured over 100 individual letters of support from residents of the Fort Lauderdale Beach.

Motion made by Vice Chair Fertig, seconded by Mr. Tinter, to make the Staff Report a part of the record [for Item 1]. In a voice vote, the **motion** passed unanimously.

Motion made by Mr. Tinter, seconded by Vice Chair Fertig, to make the Staff Report a part of the record [for Item 3]. In a voice vote, the **motion** passed unanimously.

Mr. Tinter asked how parking for the nearby Marriott would be addressed during construction of the new property. Ms. Toothaker replied that the Marriott has an existing relationship with Coconuts restaurant which allows guests to use their parking facilities overnight when the restaurant is not open. Employees will be able to park in a nearby City parking garage and the Marriott will provide them with shuttle service. The City parking garage and Marriott shuttle will also be available to guests when Coconuts is open. Both the new and existing hotels provide 100% valet parking.

Mr. Tinter noted that employees of the Marriott would use roughly 25 of the 104 spaces needed; in addition, peak season at the hotel coincides with peak usage of the public garage. He expressed concern with the possibility of a parking shortage on the beach. Ms. Toothaker noted that Marriott representatives have also spoken with owners of another nearby property, Beach Boys Plaza, with regard to parking options, although no agreement has been signed thus far. It is also not known if the Plaza will have been constructed by the time the proposed hotel is being built.

Vice Chair Fertig recalled that Beach Boys Plaza had represented its parking as an incentive to approval, as there is a parking deficit on the beach. She asked how many of the letters of support from surrounding neighbors came from the area south of Las Olas Boulevard. Ms. Toothaker replied that she did not perform an analysis of locations: the letters were received from "all over the beach."

Mike Fleming, General Manager for the Marriott Courtyard hotel, further addressed parking concerns, stating that primary overnight parking occurs at the Courtyard itself. Most of the spaces across the street are used for employee parking. He clarified that there are typically more than 50 employees on the site each day, who are encouraged to

park off-site. There is also a dirt parking lot next to Beach Boys Plaza which is currently used for overflow parking. The Marriott's valet manager, which is an outside entity, has discussed using this space.

Mr. Weymouth recalled that when Beach Boys Plaza went before the City Commission for approval, the Commission required that they submit an in-season traffic study. He asked if the Applicant plans to do the same regarding the project. Carl Peterson, traffic engineer for the Applicant, replied that a traffic analysis was performed, as required by the City. The project falls below the 1000-trip threshold that would trigger a full traffic impact study, as it is estimated to generate roughly 330 daily trips. Trip generation calculations are independent of seasonality. No further analysis is anticipated at this time.

Vice Chair Fertig requested additional information on the traffic analysis, including the month in which it was conducted. Mr. Peterson replied that the analysis assesses the number of trips the property is expected to generate on daily, a.m. peak, and p.m. peak bases. This analysis uses accepted industry data. With regard to parking, the analysis was performed in May at a time when the Courtyard Marriott was fully occupied, which Mr. Peterson characterized as fully reflective of peak season conditions. The traffic analysis was conducted in October 2019.

Mr. Tinter asked if beach traffic counts are expected to remain below their required threshold with the addition of the project. Benjamin Restrepo, representing the Department of Transportation and Mobility, confirmed that total trips do not exceed the maximum established by a previous study on the beach.

There being no further questions from the Board at this time, Chair Maus opened the public hearing.

William Brown, president of the Central Beach Alliance (CBA), stated that representatives of the project brought it before the CBA in April 2019 for a final presentation and vote. Most questions about the project centered on traffic, parking, loading zones, trip counts, setbacks, construction, and exterior lighting. The Applicant had made two previous presentations to the CBA. The majority of the CBA membership voted against the project.

Ms. Scott asked if there were concerns the Applicant has been able to satisfy through changes to the project. Mr. Brown replied that the Applicant had first presented the project to the CBA in January and in March. He was not aware of changes made to the Site Plan following these meetings.

Ms. Scott also asked if a large number of members might not have been present for the first two meetings. Mr. Brown confirmed this.

Ms. Toothaker advised that major changes to the project following the Applicant's first two presentations to the CBA addressed loading zones, pedestrian access, waterway

modifications, and changes to the project's entrance and exit. These were in response to concerns raised by the CBA membership.

