



CITY OF FORT LAUDERDALE

**PLANNING AND ZONING BOARD
SPECIAL MEETING
CITY HALL – CITY COMMISSION CHAMBERS
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA
FRIDAY, AUGUST 9, 2019 – 4:00 P.M.**

<u>Board Members</u>	<u>Attendance</u>
Catherine Maus, Chair	A
Mary Fertig, Vice Chair	P
John Barranco	P
Brad Cohen	A
Coleman Prewitt	A
Jacquelyn Scott	A
Jay Shechtman	P
Alan Tinter	P
Michael Weymouth	P

Staff

Ella Parker, Urban Design and Planning Manager
Alan Boileau, City Attorney
D'Wayne Spence, Assistant City Attorney
Shari Wallen, Assistant City Attorney
Jim Hetzel, Principal Planner
Chris Lagerbloom, City Manager
Rob Hernandez, Assistant City Manager
Anthony Fajardo, Director, Department of Sustainable Development
Benjamin Restrepo, Department of Transportation and Mobility
Rufus James, Manager, Fort Lauderdale Executive Airport
Lisa Tayar, 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 4:07 p.m. and introduced the Board members. All present recited the Pledge of Allegiance.

II. DETERMINATION OF QUORUM

It was noted a quorum was present at the meeting.

III. PUBLIC SIGN-IN / SWEARING-IN

Any individuals wishing to speak on tonight's Agenda Item were sworn in at this time.

IV. AGENDA ITEMS

<u>Case Number</u>	<u>Applicant</u>
1. R19036**	Miami Beckham United, LLC ("Inter Miami")

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.

1. CASE:	R19036
REQUEST: **	Site Plan Level III Review: Conditional Use for Stadium and Training Facility
APPLICANT:	Miami Beckham United, LLC ("Inter Miami")
PROJECT NAME:	Inter Miami Lockhart Training Center and Stadium
GENERAL LOCATION:	1350 NW 55 th Street
ABBREVIATED LEGAL DESCRIPTION:	A Portion of Tract 1, F-X-E Plat, According to the Plat Thereof, As Recorded In Plat Book 119, Page 4, of The Public Records of Broward County, Florida.
CURRENT ZONING:	General Aviation Airport (GAA)
CURRENT LAND USE:	Transportation
COMMISSION DISTRICT:	1 – Heather Moraitis
CASE PLANNER:	Jim Hetzel

Disclosures were made at this time.

Jim Hetzel, Principal Planner, noted the following corrections to the Staff Report:

- ULDR Section 47-14.22.2 should be Section 47-14.21.2
- A number of spelling errors will be corrected

Stephanie Toothaker, representing the Applicant, showed a PowerPoint presentation on the Application. She noted that there was a previously existing soccer facility at Lockhart Stadium, and two stadiums had existed on the site. The City had purchased the property from the Federal Aviation Administration (FAA). The intent is for Major League Soccer (MLS) and the Inter Miami team to use this site.

The property is 64.32 acres in size and is subject to Site Plan Level III Review for Conditional Use. Its permitted use is General Aviation Airport (GAA). Only the Conditional Use and Site Plan are subject to review at today's meeting.

The Applicant has entered into a comprehensive agreement with the City, which was approved by the City Commission on July 9, 2019. This agreement allowed the ownership and development team to begin construction while the Development Review Committee (DRC) process is ongoing. Demolition has occurred, the site has been cleared, and foundations have been poured for the proposed stadium and accompanying structures.

Ms. Toothaker showed the Master Plan for the site, noting that all facilities located to the north are Inter Miami facilities. City facilities are planned along Commercial Boulevard. A high school stadium field will be available for use by Fort Lauderdale public schools. The Site Plan includes six regulation-sized soccer pitch fields, with surrounding parking as well as training and maintenance facilities.

The Applicant has worked closely with the Department of Transportation and Mobility to develop a circulation plan for the stadium. More specificity on these plans will be presented at a later date as part of a parking reduction request. All facilities, including the stadium and adjacent buildings, have been approved by the FAA. The project meets all Code requirements with the exception of the forthcoming parking reduction request.

Mr. Tinter asked if a traffic impact study has been performed for the site. Ms. Toothaker replied that this is currently underway and will come before the Board in September 2019 with the parking reduction request. The project meets City requirements that trigger a full traffic impact study.

Mr. Tinter noted that the Staff Report refers to 1172 on-site parking spaces, while the Applicant's narrative refers to 1020 spaces. Ms. Toothaker explained that some of these spaces are included on the City's portion of the site. Jay Flynn, Civil Engineer for the Applicant, further clarified that Phase 1 of parking is presented with the Site Plan: Phase 2 has not been fully designed, but will include roughly 250 additional spaces.

Ms. Toothaker continued that Phase 2 includes the City portion of the project. It will go through all regular processes, including a pre-application meeting with the Florida Department of Transportation (FDOT).

Mr. Barranco asked if the Applicant has met with nearby neighborhood associations to discuss the project. It was clarified that there were no public participation requirements for this Application, as the closest neighborhood association is roughly 450 ft. from the subject site. Ms. Toothaker pointed out, however, that City Commissioner Heather Moraitis has held a number of public meetings with her constituents at which the Applicant has been present to answer questions.

Motion made by Mr. Tinter, seconded by Mr. Weymouth, to accept City Staff's report into the record, with the corrections that [Mr. Hetzel] made earlier. In a voice vote, the **motion** passed unanimously.

There being no further questions from the Board at this time, Vice Chair Fertig opened the public hearing. As there were no individuals wishing to speak on these Items, the Vice Chair closed the public hearing and brought the discussion back to the Board.

Motion made by Mr. Barranco, seconded by Mr. Weymouth, to approve the Conditional Use.

Assistant City Attorney Shari Wallen advised that in accordance with Florida Statute 2019-166.033, the development order must include written findings, which must be accepted as part of the Staff Report or adopted.

Mr. Barranco and Mr. Weymouth **amended** their **motion** as follows: to accept the findings found in the Staff Report provided, and to approve with the conditions in the Staff Report.

Mr. Tinter proposed the following additional **amendments** to the **motion**:

- Change the word "seek" to "obtain" in Condition 1
- FDOT pre-application approval letter will be provided to the Board at the time of the next public hearing
- Any mitigating measures resulting from the completion of the traffic impact study shall be implemented prior to issuance of the Certificate of Occupancy

Ms. Toothaker advised that while she foresaw no difficulty obtaining a pre-application approval letter from FDOT, she did not wish to agree to implement any improvements this letter might propose without first seeing them. Mr. Tinter withdrew this proposed **amendment**.

Mr. Barranco restated his **motion** as follows: **motion** to approve the Conditional Use with all the conditions in the Staff Report, and with [Mr. Tinter's] modification to change the word "seek" to "obtain," and adopt the findings in the Staff Report. Mr. Weymouth **seconded** the **motion**.

In a voice vote, the **motion** passed 5-0.

There being no further business to come before the Board at this time, the meeting was adjourned at 4:30 p.m.

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

Catherine Mang

Chair

Brigitte Chiappetta

Prototype

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

