



CITY OF FORT LAUDERDALE

**MEETING MINUTES
CITY OF FORT LAUDERDALE
PLANNING AND ZONING BOARD
CITY HALL – CITY COMMISSION CHAMBERS
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA
WEDNESDAY, FEBRUARY 19, 2020 – 6:00 P.M.**

Cumulative

Board Members	Attendance	June 2019-May 2020	
		Present	Absent
Catherine Maus, Chair	P	8	1
Mary Fertig, Vice Chair	P	8	1
John Barranco (arr. 6:35)	P	7	2
Brad Cohen	P	8	1
Coleman Prewitt	P	9	0
Jacquelyn Scott	P	9	0
Jay Shechtman	P	9	0
Alan Tinter	P	9	0
Michael Weymouth	P	8	1

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

Staff

- Ella Parker, Urban Design and Planning Manager
- Shari Wallen, Assistant City Attorney
- D'Wayne Spence, Assistant City Attorney
- Anthony Fajardo, Director of Sustainable Development
- Jim Hetzel, Principal Planner
- Christian Cervantes, Urban Design and Planning
- Nicholas Kalargyros, Urban Design and Planning
- Yvonne Redding, Urban Design and Planning
- Bob Wojcik, CRA Housing and Economic Development Manager
- Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

Communications to City Commission

Motion made by Ms. Scott, seconded by Vice Chair Fertig, to communicate to the City Commission a request for a presentation from the Director of Public Works and Staff regarding the status of the City's water and sewer infrastructure, to take place at the earliest possible regularly scheduled Planning and Zoning Board meeting. In a voice vote, the **motion** passed 8-1 (Mr. Weymouth dissenting).

Motion made by Mr. Shechtman, seconded by Mr. Cohen, to request the City Commission consider a comprehensive rezoning of the neighborhood bounding east of

Avenue of the Arts, north of Sistrunk Boulevard, south of Sunrise Boulevard, and west of the FEC right-of-way. In a roll call vote, the **motion** passed 5-4 (Mr. Barranco, Ms. Scott, Mr. Tinter, and Mr. Weymouth dissenting).

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chair Maus called the meeting to order at 6:00 p.m. 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 Mr. Cohen, seconded by Mr. Tinter, 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. PLN-REZ-19120001* **	Thrive Development Group, LLC
2. PLN-REZ-19120002* **	Thrive Development Group, LLC
3. R19036**	Miami Beckham United, LLC ("Inter Miami")
4. Z19005**	STKR Sistrunk, LLC

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.

The Board determined that they would hear Items 1 and 2 presented together and vote upon them separately.

1. CASE: **PLN-REZ-19120001**
REQUEST: * ** Rezoning from General Industrial (I) District to Heavy Commercial/Light Industrial (B-3) District
PROPERTY OWNER/APPLICANT Thrive Development Group, LLC.
AGENT: Dunay, Miskel & Backman, LLP.
PROJECT NAME: Thrive Progresso
GENERAL LOCATION: 701 NW 5th Avenue
ABBREVIATED LEGAL DESCRIPTION: Progresso 2-18 D Lots 7 Thru 24 Block 281
COMMISSION DISTRICT: 2 - Steven Glassman
NEIGHBORHOOD ASSOCIATION Progresso Village Civic Association, Inc.
ZONING DISTRICT: General Industrial (I)
PROPOSED ZONING DISTRICT: Heavy Commercial/Light Industrial (B-3)
LAND USE: Northwest Regional Activity Center
CASE PLANNER: Yvonne Redding

2. CASE: **PLN-REZ-19120002**
REQUEST: * ** Rezoning from Residential Multifamily Mid Rise/ Medium High Density District (RMM-25) to Heavy Commercial/Light Industrial (B-3) District
PROPERTY OWNER/APPLICANT Thrive Development Group, LLC.
AGENT: Dunay, Miskel & Backman, LLP.
PROJECT NAME: Thrive Progresso
GENERAL LOCATION: 405 NW 7th Street
ABBREVIATED LEGAL DESCRIPTION: Progresso 2-18 D Lot 21 To 24 Block 282
COMMISSION DISTRICT: 2 - Steven Glassman
NEIGHBORHOOD ASSOCIATION Progresso Village Civic Association, Inc.
ZONING DISTRICT: Residential Multifamily Mid Rise/ Medium High Density (RMM-25)
PROPOSED ZONING DISTRICT: Heavy Commercial/Light Industrial (B-3)
LAND USE: Northwest Regional Activity Center
CASE PLANNER: Yvonne Redding

Disclosures were made at this time.

