

**PLANNING AND ZONING BOARD
CITY OF FORT LAUDERDALE
CITY HALL COMMISSION CHAMBERS – 1ST FLOOR
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA
WEDNESDAY, SEPTEMBER 19, 2012 – 6:30 P.M.**

Cumulative

Board Members	Attendance	June 2012-May 2013	
		Present	Absent
Patrick McTigue, Chair	P	3	1
Leo Hansen, Vice Chair	A	3	1
Brad Cohen	P	1	0
Stephanie Desir-Jean	P	3	1
Michael Ferber	P	4	0
James McCulla	P	3	1
Michelle Tuggle	P	4	0
Tom Welch	P	3	1
Peter Witschen	P	3	1

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

Staff

Ella Parker, Acting Urban Design and Planning Manager
D'Wayne Spence, Assistant City Attorney
Thomas Lodge, Urban Design and Development
Yvonne Redding, Urban Design and Development
Randall Robinson, Urban Design and Development
Mohammed Malik, Chief Zoning Examiner
Jay Sajadi, Engineering Department
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

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	<u>Case Number</u>	<u>Applicant</u>
1.	6Z12** *	Premiere Automobile Sales, Inc. / Hertz Rental Car
2.	3ZR12** *	First Presbyterian Church of Fort Lauderdale
3.	53R12**	Grand Birch Condominiums
4.	47R12**	C.L. Isle of Venice, LLC / 151 Isle of Venice Drive
5.	52R12**	JTL 84, LLC / Blu on Marina Blvd.
6.	Communication to the City Commission	

2. First Presbyterian Church of Fort Randall Robinson 3ZR12
Lauderdale

**Request: ** * Site Plan Review & Rezone from Residential Single Family-Low
Medium Density (RS-8) and Limited Residential Office (ROA) to
Exclusive Use Parking (X-P), pursuant to ULDR Sec. 47-24.4**

**Legal Description: ALL OF LOTS 6,7,8,9,10,11,12,13,14,15,16,17,18,19 AND 20, BLOCK 34,
LESS THE NORTH 10 FEET OF SAID LOT 7, BLOCK 34; COLEE
HAMMOCK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK 1, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA**

General Location: 1224 East Las Olas Boulevard

District: 4

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

Chair McTigue, Mr. Cohen, and Mr. Welch recused themselves from hearing this Item. It was determined by consensus that Mr. Witschen would act as Chair during the hearing of the Item.

Robert Lochrie, representing the Applicant, stated that the request is to rezone a portion of the property owned by the Church from RS-8 and ROA to XP, which allows exclusive-use parking. Site plan approval for the B-1 portion of the property, which runs concurrently with the XP zoning, has been approved at Staff level and is included for reference.

The portions of property affected by the XP request were purchased by the Church over several years. Mr. Lochrie reviewed the current uses of some buildings on the property, noting that a previous application included a family center on the portion for which XP zoning is now requested. The current proposal instead includes surface parking on the XP parcel, with the family center and retail along Las Olas Boulevard.

The Applicant's intent is to bring the XP parcel, which is presently used for surface parking, up to City Code with adequate drainage, landscaping, paving, sidewalks, and pedestrian areas. The building at the far eastern end of the parcel, which is currently undergoing renovation, will be left in place in order to

provide a buffer to the surrounding neighborhood. Trees along the street will also be maintained. The rest of the site will be turned into a surface parking lot.

Mr. Lochrie explained that this parcel of the property, although it has retained a single-family zoning district, is completely surrounded by non-single family uses, including commercial, mixed-use, and surface parking lot areas.

He noted that the neighborhood has requested that the Applicant agree to two conditions regarding the parcel: the building at the eastern end of the parcel will be maintained, as will a cottage that is currently used by the Church as a women's center. The Applicant plans to submit a subsequent application that would rezone another piece of the property to the east of 15th Avenue to CFH, Community Facility-House of Worship, and relocate the cottage from its current location to this parcel to continue its present use.

Another concern raised by the neighborhood was the potential for use of the new surface parking lot by valet services for other nearby properties, such as restaurants. The Church has agreed to restrict the parcel so other valet operators may not use it for parking.

Mr. Lochrie noted that an adjoining parcel zoned B-1 is being developed consistently with those guidelines, including 7000 sq. ft. of retail on either side of the Central Family Center. Instead of the building previously proposed for this site, the plan is for a structure 35 ft. in height except for an architectural element. This change was made at the neighborhood's request and is consistent with the 35 ft. height requirement of the single-family neighborhood to the east.

