PLANNING AND ZONING BOARD
CITY OF FORT LAUDERDALE
CITY HALL – CITY COMMISSION CHAMBERS
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA
WEDNESDAY, MARCH 15, 2017 – 6:30 P.M.

Cumulative

		June 2016-May 2017	
Board Members	**Attendance**	**Present**	**Absent**
Leo Hansen, Chair	P	9	0
Catherine Maus, Vice Chair	P	8	1
Theron Clark	A	5	4
Stephanie Desir-Jean	P	7	2
Howard Elfman	P	9	0
Steven Glassman	P	9	0
Rochelle Golub	P	8	1
Richard Heidelberger	P	8	1
James McCulla	P	7	2

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
Karlanne Grant, Urban Design and Planning
Florentina Hutt, Urban Design and Planning
Mohammed Malik, Chief Zoning Examiner
Benjamin Restrepo, Transportation Planner, Department of Transportation and Mobility
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chair Hansen called the meeting to order at 6:32 p.m. and all recited the Pledge of Allegiance. The Chair introduced the Board members present, and Urban Design and Planning Manager Ella Parker introduced the Staff members present.

Ms. Desir-Jean briefly left the meeting at 6:35 p.m.

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

Motion made by Mr. Glassman, seconded by Ms. Golub, to approve [the minutes of the February 15, 2017 meeting]. In a voice vote, the **motion** passed unanimously.

Chair Hansen advised that it was requested Items 3 and 4 be moved to the end of the Agenda. The Board confirmed that these Items would be moved by unanimous consent.

III. PUBLIC SIGN-IN / SWEARING-IN

At this time all individuals wishing to speak on Agenda Items were sworn in. Chair Hansen advised that individuals are allotted three minutes in which to speak, and representatives of community organizations are allotted five minutes.

IV. AGENDA ITEMS

Index

	Case Number	Applicant
1.	PL16005**	CRP LMC RB, LLC
2.	PL17001	Florida Marine Propulsion Corp.
3.	Z17001**	Riverbend Broward, LP
4.	R16060	Riverbend Broward, LP
5.	Z17002* **	Mini Lofts LLC
6.	ZR16001* **	BW Cypress Creek Powerline LLC
7.	PL16007	BW Cypress Creek Powerline 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).

1. CASE:	**PL16005**
REQUEST: **	Plat Review
APPLICANT:	CRP LMC RB, LLC
PROJECT NAME:	Riverbend Marina Plat
GENERAL LOCATION:	1505 SW 20th Street
ABBREVIATED LEGAL DESCRIPTION:	A PORTION OF THE SW ¼) OF SECTION 16, TOWNSHIP 50 SOUTH, RANGE, 42 EAST, TOGETHER WITH: A REPLAT OF BLOCKS 17 & 28, RE 0AMENDED PLAT OF YELLOWSTONE PARK, PLAT BOOK 22, PAGE 40, B.C.R. TOGETHER WITH A RE-PLAT OF THE CANAL RESERVATIONS, YELLOWSTONE PARK AMENDED, PLAT BOOK 15, PAGE 3, B.C.R. CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

Quasi-Judicial	(Abbreviated)
CURRENT ZONING:	General Industrial (I)
CURRENT LAND USE:	Industrial
COMMISSION DISTRICT:	4
CASE PLANNER:	Karlanne Grant

al 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.

Disclosures were made at this time.

Mike Vonder Meulen, representing the Applicant, stated that the request is a plat application for the Riverbend Marina. The facility has operated as a marina since the 1940s. New owners are platting the property due to the potential for future development. Any new buildings to be constructed on the property would need to be approved by the Planning and Zoning Board, as the subject property is located on a waterway.

Mr. Vonder Meulen recalled that this Item was on the Board's February 2017 Agenda, but was deferred due to issues related to easements crossing the property. The State has since vacated its rights to these easements and they have been removed.

Karlanne Grant, representing Urban Design and Planning, advised that the proposal would plat 366,616 sq. ft. of land on a site currently occupied by a marina and a convenience store. The proposed plat includes the following plat note restrictions:

- Property is restricted to a marina with 50 wet and 50 dry boat slips;
- Property is restricted to 2400 sq. ft. of commercial use, 2800 sq. ft. of office use, and 14,100 sq. ft. of industrial use;
  Industrial space includes 4100 sq. ft. of existing industrial use and 10,000 sq. ft. of additional proposed industrial use.