Matthew Scott, representing the Applicant, stated that the Item before the Board lies within the Northwest Regional Activity Center (Northwest RAC). The project, entitled Thrive Progresso, would convert an industrial space into an office space with retail components. The Applicant received grant funds from the Northwest Community Redevelopment Agency (CRA) for streetscape and property improvements, with the condition that the subject property would be rezoned for consistency.

Mr. Scott identified the areas to be rezoned on a rendering of the property, noting that Parcel 1 is currently zoned as Industrial, while Parcels 2 and 3 are zoned RM-25. The middle of the property is zoned B-3. The intent of the project was to repurpose the building for non-commercial use, with the intent of renting the space for various uses. For this reason, the request would rezone Parcels 1, 2, and 3 to B-3. The parcels for which rezoning is requested are adjacent to other B-3 parcels.

Mr. Scott presented a conceptual plan for the site, which showed that some areas of the subject property would be converted to parking. Landscaping and open space will be added, as well as the streetscape improvements required by the Northwest CRA. Existing steel doors on the property will be changed to glass to make the space more inviting for visitors and tenants.

Mr. Scott addressed the rezoning criteria, which are as follows:

- Rezoning must be consistent with the City's Comprehensive Plan and land use
- Changes anticipated by the proposed rezoning will not adversely affect the character of development in or near the subject area
- The character of the area is suitable for the uses permitted in the proposed zoning district, and the site is compatible with surrounding districts and uses

The underlying land use for the area is Northwest RAC. The RAC designation allows for a variety of zoning types and encourages mixed-use development. Rezoning Parcels 1, 2, and 3 to B-3 would be consistent with the Comprehensive Plan.

Large multi-family projects are under construction near the subject area, and more than 50% of the subject property is already zoned B-3. The Applicant reached out to the Progresso Village Civic Association twice and obtained a letter of support from that organization. They also visited homes in the surrounding area and obtained letters of support from individual residents as well. Mr. Scott also reached out to business owners in the area, who did not express concern with the project.

Regarding compatibility, Mr. Scott reiterated that the proposed uses have already been contemplated for the area, as part of the property is already zoned B-3. The Northwest CRA actively encourages the type of development proposed by the project.

Motion made by Vice Chair Fertig, seconded by Mr. Tinter, to make the Staff Report a part of the record [for Item 1]. In a voice vote, the **motion** passed unanimously.

Motion made by Vice Chair Fertig, seconded by Mr. Cohen, to make the Staff Report for Item 2, 19120002, 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.

Carla Roundtree, private citizen, advised that she is a member of the Progresso Village Civic Association. She supported both Items 1 and 2, stating that she felt the project would be good for small businesses. She was in favor of the proposed landscaping and open space as well.

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.

Motion made by Mr. Shechtman, seconded by Mr. Cohen, to approve Item 1, 19120001, with the adoption of Staff's findings. In a roll call vote, the **motion** passed 8-0.

Motion made by Mr. Shechtman, seconded by Mr. Cohen, to approve Item 2, 19120002, with Staff conditions. In a roll call vote, the **motion** passed 8-0.

