



CITY OF FORT LAUDERDALE

**MEETING MINUTES
CITY OF FORT LAUDERDALE
PLANNING AND ZONING BOARD
CITY HALL COMMISSION CHAMBERS
100 N. ANDREWS AVE., FORT LAUDERDALE, FLORIDA 33301
WEDNESDAY, JANUARY 20, 2021 – 6:00 P.M.**

Board Members	June 2020-May 2021		
	Attendance	Present	Absent
Catherine Maus, Chair	P	7	0
Mary Fertig, Vice Chair	P	7	0
John Barranco (arr. 6:15)	P	7	0
Brad Cohen	A	6	1
Coleman Prewitt	P	7	0
William Rotella	P	7	0
Jacquelyn Scott	P	7	0
Jay Shechtman	P	7	0
Michael Weymouth	P	6	1

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

Staff

- Ella Parker, Urban Design and Planning Manager
- D'Wayne Spence, Assistant City Attorney
- Shari Wallen, Assistant City Attorney
- Jim Hetzel, Principal Urban Planner
- Trisha Logan, Historic Preservation Planner
- Karlanne Grant, Urban Design and Planning
- Brigitte Chiappetta, Recording Secretary, ProtoType, Inc.

Communications to City Commission

Motion made by Mr. Shechtman, seconded by Vice Chair Fertig, to request that the City Commission work with the Broward Metropolitan Planning Organization (MPO) to prioritize a new project [to study pedestrian/bicycle improvements for crossing the New River at either the Andrews Avenue bridge or the 3rd Avenue bridge] to be considered for funding through the Florida Department of Transportation Work Program Development process. In a voice vote, the **motion** passed 8-0.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Vice Chair Fertig called the meeting to order at 6:03 p.m. Roll was called and the Pledge of Allegiance was recited. Urban Design and Planning Manager Ella Parker introduced the Staff members present.

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

Motion made by Mr. Rotella, seconded by Mr. Weymouth, 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

Case Number

Applicant

- | | |
|----------------------|--|
| 1. PLN-AR-20100001** | CRP Insite FLLB LLC; The Carlyle Group |
| 2. UDP-T20002* | 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.

CASE:	PLN-AR-20100001
REQUEST: **	Amendment to Previously Approved Site Plan Level III Application; Two-Story Addition with Roof Deck to an Existing Garage
PROPERTY OWNER/APPLICANT:	CRP Insite FLLB LLC; The Carlyle Group
AGENT:	Robert Lochrie, Lochrie & Chakas, P.A.
PROJECT NAME:	FLLB Hotel and Suites
GENERAL LOCATION:	1137 Seabreeze Boulevard
ABBREVIATED LEGAL DESCRIPTION:	Ocean Harbor 26-39 B Lot 17
COMMISSION DISTRICT:	4 - Ben Sorensen
NEIGHBORHOOD ASSOCIATION:	Harbor Drive Association
ZONING DISTRICT:	Residential Multifamily High Rise/High Density (RMH-60) District
LAND USE:	High Density Residential
CASE PLANNER:	Karlanne Grant

Disclosures were made at this time.

Robert Lochrie, representing the Applicant, showed a PowerPoint presentation on the Application, which requests the addition of meeting room and ballroom space to the existing B Ocean hotel. The property received Site Plan approval in 2017. The additional space would be added to the existing garage.

Mr. Lochrie emphasized that no changes to the remainder of the property are requested. He briefly reviewed the previously approved Site Plan for the development, pointing out that the approval requested today affects only the garage. The addition includes two floors: a sixth floor for meeting room space and a seventh floor for ballroom space. The garage's overall appearance will also be updated.

At 90 ft. in height, the proposal is below the City's limit of 240 ft. in the subject zoning district. The additions will include an outdoor terrace area with an ocean view on the east side of the building.

The proposed changes will add amenities that the hotel lacked upon inception, including:

- 3800 sq. ft. of meeting room space
- Breakout rooms
- Outdoor terrace
- 8900 sq. ft. of ballroom space
- Rooftop deck

Mr. Lochrie concluded that the project meets City zoning requirements and no additional setback waivers or variances are requested. It was presented to neighboring properties within 300 ft. of the hotel and was well-received by those in attendance. Mr. Lochrie has also met with the Harbors condominium association.

Motion made by Ms. Scott, seconded by Mr. Shechtman, to include the Staff Report in the record. In a voice vote, the **motion** passed unanimously.

Mr. Barranco joined the meeting at 6:15 p.m.

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

Ms. Parker noted a correction to the record: the Adequacy and Neighborhood Compatibility sections of the staff report were updated and also reflected online. In addition, staff wanted to clarify and recognize the outdoor terrace/waiting area that applicant referred to.

Ms. Scott asked why the addition was being proposed at this time. Mr. Lochrie explained that the B Ocean determined that they could improve their existing resources and heighten the property's overall value to the City by adding these spaces.