In cases of a building floor that includes both commercial and office use, the entire floor will be assessed as commercial use. Industrial uses may have up to 30%-50% ancillary office or up to 30% ancillary commercial/office use per bay or single tenant building upon satisfaction of transportation concurrency fees. No free standing or drive-thru bank facilities are permitted without the approval of the Board of County Commissioners who shall review these uses for increased impacts. Free-standing drive-through facilities are not permitted without review and approval by the Broward County Board of County Commissioners. Staff recommends approval of the plat.

Ms. Golub asked how many boat slips are on the property at present. It was clarified that at the time of purchase, the facility had an active occupational license for 100 slips.

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

Motion made by Vice Chair Maus, seconded by Mr. Heidelberger, to approve. In a roll call vote, the **motion** passed 7-0 [Ms. Desir-Jean not present for vote].

2. CASE:	**PL17001**
REQUEST:	Plat Review
APPLICANT:	Florida Marine Propulsion Corp
PROJECT NAME:	Lauderdale Propeller Plat
GENERAL LOCATION:	2990 W State Road 84
ABBREVIATED LEGAL DESCRIPTION:	A SUBDIVIION OF A PORTION OF THE WEST ONE-HALF(W ½) OF SECTION 20, TOWNSHIP 50 SOUTH, RANGE 42 EAST. SAID LANDS, SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 40, 562 SQAURE FEET (0.9312 ACRES,) MORE OR LESS
CURRENT ZONING:	General Business (B-2)
CURRENT LAND USE:	Commercial and Industrial
COMMISSION DISTRICT:	4
CASE PLANNER:	Karlanne Grant

Disclosures were made at this time.

Jane Storms, representing the Applicant, explained that the plat is for Lauderdale Propeller, which is redeveloping its property to add another building. The Applicant concurs with all Staff recommendations.

The Applicant plans to modify one of the site's openings to provide full rather than partial egress from the property onto the SR 84 Frontage Road. This modification is in response to comments received during the Development Review Committee (DRC) process. Staff has agreed to the modification.

Ms. Grant of Urban Design and Planning reported that the request is for a plat of 40,562 sq. ft. The Applicant plans to add a marine repair facility to the property. The proposed plat includes the following restriction:

- Plat is restricted to 1200 sq. ft. of existing office use, 7900 sq. ft. of existing industrial use, and 8500 sq. ft. of proposed industrial use.

Staff recommends approval of the plat.

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

Motion made by Vice Chair Maus, seconded by Mr. Elfman, to approve with Staff conditions. In a roll call vote, the **motion** passed 7-0 [Ms. Desir-Jean not present for vote].

The following Items were taken out of order on the Agenda.

5. CASE:	**Z17002**
REQUEST: * **	Rezone from Mobile Home Park (MHP) to Residential Multifamily Mid Rise/ Medium High Density District (RMM-25)
APPLICANT:	Mini Lofts LLC
PROJECT NAME:	Mini Lofts
GENERAL LOCATION:	475 SW 27th Avenue
ABBREVIATED LEGAL DESCRIPTION:	WESTWOOD HEIGHTS 6-34 B LOT 6 THRU 19,20 LESS E 14' & LESS THEREFROM EXT AREA OF 25 RAD ARC LYING IN SE COR BLK 38 RECORDED PLAT BOOK 6 PAGE 34 BROWARD CNTY
CURRENT ZONING:	Mobile Home Park (MHP)
CURRENT LAND USE:	Medium-High
COMMISSION DISTRICT:	3
CASE PLANNER:	Florentina Hutt

Disclosures were made at this time.

Jason Crush, representing the Applicant, distributed an email from the president of a local homeowners' association in support of the proposed rezoning. He showed a PowerPoint presentation on the Application, which is currently zoned for a mobile home park. The property's current land use is medium-high residential, which permits 25 units per acre. The request would rezone the property from Mobile Home Park to Residential Multi-family Mid-rise 25, or RMM-25.

