



CITY OF FORT LAUDERDALE

DRAFT
MEETING MINUTES
CITY OF FORT LAUDERDALE
PLANNING AND ZONING BOARD
CITY HALL – CITY COMMISSION CHAMBERS
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA
WEDNESDAY, FEBRUARY 19, 2020 – 6:00 P.M.

Cumulative

Board Members	Attendance	June 2019-May 2020	
		Present	Absent
Catherine Maus, Chair	P	8	1
Mary Fertig, Vice Chair	P	8	1
John Barranco (arr. 6:35)	P	7	2
Brad Cohen	P	8	1
Coleman Prewitt	P	9	0
Jacquelyn Scott	P	9	0
Jay Shechtman	P	9	0
Alan Tinter	P	9	0
Michael Weymouth	P	8	1

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

Staff

Ella Parker, Urban Design and Planning Manager
Shari Wallen, Assistant City Attorney
D'Wayne Spence, Assistant City Attorney
Anthony Fajardo, Director of Sustainable Development
Jim Hetzel, Principal Planner
Christian Cervantes, Urban Design and Planning
Nicholas Kalargyros, Urban Design and Planning
Yvonne Redding, Urban Design and Planning
Bob Wojcik, CRA Housing and Economic Development Manager
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

~~Communications to City Commission~~

~~**Motion** made by Ms. Scott, seconded by Vice Chair Fertig, to communicate to the City Commission a request for a presentation from the Director of Public Works and Staff regarding the status of the City's water and sewer infrastructure, to take place at the earliest possible regularly scheduled Planning and Zoning Board meeting. In a voice vote, the **motion** passed 8-1 (Mr. Weymouth dissenting).~~

~~**Motion** made by Mr. Shechtman, seconded by Mr. Cohen, to request the City Commission consider a comprehensive rezoning of the neighborhood bounding east of~~

~~Avenue of the Arts, north of Sistrunk Boulevard, south of Sunrise Boulevard, and west of the FEC right of way. In a roll call vote, the **motion** passed 5-4 (Mr. Barranco, Ms. Scott, Mr. Tinter, and Mr. Weymouth dissenting).~~

~~I. CALL TO ORDER / PLEDGE OF ALLEGIANCE~~

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

~~II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM~~

~~**Motion** made by Mr. Cohen, 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.~~

~~IV. AGENDA ITEMS~~

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<u>Case Number</u>	<u>Applicant</u>
1. PLN-REZ-19120001* **	Thrive Development Group, LLC
2. PLN-REZ-19120002* **	Thrive Development Group, LLC
3. R19036**	Miami Beckham United, LLC ("Inter Miami")
4. Z19005**	STKR Sistrunk, LLC

~~**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.~~

The Board determined that they would hear Items 1 and 2 presented together and vote upon them separately.

1. CASE: **PLN-REZ-19120001**
REQUEST: * ** Rezoning from General Industrial (I) District to Heavy Commercial/Light Industrial (B-3) District
PROPERTY OWNER/APPLICANT Thrive Development Group, LLC.
AGENT: Dunay, Miskel & Backman, LLP.
PROJECT NAME: Thrive Progresso
GENERAL LOCATION: 701 NW 5th Avenue
ABBREVIATED LEGAL DESCRIPTION: Progresso 2-18 D Lots 7 Thru 24 Block 281
COMMISSION DISTRICT: 2 - Steven Glassman
NEIGHBORHOOD ASSOCIATION Progresso Village Civic Association, Inc.
ZONING DISTRICT: General Industrial (I)
PROPOSED ZONING DISTRICT: Heavy Commercial/Light Industrial (B-3)
LAND USE: Northwest Regional Activity Center
CASE PLANNER: Yvonne Redding

2. CASE: **PLN-REZ-19120002**
REQUEST: * ** Rezoning from Residential Multifamily Mid Rise/ Medium High Density District (RMM-25) to Heavy Commercial/Light Industrial (B-3) District
PROPERTY OWNER/APPLICANT Thrive Development Group, LLC.
AGENT: Dunay, Miskel & Backman, LLP.
PROJECT NAME: Thrive Progresso
GENERAL LOCATION: 405 NW 7th Street
ABBREVIATED LEGAL DESCRIPTION: Progresso 2-18 D Lot 21 To 24 Block 282
COMMISSION DISTRICT: 2 - Steven Glassman
NEIGHBORHOOD ASSOCIATION Progresso Village Civic Association, Inc.
ZONING DISTRICT: Residential Multifamily Mid Rise/ Medium High Density (RMM-25)
PROPOSED ZONING DISTRICT: Heavy Commercial/Light Industrial (B-3)
LAND USE: Northwest Regional Activity Center
CASE PLANNER: Yvonne Redding

Disclosures were made at this time.

