



CITY OF FORT LAUDERDALE

DRAFT
MEETING MINUTES
CITY OF FORT LAUDERDALE
PLANNING AND ZONING BOARD
WEDNESDAY, SEPTEMBER 16, 2020 – 6:00 P.M.

Board Members	Attendance	Present	Absent
Catherine Maus, Chair	P	3	0
Mary Fertig, Vice Chair	P	3	0
John Barranco	P	3	0
Brad Cohen	P	3	0
Coleman Prewitt	P	3	0
William Rotella	P	3	0
Jacquelyn Scott	P	3	0
Jay Shechtman	P	3	0
Michael Weymouth	P	3	0

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

Staff

D'Wayne Spence, Assistant City Attorney
Shari Wallen, Assistant City Attorney
Ella Parker, Urban Design and Planning Manager
Jim Hetzel, Principal Urban Planner
Karlanne Grant, Urban Design and Planning
Nicholas Kalargyros, Urban Design and Planning
Trisha Logan, Urban Design and Planning
Benjamin Restrepo, Transportation and Mobility
Igor Vassiliev, Public Works
Brigitte Chiappetta, Recording Secretary, ProtoType, Inc.

Communications to City Commission

Motion made by Vice Chair Fertig, seconded by Mr. Cohen, to communicate to the City Commission a request for a presentation from Public Works, to understand the process of the City's infrastructure capacity analysis and how it relates to the quality of the City's waterways. In a voice vote, the **motion** passed unanimously.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chair Maus called the meeting to order at 6:02 p.m. Roll was called 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 Vice Chair Fertig, seconded by Mr. Rotella, 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. R18025**	KT Seabreeze Atlantic, LP
2. PLN SITE 20040004**	Las Olas Boulevard Ltd. % Amera Properties, Inc.
3. PLN SITE 19110004* **	Preste Corporation, Royal Quality Homes, LLC, and Ocean Reef Investments, LLC
4. PLN SITE 20020002**	City of Fort Lauderdale
5. PLN ULDR 20070001**	City of Fort Lauderdale
6. T19013*	City of Fort Lauderdale
7. PLN ULDR 20080002*	City of Fort Lauderdale
8. PLN ULDR 20080001*	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.~~

~~It was noted that the Applicant of Item 1, Case Number R18025, had withdrawn that Application from the Agenda.~~

2. CASE:	PLN SITE 20040004
REQUEST:**	Site Plan Level III Review: 8,523 Square Foot Restaurant with Parking Reduction
PROPERTY OWNER/APPLICANT:	Las Olas Boulevard Ltd. % Amera Properties, Inc.
AGENT:	Robert Lochrie / Lochrie & Chakas, P.A.
PROJECT NAME:	etta Las Olas
GENERAL LOCATION:	1002 East Las Olas Boulevard

~~Assistant City Attorney D'Wayne Spence noted that because the Board is making a recommendation to the City Commission, no Resolution is necessary for this Item.~~

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

4. CASE:	PLN-SITE-20020002
REQUEST:**	Site Plan Level IV Review: Public Purpose Use for a Temporary Fire Station in the Central Beach Regional Activity Center
PROPERTY OWNER/APPLICANT:	City of Fort Lauderdale
AGENT:	Alex Scheffer, Craven Thompson & Associates
PROJECT NAME:	Temporary Fire Station #13
GENERAL LOCATION:	735 North Fort Lauderdale Beach Boulevard BIRCH OCEAN FRONT SUB NO 2 21-22 B BEG 223 E OF NW COR,S 71.62, E 220.56,N 74.35 TO NE COR BLK 10 W 224.2 TO POB BLK 10 of public records of Broward County, Florida
ABBREVIATED LEGAL DESCRIPTION:	2 - Steven Glassman
COMMISSION DISTRICT:	Central Beach Alliance Homeowners Association
NEIGHBORHOOD ASSOCIATION:	A-1A Beachfront Area District (ABA)
ZONING DISTRICT:	Central Beach Regional Activity Center
LAND USE:	Karlanne Grant
CASE PLANNER:	

Disclosures were made at this time.

Alex Scheffer, representing the Applicant, stated that the Application is for a temporary fire station and surface parking lot. The Applicant has met with the Central Beach Alliance (CBA) and received a letter of support from them. A public purpose meeting was held on August 6, 2020. Bonnet House has also provided a letter of support.