Surrounding zoning districts in the existing neighborhood include RMM-25, B-1, and B-2. Single-family properties are also located in the mixed-use neighborhood.

The Applicant has met with Staff, although no application has been submitted to the DRC thus far. Conceptual development plans proposed by the Applicant include two residential buildings and a storage facility in a mini-loft setting. The lofts will be one-bedroom units of 550 to 600 sq. ft. per unit. The property will also offer on-site storage that can be purchased only by an on-site unit owner, in keeping with the wishes of the nearby homeowners' association.

Mr. Crush continued that the homeowners' association also did not want a wall or fence around the property, nor did they want landscaping that obscured the use from the nearby single-family neighborhood. The proposal is for an open space with a park-like atmosphere.

Ms. Desir-Jean returned at 6:50 p.m.

Florentina Hutt, representing Urban Design and Planning, reviewed the rezoning criteria and reiterated that the subject parcel is surrounded primarily by residential uses. The rezoning would not introduce a new use into the neighborhood. The Applicant has held a public participation meeting during the month of February 2017 for an adjacent neighborhood association. Staff recommends approval of the request.

Ms. Golub observed that permitting a high-density rezoning could result in the right to build a multi-story and multi-unit structure that would not be compatible with the surrounding neighborhood. Ms. Hutt explained that RMM-25 zoning, which allows 25 units per acre, already exists to the north and south of the subject property. She characterized the neighborhood as transitional.

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

Pamela Jones, private citizen, stated that the number of units allowed by the proposed zoning would crowd the subject neighborhood, which has light traffic and significant pedestrian activity. She felt it would adversely affect nearby property values.

Mr. Glassman asked if Ms. Jones had attended the meeting held by the Applicant for the neighborhood association. Ms. Jones replied that she had received no notice of the meeting.

Willie Dudley, private citizen, commented that bringing apartments into the community could have a negative effect on the neighborhood, and emphasized the need to maintain the units properly.

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

Mr. Heidelberger requested clarification of the density allowed per acre under Mobile Home Park zoning. Ms. Parker replied that the density would be the same. Mr. Heidelberger noted that another mobile home park located to the east of the subject site appeared to have significantly less density.

Ms. Golub expressed concern that the proposed rezoning to RMM-25 could change the character of the single-family neighborhood and potentially result in a domino effect of more high-density developments.

Mr. McCulla asked how many mobile home pads had existed on the subject property. Mr. Crush replied that the Applicant purchased the property after all mobile home tenants had left the site, and an estimate was not available from older aerial maps of the site.

Ms. Desir-Jean stated that she was supportive of the proposed rezoning because it would change the character of the surrounding neighborhood in a positive manner, providing more options for potential residents.

Mr. McCulla requested clarification of the height limitation in an RMM-25 zoning district. Ms. Parker advised that this restriction is typically 35 ft., with the exception of conditional use or mixed-use development, which allows height of up to 55 ft. Ms. Hutt added that multi-family structures may be up to 55 ft. depending upon the type of development.

Mr. Glassman asked how many units were in an existing two-story apartment complex in the area. Mr. Crush estimated that there are 20 to 25 units in this development, which allows Mobile Home Park zoning on one portion of the site and B-2 zoning on another portion.

6. CASE:	**ZR16001**
REQUEST: * **	Site Plan Level IV Review; Rezone from General Industrial (I) to General Business District (B-2) with Commercial Flex Allocation of 2.57 acres for a 5,911 square foot Convenience Store with Gas Station and 3,999 square feet of Restaurant Use.
APPLICANT:	BW Cypress Creek Powerline LLC
PROJECT NAME:	Wawa and Chick-fil-A
GENERAL LOCATION:	900 NW 62 Street

ABBREVIATED LEGAL DESCRIPTION:	A PART OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 9, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA
CURRENT ZONING:	Industrial (I)
CURRENT LAND USE:	Employment Center
COMMISSION DISTRICT:	1
CASE PLANNER:	Florentina Hutt

Chair Hansen asked if the parcel's height could be limited to 35 ft. in the portion of the site closest to the single-family homes. Ms. Golub replied that her concern was with the overall project, including both the loft units and the storage facility.

