



CITY OF FORT LAUDERDALE

**DRAFT**  
**MEETING MINUTES**  
**CITY OF FORT LAUDERDALE**  
**PLANNING AND ZONING BOARD**  
**WEDNESDAY, MAY 20, 2020 – 6:00 P.M.**

**Cumulative**

<b>Board Members</b>	<b>Attendance</b>	<b>June 2019-May 2020</b>	
		<b>Present</b>	<b>Absent</b>
Catherine Maus, Chair	A	8	2
Mary Fertig, Vice Chair	P	9	1
John Barranco	P	8	2
Brad Cohen	P	9	1
Coleman Prewitt	P	10	0
Jacquelyn Scott	P	10	0
Jay Shechtman	P	10	0
Alan Tinter	A	9	1
Michael Weymouth	P	9	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  
Trisha Logan, Urban Planner III  
Nicholas Kalargyros, Urban Design and Planning  
Tyler Laforme, Urban Design and Planning  
Yvonne Redding, Urban Design and Planning  
Benjamin Restrepo, Urban Design and Planning  
Adam Schnell, Urban Design and Planning  
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

**Communications to City Commission**

None.

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

Vice Chair Fertig called the meeting to order at 6:00 p.m. Roll was called and the Pledge of Allegiance was recited. Urban Design and Planning Manager Ella Parker introduced the Staff members present.

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

**Motion** made by Ms. Scott, seconded by Mr. Cohen, to approve the minutes as distributed. In a roll call vote, the **motion** passed 7-0.

### III. PUBLIC SIGN-IN / SWEARING-IN

Vice Chair Fertig advised that individuals making public comments on their own behalf would be allotted three minutes to speak, while those representing civic or other entities would have five minutes. Members of the public wishing to speak on any Item on tonight's Agenda were sworn in at this time.

### IV. AGENDA ITEMS

#### Index

<u>Case Number</u>	<u>Applicant</u>
1. R19060**	Flagler Warehouse I, LLC
2. PLN-VAC-19100002**	FAT Village Properties, LLC
3. R19035**	3001 N Ocean LLC
4. PL19002**	3001 N Ocean LLC
5. R19034**	Intech Properties, LLC
6. V19007**	Intech Properties, LLC
7. PLN-PLAT-19110002**	220145, 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.

It was noted that the Applicant of Items 3 and 4 had requested both be deferred until the June 17, 2020 meeting.

**Motion** made by Mr. Weymouth, seconded by Mr. Prewitt, to defer the Items to the June meeting. In a roll call vote, the **motion** passed 7-0.

**Motion** made by Ms. Scott, seconded by Mr. Prewitt, to take [Items 1 and 2] together. In a roll call vote, the **motion** passed 7-0.

---

<del>1 CASE:</del>	<del>R19060</del>
<del>REQUEST: **</del>	<del>Site Plan Level III Review: Conditional Use for Height;</del>

<b>PROPERTY</b>	<del>13-Story Mixed-Use Development with 125 Multi-Family Residential Units, 17,088 Square Feet of Restaurant, Bar and Retail and 125,747 Square Feet of Office in Downtown Regional Activity Center</del>
<b>OWNER/APPLICANT:</b>	<del>Flagler Warehouse I, LLC.</del>
<b>AGENT:</b>	<del>Lochrie and Chakas, P.A.</del>
<b>PROJECT NAME:</b>	<del>FAT Village West</del>
<b>GENERAL LOCATION:</b>	<del>501 NW 1<sup>st</sup> Avenue</del>
<b>ABBREVIATED LEGAL DESCRIPTION:</b>	<del>Replat PT Block 8 North Lauderdale 21-5B Lot 1 Less ST R/W, 2 Thru 10</del>
<b>COMMISSION DISTRICT:</b>	<del>2 - Steven Glassman</del>
<b>NEIGHBORHOOD ASSOCIATION:</b>	<del>Flagler Village Civic Association</del>
<b>ZONING DISTRICT:</b>	<del>Downtown Regional Activity Center - Urban Village (RAC-UV)</del>
<b>LAND USE:</b>	<del>Downtown Regional Activity Center</del>
<b>CASE PLANNER:</b>	<del>Jim Hetzel</del>