3. CASE:	R19036
REQUEST: **	Site Plan Level III Review: Parking Reduction for Stadium and Training Facility (Conditional Use Approved by Planning and Zoning on August 9, 2019)
PROPERTY OWNER/APPLICANT	Miami Beckham United, LLC ("Inter Miami")
AGENT:	Stephanie J. Toothaker, Esq.
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
COMMISSION DISTRICT:	1 – Heather Moraitis
NEIGHBORHOOD ASSOCIATION	N/A
ZONING DISTRICT:	General Aviation Airport (GAA)
LAND USE:	Transportation
CASE PLANNER:	Jim Hetzel

Disclosures were made at this time.

Stephanie Toothaker, representing the Applicant, recalled that Miami Beckham United/Inter Miami has already received conditional use approval by the Board, subject to the presentation of a full parking reduction once a parking study has been completed. The City has approved a comprehensive agreement allowing the Applicant to build a stadium "at their own risk," and a full season has already been scheduled at the facility.

Ms. Toothaker continued that the subject area is a site formerly known as Lockhart Park. The project has been underway for just over one year, and the stadium is nearly complete. The site includes training fields and facilities, a new high school stadium, and a large parking area with drop-off sites for ride-sharing services and taxis. She showed renderings of the site to the Board.

Conditions previously placed on the site by the Planning and Zoning Board for conditional use approval have been met, with the exception of the parking reduction, which is before the Board this evening. While another condition had required a letter from the Florida Department of Transportation (FDOT), Ms. Toothaker explained that because the site is not located along an FDOT right-of-way, the Department could not provide the letter.

The requested parking reduction is based on the previous parking ratio for the former Lockhart Stadium, which contained 20,450 seats. Based on a land survey of previous parking, the site contained 1830 spaces, which resulted in a parking ratio of 0.091 space(s) required. The current Unified Land Development Regulations (ULDR) requirement is 4500 spaces.

The Applicant proposes to provide 983 parking spaces on-site, as reflected on the Site Plan. Another 715 spaces would be provided on an off-site lot owned by the City. The Applicant has an agreement with the City for the use of this lot, which raises the total parking to 1698 spaces. This exceeds the number required by the Applicant's parking analysis.

Because the Applicant entered into a management agreement with the City, any structures built on the subject site by the Applicant are immediately owned by Fort Lauderdale, as are the land itself, the stadium, and all improvements on the site. This means the City has common ownership with the off-site parking lot, which is also owned by Fort Lauderdale. The Applicant pays for the use of the off-site lot, which is available to them for all home games or any other events for which they feel it is necessary.

The center portion of the off-site lot is paved and includes 560 spaces, while the western portion remains unpaved and can accommodate an additional 155 spaces for a total of 715. In addition, the eastern unpaved portion of the lot may be used to add another 128 spaces if necessary.

Ms. Toothaker advised that a parking supply analysis examines parking available in the general vicinity of the stadium. Parking inventory and occupancy counts were conducted for parking facilities within both a one-mile and a one half-mile radius of the stadium. Within one half-mile, an analysis during peak hours on a Friday evening showed there were 11,873 actual spaces, of which 9449 were available at the time. Within a one-mile radius, this number expanded to 23,118 available spaces out of a supply of 26,000.

Ms. Toothaker stated that the Applicant has entered into a management agreement for event parking. They also have agreements with private entities which would provide another 4952 parking spaces, and another 1961 for which an agreement is pending. The south lot, which is a future park area, will remain open and available for parking throughout the first season. The Applicant would control this parking and provide a revenue split with the City. This lot provides an additional 1700 spaces.

In addition to the offsite lots, the Applicant's sponsorship team also created a partnership with passenger train provider Brightline, which will encourage the use of this option as well as ride-sharing or taxi services. The Applicant will use approximately six buses to shuttle attendees not only from the Brightline station but from off-site parking lots as well. Two dedicated pickup points will be provided south of Commercial Boulevard and west of the stadium, with at least one pickup point north of the stadium. Ms. Toothaker reviewed the numbers of spaces available in different zones.