Motion made by Mr. McCulla, seconded by Ms. Desir-Jean, to approve. In a roll call vote, the **motion** passed 6-2 (Ms. Golub and Mr. Heidelberger dissenting).

It was decided that Items 6 and 7 would be presented at the same time and voted upon separately.

7. CASE:	**PL16007**
REQUEST:	Plat Review
APPLICANT:	BW Cypress Creek Powerline LLC
PROJECT NAME:	BW Cypress & Powerline Plat
GENERAL LOCATION:	900 NW 62 Street
ABBREVIATED LEGAL DESCRIPTION:	A PART OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 9, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA
CURRENT ZONING:	Industrial (I)
CURRENT LAND USE:	Employment Center
COMMISSION DISTRICT:	1
CASE PLANNER:	Nicholas Kalargyros

Disclosures were made at this time.

Stephanie Toothaker, representing the Applicant, showed a PowerPoint presentation on the Items, including views of the subject location. The requests are for Site Plan Level IV review, rezoning, and plat review.

The subject property was annexed from Broward County in 1997. At that time, the site had a land use of Employment Center and a County zoning of M-1. Two fast-food restaurants were permitted under the M-1 zoning. When the City of Fort Lauderdale annexed the property, they designated the entire site Industrial, which made legal nonconforming uses of the two restaurants.

At present, the combination of Employment Center land use and Industrial zoning creates an inconsistency. The Applicant requests that the site be rezoned to B-2, which would allow for development of a gas station, a WaWa restaurant, and a Chick-Fil-A on the site. The Applicant also requests a commercial flex allocation for these uses.

Ms. Toothaker explained that the Applicant has met with the Envision Uptown business organization, which resulted in changes to the original Site Plan. Envision Uptown has provided a letter of support for the project based on their collaboration with the Applicant.

Ms. Golub asked which entity on the site would be responsible for the maintenance of the combined parcel. Ms. Toothaker replied that the Applicant, developer BW Cypress Creek Powerline LLC, will lease the site to WaWa and Chick-Fil-A, who will maintain the property through the terms of the lease.

Mr. Glassman pointed out that both Cypress Creek Road and Powerline Road have service levels rated F during peak hours. Ms. Toothaker explained that as part of the platting process, the Applicant is dedicating a portion of right-of-way for a turn lane at the intersection of these two roadways, which is expected to improve conditions.

Karl Peterson of KBP Consulting, also representing the Applicant, advised that the site currently includes four driveway curb cuts in close proximity to the Cypress Creek Road/Powerline Road intersection. The proposed project will eliminate all of these cuts, which is expected to be a significant safety enhancement. The proposed eastbound right turn lane will also facilitate the flow of traffic. The Applicant also proposes optimization of signal timing at the intersection. While the level of service is not anticipated to improve, it will contribute to less delay than it would without the project.

Mr. Heidelberger requested clarification of how traffic would flow near a dumpster enclosure location. Ms. Toothaker replied that the doors of the enclosure would be closed during everyday conditions, which would allow traffic to flow around it. She confirmed that the Applicant's team reviewed the site for movement by cars, large trucks, and emergency vehicles.

Ms. Hutt of Urban Design and Planning stated that the request would rezone the property from Industrial to General Business District (B-2) and provide commercial flex allocation of 2.57 acres for a 5911 sq. ft. convenience store/gas station and 3999 sq. ft. of restaurant use.

Ms. Hutt advised that commercial use may be permitted in areas with a land use of Employment Center or Industrial if the allocation of commercial flex does not exceed 20% of the total land use area within the flexibility zone. The 2.57 acre property lies within Flex Zone 42, which includes 153 acres. The proposed rezoning complies with this requirement for commercial flex allocation. If approved, 149.17 acres of commercial flex use would remain.

The project has been reviewed by the DRC and all comments have been addressed. The property is located within the City's Uptown area, which is currently undergoing a proposed land use amendment and Master Plan effort to address and create an urban village atmosphere. The character of the area is suitable for the proposed uses and compatible with surrounding districts and uses. It does not introduce a new use into the neighborhood.

