



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

CITY OF FORT LAUDERDALE

| 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

Index

| <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.~~

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| 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 |

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| ABBREVIATED LEGAL DESCRIPTION: | Leaird & Pellets Resub Colee Hammock 7-36 B Lots 6 Thru 10 Blk 13 |
| COMMISSION DISTRICT: | 4 - Ben Sorensen |
| NEIGHBORHOOD ASSOCIATION: | Colee Hammock Homeowners Association |
| ZONING DISTRICT: | Boulevard Business (B-1) |
| LAND USE: | Commercial |
| CASE PLANNER: | Nicholas Kalargyros |

~~Disclosures were made at this time.~~

~~Robert Lochrie, representing the Applicant, stated that the request is for approval of a restaurant with a parking reduction. Additional parking is available to both the north and south of the parcel. The Applicant proposes a two-story restaurant with ground floor interior seating and a second floor, including a terrace, with outdoor seating.~~

~~Mr. Lochrie showed multiple views of the property, noting that while there is no space for parking on the site itself, there is significant public parking in the general area. When a parking reduction is considered, Staff reviews the parking available within 700 ft. of the site. A traffic study shows there are 774 spaces within this distance.~~

~~Further inventory of nearby spaces used historic City data associated with the parking areas, including a base parking study dating to 2017 when activity was not affected by the COVID-19 pandemic. Of the 774 available spaces, 288 are available during peak weekday hours and 243 spaces are available on peak weekend hours. This significantly exceeds the 73 spaces grandfathered in for the existing building and use. Outside the 700 ft. area, there are approximately 1,200 to 1,300 additional public parking spaces. Parking along Las Olas Boulevard and its side streets is also available.~~

~~**Motion** made by Vice Chair Fertig, seconded by Ms. Scott, that the Staff Report by the City 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. As there were no individuals wishing to speak on these items, the Chair closed the public hearing and brought the discussion back to the Board.~~

~~**Motion** made by Vice Chair Fertig, seconded by Mr. Cohen, to approve based on the findings of fact in the Staff Report.~~

~~Assistant City Attorney Shari Wallen read the following Resolution into the record:~~

~~A Resolution of the Planning and Zoning Board of the City of Fort Lauderdale, Florida, approving a Site Plan Level III Development Permit for the development known as Etta Las Olas, located at 1002 E Las Olas Boulevard, Fort Lauderdale, Florida, in the B-1 zoning district, for the development of a restaurant and~~

~~approving a parking reduction in accordance with Section 47-20.23 of the Unified Land Development Regulations.~~

~~Attorney Wallen added that the Resolution also includes the Staff Conditions listed on p.4 of the Staff Report. Mr. Lochrie confirmed that the Applicant accepts all of the Staff Conditions.~~

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

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| 3. CASE: | PLN-SITE-19110004 |
| REQUEST: * ** | Site Plan Level IV Review: Rezoning from Residential Multifamily High Rise/High Density (RMH-60) District to Community Business (CB) District with .52 Acres of Commercial Flex Allocation for 28,795 Square-Foot Supermarket |
| PROPERTY OWNER/APPLICANT: | Preste Corporation, Royal Quality Homes, LLC., and Ocean Reef Investments, LLC. |
| AGENT: | Heidi Davis Knapik / Gunster Law |
| PROJECT NAME: | Publix Supermarket |
| GENERAL LOCATION: | 2985 N. Ocean Boulevard Lot 90, Block 1, Lauderdale Beach, according to the plat thereof recorded in Plat Book 4, Page 2, together with Lot 2 , Block 23, Lauderdale Beach Extension, according to the plat thereof recorded in Plat Book 29, Page 22, of public records of Broward County, Florida |
| ABBREVIATED LEGAL DESCRIPTION: | 2 - Steven Glassman |
| COMMISSION DISTRICT: | |
| NEIGHBORHOOD ASSOCIATION: | Central Beach Alliance Homeowners Association |
| ZONING DISTRICT: | Community Business (CB) and Residential Multifamily High Rise/High Density (RMH-60) |
| PROPOSED ZONING: | Community Business (CB) |
| LAND USE: | Commercial and High Density Residential |
| CASE PLANNER: | Jim Hetzel |

Disclosures were made at this time.

