

**URBAN DESIGN AND PLANNING DRAFT
 PLANNING AND ZONING BOARD
 CITY OF FORT LAUDERDALE
 CITY HALL COMMISSION CHAMBERS – 1ST FLOOR
 100 NORTH ANDREWS AVENUE
 FORT LAUDERDALE, FLORIDA
 WEDNESDAY, FEBRUARY 19, 2014 – 6:30 P.M.**

Cumulative

| Board Members | Attendance | June 2013-May 2014 | |
|-----------------------------|-------------------|---------------------------|---------------|
| | | Present | Absent |
| Patrick McTigue, Chair | P | 9 | 0 |
| Leo Hansen, Vice Chair | P | 9 | 0 |
| Brad Cohen (arr. 6:39) | P | 8 | 1 |
| Stephanie Desir-Jean | P | 7 | 2 |
| Michael Ferber | P | 8 | 1 |
| James McCulla | P | 7 | 2 |
| Michelle Tuggle (arr. 6:34) | P | 9 | 0 |
| Tom Welch | A | 7 | 2 |
| Peter Witschen | 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
 Yvonne Redding, Urban Design and Planning
 Randall Robinson, Urban Design and Planning
 Mohammed Malik, Chief Zoning Plans Examiner
 Diana Alarcon, Director of Transportation and Mobility
 Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chair McTigue called the meeting to order at 6:32 p.m. and all stood for the Pledge of Allegiance. The Chair introduced the Board members, and Urban Design and Planning Manager Ella Parker introduced the Staff members present. Assistant City Attorney D'Wayne Spence explained the quasi-judicial process used by the Board.

II. APPROVAL OF MINUTES

Motion made by Mr. McCulla, seconded by Ms. Desir-Jean, to approve the minutes. In a voice vote, the **motion** passed unanimously.

Ms. Tuggle arrived at 6:34 p.m.

III. AGENDA ITEMS

Index

| <u>Case Number</u> | <u>Applicant</u> |
|--------------------|--|
| 1. 78R13** | Echo Las Olas, LLC / Echo on Las Olas |
| 2. 77R13** | 1800 Las Olas LLC / 1800 Las Olas |
| 3. 9ZR13** * | RWL 8, LLC / Pollo Tropical / Hertz Rent-a-Car |
| 4. 68R13** | Royal Atlantic Developers, LLC / Edwin Verdezoto |

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.

- Applicant / Project:** Echo Las Olas, LLC. / Echo on Las Olas

Request: ** Site Plan Level III – Waterway Use with Yard Modification request

Case Number: 78R13

General Location: 12, 20 and 30 Isle of Venice
North of Las Olas Blvd and on the east side of Isle of Venice

Legal Description: All of lots 54 – 56 & N 20' of Lots 57, Island No. 4, Nurmi Isles, PB 24, P 43 of the PRBC (abbreviated)

Case Planner: Yvonne Redding

Commission District: 2

Disclosures were made, and any members of the public wishing to speak on this Item were sworn in.

Bill Laystrom, representing the Applicant, provided copies of letters of support for the project to the Board members. Chair McTigue noted that although the Board had received a letter from an individual stating the property was not properly noticed, there is photographic evidence showing that notice was provided.

Mr. Laystrom showed a PowerPoint presentation on the project, which would be constructed on .72 acres of property currently zoned RMM-25. While 18 multi-family units may be built on the site, the Applicant plans to build only 16 units.

Mr. Cohen arrived at 6:39 p.m.

Mr. Laystrom continued that 34 on-site parking spaces are planned, most of which will be located partially beneath the planned building. The Applicant requests two yard waivers for a canopy in the front of the property and a pool feature in the rear. Architectural features are planned for both the canal side and the street side of the parcel. The estimated taxable value of the property will be \$30 million.

Yvonne Redding, representing Urban Design and Planning, stated that the yard modifications requested by the Applicant are typical for the area in which the project is located. The pool and deck would be placed 6 ft. from the wet face of the seawall and the entry canopy would be 14 ft. from the property line. The Applicant plans to include clear views to the waterway for pedestrians.

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

Motion made by Mr. Witschen, seconded by Vice Chair Hansen, to approve. In a roll call vote, the **motion** passed 8-0.

- 2. **Applicant / Project:** 1800 Las Olas LLC. / 1800 Las Olas
- Request: **** Site Plan Level III – Waterway Use with Yard Modification request
- Case Number:** 77R13
- General Location:** 1800 E. Las Olas Blvd.
On the SE corner of Las Olas Blvd. and SE 18th Avenue.
- Legal Description:** VENICE 8-12 B LOT 31 & 32 BLK 8 (abbreviated)
- Case Planner:** Yvonne Redding
- Commission District:** 2

Disclosures were made, and any members of the public wishing to speak on this Item were sworn in.

Mr. Laystrom, representing the Applicant, explained that this project will consist of eight units on four floors, with two canals acting as buffers on the east and south sides of the property. It is currently zoned RMM-25. Parking will be located beneath the property in order to maintain sight lines to the waterway. The Applicant plans to market the units for \$1.2-\$1.4 million each.

Ms. Redding stated that this property will also be a multi-family building. The Applicant is seeking waterway modifications for the pool and deck in the rear yard, the canopy in

the front, and a portion of the parking area, which will be located in the 20 ft. landscape area.

Mr. Laystrom confirmed that guest parking will be available on the property, with one available guest space per unit.

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

Motion made by Mr. McCulla, seconded by Ms. Tuggle, to approve. In a roll call vote, the **motion** passed 8-0.

3. **Applicant / Project:** RWL 8, LLC. / Pollo Tropical / Hertz Rent-a-Car
- Request: ** *** Site Plan Level IV, Rezone from Residential Mid Rise Multifamily /Medium High Density District (RMM-25) to Community Business (CB) with Flex Allocation of Commercial for proposed restaurant use
- Case Number:** 9ZR13
- General Location:** 901 E. Sunrise Blvd.
On the NE corner of Sunrise Blvd. and NE 9th Ave.
- Legal Description:** Lots 14 – 23 & 26 – 36, Block 177, PROGRESSO, PB 2, P 18, PRDC, less the south 15.00 feet thereof for right-of-way. (abbreviated)
- Case Planner:** Yvonne Redding
- Commission District:** 2

Disclosures were made, and any members of the public wishing to speak on this Item were sworn in.

Robert Lochrie, representing the Applicant, stated that the request is for site plan approval and rezoning of a portion of the property to CB, while the rest will continue to be zoned B-1. The Application will add a restaurant and a Hertz dealership to the site. While Code requires 42 parking spaces, the Applicant plans to provide 92 on-site spaces. They also plan to add 126 new trees to the site and make pedestrian improvements, including pulling the sidewalk back from the curb, adding a landscaping strip with shade trees on either side, and widening the sidewalk to 7 ft.

One row of parking for the restaurant is planned for the front of the property, while the rest will be located in the rear. A landscape buffer is planned for the north side of the property, along with a privacy wall. At the request of the nearby neighborhood association, a dumpster will be moved from the northern end of the property into the parking facility.

Mr. Lochrie advised that the Applicant has addressed additional issues with the neighborhood association, including sidewalks on street frontages all around the property, maintenance of existing road closures, and ensuring no glare from lights will intrude into residential properties

Ms. Redding stated that rezoning 1.1 acre of the northern portion of the property from RMM-25 to CB will allow for a restaurant use and parking on the property. The Hertz site will remain B-1. No used car sales are permitted within this district. The Board is asked to approve the site plan with flex units, and the rezoning request will go before the City Commission.