The Applicant proposes vehicular ingress/egress to the site from both Cypress Creek Road and Powerline Road. The four existing driveways on the site will be eliminated. The Applicant proposes to provide 85 parking spaces against a parking requirement of 84 spaces. Site improvements include 7 ft. sidewalks along the length of the property. A traffic study by the Applicant has been approved by the City's Department of Transportation and Mobility.

The Applicant has held public participation meetings, particularly with the Envision Uptown Board of Directors. Staff recommends approval of the request.

Benjamin Restrepo, Transportation Planner with the Department of Transportation and Mobility, addressed the level of service on Cypress Creek and Powerline Roads, stating that future conditions for the intersection of these roadways without the project would continue to provide a service level of F. With the proposed dedicated eastbound right turn lane, the delay is expected to decrease, although the overall level of service would not improve. The Applicant has recommended that signal timing be optimized, although the decision on this change is ultimately left to Broward County.

Mr. McCulla asked if Broward County or the Florida Department of Transportation (FDOT) would allow the Applicant additional ingress/egress points on the site. Mr. Peterson replied that the Applicant has been granted an additional driveway on Powerline Road for right turns in and out of the property. FDOT has approved this access point. He did not feel, however, that additional access points on Cypress Creek Road would be viable.

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

Motion made by Vice Chair Maus, seconded by Mr. McCulla, to approve Item 6. In a roll call vote, the **motion** passed 8-0.

Motion made by Vice Chair Maus to approve Item 7.

Mr. Glassman requested clarification of a plat diagram that shows the proposed Chick-Fil-A and gas pumps but not the WaWa structure. Ms. Toothaker advised that an earlier iteration of the plan placed the WaWa on a parcel that was acquired separately; however, Envision Uptown strongly encouraged the Applicant to try to acquire the corner parcel as well. The diagram has since been amended to reflect the entire parcel.

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

It was decided that Items 3 and 4 would be presented at the same time and voted upon separately.

3. CASE:	**Z17001**
REQUEST: **	Rezone portion of site from Boulevard Business (B-1), General Business (B-2) and Intense Commercial Business District(B-3 County) to Heavy Commercial/ Light Industrial Business District(B-3)
APPLICANT:	Riverbend Broward ,LP
PROJECT NAME:	Riverbend
GENERAL LOCATION:	2201 W Broward Boulevard
ABBREVIATED LEGAL DESCRIPTION:	RIVERBEND CORPORATE PARK 175-95B PARCEL A LESS POR DESC AS COMM AT NW COR PAR A,E 662.45,S 623.74 TO POB,NELY ARC DIST 105.84,S 215.65,W 105.42,N 208.15 TO POB
CURRENT ZONING:	Boulevard Business (B-1), General Business (B-2) and Intense Commercial Business District (County B-3)
CURRENT LAND USE:	North West Regional Activity Center and Commercial
COMMISSION DISTRICT:	3
CASE PLANNER:	Karlanne Grant

4. CASE:	**R16060**
REQUEST:	Site Plan Level III Review: Waterway Use / 8,133 square feet of Retail / 782 square feet of Office/ 110,698 square foot Self-Storage Building and a 221,130 square foot Warehouse
APPLICANT:	Riverbend Broward, LP
PROJECT NAME:	Riverbend
GENERAL LOCATION:	2201 W Broward Boulevard
ABBREVIATED LEGAL DESCRIPTION:	RIVERBEND CORPORATE PARK 175-95B PARCEL A LESS POR DESC AS COMM AT NW COR PAR A,E 662.45,S 623.74 TO POB,NELY ARC DIST

	105.84,S 215.65,W 105.42,N 208.15 TO POB
CURRENT ZONING:	Boulevard Business (B-1), General Business (B-2) and Intense Commercial Business District (County B-3)
CURRENT LAND USE:	North West Regional Activity Center and Commercial
COMMISSION DISTRICT:	3
CASE PLANNER:	Karlanne Grant

Disclosures were made at this time.

Robert Lochrie, representing the Applicant, stated that two requests are before the Board: rezoning and Site Plan Level III review. The subject property is 17 acres in size and has been vacant for roughly 15 years. It currently includes a number of different zoning designations, including B-3, B-2, and B-1. The request would unify these three zoning districts into one B-3 district, which would provide a small reduction in density. This zoning is consistent with the underlying land use as well as other development patterns in the area and is not expected to have a negative effect on adjacent properties.

