



CITY OF FORT LAUDERDALE

**DRAFT**  
**MEETING MINUTES**  
**CITY OF FORT LAUDERDALE**  
**PLANNING AND ZONING BOARD**  
**WEDNESDAY, OCTOBER 21, 2020 – 6:00 P.M.**

| <b>Board Members</b>        | <b>Attendance</b> | <b>Present</b> | <b>Absent</b> |
|-----------------------------|-------------------|----------------|---------------|
| Catherine Maus, Chair       | P                 | 4              | 0             |
| Mary Fertig, Vice Chair     | P                 | 4              | 0             |
| John Barranco               | P                 | 4              | 0             |
| Brad Cohen                  | P                 | 4              | 0             |
| Coleman Prewitt             | P                 | 4              | 0             |
| William Rotella (arr. 6:09) | P                 | 4              | 0             |
| Jacquelyn Scott             | P                 | 4              | 0             |
| Jay Shechtman               | P                 | 4              | 0             |
| Michael Weymouth            | A                 | 3              | 1             |

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

**Staff**

Shari Wallen, Assistant City Attorney  
Ella Parker, Urban Design and Planning Manager  
Jim Hetzel, Principal Urban Planner  
Karlanne Grant, Urban Design and Planning  
Trisha Logan, Historic Preservation Planner  
Yvonne Redding, Urban Design and Planning  
Adam Schnell, Urban Design and Planning  
Benjamin Restrepo, Transportation and Mobility  
Igor Vassiliev, Public Works  
Jerry Jean-Philippe, Moderator  
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 6:02 p.m. Roll was called and the Pledge of Allegiance was recited.

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

**Motion** made by Mr. Prewitt, seconded by Ms. Scott, 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. <del>PLN-SITE-20040006**</del> | <del>3001-18 Harbor Drive, LLC</del>                  |
| 2. <del>PLN-SITE-20040008**</del> | <del>3001-18 Harbor Drive, LLC</del>                  |
| 3. <del>PLN-REZ-20070002**</del>  | <del>745 North Andrews Ave, LLC</del>                 |
| 4. <del>PLN-PLAT-20060001**</del> | <del>Robert L. Elmore, Pamela Kay Hayes Trustee</del> |
| 5. <del>PLN-REZ-20050001**</del>  | <del>Robert L. Elmore, Pamela Kay Hayes Trustee</del> |
| 6. <del>PLN-ULDR-20010001*</del>  | <del>City of Fort Lauderdale</del>                    |

#### **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.~~

~~**Motion** made by Vice Chair Fertig, seconded by Ms. Scott, to hear [Items] 1 and 2 together, [but] take separate votes on 1 and 2. In a voice vote, the **motion** passed unanimously.~~

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| <del><b>1. CASE:</b></del>                       | <del><b>PLN-SITE-20040006</b></del>  |
| <del><b>REQUEST: **</b></del>                    | <del>Site Plan Level III – 37 Multifamily Units with Yard Modification Request</del> |
| <del><b>PROPERTY</b></del>                       | <del>3001-18 Harbor Drive, LLC.</del>  |
| <del><b>OWNER/APPLICANT:</b></del>               |  |
| <del><b>AGENT:</b></del>                         | <del>Lochrie &amp; Chakas, P.A. / Robert Lochrie, III, Esquire</del>                 |
| <del><b>PROJECT NAME:</b></del>                  | <del>Bahia Cabana Apartments</del>   |
| <del><b>GENERAL LOCATION:</b></del>              | <del>3012-3018 Harbor Drive</del>  |
| <del><b>ABBREVIATED LEGAL DESCRIPTION:</b></del> | <del>Ocean Harbor 26-39 B Lot 26 and portion of 27</del>                             |
| <del><b>COMMISSION DISTRICT:</b></del>           | <del>4 – Ben Sorensen</del>  |
| <del><b>NEIGHBORHOOD ASSOCIATION:</b></del>      | <del>Harbor Drive Association</del>  |
| <del><b>ZONING DISTRICT:</b></del>               | <del>Residential Multifamily High Rise/High Density</del>                            |

~~LAND USE:~~ (RMH-60)  
~~COMMISSION DISTRICT:~~ High Residential  
~~CASE PLANNER:~~ 4 - Ben Sorensen  
Yvonne Redding

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**2. CASE:** **PLN-SITE-20040008**  
**REQUEST: \*\*** Site Plan Level IV Review: 126-Room Hotel, 6 Multi-family Residential Units with Associated Parking Agreement in the Central Beach Regional Activity Center

**PROPERTY**  
**OWNER/APPLICANT:** 3001-18 Harbor Drive, LLC.  
**AGENT:** Robert Lochrie, Lochrie & Chakas, P.A.  
**PROJECT NAME:** Bahia Cabana Hotel  
**GENERAL LOCATION:** 3001 Harbor Drive  
**ABBREVIATED LEGAL DESCRIPTION:** Ocean Harbor 26-39 B Lot 12 and 13  
**COMMISSION DISTRICT:** 4 - Ben Sorensen  
**NEIGHBORHOOD ASSOCIATION:** Harbor Drive Association  
**ZONING DISTRICT:** South Beach Marina and Hotel Area District (SBMHA)  
**LAND USE:** Central Beach Regional Activity Center  
**CASE PLANNER:** Jim Hetzel

Disclosures for Items 1 and 2 were made at this time.

Robert Lochrie, representing the Applicant, showed a PowerPoint presentation on the Applications, explaining that the project in Items 1 and 2 includes two interrelated sites and Site Plans.