<b>2. CASE:</b>	<b>PLN-VAC-19100002</b>
<b>REQUEST: **</b>	Vacation of Right-of-Way: 15-Foot Wide by 663-Foot Long Alley
<b>PROPERTY</b>	FAT Village Properties, LLC.
<b>OWNER/APPLICANT:</b>	
<b>AGENT:</b>	Flynn Engineering
<b>GENERAL LOCATION:</b>	South of NW 6 <sup>th</sup> Street, north of NW 5 <sup>th</sup> Street, east of NW 1 <sup>st</sup> Avenue and west of N Andrews Avenue
<b>ABBREVIATED LEGAL DESCRIPTION:</b>	A Portion of 15 Foot Platted Alley, Block 7, Plat Book 1, Page 183, in public records Dade County
<b>COMMISSION DISTRICT:</b>	2 - Steven Glassman
<b>NEIGHBORHOOD ASSOCIATION:</b>	Flagler Village Civic Association
<b>ZONING DISTRICT:</b>	Regional Activity Center - Urban Village (RAC-UV)
<b>LAND USE:</b>	Downtown Regional Activity Center
<b>CASE PLANNER:</b>	Jim Hetzel

Disclosures were made at this time.

Robert Lochrie, representing the Applicant, stated that the project addressed in Items 1 and 2 is located in the Flagler Arts and Technology (FAT) Village, formerly known as Flagler Heights and Flagler Village. The project includes hotel, office, residential, workforce/affordable housing, retail, garage, and restaurant components. The Northwest Community Redevelopment Agency (CRA) has approved the residential portion of the project, for which CRA funding has been approved toward affordable/workforce housing.

Mr. Lochrie reviewed visual renderings of the subject site, identifying the location of the project's various components. It includes an update to 1<sup>st</sup> Avenue, with improved safety, streetscapes, 7 ft. sidewalks, and landscaping. The roadway will be lined with ground floor retail and restaurant spaces, although the existing warehouse structures will remain the same.

The proposed garage will be shielded behind the project's residential component, and will serve the individual lots and uses arranged around it. It will also provide a central location for loading/unloading, trash pickup, storage, and other needs within the project.

Mr. Lochrie continued that City Staff would like the Applicant to provide a new lift station on the site, as well as a new force main. While there is an improvement planned by the City that could render the new lift station unnecessary, the Applicant is willing to commit to this improvement and agrees to all Staff conditions.

Mr. Shechtman advised that the LauderTrail Working Group's core route includes a portion of 1<sup>st</sup> Avenue, and asked if the Applicant has discussed a potential connection to this trail with City Staff. Mr. Lochrie agreed that a connection of LauderTrail to 1<sup>st</sup> Avenue is sensible and the Applicant would be willing to work toward this goal.

Ms. Scott asked for more information regarding potential inclusion of affordable housing. Mr. Lochrie explained that although the Applicant was not successful in receiving funds from the state of Florida in this year's affordable housing funding cycle, they will reapply in 2021. Even if aid-restricted affordable housing cannot be provided, the project will include a workforce housing component, which may serve residents who work in one of the non-residential uses that are part of the project. Mr. Lochrie emphasized that for the purposes of Site Plan approval, the project includes a traditional workforce housing component.

**Motion** made by Ms. Scott, seconded by Mr. Prewitt, to make the Staff Report part of the record. In a roll call vote, the **motion** passed 7-0.

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

Neal Ramsey, private citizen, stated that he was supportive of the proposed affordable housing project in FAT Village, as there is significant need for this housing in the community.

Patrick Guard, private citizen, advised that he lived across the street from the proposed project and looked forward to its development, as he felt it would beautify the area.

Tim Powers, private citizen, commented that while he had sent the Planning and Zoning Board a letter expressing concerns with the project, he was in favor of it. His concerns included vacation of the alleyway, which he described as a valuable piece of City-owned

land of more than 9000 sq. ft. He also pointed out that alleys are traditionally used as a way to move delivery trucks and garbage off the street. While these needs will be met within the garage, he wished to ensure there is ample space to accommodate the needs generated by a project with multiple buildings.

Mr. Powers continued that a previous presentation of the project had referred to approximately 1000 parking spaces; with the multitude of different uses surrounding the garage, he felt this may be insufficient to meet the project's parking needs. He also wished to know where the garage's entrance(s) and exit(s) would be located. He concluded that he would like to see a public safety component, such as crosswalks, added to the project.

Ms. Scott asked if Mr. Powers had taken part in the Applicant's public participation meeting to express his concerns. Mr. Powers replied that he had attended a presentation in fall 2019 at which the project was introduced to the neighborhood, and he had raised many of these concerns at that time.