Mr. Witschen asked if a traffic analysis has been performed regarding turn movement from east to north. Mr. Lochrie replied that the proposed use is beneath the threshold to require a full evaluation, and the Florida Department of Transportation (FDOT) will leave the existing turn lane in place.

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

Shannon Harmeling, representing the Lake Ridge Civic Association, asserted that the Applicant has met all the neighborhood's requests.

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

Motion made by Vice Chair Hansen, seconded by Mr. Ferber, to approve. In a roll call vote, the **motion** passed 8-0.

- 4. **Applicant / Project:** Royal Atlantic Developers, LLC / Edwin Verdezoto
- Request: ***** *Site Plan Level IV Review, 30-unit multi-family development with Yard Modification Requests*

- Case Number:** 68R13
- General Location:** 435 Bayshore Drive; Bayshore Drive at intersection with Riomar Street and Orton Avenue
- Legal Description:** Parcel "A" of the Royal Atlantic Plat, PB 174, P 32 of the PRBC (abbreviated)

- Case Planner:** Randall Robinson
- Commission District:** 2

Disclosures were made at this time.

Don Hall, representing the Applicant, stated that the project was presented to the Central Beach Alliance (CBA) earlier in the year, resulting in a membership vote to recommend approval. The plan was also presented to the Surf Club, whose president provided a letter of support for the record.

The Application requests approval of a 10-story, 31-unit luxury residential condominium, 115 ft. high with a 20 ft. front yard, 26 ft. rear yard, and 30 ft. side yards. Jorge Garcia, architect, reviewed the project's design elements, including four different façades, transparency on the pedestrian level, artwork on louvers, and masonry on enclosed elements. He clarified that there will be no direct lighting on the louvers at night. The louvers are primarily intended to camouflage the view of automobiles.

Mr. Hall provided copies of the testimony to be provided, as well as support documentation and letters of support, for the record. He identified Cecelia Ward as an expert witness for the Applicant.

Cecelia Ward, planner, stated that in her professional opinion, the Application is compliant with all applicable land development and land use regulations and is consistent with the City's Central Beach Revitalization Plan, Comprehensive Plan, and Central Beach Regional Activity Center (RAC). The project also complies with the peak hour trips and maximum number of dwelling units within this RAC, and accommodates the design guidelines of the Central Beach Master Plan, including the maintenance of views to the waterway.

Ms. Ward noted that the project's maximum height, density, width, and length are within the parameters of what is allowed in the proposed district. As a development of significant impact, the project may request a 30 ft. setback for buildings between 75 ft. and 115 ft. in height, as requested by the Application. The project is compliant with neighborhood compatibility provisions as stated in the ULDR, including a design responsive to the scale of existing surrounding development, additional stepbacks, landscaping, articulation and scale, and separations between neighboring buildings. Active uses are provided on the ground floor and waterway side, and structured parking and mechanical equipment will be screened. Where 64 parking spaces are required, the Applicant plans to provide 65 spaces.

Randall Robinson, representing Urban Design and Planning, advised that the requested yard modifications require site plan level 4 review. All comments generated by the Development Review Committee (DRC) have been addressed by the Applicant. He noted that the Applicant has taken significant measures to address the context of the surrounding area, resulting in a site-specific design that responds to the various scales of the project's surroundings. The Applicant has also offered to contribute \$50,000 to the redesign and improvement of a nearby intersection, which will improve pedestrian safety and comfort. Staff recommends approval with the conditions listed in the Staff Report.

Mr. Robinson noted typographical errors on p.1 and p.3 of this report, and clarified that the rear setback is 26.7 ft. and 65 parking spaces are proposed, respectively.

Ms. Desir-Jean requested clarification of why the contribution to intersection improvement was listed as a condition of approval. Mr. Robinson explained that new developments of the project's size typically contribute to the public realm when possible. The voluntary contribution would be paid prior to the issuance of a certificate of occupancy for the property.

Diana Alarcon, Director of Transportation and Mobility, added that Staff has worked with the Applicant to arrive at this condition in order to make improvements to the intersection as well as the overall streetscape environment.

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

It was asked that any members of the public present in support of the project, and those that live within one to two blocks of the project, identify themselves in the audience.

It was clarified that not all individuals who spoke on behalf of the Application were sworn in. Attorney Spence advised that this would mean these individuals' testimony must be considered as unsworn for this reason. Mr. Hall, Ms. Alarcon, Mr. Garcia, Ms. Ward, and Mr. Robinson were sworn in at this time.

As there were no members of the public wishing to speak on this Item, Chair McTigue closed the public hearing and brought the discussion back to the Board.

Motion made by Mr. Witschen, seconded by Vice Chair Hansen, to approve. In a roll call vote, the **motion** passed 8-0.

IV. COMMUNICATION TO THE CITY COMMISSION

None.

V. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

Mr. McCulla commented that the approval for a yard setback for a pool or dock seemed to be routine, as the Board typically approved requests of this nature. He suggested that this approval could be left to Staff's discretion, as he did not feel it should require Board approval. The Board members agreed with this comment by unanimous consensus.

There being no further business to come before the Board at this time, the meeting was adjourned at 7:40 p.m.



Chair



Prototype

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

**ROYAL ATLANTIC
435 Bayshore Drive**

**Planning and Zoning Board
February 19, 2014**

CASE NO. 68-R-13

- 1. Cecelia Ward, AICP - Curriculum Vitae**
- 2. Cecelia Ward, AICP – Support Documentation, Planning and Zoning Findings and Conclusions, dated February 17, 2014**
- 3. Letter from Fort Lauderdale Surf Club, Inc., dated February 17, 2014**
- 4. Powerpoint Presentation**

Cecelia Ward, AICP
President
JC Consulting Enterprises Inc.

Experience Highlights

Over 30 years of experience in comprehensive planning, urban and regional planning, community area planning, land development codes and zoning regulations.

10 years of public sector planning and zoning experience.

- JC Consulting Enterprises, Inc., President, 2006 to present
- Planning Commissioner Town of North Hempstead, New York - 2006
- Deputy Director of Strategic Planning, City of New York, 2004
- Director of Construction Services Bureau, City of Fort Lauderdale, 1999
- Planning Administrator, City of Fort Lauderdale, 1998
- Senior Planner, City of Fort Lauderdale, 1995
- VP Governmental Planning, Coral Ridge Properties, 1986
- Senior Planner, Coral Ridge Properties, 1984
- Senior Planner, Mid-South Engineering, 1978

Education

Florida Atlantic University
Bachelor of Arts-Political Science

Professional Certifications

American Institute of Certified Planners (AICP),
since 1990

Professional Affiliations

American Planning Association
Florida American Planning Association

Honors and Awards

Former Exemplary Employee – City of Fort Lauderdale, 2007
Leadership Fort Lauderdale -1999, 2000, 2001
City of Fort Lauderdale – Commitment to Excellence in Business, 2003
Fort Lauderdale’s Finest,2003
Cecelia Hollar Appreciation Day – Fort Lauderdale Downtown Development Authority for contributions to Downtown Economic Development Planning, 2004
Certificate of Appreciation for Participation in Community Redevelopment Plan for Atlantic Beach CRA – City of Pompano Beach, 2000-2001

1 Cecelia Ward, AICP
JC Consulting Enterprises, Inc.
102 NE 2 Street, #145
Boca Raton, FL 33432
(954) 815-4298

Community Service

League of Women Voters, 1991
Coral Springs Economic Development Task Force, 1991
South Florida Regional Planning Council Strategic Regional Policy Plan, 1994
City of Pompano Beach Planning and Zoning Board, Alternate Member, 1991-2001
City of Pompano Beach –Beach Community Redevelopment Advisory Board Member, 2001
Marjorie Stoneman Douglas High School Mentor Program, 1992-1993
Junior Achievement, Student Assistant, 1993
Leadership Fort Lauderdale, 1999-2004

Background

Ms. Ward is a recognized national and international urban planning and zoning professional with more than 30 years of planning and zoning expertise in the states of Florida, New York and Maine, and in Nova Scotia, Canada.