Mr. Glassman observed that the Applicant's public participation requirement was met when the Applicant's team attended a regularly scheduled meeting of the Riverland Civic Association, at which only three members of that Association were in attendance. Mr. Lochrie confirmed this.

Ms. Grant of Urban Design and Planning reported that the request would rezone the subject parcel from Boulevard Business (B-1), General Business (B-2), and Intense Commercial Business (B-3, County) to Heavy Commercial/Light Industrial Business (B-3). It will allow for a warehouse use proposed within the Site Plan. The Applicant also proposes retail, self-storage, and office uses on the site. The character of the surrounding area is suitable for the uses permitted by the proposed zoning district. Staff recommends approval of the request. Public participation was held on December 5, 2016.

Ms. Golub observed that the proposal would allow for a 50-bay warehouse facing a nearby single-family residential neighborhood. She characterized the request as intensifying the types of uses permitted on the site. Ms. Grant replied that the proposed B-3 zoning already allows uses permitted in B-1 and B-2 zoning, and would add only Light Industrial use. She also pointed out that the warehouse would be located to the rear of the property. Ms. Golub advised that the proposed landscaping does not change the intensity of trucks regularly using the site's perimeter road or access to warehouse bays.

Ms. Grant stated that while B-3 zoning permits 24-hour operations on the site, the parcel faces B-2 zoning to the east as well as a juvenile detention facility on the side that will be accessed by trucks. These districts will be less affected by truck traffic than nearby residential properties. The site's parking lot is located roughly 20 ft. from the waterway, where landscaping will be provided.

Mr. Lochrie moved on to the Site Plan Level III review, noting that the waterway is located on the northeast corner of the site. The property has three different proposed uses: a distribution warehouse, a self-storage facility, and retail. The retail portion is located on the ground floor of the self-storage facility, while the distribution warehouse is at the rear of the property.

Mr. Lochrie continued that while the property is bounded by single-family homes on its north side, a natural landscape buffer lies along the waterway, and additional landscape buffers are planned along the Applicant's property line. The parking area also includes an additional setback and landscape buffer between the subject property and nearby single-family homes. The warehouse building has been pulled back 110 ft. from the property line, and additional landscaping separates it from the waterway.

Improvements planned along Broward Boulevard include landscaping treatment, a 10 ft. sidewalk, and a 22 ft. landscape buffer before any vehicular parking is provided. The site may be accessed using existing roadways with direct access onto and from I-95. Other means of ingress/egress exist to the west. Mr. Lochrie recalled that the current Site Plan differs from a Site Plan approved by the Board several years ago, which would have meant a higher traffic count and heavier office and retail uses. The current Site Plan would result in 60% fewer trips.

Mr. Lochrie also referred to an economic development report prepared for the project, which reflects a $27 million investment in construction costs alone. This would result in approximately 276 jobs. After construction, the site is expected to generate 355 ongoing full-time jobs, with an anticipated ongoing local impact of $39.4 million.

Ms. Golub asked if several businesses were expected to contribute to truck traffic to and from warehouse bays. Mr. Lochrie clarified that much of this space, however, was likely to be occupied by a single user. Small trucks used in distribution of goods would not be stored on the site, and all truck bays would not be occupied at the same time.

Ms. Golub also pointed out that the height of the proposed building is roughly 10 ft. taller than that of an average distribution center. Mr. Lochrie characterized the height as prototypical of the intended use. He emphasized that the project is significantly smaller than previously planned, with a corresponding decrease in traffic and trips generated.

Ms. Grant of Urban Design and Planning addressed the Application for Site Plan Level III review, stating that the subject property proposes two buildings with retail, office, self-storage, and warehouse uses. A four-story structure fronting onto Broward Boulevard

will include 8133 sq. ft. of retail, 782 sq. ft. of office, and 110,698 sq. ft. of self-storage space. The proposed warehouse will consist of 221,130 sq. ft. and will be located at the rear of the site.