The Applicant also conducted a traffic management study, which showed a trip generation calculation for the proposed redevelopment based on stadium capacity, percentage of "no-shows," mode split, average vehicle occupancy, and number of employees, staff, and players. An event management study was also conducted, and the Applicant has met several times with the City's Police Department to discuss maintenance of traffic (MOT) and pedestrian management plans. The Applicant also meets weekly with the City Manager, Director of Sustainable Development, City Attorney, Police and Fire Departments, and building officials to ensure life safety requirements are met.

Chair Maus requested clarification of the location of an undeveloped area on the subject property. Ms. Toothaker identified this parcel, noting that a park may be planned for this space. Because it would be a community facility, the City Commissioner in whose district this parcel is located is conducting outreach among constituents to determine what they feel is appropriate in the space.

Motion made by Vice Chair Fertig, seconded by Mr. Cohen, to have the Staff Report for Agenda Item 3, R19036, made a part of the record. In a voice vote, the **motion** passed unanimously.

There being no further 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.

Mr. Barranco arrived at 6:35 p.m.

Motion made by Vice Chair Fertig to approve.

Mr. Weymouth asked how long the team plans on using this stadium. Ms. Toothaker advised that the team has committed to a minimum of two years. Mr. Weymouth asked if the City has considered keeping the park area available as long as the team remains in the City, explaining that his concern was whether or not the City may hold off on developing the park until the team has relocated to Miami. Ms. Toothaker replied that while she could not speak on behalf of the City, her understanding was that the Mayor and City Commissioners deferred to the Commissioner in whose district the parcel is located. She noted that it was the desire of that City Commissioner to ensure that park space is available for her residents. The Commissioner is willing to allow the Applicant to use this space during the first season.

Anthony Fajardo, Director of Sustainable Development, stated that the City is committed to an ongoing analysis of how the property will operate. When the development of the south parcel/public park area comes into play, the City will most likely reanalyze it at that point and determine whether plans must be changed.

Mr. Weymouth also asked what safety and security measures have been taken to protect attendees who are passing through an industrially zoned area at night. Ms. Toothaker emphasized that this was why the Applicant has partnered with the Fort Lauderdale Police Department. Several members of the Department are already familiar with operations at the former Lockhart/Yankee Stadium as well as with the offsite lots. The Applicant has also hired a private security company.

Mr. Weymouth asked if there has been a study with regard to potential stacking of traffic onto Commercial Boulevard. Adrian Dabkowski of Kimley-Horn and Associates, also representing the Applicant, replied that the City requested the development of a specific event traffic management plan for Friday night games. The study included all intersections in the area along Commercial Boulevard and Cypress Creek Boulevard to determine which intersections need police control and/or signal timing optimization. The Applicant's barricade company will also coordinate with the Police Department to pull special event permits from FDOT.

Mr. Weymouth asked if the Applicant has also considered working with Tri-Rail, as a station is in proximity to the subject facility. Ms. Toothaker confirmed that she has met with Tri-Rail to discuss the possible use of one of their offsite lots; however, the two parties could not reach an agreement.

Mr. Weymouth asked if there is a guarantee that employees of the facility would park outside premium areas, as well as whether or not guest parking would be complimentary and how the cost might vary between on- and off-site parking. Ms. Toothaker stated that sites are designated for employee parking. Guest parking will not be free of charge, and parking will be more expensive based on its proximity to the stadium.

Ms. Scott **seconded** Vice Chair Fertig's earlier **motion**.

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

A Resolution of the Planning and Zoning Board of the City of Fort Lauderdale, Florida, approving a parking reduction for a stadium and training facility located at 1350 NW 55 Street, Fort Lauderdale, Florida, in the GAA zoning district; and authorizing the execution of a parking reduction order.

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

4. **CASE:** **Z19005**

REQUEST: * ** Rezoning from Residential Multi-Family/Low Rise/Medium Density (RMs-15) District to Northwest Regional Activity Center - Mixed-Use west (NWRAC-MUw) District

PROPERTY OWNER/APPLICANT STKR Sistrunk, LLC.