Starting her career in the late 1970s Ms. Ward worked on the Town of Davie Comprehensive Plan, one of the first Comprehensive Plans ever developed in the State of Florida. She continued to develop her professional planning and zoning skills through the 1980s while working for Coral Ridge Properties, a then Fortune 500 land development company, where she worked in concert with the City of Parkland as Vice President of Government Planning to create land use and zoning regulations for corporate land holdings in Parkland.

After more than nine years with Coral Ridge Properties, Ms. Ward was retained by the City of Fort Lauderdale, for the express purpose of updating and bringing in to compliance that city's Comprehensive Plan, which had not been updated for more than 10 years. Ms. Ward was also tasked with updating Fort Lauderdale's entire zoning code, which was more than 40 years old and internally inconsistent with the vision established for certain redevelopment areas, including the Fort Lauderdale Beach, the Downtown and Community Redevelopment Areas of the City. Meeting a 2 year deadline, Ms. Ward was successful in bringing both the City's Comprehensive Plan into compliance, and in updating the City's land development regulations to ensure consistency with the Plan.

As a result, Ms. Ward was promoted to Director of Construction Services, which included supervising all activities and functions of the City of Fort Lauderdale Planning, Zoning, Building Departments, with responsibility of interpreting and implementing the City's Comprehensive Plan and Unified Land Development Regulations. During this time, Ms. Ward oversaw the creation of a Downtown Master Plan ensuring that such plan provided for new urbanism and smart growth standards. Because of her leadership in this regard, Downtown Fort Lauderdale has developed into a vibrant and pedestrian friendly area, for which Ms. Ward was awarded Fort Lauderdale's Finest by a local community grassroots organization, and was honored by the City's Downtown Development Authority, a not-for-profit authority, for her outstanding contribution to the renaissance of the downtown area of Fort Lauderdale.

In 2006, she was subsequently awarded the "Former Exemplary Employee Award" by the City, in recognition of the positive impact she had in the land use and zoning changes that were implemented under her direction and leadership throughout the City of Fort Lauderdale.

Ms Ward has also utilized her planning and zoning expertise in the State of New York where she has provided planning and zoning services for the City of New York, the Town of North Hempstead, and the City of Ogdensburg, including the preparation of various zoning regulations and vision plans for those entities. As Planning Commissioner, she managed the development of a Vision Plan for Port Washington, a large multi-neighborhood waterfront area located in North Hempstead. This project led to the adoption of a Vision Plan for the Port Washington area, and implementation of land development regulations intended to steer development to commercial parcels in need of

revitalization.

In 2006, Ms. Ward established JC Consulting Enterprises, Inc. Since then she has represented a large number of private developers and local government agencies on numerous land use, zoning and land development projects. One of her more significant long term projects was the management of the planning of an eco-oriented community envisioned for a 3,000 acre privately owned site, located in the State of Maine. She has also led a team of professionals in preparing vision plans for a 1,900 acre golf course community located in upstate New York and a Windmill project in Gulliver's Cove, in Nova Scotia, Canada.

In 2009, her firm was retained by the City of Pompano Beach Community Redevelopment Agency (CRA). Ms. Ward represented the Pompano Beach CRA on all planning and zoning related matters, including but not limited to evaluating Pompano Beach and Broward County land use plans and Pompano Beach zoning regulations for the express purpose of identifying land use and zoning provisions necessary to implement the City's East and West Community Redevelopment Plans. This effort led to a rewrite of the City's Atlantic Boulevard Overlay regulations for the East CRA, and a Transit Oriented Corridor land use designation for a 269 acre area located in Downtown Pompano Beach CRA area, both of which Ms. Ward participated in.

Since 2010, Ms. Ward's firm has been retained by the Town of Lauderdale-By-The-Sea, for which Ms. Ward has provided professional expertise on planning and zoning related matters of the Town on a case by case basis. One such project included an evaluation of the Town's Comprehensive Plan and Land Development Regulations, wherein she provided professional recommendations and identified implementation measures necessary to update the Town's LDRs in terms of consistency and compatibility with the Town's Comprehensive Plan goals, objectives and policies.

Ms. Ward is also recognized as a planning and zoning expert, and has testified in a numerous public hearings, and legal matters as an expert in comprehensive planning, land development regulations, community area planning, and zoning codes. Ms. Ward has provided the following clients with successful results as an expert witness in such planning and zoning matters:

- **Capri Hotel, LLC - W Hotel
Fort Lauderdale, Board Of
Adjustment /Appeal of
Zoning Interpretation -
Expert Testimony Public
Hearing**
- **Cardinal Gibbons High
School, Fort Lauderdale,
Ball Field Lighting - Expert
Testimony Public
Hearing/Litigation**
- **Casa Medico, LLC -
Special Exception /Thrift
Store Pompano Beach -
Expert Testimony Public
Hearing**
- **Consultatio Key Biscayne,
LLC - Sonesta Beach Hotel
-Expert Testimony Public
Hearings**

3 | Cecelia Ward, AICP
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- **Fairfield Manor, Village of
Bal Harbour -
Neighborhood Group
Repeal of Issuance of
Permit for Bal Harbour
Shoppes -Expert Testimony
Public Hearing**
- **Grand Birch LLC, Grand
Birch Condominium Fort
Lauderdale -Expert
Testimony Public Hearings**
- **Kinderhook NY - Private
Residence - Historic
Preservation Board -
Expert Testimony Public
Hearing**
- **Related Group - Icon Las
Olas Condominium, Fort
Lauderdale-Expert Witness
Litigation**
- **Southern Development
Services Inc., - Land Use
Amendment/ Land
Development Code
Amendment Retail Use/
Delray Beach - Expert
Testimony Public Hearings**
- **Transacta Development
LLC - Surfside Hotel -
Expert Testimony Public
Hearing**

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**CECELIA WARD, AICP
JC CONSULTING INC.
ROYAL ATLANTIC - CASE NO. 68-R-13
FEBRUARY 17, 2014**

**SUPPORT DOCUMENTATION
PLANNING AND ZONING FINDINGS AND CONCLUSIONS**

1

C Ward / JC Consulting Inc. 2.17.14
Royal Atlantic - Planning and Zoning Board Public Hearing
68R13
Attachment 1 - SUPPORTING DOCUMENTATION OF FINDINGS AND CONCLUSIONS

1. SUMMARY OF APPLICATION:

Request: Site Plan Level IV Application - Case No. 68-R-13
Applicant: Royal Atlantic Developers, LLC.
Address: 435 Bayshore Drive, Fort Lauderdale, Fl
Future Land Use Designation: Central Beach - Regional Activity Center
Zoning: Intracoastal Overlook Area - IOA
Proposed Development: 31 Multifamily Residential Condominium Dwelling Units
Proposed Height: 115 feet

1. Proposed Setbacks:

Front: 20'
South Side: 30'
North Side: 30'
Rear: 26'9"

2. PROJECT DESCRIPTION:

The application is for the proposed development of a 31 multifamily residential dwelling unit condominium on a 0.7805 acre site that is located adjacent to the Intracoastal Waterway, at the intersection of Bayshore Drive and Riomar Street.