Site Plan Level III review criteria include waterway use, adequacy, and neighborhood compatibility. The property abuts a navigable waterway on its northeast side, where a parking lot and heavy landscaping are proposed. The building abutting the waterway is approximately 260 ft. from the water at its closest point. The required 20 ft. landscape yard adjacent to the waterway provides a buffer for abutting residential properties.

Ms. Grant reviewed the Business and Industrial uses surrounding the site, concluding that Staff recommends approval of the request.

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

Attorney Spence clarified that the two Applications before the Board have different criteria, as one requests rezoning and the other is for Site Plan Level III review.

Denise Jones, President of the Riverland Civic Association and member of the City's Education Advisory Board, stated that homeowners presented concerns about the project at the March meeting of the Civic Association. Ms. Jones explained that there is an existing issue with 95 Express service moving east on Broward Boulevard, to which the project's traffic would contribute significantly.

Ms. Jones clarified that the Association would have preferred to see retail or residential development, rather than commercial or industrial development, on the subject site due to their concerns regarding traffic. After the December 2016 Association meeting at which the Applicant was present, the members have not discussed these concerns with either the Applicant or City Staff. She concluded that the Association opposes the Application at present due to traffic concerns.

Chair Hansen asked if the Association objected to the site's traffic in general or truck traffic specifically. Ms. Jones replied that the Association objected to the trucks.

Vice Chair Maus asked if the Riverland neighborhood shares any of the site's vehicular access. Ms. Jones described some of the access points used by both the neighborhood and the development, clarifying that although the Riverland neighborhood is located on the south side of Broward Boulevard, the site is considered to be within the Association's area. She explained that the project's trucks may hamper the residents' ability to navigate local roads.

Anthony Brown, private citizen, stated that he is also concerned with the traffic generated by the project, particularly traffic entering the area from I-95 and exiting onto 27th Avenue. He added that the height of the proposed building would also be an issue.

Ms. Desir-Jean asked if a nearby Wal-Mart and a gas station in the Riverland community have affected the neighborhood. Ms. Jones replied that there has been limited impact from these businesses, noting that Wal-Mart traffic does not come through the Riverland neighborhood.

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

Vice Chair Maus asked the Applicant's team to address the concerns raised during the public hearing. Mr. Lochrie replied that the traffic generated by the Wal-Mart facility exceeds the amount of traffic that would be generated by the proposed project. He added that the site does not require ingress/egress onto local roads, as it provides direct access onto I-95.

Ms. Golub also addressed traffic, noting that the site is expected to generate 948 trips, which is below the threshold that would trigger a traffic study. She pointed out that the number of trips differs depending upon what is stored at a given facility, as well as the height of the proposed facility. She felt this could generate a sufficient number of trips to trigger a traffic study.

Alan Tinter of Tinter Traffic, also representing the Applicant, stated that the project's traffic analysis was conducted using the best available information. He advised that warehouse distribution centers generate some of the lowest possible traffic estimates. Review of the site with FDOT, which is required because the facility is located alongside a State road, estimates that the current proposal would generate approximately 950 trips if the site's existing office building is added. The total site is expected to generate 1700 trips per day including those generated by the office building.

Mr. Tinter continued that the warehouse distribution center's trucks will constitute roughly 25%-30% of total daily traffic on the site. Compared to the amount of traffic that would have been generated by the retail/office uses previously approved for the site, the number of trucks is anticipated to be minimal.

Mr. Heidelberger asked if the building is expected to be subdivided to include multiple uses. Mr. Lochrie replied that while this is not yet known, there is potential for subdivision; however, the Applicant did not anticipate tenants with a need for 24-hour business.

Motion made by Mr. McCulla, seconded by Mr. Elfman, for approval of the rezoning request. In a roll call vote, the **motion** passed 8-0.

Motion made by Mr. McCulla, seconded by Mr. Elfman, to approve the Site Plan. In a roll call vote, the **motion** passed 6-2 (Ms. Desir-Jean and Ms. Golub dissenting).

V. COMMUNICATION TO THE CITY COMMISSION

None.

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

It was noted that this would be Mr. McCulla's final meeting as a Board member. The Board and Staff thanked him for his service to the community.

There being no further business to come before the Board at this time, the meeting was adjourned at 8:33 p.m.

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

Chair

Brigitte Chiappetta

Prototype

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