



CITY OF FORT LAUDERDALE

DRAFT

**PLANNING AND ZONING BOARD MEETING MINUTES
DEVELOPMENT SERVICES DEPARTMENT
700 NW 19 AVENUE, FORT LAUDERDALE, FL 33311
WEDNESDAY, OCTOBER 16, 2024 – 6:00 P.M.**

Board Members	Attendance	Present	Absent
Michael Weymouth, Chair	P	4	1
Brad Cohen, Vice Chair	A	2	3
John Barranco	P	4	1
Brian Donaldson	P	5	0
Steve Ganon	P	5	0
Marilyn Mammano	A	4	1
Shari McCartney	P	4	1
Patrick McTigue	P	4	1
Jay Shechtman	P	4	1

Staff

Shari Wallen, Assistant City Attorney
Jim Hetzel, Principal Urban Planner
Karlanne Devonish, Urban Design and Planning
Nancy Garcia, Urban Design and Planning
Tyler Laforme, Urban Design and Planning
Benjamin Restrepo, Senior Project Manager
L. Harmon, Recording Clerk, Prototype, Inc.

Communication to City Commission

None.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chair Weymouth called the meeting to order at 6:00 p.m. and the Pledge of Allegiance was recited. The Chair introduced the Board and Staff members present.

The following Item was taken out of order on the Agenda.

III. PUBLIC SIGN-IN / SWEARING-IN

Any members of the public wishing to speak at tonight’s meeting were sworn in at this time.

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

Mr. Donaldson noted a correction on p.11, paragraph 4, line 3: change “condominiums” to “homes.”

~~In a roll call vote, the motion passed 4-3 (Ms. McCartney, Mr. McTigue, and Mr. Shechtman dissenting).~~

~~Chair Weymouth asked if the bus benches, crosswalks, and other amenities will need to be implemented on the site. Mr. Hetzel replied that BCT has requirements for transit improvements on state or County roadways; since there is an existing bus stop at the site, BCT is able to comment on the project when it goes before the County for feedback. In the case of a right of way dedication or plat approval, BCT sometimes receives a dedicated portion of right of way to add a bus bay or pullover area; however, that is not the case with this project.~~

~~Chair Weymouth stated that he is troubled to drive down Sunrise Boulevard and see an articulated bus carrying only one to two riders.~~

3. CASE: UDP-S24024

REQUEST: ** Site Plan Level IV Review: 76-Unit Multifamily Residential Development with Building Height Exceeding 120 Feet with Tower Stepback, Tower Separation, and Yard Modifications, and a Five-Story Parking Garage in the Central Beach Regional Activity Center

APPLICANT: Sunrise FTL Ventures, LLLP

AGENT: Nectaria Chakas, Esq., Lochrie & Chakas P.A.

PROJECT NAME: Ocean Park Residences

PROPERTY ADDRESS: 2851/2901 NE 9th Court

ABBREVIATED LEGAL DESCRIPTION: SEABRIDGE 21-46 b Lot 3-13 BLK BA

ZONING DISTRICT: Sunrise Lane Area (SLA)

LAND USE: Central Beach Regional Activity Center

COMMISSION DISTRICT: 2 – Steven Glassman

NEIGHBORHOOD ASSOCIATION: Central Beach Alliance

CASE PLANNER: Karlanne Devonish

Karlanne Devonish, representing Urban Design and Planning, noted the following corrections to dimensional values in the Staff Report for this Item: the west side yard setback is amended to 30 ft. and the podium height is amended to 66 ft. 2 in.

Disclosures were made at this time.

Nectaria Chakas, representing the Applicant, advised that this project was approved by the Fort Lauderdale City Commission in June 2022. Tonight's Item represents an amendment to that project, which was known as Ocean Park Hotel and Residences. It is located on Sunrise Boulevard west of Birch Road, in the Sunrise Lane area.

Ms. Chakas advised that the site formerly included a number of restaurants and other retail businesses. After the developer purchased the property, the site underwent Site Plan Review which ultimately resulted in a hotel and residential project.

Once the project was approved, the developer reviewed its characteristics, particularly the proposed underground parking garage, which would have been very expensive. This cost rendered the project unfeasible.

The Applicant now proposes eliminating the hotel component of the site and proceeding with the residential component only, which will include 76 residential units. The 5000 sq. ft. of commercial development associated with the hotel will also be eliminated.

The Applicant now proposes to move the parking garage to the surface rather than underground. The portion of the site originally slated for the hotel use will now include the 76 residential units at a height of 14 stories/144 ft. The garage will be a five-story building with four levels of parking, as well as a rooftop amenity deck including 1600 sq. ft. of fitness room/area use and a rooftop pickleball court. The residential building also includes a rooftop amenity deck which can be accessed through the building's elevators.

Ms. Chakas stated that these changes represent considerable downsizing of the project. The garage will be 66 ft. in height at its highest point. She showed slides of various components of the previous and amended projects.

Ms. Chakas recalled that at previous hearings, the primary entity which opposed the project was the Le Club condominium, which was concerned with views, programming, and traffic, among other issues. This condominium is now supportive of the project and provided a letter of support. The Applicant has also worked closely with the Sunrise East and Carlton Tower condominiums. The reduction in the project's layout has made a significant difference with regard to view corridors.

