

DRAFT
PLANNING AND ZONING BOARD
CITY OF FORT LAUDERDALE
CITY HALL COMMISSION CHAMBERS – 1ST FLOOR
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA
WEDNESDAY, FEBRUARY 18, 2015 – 5:30 P.M.

Cumulative

Board Members	Attendance	June 2014-May 2015	
		Present	Absent
Patrick McTigue, Chair	A	8	1
Leo Hansen, Vice Chair	P	9	0
Brad Cohen	P	8	1
Stephanie Desir-Jean	P	7	2
Michael Ferber	P	9	0
Richard Heidelberg	P	2	0
James McCulla	P	9	0
Peter Witschen	P	8	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
Eric Engmann, Urban Design and Planning
Yvonne Redding, Urban Design and Planning
Lorraine Tappen, Urban Design and Planning
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Vice Chair Hansen called the meeting to order at 6:33 p.m. and all stood for the Pledge of Allegiance. The Vice 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

Mr. Spence noted the following corrections on p.5, paragraph 7:

- Change “it was clarified” to “it was suggested”
- Change final sentence to read “Attorney Spence explained that there is a difference in interpretation between the City and County on this matter that is addressed in the settlement agreement, and on that basis, the City is processing the Application.”

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

III. AGENDA ITEMS

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<u>Case Number</u>	<u>Applicant</u>
1. L14001*	Angelyn Whiddon, et al / River’s Edge
2. Z14006**	Angelyn Whiddon, et al / River’s Edge
3. R14026**	Morris J. Kaplan Communities at Lakeridge, LLC / Victoria Commons
4. R14041**	Richard Rosan, Bayshore Beach Club LLC, and Oak Tree Management LLC / Bayshore Beach Club

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.

Vice Chair Hansen advised that the Applicant of Items 1 and 2 had requested indefinite postponement.

Motion made by Mr. Witschen, seconded by Ms. Desir-Jean, to accept the indefinite postponement. In a voice vote, the **motion** passed unanimously.

3. Applicant / Project:	Morris J. Kaplin Communities at Lakeridge, LLC. / Victoria Commons
Request: **	Site Plan Level III – Eleven (11) Multi-Family Residential Units With Yard Modification
Case Number:	R14026
General Location:	1040 N. Victoria Park Road
Legal Description:	Lots 22, 23 and 24, Block 165 “PROGRESSO”, according to the plat thereof, as recorded in PB 2, PG 18, of the PR of Miami-Dade County, FL, said lands situate, lying and being In Broward County, Florida

Case Planner: Yvonne Redding

Commission District: 2

Any members of the public wishing to speak on this Item were sworn in.

Frank Costoya, representing the Applicant, explained that the subject property is an urban infill property of slightly over 20,000 ft., on which the Applicant proposes to construct 11 condominium units. He showed a PowerPoint presentation, noting that the project meets requirements for on-site parking and offers guest overflow parking. The project has gone through the Development Review Committee (DRC) process and has been presented to the Lakeridge Civic Association. The Applicant requests a yard modification for the front setback.

Disclosures were made by the Board members at this time.

Yvonne Redding, representing Urban Design and Planning, stated that the planned five-story structure has requested a yard modification, as the building's front setback and height vary to provide a more interesting pedestrian experience. She clarified that the Application meets a necessary criterion for a yard modification, which encourages pedestrian interaction with the development and the public street.

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

Motion made by Mr. McCulla, seconded by Mr. Cohen, to approve. In a roll call vote, the **motion** passed 7-0.

4. **Applicant / Project:** Richard Rosan, Bayshore Beach Club LLC, and Oak Tree Management LLC / Bayshore Beach Club
Request: ** Site Plan Level IV – Eighteen (18) Multi-family Residential Units with Reduced Rear Setback
Case Number: R14041
General Location: 612/620/630 Bayshore Drive
Legal Description: Birch Oceanfront Sub #2 21-22B, Lots 8 and 9, Block 18
Case Planner: Lorraine Tappen
Commission District: 2

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

Debbie Orshefsky, representing the Applicant, showed a PowerPoint presentation on the project, noting that it is located in the heart of the North Beach redevelopment area. Richard Rosan, developer, advised that he has worked with Staff to address the project's challenges, which included providing 37 on-site parking spaces. The result is a parking plan with a podium arrangement, which is surrounded by the building's lobby and community area. Four extra on-street parallel parking spaces are also provided. The project will feature landscaping, a fountain, and architectural details to improve the streetscape area.

Ms. Orshefsky stated that the Application is for Site Plan Level IV review, which permits alternative setbacks: in this case, the side and rear setbacks within the project's zoning district must be half the height of the building. She pointed out that the proposed building meets Site Plan Level III requirements, except for the podium, which is 15 ft. high. The 20 ft. rear setback meets Site Plan Level IV requirements. The project's streetscape includes wider sidewalks, on-street parking, and encourages greater interest at the ground level. A condition of the project's approval is that if the City adopts a formal redevelopment standard for the Bayshore right-of-way before the Applicant's building permit is pulled, the Applicant will adopt this standard.

Lorraine Tappen, representing Urban Design and Planning, advised that the proposed building is 11 stories in height on an 0.72 acre site. Parking will be located on the first floor of the building, which will use a lift to accommodate the parking requirement. The project creates a more active pedestrian experience, including a water feature. The Staff condition is as follows: planned streetscape improvements for Bayshore Drive approved as part of this Application shall be updated to be consistent with updates to the Central Beach Master Plan that occur prior to issuance of building permits for the development.

Ms. Desir-Jean requested an update on the status of the revised Central Beach Master Plan. Ms. Parker advised that interviews with beach stakeholders are currently underway, with additional outreach to follow. Ms. Tappen added that the Master Plan is anticipated to be fully adopted by early 2016.

Ms. Parker also clarified that tandem or stacked parking is permitted in residential zoning districts, ~~although it has not yet been codified.~~ The ~~Application's~~ Applicant's parking plan is not considered to be tandem parking. Ms. Tappen also noted that the Application complies with the new Flood Zone Ordinance, which requires that new construction be 1 ft. higher than NGVA. The structure's height is within the limits required by its zoning district.

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

Mr. Rosan advised that the Central Beach Alliance's general membership voted in favor of the project by a vote of 172-30.

Motion made by Mr. Witschen, seconded by Mr. Cohen, to approve with the condition.

Mr. McCulla expressed concern that the project seemed to tie approval to the moving target of the Central Beach Master Plan update, which could result in a requirement for significant last-minute changes. Ms. Parker observed that the Applicant has agreed to meet this condition, and any changes to the Central Beach Master Plan would have to occur prior to the submittal of the building permit.

In a roll call vote, the **motion** passed 7-0.

IV. COMMUNICATION TO CITY COMMISSION

None.

V. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

There being no further business to come before the Board at this time, the meeting was adjourned at 7:09 p.m.

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

Chair

Prototype

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