The hotel site includes a 124-room hotel with six residential penthouse units on its top two floors, while the residential portion of the project, which is landlocked, includes 37 residential units. The property is located in two zoning districts: the South Beach Marina and Hotel Area District (SBMHA), which permits a height of up to 120 ft., for the hotel portion, and the RMH-60 zoning district for the residential portion, which allows a height of up to 240 ft. The heights proposed by the Applicant are 120 ft. for the residential site and 115 ft. for the hotel site.

Mr. Rotella arrived at 6:09 p.m. and provided disclosures.

Mr. Lochrie continued that the proposed hotel is an 11-story building with a ground floor lobby, outdoor café, and restaurant. The second floor includes additional amenities for guests, while the next five floors are hotel rooms. The top two floors are penthouse units with amenities. The building has been set back on its north side to enable a view corridor

and pathway from the street to the waterway. It is also stepped back as its height increases, with stepbacks increasing from 15 to 20 ft. on the second floor, 30 ft. for the third floor, 40 ft. for the fourth floor, and 52 ft. at the sixth floor and above.

Mr. Lochrie noted that neighbors of the property requested that the Applicant move its driveway further west. This provided a new green area and allowed the driveway to serve as a single entrance to and from the street.

The residential building is stepped back as height increases, with a landscape buffer around the project's ground level. The parking podium is stepped back 20 ft. from the ground floor and residential levels are stepped back at up to 55-60 ft. at the top of the building. Sidewalks and landscaping will be installed along Harbor Drive.

**Motion** made by Vice Chair Fertig, seconded by Mr. Shechtman, to incorporate the Staff Report as part of the record on both Items 1 and 2. In a voice vote, the **motion** passed unanimously.

Ms. Scott requested a review of parking for the hotel. Mr. Lochrie noted that this parking area is located within the residential structure. The hotel provides valet and pickup/drop-off service.

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

Brandon Lopez, president of the Villa Madrid co-op apartments, advised that these residences are directly across the street from the proposed project. He requested information regarding infrastructure upgrades planned along Harbor Drive, pointing out that sewer systems often flood during storm events and running water is discolored.

Mr. Lochrie stated that a public participation meeting was held in the subject area on August 13, 2020, and other individuals raised this concern. The Applicant will make upgrades around the project including new sidewalks, removal of off-street parking, and landscape enhancements. They will make stormwater improvements on the subject sites. Mr. Lochrie concluded that the City has determined that infrastructure in the surrounding area has sufficient capacity for the proposed project.

Chair Maus recommended that individuals with concerns regarding infrastructure reach out to City Staff before a project is brought to the Planning and Zoning Board.

Thomas Pieczonka, private citizen, stated that he was supportive of the project and felt it would help the surrounding community.

David Glassman, private citizen, asked if improvements could be made along the entirety of Harbor Drive, expressing concern for flooding on the street. Chair Maus advised that

this is outside the scope of the approval process, reiterating that City Staff has approved the adequacy of infrastructure supporting the project.

Mr. Lochrie stated that the Applicant can make improvements that are directly adjacent to their hotel and residential sites, and noted that other new development in the area has planned improvements at their sites as well.

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

**Motion** made by Mr. Shechtman, seconded by Vice Chair Fertig, to approve Item 1.

Vice Chair Fertig requested additional information regarding public participation. Mr. Lochrie replied that the Applicant held meetings with the Harbourage condominium and individuals, as well as a full meeting with the Central Beach Alliance's (CBA's) board of directors. The CBA is located north the property. The Applicant met City requirements for public participation with the August 13 meeting, which provided notice to all property owners within 300 ft.

Mr. Shechtman and Vice Chair Fertig confirmed that their **motion** to approve Item 1 included all Staff conditions in compliance with the Unified Land Development Regulations (ULDR).

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 the Bahia Cabana Apartments, located at 3018 Harbor Drive, Fort Lauderdale, Florida, in the RMH-60 zoning district, for the development of 37 multi-family residential units, and approving yard modifications for the front, rear, and side yard setbacks.

Chair Maus requested clarification of the Applications' requests yard modifications. Mr. Lochrie explained that the RMH-60 portion, which is residential, requests a yard modification, while the SBMHA site does not. Chair Maus advised that she regularly opposes applications that request yard modifications, as she felt they have a long-term impact on the City's traffic and infrastructure.

In a roll call vote, the **motion** passed 7-1 (Chair Maus dissenting).

**Motion** made by Mr. Shechtman, seconded by Ms. Scott, to approve with Staff conditions, based on compliance with the ULDR. In a roll call vote, the **motion** passed 8-0.

~~3. CASE:~~  
~~REQUEST: \*\*~~

~~PLN-REZ-20070002~~  
~~Rezone from Planned Unit Development (PUD) District to Northwes~~

~~Ms. Scott seconded the motion. In a voice vote, the motion passed unanimously.~~

~~Vice Chair Fertig explained that she was concerned because the Board's unanimous recommendations to the City Commission regarding the Downtown Master Plan were not advanced to the City Commission when the Plan went before that body for approval. She recalled that Staff had noted they needed to vet the recommendations further before bringing them forward. She concluded that she would email examples of this concern to Ms. Parker's office prior to the next Board meeting, so it could then be disseminated to the full Board.~~

~~Mr. Shechtman complimented City Forester Mark Williams on the City's Adopt-a-Tree program promoted by the Tarpon River Civic Association. He characterized the program as having a transformative effect on the neighborhood's tree canopy.~~

There being no further business to come before the Board at this time, the meeting was adjourned at 8:54 p.m.

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.]