Matthew Scott, representing the Applicant, stated that the Item before the Board lies within the Northwest Regional Activity Center (Northwest RAC). The project, entitled Thrive Progresso, would convert an industrial space into an office space with retail components. The Applicant received grant funds from the Northwest Community Redevelopment Agency (CRA) for streetscape and property improvements, with the condition that the subject property would be rezoned for consistency.

Mr. Scott identified the areas to be rezoned on a rendering of the property, noting that Parcel 1 is currently zoned as Industrial, while Parcels 2 and 3 are zoned RM-25. The middle of the property is zoned B-3. The intent of the project was to repurpose the building for non-commercial use, with the intent of renting the space for various uses. For this reason, the request would rezone Parcels 1, 2, and 3 to B-3. The parcels for which rezoning is requested are adjacent to other B-3 parcels.

Mr. Scott presented a conceptual plan for the site, which showed that some areas of the subject property would be converted to parking. Landscaping and open space will be added, as well as the streetscape improvements required by the Northwest CRA. Existing steel doors on the property will be changed to glass to make the space more inviting for visitors and tenants.

Mr. Scott addressed the rezoning criteria, which are as follows:

- Rezoning must be consistent with the City's Comprehensive Plan and land use
- Changes anticipated by the proposed rezoning will not adversely affect the character of development in or near the subject area
- The character of the area is suitable for the uses permitted in the proposed zoning district, and the site is compatible with surrounding districts and uses

The underlying land use for the area is Northwest RAC. The RAC designation allows for a variety of zoning types and encourages mixed-use development. Rezoning Parcels 1, 2, and 3 to B-3 would be consistent with the Comprehensive Plan.

Large multi-family projects are under construction near the subject area, and more than 50% of the subject property is already zoned B-3. The Applicant reached out to the Progresso Village Civic Association twice and obtained a letter of support from that organization. They also visited homes in the surrounding area and obtained letters of support from individual residents as well. Mr. Scott also reached out to business owners in the area, who did not express concern with the project.

Regarding compatibility, Mr. Scott reiterated that the proposed uses have already been contemplated for the area, as part of the property is already zoned B-3. The Northwest CRA actively encourages the type of development proposed by the project.

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 Vice Chair Fertig, seconded by Mr. Cohen, to make the Staff Report for Item 2, 19120002, part of the record. In a voice vote, the **motion** passed unanimously.

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

Carla Roundtree, private citizen, advised that she is a member of the Progresso Village Civic Association. She supported both Items 1 and 2, stating that she felt the project would be good for small businesses. She was in favor of the proposed landscaping and open space as well.

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.

Motion made by Mr. Shechtman, seconded by Mr. Cohen, to approve Item 1, 19120001, with the adoption of Staff's findings. In a roll call vote, the **motion** passed 8-0.

Motion made by Mr. Shechtman, seconded by Mr. Cohen, to approve Item 2, 19120002, with Staff conditions. In a roll call vote, the **motion** passed 8-0.

3. CASE:	R19036
REQUEST: **	Site Plan Level III Review: Parking Reduction for Stadium and Training Facility (Conditional Use Approved by Planning and Zoning on August 9, 2019)
PROPERTY OWNER/APPLICANT	Miami Beckham United, LLC ("Inter Miami")
AGENT:	Stephanie J. Toothaker, Esq.
PROJECT NAME:	Inter Miami Lockhart Training Center and Stadium
GENERAL LOCATION:	1350 NW 55th Street
ABBREVIATED LEGAL DESCRIPTION:	A Portion of Tract 1, F-X-E Plat, According to the Plat Thereof, As Recorded In Plat Book 119, Page 4, of The Public Records of Broward County, Florida
COMMISSION DISTRICT:	1—Heather Moraitis
NEIGHBORHOOD ASSOCIATION	N/A
ZONING DISTRICT:	General Aviation Airport (GAA)
LAND USE:	Transportation
CASE PLANNER:	Jim Hetzel

~~Disclosures were made at this time.~~

~~Stephanie Toothaker, representing the Applicant, recalled that Miami Beckham United/Inter Miami has already received conditional use approval by the Board, subject to the presentation of a full parking reduction once a parking study has been completed. The City has approved a comprehensive agreement allowing the Applicant to build a stadium "at their own risk," and a full season has already been scheduled at the facility.~~

~~Ms. Toothaker continued that the subject area is a site formerly known as Lockhart Park. The project has been underway for just over one year, and the stadium is nearly complete. The site includes training fields and facilities, a new high school stadium, and a large parking area with drop-off sites for ride-sharing services and taxis. She showed renderings of the site to the Board.~~