Pedestrian plazas, which will be open to the public, will lead from the site toward Collee Hammock Park. Improved sidewalks with pedestrian access and street trees will be included in this element. Sidewalks will be expanded to a minimum width of 15 ft., reaching 26 ft. of pedestrian space at their widest point. There are currently 56 shade trees on both sites; when renovations are complete, there will be 76 shade trees, with 107 trees on the site overall. The configuration of the parking area lends itself to saving existing trees and installing new ones.

Randall Robinson, representing the Department of Sustainable Development, stated that the proposal is for the construction of a family center and a 103-space surface parking lot. Construction of the parking lot requires the rezoning of a 1.42 parcel from RS-8 and ROA to XP.

He noted a correction to the Staff Report: Condition 1, which is on the last page of the Report, should read "Disposition of on-site trees shall be subject to Section 47-12-21.12, Tree Preservation."

Mr. McCulla asked if the Applicant was in agreement with the revision of this Condition. Mr. Robinson confirmed this. Mr. McCulla asked if potential exceptions to the Condition could be handled at a Staff level. Mr. Robinson explained that no exceptions are foreseen, as an arborist has examined the trees and determined whether or not they are salvageable; there would be no reason for this Application to come before the Board again in the future.

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

Ann Shumpert, Vice President of the Collee Hammock Homeowners' Association, stated that the Association is in support of the Application. She referred to an email from a representative of First Presbyterian Church, which asserts that the site plan saves or relocates many of the large trees on the site and adds more trees that will increase the existing canopy.

The Church has also terminated its parking agreement with a valet and will not allow outside valet parking in the proposed family center's parking lot. The Church will not qualify any businesses on Las Olas Boulevard with surplus parking, and plans to save and renovate the existing building at 321 SE 15th Avenue. The building known as "the cottage" will be relocated to a vacant residential lot east of 15th Avenue if the appropriate zoning change is granted.

Ms. Shumpert concluded that the Collee Hammock Homeowners' Association feels the Application should be part of a larger package for the Church property, which could be presented to the City Commission as a whole for approval, along with the accompanying recorded deed restrictions.

Mr. Witschen requested clarification of the provision that would not allow other businesses on Las Olas Boulevard to use the proposed parking lot for excess parking. Mr. Lochrie confirmed this, noting that the retail businesses located on Church property would still be allowed to use the lot.

Mr. McCulla asked Ms. Shumpert if the Homeowners' Association was in favor of moving the current Application forward, or if their preference was to wait for other applications involving Church property to be submitted as well. Ms. Shumpert said while they would like the Application to proceed to the City Commission, their preference would be to combine a future application regarding the relocation of the cottage with the Application presented at tonight's meeting.

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

Motion made by Ms. Tuggle, seconded by Mr. Ferber, to approve.

Mr. Witschen asked if the **motion** could be amended to include "Staff Conditions and Applicant-proffered conditions." It was agreed that these conditions were part of the **motion**.

In a roll call vote, the **motion** passed 5-0. (Chair McTigue, Mr. Cohen, and Mr. Welch abstained. A memorandum of voting conflict is attached to these minutes.)

Chair McTigue, Mr. Cohen, and Mr. Welch rejoined the Board at this time.

4. C.L. Isle of Venice, LLC. / 151 Isle of Venice Drive Yvonne Redding 47R12

Request: **	Site Plan Review Level III / Waterway use / Modification of Required Yards
Legal Description:	NURMI ISLES ISLAND NO 4 24-43 B, Lots 24,25
General Location:	151 Isle of Venice
District:	2

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

David Gilman, Applicant, explained that the proposed project is for eight apartment units in a condominium, as well as eight boat slips. He stated that he has reached out to several neighbors of the project, including the president of the Hendricks and Venice Isles Homeowners' Association, who responded positively by email. Mr. Gilman also spoke to the managing director of the Bella Vista Condominium, which is across the street from the proposed project, and two owners residing in the Venice Isle Tower condominium, all of whom responded positively. He submitted these emails as part of the record.

Jiro Yates, architect, showed photos of the proposed project, explaining that the site is currently empty. The project will include two units per floor over surface parking. After consulting with Staff, a great deal of landscaping will be added to the front of the property. Other Staff requests included the addition of more glass and a more open parking structure, both of which were agreed to by the Applicant.

The rear of the project will include a pool, which was requested as a yard modification, as well as cabanas. Finger slips will be added to the existing dock, which presently has eight slips. The parking structure will be open with a single entry. Mr. Yates showed photographs of these areas. He noted that while the Application includes a request for yard modifications, these are primarily intended to accommodate the open balconies. The front yard setback meets the criteria of