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

Mr. Lochrie addressed some of the concerns raised by Mr. Powers, stating that there is an existing crosswalk at Andrews Avenue/6<sup>th</sup> Street; the proposed location for another crosswalk is in a County right-of-way. The garage is accessible from various locations throughout the site, including 5<sup>th</sup> Street, 1<sup>st</sup> Avenue, and 6<sup>th</sup> Street. It is not accessible from Andrews Avenue.

With respect to parking, Mr. Lochrie advised that the project is consistent with the City's regulations regarding transit-oriented development (TOD). He noted that by these standards, the project provides a surplus of 159 spaces. He concluded that the alley to be vacated was intended to serve the properties on either side of it. Because those properties are no longer there, the alley would serve no purpose if retained.

**Motion** made by Mr. Shechtman, seconded by Ms. Scott, to approve [Item 1], conditioned upon the developer working with the LauderTrail Working Group and whatever their successors are to ensure compatibility of the on-site improvements for cycling and pedestrians with the LauderTrail.

Vice Chair Fertig asked if Mr. Shechtman intended his **motion** to include Staff conditions as well, including the potential lift station. Mr. Shechtman confirmed that his **motion** included all conditions and findings of fact within the Staff Report as well.

Mr. Shechtman further clarified that his intent was for the project's developer to commit to working with the LauderTrail Working Group to ensure the compatibility of proposed improvements for pedestrians and cyclists. Mr. Lochrie advised that the Applicant had no objections to this condition.

In a roll call vote, the **motion** passed 7-0.

**Motion** made by Mr. Shechtman, seconded by Mr. Prewitt, to approve [Item 2] with the Staff conditions and findings. In a roll call vote, the **motion** passed 7-0.

**Motion** made by Mr. Prewitt, seconded by Mr. Weymouth, to [hear] Items 5 and 6 together. In a roll call vote, the **motion** passed 7-0.

---

<b>5. CASE:</b>	<b>R19034</b>
<b>REQUEST: **</b>	<del>Site Plan Level III Review: Waterway Use for 6-Story Multi-Family Residential Building with 9 Units</del>
<b>PROPERTY OWNER/APPLICANT:</b>	<del>Intech Properties, LLC.</del>
<b>AGENT:</b>	<del>Lochrie and Chakas, P.A.</del>
<b>PROJECT NAME:</b>	<del>Tarpon Lofts</del>
<b>GENERAL LOCATION:</b>	<del>400 SE 9<sup>th</sup> Court</del>
<b>ABBREVIATED LEGAL DESCRIPTION:</b>	<del>Lauderdale 2-9 D Lot 13 Blk 1</del>
<b>COMMISSION DISTRICT:</b>	<del>4 - Ben Sorensen</del>
<b>NEIGHBORHOOD ASSOCIATION:</b>	<del>Downtown Fort Lauderdale Civic Association</del>
<b>ZONING DISTRICT:</b>	<del>Regional Activity Center - Residential and Professional Office District (RAC-RPO)</del>
<b>LAND USE:</b>	<del>Downtown Regional Activity Center</del>
<b>CASE PLANNER:</b>	<del>Yvonne Redding</del>

---

<b>6. CASE:</b>	<b>V19007</b>
<b>REQUEST: **</b>	<del>Vacation of Right-of-Way: 50-Foot Wide by 135-Foot Long Right-of-Way</del>
<b>PROPERTY OWNER/APPLICANT:</b>	<del>Intech Properties, LLC</del>
<b>AGENT:</b>	<del>Lochrie and Chakas, P.A.</del>
<b>GENERAL LOCATION:</b>	<del>South of SE 9<sup>th</sup> Court, north of the Tarpon River, east of SE 3<sup>rd</sup> Avenue and west of S Federal Highway</del>
<b>ABBREVIATED LEGAL DESCRIPTION:</b>	<del>Lauderdale 2-9 D Lot 13 Blk 1</del>
<b>COMMISSION DISTRICT:</b>	<del>4 - Ben Sorensen</del>
<b>NEIGHBORHOOD ASSOCIATION:</b>	<del>Downtown Fort Lauderdale Civic Association</del>
<b>ZONING DISTRICT:</b>	<del>Regional Activity Center - Residential and Professional Office (RAC-RPO)</del>
<b>LAND USE:</b>	<del>Downtown Regional Activity Center</del>
<b>CASE PLANNER:</b>	<del>Nicholas Kalargyros</del>

~~Disclosures were made at this time.~~