



CITY OF FORT LAUDERDALE

**DRAFT**  
**MEETING MINUTES**  
**CITY OF FORT LAUDERDALE**  
**PLANNING AND ZONING BOARD**  
**WEDNESDAY, JULY 15, 2020 – 6:00 P.M.**

**Cumulative**

<b>Board Members</b>	<b>Attendance</b>	<b>June 2020-May 2021</b>	
		<b>Present</b>	<b>Absent</b>
Catherine Maus, Chair	P	2	0
Mary Fertig, Vice Chair	P	2	0
John Barranco	P	2	0
Brad Cohen (arr. 6:04)	P	2	0
Coleman Prewitt	P	2	0
William Rotella	P	2	0
Jacquelyn Scott	P	2	0
Jay Shechtman	P	2	0
Michael Weymouth (dep. 8:00)	P	2	0

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

**Staff**

D'Wayne Spence, Assistant City Attorney  
Shari Wallen, Assistant City Attorney  
Christopher Cooper, Deputy Director, Urban Design and Planning  
Jim Hetzel, Principal Planner  
Christian Cervantes, Urban Design and Planning  
Karlanne Grant, Urban Design and Planning  
Nicholas Kalargyros, Urban Design and Planning  
Trisha Logan, Urban Design and Planning  
Yvonne Redding, Urban Design and Planning  
Benjamin Restrepo, Transportation and Mobility  
Igor Vassiliev, Public Works  
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. Roll was called and the Pledge of Allegiance was recited.

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

~~The Board members agreed by consensus to include the Staff Report in the record.~~

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

~~Eric Rajchel, private citizen, stated that he was supportive of the proposed project. He pointed out, however, that he is developing a property at 221 SE 10 Terrace, which will require street work to access a sewer. He encouraged the Applicant and the City to work together on rebuilding the street to meet the Applicant's needs after utility work is done so it does not have to be disturbed again.~~

~~Mr. Lochrie proposed the following condition to be added to any motion: [the Applicant will] coordinate with City Staff, particularly the Engineering Department, on improvements that the City will be making in the area [and] to coordinate the timing and minimize any impacts on adjacent properties.~~

~~Mr. Weymouth commented that alleys on the north and south sides of Las Olas Boulevard are poorly identified with regard to the flow of traffic. He recommended that the Applicant include pavement marking or one-way signage to identify the way traffic is supposed to flow. He noted that it was not necessary to make this part of any motion, but that this suggestion will be raised again under For the Good of the City.~~

~~**Motion** made by Vice Chair Fertig, seconded by Mr. Weymouth, to approve with Staff conditions and any findings and the City, and also with the added condition of coordinating with the City to minimize the impact on surrounding properties. In a roll call vote, the **motion** passed 9-0.~~

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<b>4. CASE:</b>	<b>PLN-PLAT-20030001</b>
<b>REQUEST: **</b>	Plat Review
<b>PROPERTY OWNER/APPLICANT:</b>	BSREP III Fort Lauderdale, LLC.
<b>AGENT:</b>	Stephanie Toothaker, Toothaker.org
<b>PROJECT NAME:</b>	Hilton Marina Hotel Plat
<b>GENERAL LOCATION:</b>	1881 SE 17 <sup>th</sup> Street
<b>ABBREVIATED LEGAL DESCRIPTION:</b>	Portion of 13 and 14-50-42 Acreage
<b>ZONING DISTRICT:</b>	Boulevard Business (B-1) and Residential Multifamily High Rise/ High Density (RMH-60)
<b>LAND USE:</b>	High Residential / Commercial
<b>COMMISSION DISTRICT:</b>	4 – Ben Sorensen
<b>CASE PLANNER:</b>	Christian Cervantes

Disclosures were made at this time.

Stephanie Toothaker, representing the Applicant, explained that the request is for Plat Review for an existing hotel on the 17 Street Causeway. The proposed plat is 420,387 sq. ft. on 9.8 acres of land and includes 39,000 sq. ft. of commercial use, a 33-slip marina, and a 589-room hotel.