Heidi Davis Knapik, representing the Applicant, showed a PowerPoint presentation on the Application, which is for a new Publix grocery store on Fort Lauderdale Beach. The site is 1.4 acre, or roughly 61,592 sq. ft., in size, and is surrounded by three rights-of-way. The site is currently vacant commercial development.

The Applicant's team has met with many of the site's neighbors and surrounding civic and homeowners' associations, all of which were supportive of the proposed project. The property is within walking distance, which was determined to be one quarter-mile or four and one-half blocks, of thousands of neighbors. Notice was provided to over 1000

property owners within 300 ft. of the site. The project is expected to help reduce the number of traffic trips on Oakland Park Bridge. Instacart delivery service will be provided from the site.

The Application requests that the project's rear two lots be rezoned from RMH-60 to Community Business (CB). It also requests 0.52 acre of commercial flex allocation. An application for minor setback variances associated with the site was unanimously approved by the Board of Adjustment at their September 2020 meeting.

The Site Plan is for a one-story, 29,495 sq. ft. Publix supermarket. 118 parking spaces are provided, which meets Code requirements. While parking is available on the first floor of the site's garage, the majority of parking will be on the roof of the structure. The building is 24 ft. in height where up to 120 ft. are permitted within CB zoning. All loading, recycling, and service operations will remain within the footprint of the structure.

The project uses contemporary architectural design, with natural materials and elements including coral, stone, and glass. Street-level façades enhance the pedestrian environment by incorporating architectural features into the design. Landscaping includes shade and flowering trees and palms that surround the site, with a buffer yard on the south side of the property. The Applicant proposes to include 29 trees within this buffer yard at a planting height of 18 ft. Shrubs, bushes, and ground cover will also be planted within this area. Rooftop trellises will help to screen the parking located there.

The property has split land use and zoning designations, with the northern three parcels zoned CB with an underlying land use of Commercial and the southern two parcels zoned RMH-60 and an underlying land use of High Residential (50). The Applicant requests that the two southern parcels be rezoned to CB for consistency with the northern parcels.

The request satisfies the ULDR criteria for rezoning as follows:

- CB zoning is consistent with the proposed commercial use and the City's Comprehensive Plan

The commercial flex allocation criteria are satisfied as follows:

- The request would rezone the site to CB
- The City has confirmed that no more than 5% of the total area would be rezoned to CB
- The property is 1.41 acre in size
- Applications are being reviewed as Site Plan Level IV
- Use is consistent and suitable with the surrounding area
- There will be no adverse impacts on the character of the area

The Applicant began meeting with community neighbors over one year ago, including the Central Beach Alliance, Galt Ocean Civic Association, Lauderdale Beach Homeowners' Association, and Dolphin Isles Homeowners' Association. Letters of support for the project are included in the Applicant's backup materials. A water/wastewater capacity

letter from the City, which states the project's impact on these systems will be negligible, is also provided.

The Applicant conducted a full traffic study of various intersections around the property, including the intersection at NE 30 Street and A1A. This study was reviewed and approved by both the City's traffic reviewer and outside traffic engineer. It includes some pedestrian considerations based on the number of residents and visitors within proximity of the project, as it is expected that many residents and visitors will walk or bicycle to the store.

Ms. Knapik requested that time be reserved for rebuttal if necessary.

The Board agreed by unanimous consensus to include the Staff Report for this Item in the record.

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

William Brown, president of the Central Beach Alliance (CBA), stated that this organization's membership is supportive of the proposed development. He felt the Applicant heard the community's concerns, including a number of nearby homeowners' associations. The CBA voted 135-7 in favor of the project at a July 2020 meeting.

Steve Ganon, private citizen, advised that there is overwhelming support for the project in the Lauderdale Beach neighborhood. His only concern was for increased traffic, as there is no left turn signal for ingress into this neighborhood. The Applicant is working with the area's City Commissioner to request this signal in case the project produces more traffic than expected.

Ms. Scott asked how many residents are in the Lauderdale Beach neighborhood. Mr. Ganon replied there are 125 single-family homes and 80 condominiums. He was not aware if this met the standard required by the Florida Department of Transportation (FDOT) for a traffic light.

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. Knapik clarified that the subject neighborhood wants a left turn lane southbound into their neighborhood. The Applicant is not associated with the proposed signal or traffic conditions but is looking into the issue to determine if they can help.

Motion made by Vice Chair Fertig, seconded by Ms. Scott, to approve with Staff Conditions.

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.

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| 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.