The application includes a request for 30-foot side yard setbacks and a 26' 9" rear yard setback.

3. CONSISTENT WITH THE CENTRAL BEACH REVITALIZATION PLAN (1988/1989).

The subject property is located in the Central Beach Revitalization Plan area, which is an area of the City established for the purpose of redevelopment and revitalizations of the Central Beach, and is consistent with the goals of the Revitalization Plan, as described below:

Goal b. TO MAKE THE BEACH AN INTEGRAL PART OF THE CITY FOR USE BY LOCAL RESIDENTS.

- To make the beach attractive to local residents.

The proposed development provides for an attractive redevelopment of a vacant site for residential use.

-To discourage additional residential development which conflicts with tourist uses.

The proposed residential development does not conflict with tourist uses.

Goal c. TO IMPROVE CIRCULATION FOR AUTOS, BICYCLES AND PEDESTRIANS WITHIN AND THROUGHOUT THE CENTRAL BEACH AREA.

- To make the pedestrian environment complement the positive experience of visiting the beach.

Pedestrian enhancements are provided at the ground level of the proposed development site including enhanced landscape open space areas and glass treatment at the ground level to preserve views to the Intracoastal Waterway.

Goal d. TO CREATE AND ENHANCE A POSITIVE VISUAL AND PHYSICAL IMAGE OF THE BEACH THROUGH DESIGN GUIDELINES.

- To establish a uniform design character for the Central Beach Area.

The proposed development complies with the design character as established for the Central Beach Area; and,

Enhances the character of the Central Beach by accommodating the design criteria provided for in the Updated Central Beach Master Plan Draft (2009).

- To increase the amount of landscaping and street amenities within the Central Beach Area.

The proposed development provides for enhanced landscaping at the ground floor area.

- To enhance views of oceanfront and Intracoastal Waterway.

The proposed development preserves views to the Intracoastal Waterway through the provision of large expanses of glass treatment of the ground floor of the building, and unobstructed 30' side yard setbacks.

(Central Beach Revitalization Plan 1988 - Pgs. 6 and 7 - 1.)Goals)

4. CONSISTENT WITH THE ADOPTED CITY OF FORT LAUDERDALE COMPREHENSIVE PLAN.

A. CONSISTENT WITH FUTURE LAND USE DESIGNATION OF CENTRAL BEACH - REGIONAL ACTIVITY CENTER.

The Royal Atlantic project is located within the Central Beach Regional Activity Center (CB-RAC) Future Land Use Designation, as contained with the City's adopted Comprehensive Plan.

The CB-RAC implements the Revitalization Plan and is intended to be developed as:

.. "A compact, high intensity, high density multi-use area designated as appropriate for intensive growth ..."

City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18)
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B. CONSISTENT WITH THE CENTRAL BEACH REGIONAL ACTIVITY CENTER (CENTRAL RAC) - FUTURE LAND USE DESIGNATION:

The Royal Atlantic project is in compliance with the provisions established by the City's CB-RAC, which:

- o Permits up to 5,500 dwelling units in Central Beach RAC -
- o Request is for 31 dwelling units
- o If approved, the remaining balance of 4,493 dwelling units would be available (including pending projects).
- o Meets limits set by the Fort Lauderdale Beach Action Plan - restricts development to no more than 3,200 peak hour trips.
- o Only 20 peak hour trips will be generated by proposed development.
- o If approved there would be 424 remaining trips.

"Central Beach Regional Activity Center

General Location: South of Sunrise Boulevard, north of Harbor Drive, between the Atlantic Ocean and the Intracoastal Waterway.

Density and Intensity of Land Uses:

Density and intensity of uses will be limited by traffic capacity based on specialized traffic studies and plans as agreed by the City and Broward County.

List of Permitted Uses:

Residential 5,500 Dwelling Units

Limited by peak hour trip cap described in Comment #2below

...

Comments:

1. **In 1990, a land use designation change was made in the Central Beach Area, from residential and recreation and open space to Regional Activity Center (RAC), in order to encourage private sector redevelopment/revitalization efforts in a 262 acre area, primarily commercial in character.** Blight and crime had contributed to a decline in the Central Beach Area's character and image, physical appearance and overall attractiveness to tourists. **A redevelopment plan was adopted to guide revitalization of the Central Beach and redevelopment is ongoing, including completed infrastructure improvements and new time-share and commercial uses. More details on this are discussed in the Coastal Element.**

2. **Development shall be consistent with the Fort Lauderdale Beach Action Plan, as approved by the Broward County Commission, which restricts development growth to the equivalent of no more than 3,220 peak hour traffic trips. Peak hour trip generation rates are based on the Institute of Transportation Engineers Trip Generation Manual, Fourth Edition."**

...

C. CONSISTENT WITH THE CENTRAL BEACH RAC ADOPTED GOALS, OBJECTIVES AND POLICIES OF THE FUTURE LAND USE ELEMENT:

The Royal Atlantic project is consistent with the Goals, Objectives and Policies adopted by the City for the CB-RAC as it:

- creates and enhances a positive visual and physical image of the CB-RAC;
- enhances the design character of the CB-RAC through compliance with the Beach design guidelines;
- enhance landscaping, street and pedestrian amenities, providing for 31 % of landscaped open space, which is more than what is required by the Code,
- enhances the views to the Intracoastal Waterway, providing for 30 clear and unobstructed side yard setbacks; and,
- provides for residential multifamily development, consistent with the uses permitted within the IOA area of the Central Beach.

OBJECTIVE 1.11: CENTRAL BEACH REGIONAL ACTIVITY CENTER (CENTRAL BEACH-RAC) DESIGN GUIDELINES

Utilize the Beach Design Guidelines to create and enhance a positive visual and physical image of the Central Beach-RAC.

POLICY 1.11.1: Establish a design character in the Central Beach-RAC.

POLICY 1.11.2: Enhance landscaping, street and pedestrian amenities through the development review process within the Central Beach -RAC.

POLICY 1.11.3: Enhance views of the oceanfront and Intracoastal Waterway within the Central Beach-RAC.

OBJECTIVE 1.12: CENTRAL BEACH-RAC ZONING

Monitor and evaluate development in the Central Beach-RAC zoning districts to ensure compliance with goals and objectives of the adopted Central Beach Revitalization Plan.

Evaluation Measure: Annual record of monitoring and evaluation of development within the Central Beach-RAC zoning district for compliance with the adopted Central Beach Revitalization Plan.