AGENT: TDON Development

PROJECT NAME: Townhomes at River Gardens Rezoning

GENERAL LOCATION: 534 NW 22nd Avenue

ABBREVIATED LEGAL DESCRIPTION: River Gardens 19-23 B Lot 25 Block 2

COMMISSION DISTRICT: 3 - Robert L. McKinzie

NEIGHBORHOOD ASSOCIATION River Gardens/Sweeting Estate Homeowners Association

CURRENT ZONING DISTRICT: Residential Multi-Family / Low Rise / Medium Density (RMs-15)

PROPOSED ZONING DISTRICT: Northwest Regional Activity Center - Mixed Use west (NWRAC-MUw)

LAND USE: Northwest Regional Activity Center

CASE PLANNER: Nicholas Kalargyros

Disclosures were made at this time. Mr. Barranco, Mr. Cohen, and Mr. Prewitt recused themselves from hearing or voting upon the Item due to conflicts, and left the dais.

Jonathan Keith, representing the Applicant, showed an aerial view of the subject property, Townhomes at River Gardens. The Applicant owns six of the 10 lots included in the aerial, with the other four lots owned by the Northwest CRA. These two entities plan to develop 25 two-story town home units, six of which will be developed on the east side of NW 21 Terrace and the CSX Railroad. The remaining 19 units will be developed on the west side of the same roadway through NW 22 Avenue.

The subject property lies within the Northwest RAC, with nine of the 10 lots within the NWRAC-MUw zoning district and the remaining lot within the RMS-15 district. The request is to rezone this 10th lot to NWRAC-MUw in order to provide consistency of development standards as well as architectural features and height. Two of the town homes are proposed within this lot.

The project will provide below market rate housing for residents within the CRA. The Northwest CRA is working with the Applicant to subsidize the project's costs, with the provision that housing be offered at below market rate. The project will consist of two-story units with three bedrooms and three and one-half baths and two-car or oversized single-car garages. The project exceeds parking requirements and meets the requirements of the Northwest RAC with regard to architecture, building height, and minimum/maximum square footage.

The development will be "rear-loaded," which means the fronts of the units face Sistrunk Boulevard and adjoining streets, while parking aisles and driveways face inward. The RMS-15 zoning district allows both multi- and single-family uses, as well as maximum roof heights of up to 36 ft. and minimum side setbacks of 5 ft. The NWRAC-MUw district provides more restrictive zoning requirements: its maximum building height when adjacent to residential property is 25 ft. and minimum side setbacks are 15 ft.

Mr. Keith concluded that the Applicant agreed with the findings of the Staff Report.

Motion made by Mr. Tinter, seconded by Vice Chair Fertig, that the Staff Report for Item 4, Z19005, be made 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.

Chair Maus requested clarification that the proposed new zoning category for the subject lot accommodates what will be built there. Mr. Keith replied that the RMS-15 category allows single-family and existing multi-family development. The proposed use for this lot, which would include two town home units, would yield only 10 dwelling units per acre. The rezoning request would allow the Applicant to bring a unified Site Plan to the City for the project, as all zoning requirements from the NWRAC-MUw would apply to the subject parcel.

Chair Maus asked if the existing dimensional criteria of the subject lot would prevent the Applicant from building two town homes that are consistent with the rest of the project. Mr. Keith explained that the lot is only 50 ft. in width; because the minimum side setback requirement is 15 ft. in the NWRAC-MUw, the proposed building could not be constructed in that lot. New multi-family development is not allowed within the RMS-15 zoning district. Nicholas Kalargyros of Urban Design and Planning further explained that town homes are not a permitted use within the RMS-15 district.

Chair Maus asked what screening will be provided to shield homes to the west from the impact of the project and its parking. Mr. Keith replied that a comprehensive landscaping plan has been prepared for the project, including required perimeter landscaping, buffering along all property lines, and a fence that will encompass the side yard of the town home unit abutting the single-family home. Rezoning will increase the minimum setback from the town home to the single-family structure from 5 ft. to 15 ft.