Chair Maus asked what steps have been taken to ensure parking does not back up onto Seabreeze Boulevard. Ms. Toothaker stated that stacking was added internally by creating two separate drive aisles for valet parking. The loading area was also configured so trucks do not have to back out onto the roadway.

John Burns, president of the Venetian Condominium Association, advised that issues began when the Courtyard Marriott did not provide sufficient parking. This resulted in the Application proposing to provide parking for two hotels in one building. He felt the project's mass is too large for the subject lot.

Mr. Burns continued that a 1997 attended off-street parking agreement states that 123 parking spaces would not be sold or disposed of unless in conjunction with the sale of a specific parcel as long as the facilities are required. He asked the reason behind the proposed change to this agreement, pointing out that the Applicant must have been aware of the restriction when both the Courtyard Marriott and the subject parcel were purchased.

Residents of the Venetian did not believe the parking study provided by the Applicant was conducted at 100% occupancy; in addition, the study took place on Wednesday, Thursday, Sunday, and Monday, which are not peak days for resort hotels. Mr. Burns concluded that the subject parcel is located at a "choke point" on the barrier island, and requested that the Application be denied.

Shirley Smith, private citizen, advised that she lives at the Venetian. She expressed concern with insufficient parking, congestion, delivery traffic, and construction in the subject area. She recommended that a traffic study be conducted.

Mr. Cohen asked if Ms. Smith had expressed concerns with the nearby Beach Boys Plaza project. Ms. Smith replied that she opposed the project but had not been present to speak about it before the Board.

Victoria Mowrey, private citizen, stated that she also lives at the Venetian. She pointed out that a number of buildings on Seabreeze Boulevard have no way for their delivery trucks to enter or exit their properties without stopping in the roadway. Vehicles entering and exiting properties alone contribute to congestion.

Mr. Cohen asked if Ms. Mowrey had been present in May 2019 when the Beach Boys Plaza project came before the Board. Ms. Mowrey replied that she was not present, although she is a full-time resident.

Sharon White, private citizen, also resides at the Venetian. She advised that she shared the concerns raised by her neighbors regarding congestion, loading/unloading, and setbacks. Congestion in the area is exacerbated by construction. She noted that tourists

already have difficulties moving throughout the area, and added that the parking plans for construction workers, local employees, restaurant patrons, and others are minimal. The reduced number of parking spaces would create more difficulties for tourists.

Mr. Cohen asked if Ms. White had been present in May when the Beach Boys Plaza application was discussed. Ms. White replied that she was not at the Planning and Zoning Board meeting, although she had attended previous meetings regarding the application and expressed her concerns.

Howie Schwab, private citizen, stated that he is a resident of the Venetian and his health and quality of life are negatively affected by construction and congestion in the area. He is often unable to access transit services that take him to and from health care, and it is also difficult to enter and exit the Venetian due to traffic.

Marvin Srulowitz, private citizen, observed that most developments provide traffic documents that estimate their impact at fewer than 1000 cars, which means further study is not required. He expressed concern with this trend, pointing out that they do not take the full picture of an area into consideration. He suggested that cumulative studies which consider the effects of multiple developments be required in the future.

Robert Marshall, private citizen, stated that he is a resident of the Venetian. He agreed with many of the concerns raised by his neighbors with respect to parking, congestion, safety, and the effects of tourism. He did not feel the project demonstrated responsible urban planning for the beach area due to its size and use. He requested that the Board deny the project.

Bill Kent, Chairman of the International Swimming Hall of Fame, spoke in support of the Application. He explained that the project would integrate the Hall of Fame into the community more effectively and help it thrive by generating more traffic to the facility. The Hall of Fame has proposed a new building to replace its existing structure, which would include approximately 170 parking spaces. He did not feel the Hall of Fame negatively affected traffic in the area.

Vice Chair Fertig asked if the Hall of Fame project has been designed. Mr. Kent characterized it as being in the "design and discussion" stage, with no formal agreements with the City. The project would be a public-private partnership.

Dan Teixeira, president of Harbor House East condominium, stated that one reason the CBA may have voted against the project may have been the inability for some condominium board members to cast proxy votes. While he had not been in favor of the Beach Boys Plaza project, he was supportive of the proposed project, which has no retail or restaurant space open to the public.

Abby Laughlin, private citizen, commended the Applicant's outreach and responsiveness to the CBA and the Venetian. She was in favor of hotels within the subject zoning district.

She added that the proposed garage would provide consolidated parking for other buildings.