POLICY 1.12.1: Central Beach-RAC zoning districts shall require land uses consistent with the adopted Central Beach Revitalization Plan

5. CONSISTENT WITH THE CENTRAL BEACH MASTER PLAN UPDATE (2009):

As noted in the staff report, (PZ Memorandum dated 1.15.14) the design guidelines of the Central Beach Master Plan Draft 2009 have been accommodated in the Royal Atlantic application.

The 2009 Draft Central Beach Master Plan Update is intended to take the place of previous plans developed for the Central Beach area. This Plan divides the Central Beach Area into five planning character areas.

The project accommodates the design guidelines of the CBMP, as follows:

- Vehicular use areas are minimized, providing a drop-off area which doubles as a generous pedestrian space entryway.
- The architectural design of the building incorporates expansive glass treatments and balconies, complementing the modern design characteristics that exist in the IOA and NBRA zoned areas of the Central Beach.
- The project also encourages and enhances the pedestrian environment as expressed in the CBMP by:
 - orienting the building east and west to reduce heat gain and utilize the natural cooling effects of wind.
 - providing transparency using glass treatments on the ground floor.
 - providing structured parking that is completely contained within the building envelope and that is screened from view with architectural treatments.
- The building has been carefully designed on the site so as to yield an average floor-plate of building is 10,900 s.f., which is consistent with the recommended floor-plate size as contained in the 2009 Central Beach Master Plan.
- The front facade of the residential portion of the building is stepped back an additional 20' on average, which provides for greater vertical and horizontal articulation in the building form and a shoulder height that is pedestrian in scale, consistent with the 2009 Central Beach Master Plan.
- The 30-foot clear side yard setbacks at the ground level are accentuated by the significant transparency in design treatment of the ground floor of the building, all of which service to maintain the views to the Intracoastal Waterway from Bayshore Drive, enhancing the pedestrian experience at the street level, which is a key design principle that has been reinforced by the City's 2009 Central Beach Master Plan Update.

6. COMPLIANCE WITH ALL APPLICABLE UNIFIED LAND DEVELOPMENT REGULATIONS (ULDR)

As noted in the PZ Staff Report dated 1.15.14, The Royal Atlantic project is in compliance with the applicable Unified Land Development Regulation, as described below:

A. CONSISTENT WITH THE IOA ZONING DISTRICT REGULATIONS.

1) INTENT AND PURPOSE:

The subject property is located within the Intracoastal Overlook Area of the Central Beach, which was established with the intent and purpose of:

"... encouraging the preservation, maintenance and revitalization of existing structures and uses that front on the eastern Intracoastal Waterway."

City of Fort Lauderdale Unified Land Development Regulations - Sec. 47-12.2. - Intent and purpose of each district.

2) DIMENSIONAL REGULATIONS:

The proposed development is consistent with the development standards as provided Sec. 47-12.5.D. for the Intracoastal Overlook Area (IOA) District: Sec. 47-12.6.A., as follows:

- o Residential Multifamily: Permitted Use
- o Height: Maximum Permitted 120' - Proposed 115'
- o Density: Maximum Permitted 48 du/ac (Equates to 37 du's) - 31 units proposed
- o Width and Length of Structures: Maximum 200' Permitted - 124' X 140' proposed

3) SETBACKS:

The Royal Atlantic development complies with the IOA setback provisions as provided in Sec. 47-12.5.D.1.b. and c., allows a 30 foot side yard setback for structures that are greater than seventy-five feet (75') in height up to one-hundred and fifteen feet (115') in height and a 20 foot rear yard setback.

The Royal Atlantic development complies with all of the IOA setbacks provisions, as shown below:

| Setbacks | Required Per Site Plan Level III | Required Per Site Plan Level IV | Royal Atlantic Proposed Setbacks |
|----------|--|------------------------------------|------------------------------------|
| Front | 20' | 20' | 20' |
| Side | ½ height of building, which varies with height of building | 75'- 115 ' in height = 30 'setback | 75'- 115 ' in height = 30 'setback |
| Rear | ½ height of building, which varies with height of building | 20' | 26'9" |

SUPPORT FOR PROPOSED SIDE AND REAR YARD SETBACKS:

- Clear and unobstructed 30 foot side yard setbacks.
- 50 feet of building separation between Royal Atlantic and the existing residential development to the north.
- 33 feet of building separation between Royal Atlantic and the existing residential development to the south.
- Maintains open views to the Intracoastal Waterway from Bayshore Drive and as the terminus of Riomar Street.

7. SEC. 47-20 - PARKING AND LOADING REQUIREMENTS

The Royal Atlantic project is in compliance with Sec. 47-20 Parking and Loading Requirements:

- 64 parking spaces are required - 65 parking spaces are provided.
- No loading zone is required for residential development in the IOA.
- Parking and Loading Requirements - have been reviewed the Transportation Consultant, Molly Hughes - Hughes & Hughes Inc.

8. SEC. 47-21 - LANDSCAPE AND TREE PRESERVATION

The Royal Atlantic project is in compliance with Sec. 47-21 Landscape and Tree Preservation Requirements:

- 25% landscape area is required - 31 % is provided - 10,556 square feet.
- Landscape plans have been submitted in conjunction with the Site Plan application, and have been reviewed by the City's Landscape Plans Examiner, as part of the DRC review process.

9. SEC. 47-24 DEVELOPMENT PERMITS AND PROCEDURES /
SEC. 47-24.2 SITE PLAN DEVELOPMENT PERMITS

The Royal Atlantic project complies with Sec. 47-24 Development Permits and Procedures for Site Plan Applications:

Application for a development of significant impact has been submitted as a Site Plan Level IV application - which requires:

- o Site Plan Application Review by the City's Development Review Committee
- o Site Plan Application Review and Recommendation by the City's Planning and Zoning Board
- o Site Plan Review and Approval by the City Commission

10. SEC. 47-25.2 ADEQUACY REQUIREMENTS

The Royal Atlantic project is consistent with and complies with Sec. 47-25 Adequacy Requirements:

- The application contains narratives, which provides details regarding how the proposed development complies with Section 47-25.2. Adequacy Requirements.
- These responses were reviewed by the City's Development Review Committee on October 8, 2013
- Based on my review of application and DRC review of the information contained therein, the proposed development complies with all of the requirements provided under ULDR Sec. 47-25.2 Adequacy Requirements, as confirmed in the City Staff Report to the Planning Zoning Board dated January 15, 2014.

11. COMPLIANCE WITH SEC. 47-25.3 NEIGHBORHOOD COMPATIBILITY REQUIREMENTS

The Royal Atlantic project is consistent with and complies specifically with the City's Unified Land Development Neighborhood Compatibility Regulations provided in Section Sec. 47-25.3 and as required in subsection Sec. 47-25.3.A.3.e.i.a. and b., as described below:

- A. The application contains narratives regarding the projects compliance with Section 47-25.3. - Neighborhood compatibility requirements, as reviewed by the City's Development Review Committee, and as further provided for in the Staff PZ Report dated January 15, 2014.