Vice Chair Fertig requested more information regarding the Applicant's public participation process. Mr. Keith advised that two meetings were held in March 2019 and January 2020. Minutes from these meetings were provided in the Staff Report. He estimated that 14 residents from the surrounding area attended the meeting and asked questions regarding the Site Plan.

Mr. Shechtman asked if the residents of the single-family home abutting the proposed project were aware of the proposed rezoning or had attended the public participation meeting. Mr. Keith stated that all residents within 300 ft. of the subject property were mailed notice of the January meeting, and a sign was placed on the subject property to provide notice of tonight's meeting.

Mr. Shechtman explained that his concern was whether or not most residents would understand what rezoning from RMS-15 to NWRAC-MUw would mean. Mr. Keith stated that if there was a concern regarding lighting from the town home units, the Applicant would be willing to embellish the landscaping between the properties to obscure headlight spillover.

Chair Maus asked if there are restrictions regarding height for the subject property. Urban Design and Planning Manager Ella Parker clarified that in the NWRAC, unlike other RAC designations, limits maximum height to 45 ft.

Motion made by Mr. Weymouth, seconded by Vice Chair Fertig, to approve, including comments from the Staff Report. In a roll call vote, the **motion** passed 5-1 (Chair Maus dissenting). (Mr. Barranco, Mr. Cohen, and Mr. Prewitt abstained. A memorandum of voting conflict is attached to these minutes.)

V. COMMUNICATION TO THE CITY COMMISSION

Ms. Scott recalled that at the January 15, 2020 Board meeting, the members had discussed some of the City's infrastructure issues. She asked that the Board send a communication to the City Commission requesting the new Director of Public Works to speak to the Board at a subsequent meeting.

Vice Chair Fertig recalled that similar requests had been made at previous meetings, to which the City Attorney's Office had responded that these presentations could not be made. Assistant City Attorney D'Wayne Spence confirmed that there has been no change in this position: as the Board is a quasi-judicial entity, the City Attorney's Office feels they should consider each individual application on its own merits. There was a concern that providing additional information could improperly influence the Board when they make decisions on quasi-judicial matters. He clarified, however, that this position does not prevent the Board from making this request of the City Commission.

Motion made by Ms. Scott, seconded by Vice Chair Fertig, to ask the Director of Public Works to speak to the Planning and Zoning Board regarding the status of [the City's] wastewater infrastructure and what's going on, and be able to answer questions [by the Board] regardless of what is on the Agenda.

It was clarified that the **motion** and **second** would not be limited only to wastewater infrastructure, but would include sewer and water services.

Chair Maus **restated** the **motion** as follows: the Planning and Zoning Board is requesting a public hearing/meeting with the new Director of Public Works and Staff to discuss infrastructure, including water, wastewater, and sewer, to take place at the earliest possible scheduled Planning and Zoning [Board] meeting.

In a voice vote, the **motion** passed 8-1 (Mr. Weymouth dissenting).

Mr. Prewitt asked if there is any initiative to consider a comprehensive rezoning of the Northwest RAC neighborhood, as it is an area where development is expected to increase. He pointed out that more and more parcels in this neighborhood are coming before the Board, and suggested that comprehensive rezoning could be better than piecemeal. Ms. Parker replied that there is no such initiative on Staff's agenda at this time, although the City Commission may provide this policy direction if they wish.

Mr. Prewitt clarified that he would like to ask the Commission to look into this issue and determine if comprehensive rezoning is appropriate for a neighborhood in transition. Ms. Parker advised that initiatives of this nature typically require large public outreach efforts similar to master planning initiatives.

Mr. Barranco commented that he felt it could be dangerous for the Board to "pick and choose" specific neighborhoods and areas for the Commission to review. He felt a grassroots effort from the individual communities would be more appropriate. Chair Maus noted, however, that there may be no traditional neighborhood association in a given area. Mr. Barranco reiterated that it would be more suitable for a property owner or owners, or perhaps a business group, from one of these areas to initiate review.