Ms. Scott asked if Ms. Laughlin was a resident of the area. Ms. Laughlin replied that she had recently moved from the Fort Lauderdale Beach.

Vice Chair Fertig recalled that the proposed parking garage, as presented at public meetings, would result in a deficit of public parking in the area. Ms. Laughlin commented that surface parking is not the same as parking within a consolidated structure, although she acknowledged that there would be a decrease in the number of spaces provided. She felt transportation to and from the parking structure would make up for the loss of spaces.

Thetis Palamiotou, private citizen, advised that she is a resident of the Fort Lauderdale Beach. She read a letter from Harbor Beach resident Chris Hendricks, who was in favor of a mixture of four- to five-star as well as budget-conscious hotels in the beach area. Mr. Hendricks' letter concluded that the Marriott brand would provide neighborhood compatibility, and requested that the project be approved.

Monty Lolwani, private citizen, stated that he is a resident of Carlton Towers. He owns two businesses on the Fort Lauderdale Beach which have experienced hardship due to the closing of a parking lot and/or streets. He emphasized the importance of tourism to the beach area, and described the proposed hotel as a good addition to the beach.

Karen Turner, private citizen, recalled that the CBA had approved the Beach Boys Plaza project. She was in favor of the proposed hotel, which she thought would be a positive addition to the beach area.

As there were no other individuals wishing to speak on these Items, the Chair closed the public hearing and brought the discussion back to the Board.

Ms. Scott asked how many members of the CBA were present when the organization voted against the project. Mr. Brown, president of the CBA, recalled that seven condominiums were represented at the meeting. The CBA's voting system provides for 10 votes per building. There were also 11 individuals present. Of the 61 votes in favor of the Application, 50 of the votes came from five condominiums; of the 99 votes against, 20 votes came from two condominiums and 79 votes came from individuals.

Mr. Tinter asked if the Site Plan met all the City's Unified Land Development Regulations (ULDR) requirements aside from the parking reduction request. Lorraine Tappen, Principal Urban Planner, confirmed this. She further clarified that Site Plan Level IV approval means the project must meet the criteria of the Central Beach district. The Applicant's narrative provided information on how they met zoning requirements and fit into the Central Beach Master Plan. She added that the setback reductions are not waivers but are classified as requests for specific setbacks.

Vice Chair Fertig asked how individuals would cross the street from the subject site to the Courtyard Marriott once they have parked at the new building. Ms. Toothaker replied that they are supposed to use a crosswalk. She added that the Applicant has considered approaching the nearby convenience store, particularly during construction, to offer them the use of the proposed hotel's loading zone.

Vice Chair Fertig explained that her question related to circulation on the two lots, including crossing the street in guests' cars. She pointed out that there are times when the roadway is at gridlock, which may affect movement across the street to the proposed garage. Mr. Fleming replied that this occurs at present, so no change is anticipated to the current valet setup for cars. He added that he understood the sites' two driveways, once the proposed project is complete, would be located directly across from one another.

Vice Chair Fertig asked if this back-and-forth traffic between the two properties was taken into consideration as part of the Applicant's traffic analysis. Mr. Peterson confirmed this. Valets and others are expected to cross the street at a signalized crosswalk.

Motion made by Mr. Tinter, seconded by Mr. Cohen, to approve [Item 1] subject to Staff conditions. In a roll call vote, the **motion** passed 6-3 (Chair Maus, Vice Chair Fertig, and Mr. Cohen dissenting).

Motion made by Mr. Tinter, seconded by Mr. Weymouth, [to approve Item 3]. In a roll call vote, the **motion** passed 6-3 (Chair Maus, Vice Chair Fertig, and Mr. Cohen dissenting).

2. CASE:	R19055
REQUEST: **	Site Plan Level III Review: Waterway Use for 2,610 Square Foot Restaurant, 400 Square Foot Bar with Outdoor Seating
APPLICANT:	CRP LMC Prop Co., LLC.
PROJECT NAME:	LMC Crew Lounge
GENERAL LOCATION:	2001 SW 20th Street
ABBREVIATED LEGAL DESCRIPTION:	LAUDERDALE MARINE CENTER 168 42 B PARCEL A
CURRENT ZONING:	Heavy Commercial/Light Industrial (B-3)
CURRENT LAND USE:	Commercial
COMMISSION DISTRICT:	4 Ben Sorensen
CASE PLANNER:	Yvonne Redding