The buildings' layouts have not changed significantly. They include a common motor court, as well as valet parking, a loading space for the garage area, and a loading area for the multi-family building. Setbacks at the ground level are approximately 30 ft. for both buildings.

Ms. Chakas reviewed the rooftop amenity decks' layouts, noting that the fitness room does not take up the entire space atop the garage. The pickleball court will operate with limited hours and used by residents only. It will be open from Sunday through Thursday from 8 a.m. to 9:30 p.m. and will be open until 10 p.m. on Friday and Saturday nights.

Streetscapes have changed to move parking closer to the building than its earlier location of outside NE 9th Court. This will accommodate a privacy hedge planted by the Coconut Bay condominium. There will be 11 on-street parallel parking spaces as well as shade trees and streetscapes.

Power lines to the site, which are currently located overhead, will be buried along NE 9th Court, which provides greater opportunities for the planting of shade trees. A new 8 in. water main will be installed in addition to the existing 6 in. water main. The new main will

provide a loop system for water. Much of the landscaping along Sunrise Boulevard will also be redone, with the installation of new trees between the curb and sidewalk.

Modifications associated with the project include a change to the tower separation. Code requires a 30 ft. separation, which is met by the face of the building; however, the open-air balconies on the building's corner encroach into this area. Another request is for a 3 ft. yard modification which affects the second, third, and fourth levels of the garage and allows the Applicant to include two rows of parking. Without the modification, the garage would have to be taller, and its shadows would be more significant.

Ms. Chakas noted the Applicant's shadow studies, which apply across all seasons and applicable dates. The shadow generated by the proposed building is less than what it would be if the building were taller.

The final modification would be to the tower stepback. Code requires that any structure above 65 ft. in height must be stepped back 12 ft. in a "wedding cake" fashion. The modification would apply to an area approximately 1 ft. to 1.5 ft. in size between 65 ft. and 66 ft. The Applicant's justification for this request is that they are providing 12 ft. separations along the setbacks from the ground up rather than moving the building in a manner that affects view corridors.

Separations between the two buildings are required to be 28 ft. 8 in. The Applicant plans to provide a 90 ft. separation. This is another reason the Applicant believes they are mitigating the tower stepback.

Mr. Ganon observed that he had had several concerns regarding the modifications on the site, most of which were addressed by Ms. Chakas during her presentation.

Mr. Donaldson asked if the Applicant is requesting a parking reduction. Ms. Chakas replied that they are not.

At this time Chair Weymouth opened the public hearing.

Daniel Dugan, president of the Sunrise East condominium association, advised that his building is the only property directly abutting the proposed development. The condominium enthusiastically supports the project, and the developer has been very forthcoming and responsive to the residents' concerns. He felt the buildings will enhance the neighborhood.

Mr. Donaldson requested clarification of the Sunrise East building's height. Mr. Dugan replied that it is 20 stories. Mr. Donaldson explained that he had wished to ensure the proposed development would not overshadow its neighbor.

Shari Johnston, secretary of the Sunrise East condominium association, stated that she is a winter resident of that building. She also spoke in favor of the proposed project and looked forward to its completion.

Robert Dean, president of the Carlton Tower Homeowners' Association, stated that he has looked forward to the redevelopment of the subject area. He recalled that his Association had been concerned with traffic and congestion at the intersection in front of Birch Road, and felt the elimination of the hotel component was a very positive change.

William Brown, president of the Central Beach Alliance (CBA), stated that this organization includes members from Bahia Mar to Oakland Park and the barrier island. He recalled that residents of the Central Beach area had opposed the original project, and felt the Applicant had accomplished a great deal by gaining support from the buildings in the area who had been represented thus far during the discussion.

Mr. Brown advised that at the last meeting of the CBA, the membership voted unanimously in support of the project. He also addressed parking, stating that the CBA will continue to work with City Staff to seek the dedication of a parking district for nearby residents. He concluded that the CBA sees the project as a potential catalyst for redevelopment of the "Sunrise Village concept," which includes several businesses as well as residential buildings.

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

Motion made by Mr. Shechtman, seconded by Ms. McCartney, to recommend approval of Case Number UDP-S24024, based on the following findings of fact, and the Board hereby certifies that the Application meets the applicable criteria of the ULDR cited in the Staff Report, and that we find that it meets the Comprehensive Plan and ULDR.

Attorney Wallen requested confirmation that the **motion** includes all the Staff conditions in the Staff Report. Mr. Shechtman confirmed this.

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

~~V. COMMUNICATION TO THE CITY COMMISSION~~

~~None.~~

~~VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE~~

~~None.~~

~~VII. VOTE FOR 2025 PLANNING AND ZONING BOARD MEETING DATES~~

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~~Motion made by Ms. McCartney, seconded by Mr. McTigue, to accept the 2025 meeting dates. In a voice vote, the motion passed unanimously (7-0).~~

~~Mr. Hetzel noted that the 2025 meeting date calendar includes a holiday date, October 25, 2024. He added that the Board has the prerogative to address that date later on. Chair Weymouth advised that it would be his preference to leave this decision to the next Board when new members are appointed in June 2025.~~

There being no further business to come before the Board at this time, the meeting was adjourned at 8:10 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.]