Vice Chair Fertig characterized Mr. Prewitt's suggestion as asking the City Commission to direct Staff to conduct outreach in a given neighborhood. Mr. Barranco pointed out that if the Board advocates for this activity for one neighborhood, other neighborhoods may not receive similar attention.

Attorney Spence advised that the Board, in its capacity of Local Planning Agency (LPA), may request that the City Commission direct Staff resources toward review of particular communities that are undergoing change, or toward a rezoning effort in a given area. He noted, however, that not all of the issues raised during this discussion are within the Board's purview, such as conducting outreach.

Mr. Shechtman asserted that the subject neighborhood is "being held back" by its current zoning, and that the requests coming before the Board are indicative of a nationwide shift from urban centers and warehouse districts to art districts. He felt this should be brought to the Commission's attention along with a request for comprehensive rezoning of the neighborhood.

Motion made by Mr. Shechtman, seconded by Mr. Cohen, to communicate to the Commission that they consider a comprehensive rezoning of the neighborhood bounding

east of Avenue of the Arts, north of Sistrunk, south of Sunrise Boulevard, and west of the FEC right-of-way.

Mr. Barranco advised that he has clients in the South RAC who have expressed interest in purchasing and developing property in that location; however, it is difficult to develop within its zoning district. The surrounding neighborhood is seeking to rezone this area. He did not feel it was appropriate for him to advocate for his neighborhood via a communication to the City Commission.

Mr. Tinter commented that there have been several individual rezoning requests from the subject area, and recalled that at a previous meeting, a representative of the CRA had suggested that they were reviewing the overall uses of the neighborhood. He proposed inviting a representative of the CRA to make a presentation of this nature rather than sending a communication to the City Commission.

In a roll call vote, the **motion** passed 5-4 (Mr. Barranco, Ms. Scott, Mr. Tinter, and Mr. Weymouth dissenting).

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 7:35 p.m.

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



Chair



Prototype

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Cohen, Bradford.</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Planning & Zoning.</i>
MAILING ADDRESS <i>1132 SE 3rd Ave.</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY COUNTY <i>Fort Lauderdale FL.</i>	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED <i>2/19/2020</i>	MY POSITION IS <input type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING.

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Benford Cohen, hereby disclose that on Feb 19, 2020

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

I own property within 500ft. of proposed development. In my opinion would benefit my interest in property within close proximity

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

2/19/2020

Date Filed



Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Prewitt, Coleman	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Planning & Zoning Board
MAILING ADDRESS 411 N New River Dr E Apt 2903	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:
CITY Fort Lauderdale	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
COUNTY Broward	NAME OF POLITICAL SUBDIVISION: City of Fort Lauderdale
DATE ON WHICH VOTE OCCURRED February 19, 2020	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTEE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Coleman Prewitt, hereby disclose that on February 19, 20 20 :

(a) A measure came or will come before my agency which (check one or more)

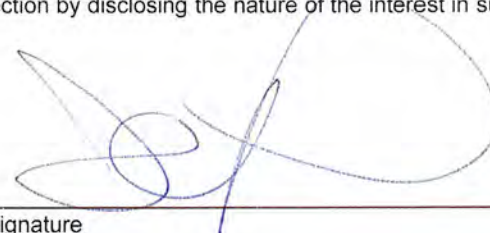
- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____ ;
- inured to the special gain or loss of my relative, _____ ;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Because I own a significant interest in a company that owns one parcel and will soon own a second parcel both very near the subject property, my abstention is to assure a fair proceeding free from potential bias or prejudice.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

2-19-2020
Date Filed


Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME BARRANCO JOHN P	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE FORT LAUDERDALE P: Z
MAILING ADDRESS 1915 SE 4TH AVE BROWARD	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY COUNTY FORT LAUDERDALE	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED 2.19.2020	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTEE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, JOHN BARRANCO, hereby disclose that on 2. 19, 20 20

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

I SERVED AS ARCHITECT FOR THE DEVELOPMENT BEING CONSIDERED.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

2.19.2020
Date Filed

[Signature]
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.