B. The following summarizes the documentation submitted in the application, demonstrating compliance with the Neighborhood Compatibility Requirements of ULDR Section 47-

25.3.A.3.e.i.a. and b., as follows:

- The proposed development is compatible with and preserves the character and integrity of adjacent neighborhoods, which includes the Central Beach area IOA, PUD and NBRA zoned properties.
- A development pattern in the IOA has evolved over the past 20 years, which includes a mixture of multifamily and hotel/motel development varying in height and scale.
- The building has been designed to be responsive to the scale of the existing surrounding development.
- Vertical and horizontal articulation in design features have been incorporated to provide a change in mass and scale in a manner that is sensitive to the scale of development surrounding the subject property.
- Stepping back of the south building facade provides for a 30- foot clear setback at the ground level, and 33 feet of building separation between the Royal Atlantic building and existing development to the south.
- As the residential portion of the building rises, additional stepping back of the building is provided, moving the building even further away from the south side, adding an additional step-back of 42' to 59' from west to east.
- The western facade facing the ICW also provides for a wave effect in stepping back the residential portion of the building, beginning with 26'9" setback at the ground level and adding an additional 20' step-back that runs from south to north.
- Landscaped trellises have been incorporated into the design of the building to provide for articulation in scale as a transition from the lower scale villas that exist to the south of the subject property.
- The north side of the project also provides for 30- foot unobstructed setback at the ground level, yielding a 50 foot building separation from the abutting 11-story high rise residential building that is to the north of the subject project, allowing for light and air to between the buildings.
- The eastern facade that abuts Bayshore Drive is designed to transition the buildings scale, which curves down at the southern portion of the building and then rises as it approaches the higher multifamily development to the north.
- The Mid-Century Modern contemporary design of the building is expressed in its clean lines, wrap-around terraces and louver treatments, resulting in an iconic building located at the terminus of Riomar Street.
- Units are designed to provide for natural cross breezes and natural light, consistent with Mid-Century design principles.

- The base of the building is broken up with transparency, metal screening, and with landscaped and covered trellises.

12. COMPLIANCE WITH SEC. 47-25.3 COMMUNITY COMPATIBILITY CRITERIA

The Royal Atlantic project is in compliance with the Community Compatibility requirements provided in Sec. 47-25.3.A.3.e.iv.- a) thru o), as follows:

...

b. Bulk Controls

- Density is consistent with development as required under the Central Beach Area.
- Building Floor Area – Not required under the Central Beach Area in the IOA.
- Maximum Height
 - Less than Maximum Permitted height – compatible with heights of buildings permitted in accordance with the Central Beach regulations.
- Yards
 - i. Proposed yards are consistent with the proposed use of adjacent development that approved in accordance with Central Beach Area zoning regulations (post 1988).
 - ii. Proposed yards are greater than the side yards provided for existing development in the IOA.
 - iii. Proposed rear yards are consistent with development pattern established along the ICW.

c. Massing Guidelines

- Height - Building height varies – with stepping back focused along the south facade of the building.
- Vertical Plane Moderation - vertical and horizontal plane moderations provided in architectural design.
- Façade Treatment – sculpting of architectural surface provided with wrap-around terraces, louvers and glass features.

d. Street Level Guidelines

- Active use.
 - Active uses are provided on the first floor of the building, including the main lobby, club room and fitness area.

- The first floor has also been designed to enhance the pedestrian experience along Bayshore Drive with significant transparency providing views through the building to the ICW.
- Active uses are also provided on the west (ICW) side of the building, which includes a pool and cabana area.
- Structured parking contained within building envelope - architecturally articulated, screened from view and does not front on Bayshore Drive.

Fenestration

- Street level windows and doors include special design and detailing, adding variety to the streetscape, including but not limited to vertical and horizontal louvers, translucent architectural panels, and landscaped and trellis areas.

Canopies

Canopy provided at ground floor main entrance to building.

Trash / Loading Facilities

- Incorporated within building volume and screened so from street and pedestrian circulation areas.
- Trash disposal will include an interior trash room with trash chute and bins.
- Trash/recycle system will meet the City's recycling requiring.

e. Other Guidelines

Energy Conservation

Exterior glass surfaces are tinted to improve energy efficiency, light in color to encourage maximum reflection/ minimum transmission of heat.

Orientation is east /west to benefit from the southeasterly breezes. Florida

Energy Code standards have been incorporated into the design of the mechanical, electrical and air conditioning systems.

Building Separation

Proposed building is sited to allow significant separation between structural masses:

- North – proposed setback 30 ft – separation from buildings to the north is 50 ft
- South – proposed setback is 30 ft - separation from buildings to the south is 33 ft

Rooftop Design

Mechanical equipment is designed to be an integral part of the building, and adequately screened.

f. Vehicular Circulation

Ingress and Egress - vehicular arrival and drop-off areas are from Bayshore Drive, and have been designed to allow sufficient room for stacking, loading, unloading and related main entry functions.

g. Pedestrian Circulation – open space areas

Significant open space area is provided at the ground level as a result of 30-foot clear side yard setbacks. Pool and cabana areas are provided on the west side of the development.

The project has also been designed to ensure that there is no interference with pedestrian entries, which are located away from service and loading areas.

Parking

There are 65 parking spaces proposed, which is consistent with the proposed use and as requirements of Section 47-20.

h. Perimeter Treatments

Screening

Trash disposal areas have been incorporated into the building envelop.

Paving - paving shall be provided in accordance with city paving and drainage standards.

Landscape - 31 % (10,556 sq. ft.) of landscape area is provided, which is in excess of the required 25%, and has been designed consistent with the requirements of Sec. 47-12 and Sec. 47-21 Landscape Code.

i. Site Furnishings

Site furnishings have been designed as an integral component of the streetscape and designed accordingly.

j. Signage when permitted, shall comply with all applicable City regulations of Sec. 47-12 and 47-22 Sign Code.

k. Lighting - has been designed to be compatible with the proposed use, adjacent development and as required by the code.

l. Utilities - will be underground at the point they enter the development site.

m. Site Plan Objectives

- n. **Usable outdoor spaces** - provides outdoor recreation spaces, designed to accommodate a pool and cabana area along the Intracoastal Waterway.
- o. **Defensible Space** - security for the residents and guests is incorporated into a secure parking garage entry/exit and elevators, and a protected lobby entrance. Lighting and landscaping have been designed consistent with the City's DRC for compliance.



FORT LAUDERDALE SURF CLUB, INC.

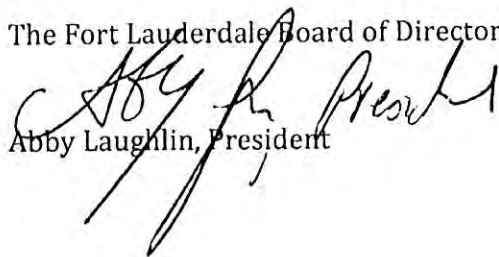
425 Bayshore Drive • Fort Lauderdale, Florida 33304 • (954) 565-5675

February 17, 2014

The Fort Lauderdale Surf Club would like to support the development of the Royal Atlantic property. They have been very respectful neighbors. We appreciate their willingness to come and talk with our residents about concerns. We very much appreciate the attention to architectural concerns that compliment our community. We hope that with this new project, the city will redouble its effort to bring better infrastructure to our neighborhood. We look forward to a good relationship with the Royal Atlantic and welcome them as a member of the North Beach Village Community.