Motion made by Chair Maus, seconded by Mr. Prewitt, to approve and adopt 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 an amendment to a previously approved Site Plan Level III development permit to add two additional floors and a roof deck to an existing five-story parking garage at the B Ocean hotel located at 1137 Seabreeze Boulevard, Fort Lauderdale, Florida, Case Number PLN-AR)-2010001.

Attorney Wallen clarified that this Resolution is inclusive of the changes to the Staff Report in Section 47-25.3.

In a roll call vote, the **motion** passed 8-0.

Vice Chair Fertig ceded the gavel to Chair Maus at this time.

CASE:	UDP-T20002
REQUEST: *	Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-24.5, Subdivision Regulations to Align with Broward County Platting Regulations
PROPERTY OWNER/APPLICANT:	City of Fort Lauderdale
GENERAL LOCATION:	City-Wide
CASE PLANNER:	Karlanne Grant

Karlanne Grant, representing Urban Design and Planning, explained that the proposed Amendment is intended to update Code to align with Broward County subdivision and platting requirements. The Broward County Land Development Code, which governs County review and plats, requires that no unit of local government may grant an application for a building permit for the construction of a principal building on a parcel of land without approval by the Broward County Commission and recording in the official Broward County records. All plats must be initiated at the City level.

The Broward County Comprehensive Plan was updated in 2019. As part of this update, some regulations for subdivision and platting requirements were amended. Staff proposes an amendment to model the Broward County subdivision and regulation requirements. The following amendments are proposed:

- Definition of "subdivision"
- Requirements for platting

- Exceptions to platting

The Board agreed by consensus to include the Staff Report as part of the record.

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 the Item, the Chair closed the public hearing and brought the discussion back to the Board.

Motion made by Ms. Scott, seconded by Vice Chair Fertig, to approve. In a roll call vote, the **motion** passed 8-0.

V. COMMUNICATION TO THE CITY COMMISSION

Mr. Shechtman recalled that at the December 2020 Board meeting, the Board had briefly referred to pedestrian/bicycle connectivity across the New River along both Andrews Avenue and 3rd Avenue. Some years ago, the Florida Department of Transportation (FDOT) undertook a project development and environmental (PD&E) study to identify this location for a proposed pedestrian bridge, which FDOT would then fund to improve pedestrian activity in the area.

Mr. Shechtman noted that the City ultimately rejected the proposal for a bridge when it became apparent that the proposed locations would not be beneficial to Fort Lauderdale. After the fact, however, the City determined that it might be preferable to ask FDOT to consider an attachment or alternative solution to either the Andrews Avenue or 3rd Avenue bridge.

In September 2019, Mr. Shechtman had presented this information to the City Commission on behalf of the LauderTrail Working Group, requesting that the Commission reopen the PD&E study. The Commission forwarded this request to FDOT, which confirmed that the project's programming had been abandoned. FDOT advised, however, that they would be willing to work with the Broward Metropolitan Planning Organization (MPO) to prioritize a new project to be considered for funding through FDOT's Work Program development process.

Mr. Shechtman continued that at the December 2020 meeting, the Board members had discussed their personal experiences with the existing bridges, most of which expressed safety concerns. He pointed out that the City's Downtown Regional Activity Center (RAC), which has the highest density in Fort Lauderdale and Broward County, is bisected by the New River, and that providing a safe means of traversing the river is necessary. He felt the existing conditions for crossing the river are inadequate.

Motion made by Mr. Shechtman, seconded by Vice Chair Fertig, to request the City Commission work with the [Broward Metropolitan Planning Organization] MPO to prioritize a new project [to study pedestrian/bicycle improvements for crossing the New River at either Andrews Avenue bridge or the 3rd Avenue bridge] to be considered for

funding through the [Florida Department of Transportation] Work Program development process. In a voice vote, the **motion** passed 8-0.

Vice Chair Fertig requested an update on the communication to the City Commission sent after the Board's December 2020 meeting. This communication had requested that City Staff review parking requirements. Chair Maus advised that Staff was directed by the City Commission to look into parking requirements for town homes and cluster dwellings. Ms. Parker added that Staff plans to bring this issue forward at a City Commission Conference Agenda meeting to request further policy direction.

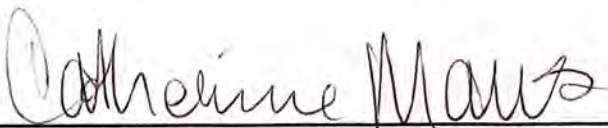
Mr. Prewitt observed that the Staff Report provided to the Board members for Item 1, Case PLN-AR-20100001, did not discuss the standards to be applied to the proposed project to determine compliance. When he reviewed Code on this issue, it seemed to indicate that the Board should look at the project as if it were new. He requested that in the future, the Staff Report include the standard of review for amendments to new projects.

Ms. Parker noted that the proposed amendment would be reviewed under the same section of Code as the previous approval, although the amendment would only address the addition rather than the full original project. She agreed that Staff would take this under advisement and clarify these criteria for future reports.

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 6:37 p.m.

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



Chair



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