Ms. Toothaker recalled that in 2019, the Planning and Zoning Board approved a Site Plan for replacement of a rooftop restaurant and event space on the subject site. During development of the Site Plan, it was discovered that the property had never been platted. The Applicant's team worked with the Broward County Planning Council and Fort Lauderdale City Staff to develop the plat, which will accommodate the previously approved Site Plan.

Because a number of different easements have been recorded near the subject property, the Applicant's team reached out to the nearby Harbordale Condominium Association and residents of the Port Condominiums. Residents of both developments wished to ensure that their current access to the property is codified in the plat, which the Applicant has accommodated.

The Board members agreed by consensus to include the Staff Report in the record.

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

Captain Ryan Sweeney, president of the Port Everglades Pilots Association, advised that this organization's property is enclosed by two parcels of the subject site and the Seminole River. He explained that he would like the Applicant to acknowledge the Association's access to easements, including ingress/egress, utility easements, and a parking easement. He also wished to ensure that the property line is clear, as there is an overhang onto the Association's property due to an old easement.

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

Ms. Toothaker advised that the easements to which Capt. Sweeney had referred are shown on the project's Site Plan. Jim McLaughlin, also representing the Applicant, identified several easements shown on the plat, including ingress/egress, the overhang area, and multiple parking easements. Capt. Sweeney confirmed that these included the easements to which he had referred.

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

**Motion** made by Vice Chair Fertig, seconded by Ms. Scott, to approve.

Chair Maus asked what had precipitated the need to plat the property, as well as whether everything stipulated in the plat was consistent with the previous Site Plan approval. Jim Hetzel, Principal Planner, replied that the Applicant's building permit for the site did not meet the requirements that would have prevented the need for a plat under County regulations and City Code. There is slightly more commercial square footage indicated on the plat than on the Site Plan, which is acceptable, as enough space was provided to accommodate the use.

Christian Cervantes, also representing Urban Design and Planning, further clarified that the total proposed use of the final Site Plan is 60,531 sq. ft. Mr. Hetzel reiterated that it is permitted for the square footage of the plat to exceed the square footage of the Site Plan. If the Applicant chooses, he may reduce the square footage of the plat to fit the Site Plan after the plat has been recorded.

Chair Maus noted that the plat contains the possibility of greater development than the previously approved Site Plan. Mr. Hetzel advised that the Applicant is renovating a portion of the property. The Site Plan, which was approved in November 2019, showed these renovations.

Assistant City Attorney D'Wayne Spence further clarified that the platting process does not invest further rights in the property: it subdivides land that is also used in Broward County's concurrency system to ensure that certain impact fees are paid. The development rights are secured through the development permit and Site Plan process. To secure greater rights, the Site Plan would have to be amended. It may not be amended to provide a greater development level than what is shown on the Site Plan.

Chair Maus explained that she was concerned approval of the plat could be misconstrued as tacit approval of a new Site Plan with greater intensity. Attorney Spence reiterated that the Board may expressly state that this is not their intent if they wish.

In a roll call vote, the **motion** passed 9-0.

Mr. Weymouth left the meeting at 8 p.m.

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<del>5. CASE:</del>	<del>PLN REZ 20060001</del>
<del>REQUEST: * **</del>	<del>Rezoning from Heavy Commercial/Light Industrial Business District (B 3) to Uptown Urban Village Northeast District (UUV-NE)</del>
<del>PROPERTY</del>	
<del>OWNER/APPLICANT:</del>	<del>6500 4R3G, LLC; Poliakoff Becker &amp; Streitfield</del>
<del>AGENT:</del>	<del>City of Fort Lauderdale</del>
<del>PROJECT NAME:</del>	<del>Fairfield Cypress Creek</del>
<del>GENERAL LOCATION:</del>	<del>6500 and 6520 N. Andrews Avenue</del>
<del>ABBREVIATED LEGAL</del>	
<del>DESCRIPTION:</del>	<del>Pine Crest Isles 63-48-B</del>

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

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Chair

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