Sincerely,

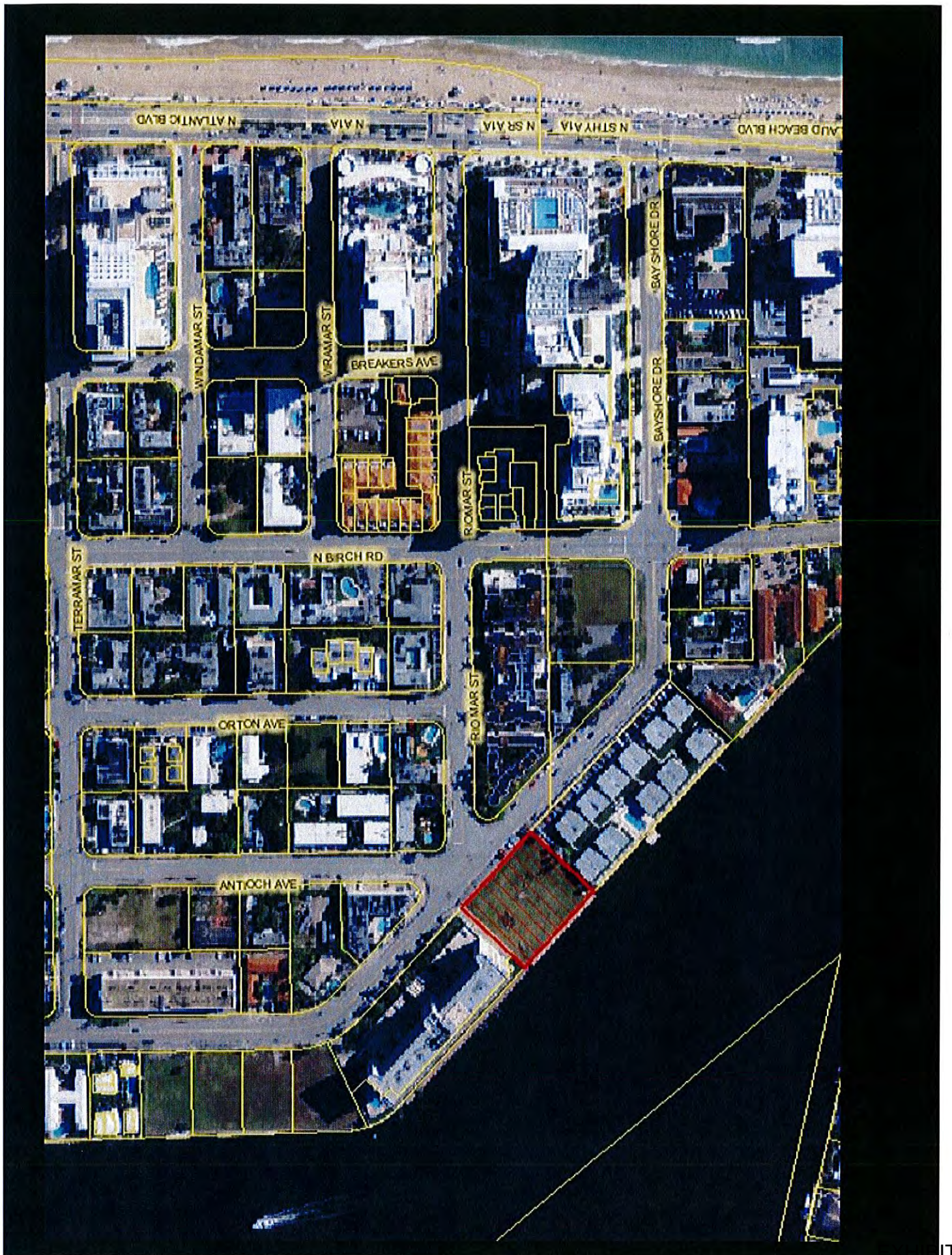
The Fort Lauderdale Board of Directors


Abby Laughlin, President

Royal Atlantic

Planning & Zoning Board
February 19, 2014





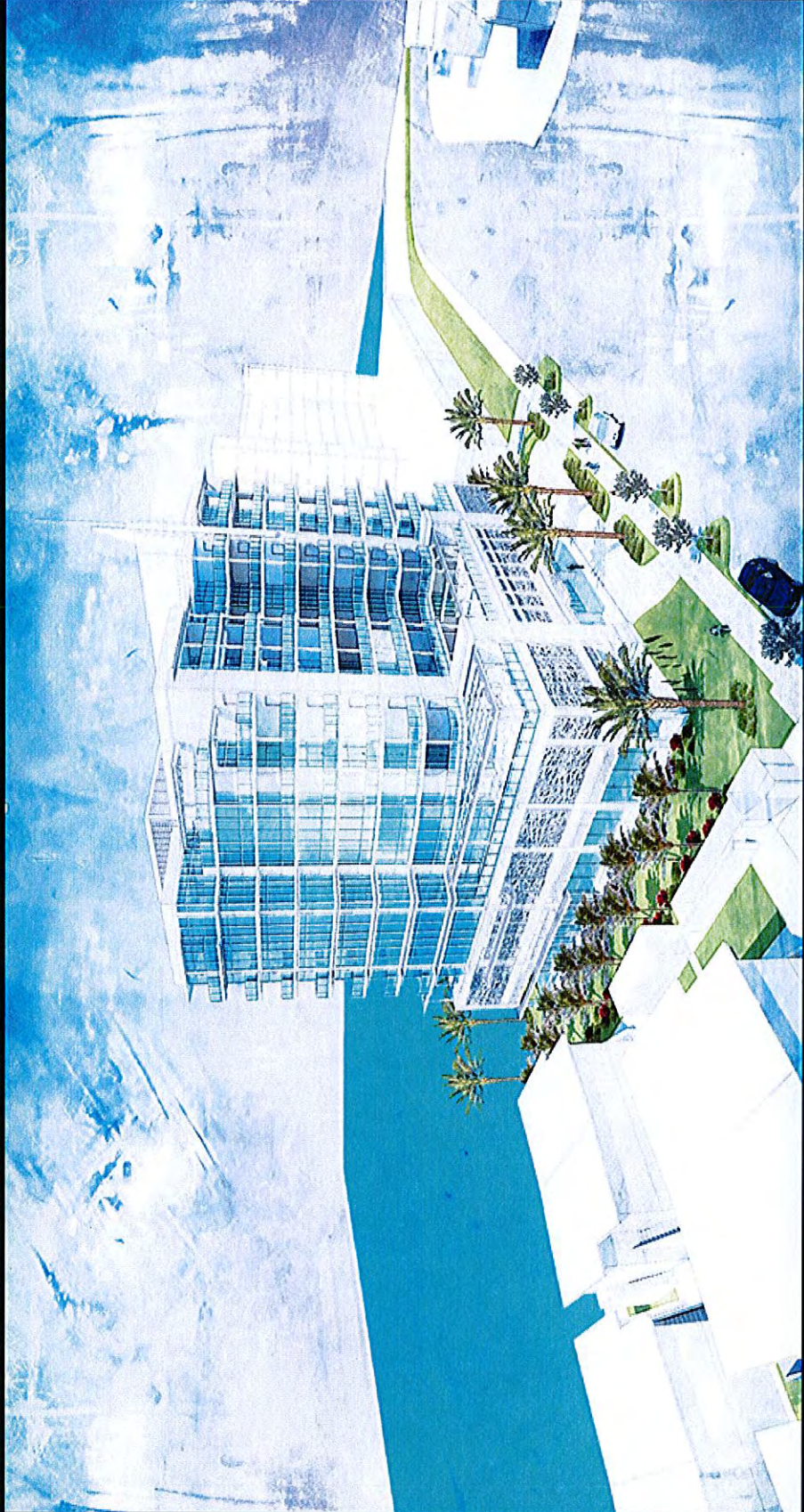
ROYAL ATLANTIC

- ⌘ 31-unit luxury condominium
- ⌘ 10 Stories - 115 feet in height
- ⌘ Generous view corridors to the Intracoastal
- ⌘ 30 foot side yard setbacks
- ⌘ Satisfies the criteria and implements the goals of the:
 - ⌘ IOA Zoning District
 - ⌘ Central Beach Revitalization Plan
 - ⌘ Comprehensive Plan