The project is located on a vacant site formerly occupied by the Natchez Hotel. There are 92 total parking spaces on the site, with 11 secure spaces dedicated for Fire Department Staff and personnel. The site includes four Americans with Disabilities Act (ADA) – accessible spaces. It consists of five parcels within the A1A Beachfront Area district (ABA) along Fort Lauderdale Beach.

The request is for an amendment to the site's land use classification in order to allow the operation of a temporary fire station. In order for a permanent fire station to be reconstructed on Sunrise Boulevard, a temporary facility must be constructed so services can continue to be provided. Construction of the temporary station is expected to begin in summer 2021 and last through the end of calendar year 2021. The new permanent fire station is currently in its initial design process, with construction expected to begin in late summer 2023.

The Applicant agrees with all recommendations made by the Development Review Committee (DRC) and Staff. An initial archaeological study on the site, which was requested by the City's Historic Preservation Board (HPB), has been completed, and additional testing will be provided prior to permit approval.

Mr. Scheffer showed slides of the location and current site conditions, as well as the proposed Site Plan. New sidewalks are proposed for the site as well as new stormwater infrastructure for a nearby building. There is an existing traffic preemption device at the location to allow left turns at A1A.

One issue that arose at the public purpose meeting was a conflict with existing parking along Vistamar Street. Under a separate permit, the project will remove three spaces on the west side and two on the east side of Vistamar Street to allow for clear sight.

Motion made by Vice Chair Fertig, seconded by Mr. Rotella, that the Staff Report be included as 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.

William Brown, president of the CBA, reported that the Applicant held a joint public participation/CBA meeting to discuss the proposed project. One concern was for potential traffic issues in a public parking lot as well as ingress/egress of emergency vehicles onto Vistamar Street. The District Commissioner has committed to working with the Department of Transportation and Mobility to resolve this issue, possibly by removing some medians on Vistamar Street as well as the parking spaces to be removed by the Applicant. This was acceptable to the CBA.

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 Mr. Shechtman, to approve with the conditions. In a roll call vote, the **motion** passed 9-0.

5. CASE:

PLN-ULDR-20070001

REQUEST: *

~~Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47.14, General Aviation Districts, to Comply with Florida Statutes (F.S.), Chapter 333, Airport Zoning, to add Regulations for Obstructions to Airspace such as Structures around Airports and Heliports, and Create Section 47.3.12 entitled "Nonconforming Obstructions" to add regulations for nonconforming obstructions located within the Airport Hazard Area, General Aviation Airport District, or Airport Industrial Park District.~~

~~Mr. Shechtman requested additional information on the affordable housing plan Mr. Hetzel had referred to earlier. Mr. Hetzel reiterated that this is a separate effort in which the City Commission directed Staff to analyze affordable housing and come up with a policy. Staff is also working to develop Code language to address affordability on a City-wide basis.~~

V. COMMUNICATION TO THE CITY COMMISSION

Mr. Barranco observed that the condition of the City's waterways has been brought to light recently, and recommended that the Board keep water quality in mind when applications come before them. He pointed out that Fort Lauderdale's waterways are one of its key attractions, and that both zoning Code and Utilities should prioritize the protection of the City's waterways. He suggested that the Board focus more closely on how to maintain water quality as more development occurs.

The Board discussed this further, with Ms. Scott noting that while they often receive letters from Staff referring to adequate capacity, spills remain a major issue. Vice Chair Fertig recommended that the Board again request a presentation from Staff on infrastructure, and that the presentation be expanded to cover waterway quality. The Board may then be able to offer policy recommendations.

It was noted that this presentation was not made to the Board in the past, as the City felt it could affect their decisions on individual projects. Ms. Scott emphasized that a presentation of this nature could help the Board further understand the entire City process in relation to capacity.

Motion made by Vice Chair Fertig, seconded by Mr. Cohen, to request a presentation from Public Works, to better understand the City's infrastructure capacity analysis process and how it relates to the quality of the City's waterways. In a voice vote, the **motion** passed unanimously.

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

There being no further business to come before the Board at this time, the meeting was adjourned at 8:51 p.m.

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

Chair