ROYAL ATLANTIC DESIGN FEATURES

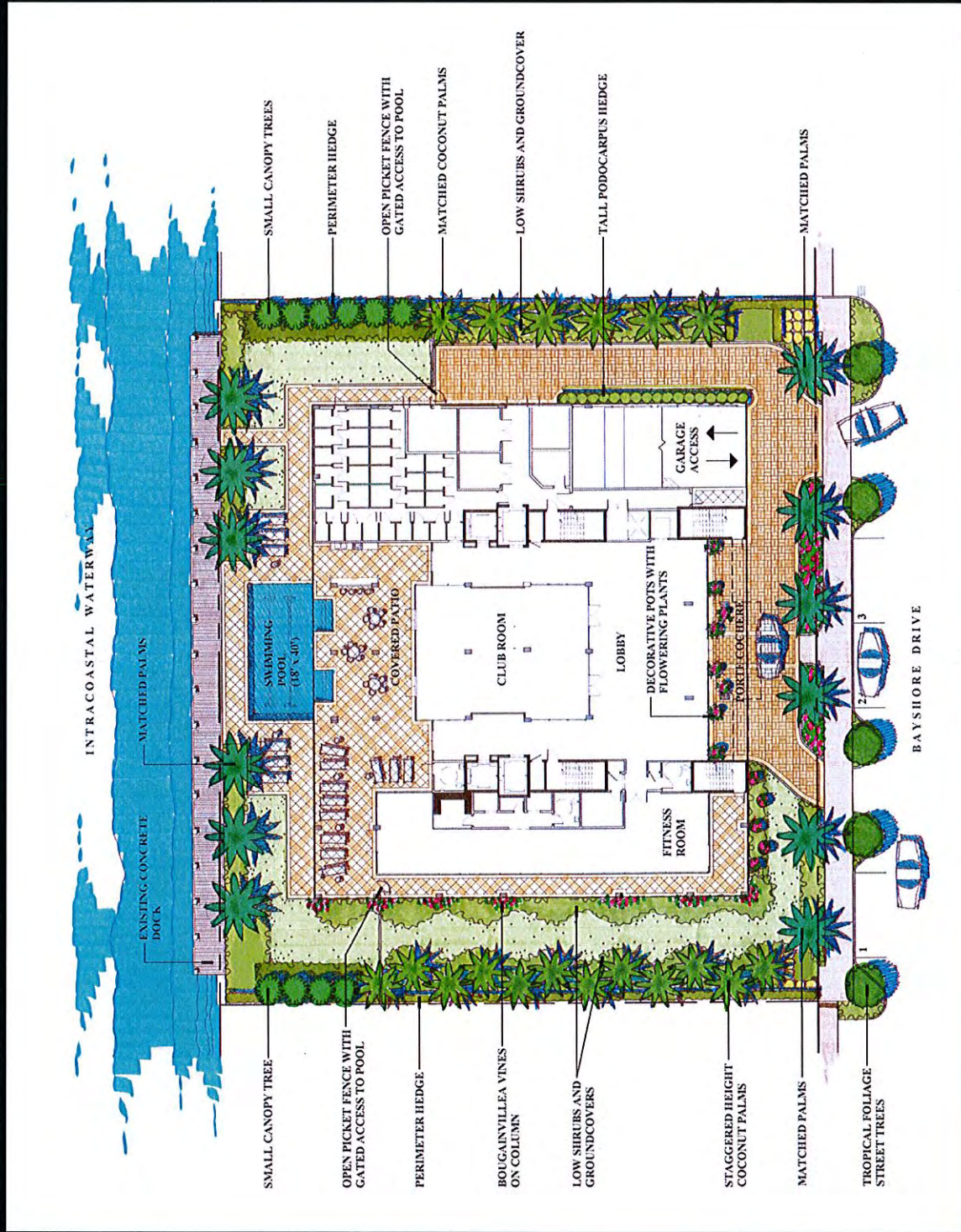
- * Beautifully designed contemporary structure with glass and signature architectural details.
- * Generous side yard setbacks
- * Street level façade enhances the pedestrian environment
- * No adverse impacts











City of Fort Lauderdale
City Commission Public Hearing
February 19, 2014

Royal Atlantic – Case No. 68-R-13

CECELIA WARD, AICP
PLANNING AND ZONING
FINDINGS AND CONCLUSIONS

JC CONSULTING INC.
102 NE 2 STREET #145
BOCA RATON, FL 33432

SUMMARY OF FINDINGS AND CONCLUSIONS

The Royal Atlantic Condominium...



- ✓ **IS CONSISTENT** WITH THE 1988/1989 CENTRAL BEACH AREA REVITALIZATION PLAN
- ✓ **IS CONSISTENT** WITH THE CITY OF FORT LAUDERDALE ADOPTED COMPREHENSIVE PLAN /FUTURE LAND USE ELEMENT
 - Central Beach Regional Activity Center Goals, Objectives and Policies
 - Central Beach Regional Activity Center Future Land Use Designation
- ✓ **COMPLIES WITH** ALL APPLICABLE CITY OF FORT LAUDERDALE UNIFIED LAND DEVELOPMENT REGULATIONS (ULDRS) CHAPTER 47
 - SEC. 47-12 CENTRAL BEACH ZONING DISTRICT REQUIREMENTS
 - SEC. 47-12.2 INTENT AND PURPOSE OF EACH DISTRICT
 - SEC. 47-12.4 CENTRAL BEACH DISTRICT REQUIREMENTS
 - SEC. 47-12.5 DISTRICT REQUIREMENTS AND LIMITATIONS - IOA ZONING DISTRICT
 - SEC. 47-12.6 CENTRAL BEACH DEVELOPMENT DESIGN CRITERIA

SUMMARY OF FINDINGS AND CONCLUSIONS CONTINUED...
The Royal Atlantic Condominium...



✓ **COMPLIES WITH** ALL APPLICABLE CITY OF FORT LAUDERDALE UNIFIED LAND DEVELOPMENT REGULATIONS (ULDRS) CHAPTER 47

➤ SEC. 47-24.2 SITE PLAN DEVELOPMENT PERMITS

➤ SEC. 47-25.2 ADEQUACY REQUIREMENTS

➤ SEC. 47-25.3 NEIGHBORHOOD COMPATIBILITY REQUIREMENTS

➤ SEC. 47-25.3 COMMUNITY COMPATIBILITY CRITERIA

➤ SEC. 47-20 PARKING AND LOADING REQUIREMENTS

➤ SEC. 47-21 LANDSCAPE AND TREE PRESERVATION

✓ **ACCOMMODATES** THE FORT LAUDERDALE DRAFT CENTRAL BEACH MASTER PLAN UPDATE (DRAFT 2009)

Royal Atlantic Planning & Zoning Board

