



CITY OF FORT LAUDERDALE

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

**Cumulative**

| <b>Board Members</b>       | <b>Attendance</b> | <b>June 2017-May 2018</b> |               |
|----------------------------|-------------------|---------------------------|---------------|
|                            |                   | <b>Present</b>            | <b>Absent</b> |
| Leo Hansen, Chair          | P                 | 6                         | 0             |
| Catherine Maus, Vice Chair | P                 | 5                         | 1             |
| John Barranco              | P                 | 6                         | 0             |
| Stephanie Desir-Jean       | A                 | 3                         | 3             |
| Howard Elfman              | P                 | 6                         | 0             |
| Rochelle Golub             | P                 | 6                         | 0             |
| Richard Heidelberger       | P                 | 3                         | 3             |
| Alan Tinter                | P                 | 6                         | 0             |

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

**Staff**

Ella Parker, Urban Design and Planning Manager  
Tania Amar, Assistant City Attorney  
Lynn Solomon, Assistant City Attorney  
Karlanne Grant, Urban Design and Planning  
Nicholas Kalargyros, Urban Design and Planning  
Tyler Laforme, Urban Design and Planning  
Yvonne Redding, Urban Design and Planning  
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. Parker reported that former Board member Steven Glassman has left the Planning and Zoning Board. Mr. Glassman thanked all present for the privilege of serving as a Board member.

**Motion** made by Vice Chair Maus, seconded by Ms. Golub, to approve with Staff conditions. In a roll call vote, the **motion** failed 1-6 (Chair Hansen, Vice Chair Maus, Mr. Elfman, Ms. Golub, Mr. Heidelberger, and Mr. Tinter dissenting).

|                      |  |
|----------------------|--|
| 5. CASE:             | PL17004                                |
| REQUEST: **          | Plat Review                            |
| APPLICANT:           | Sofia Enterprises, Inc.                |
| PROJECT NAME:        | Boutique Hotel Plat                    |
| GENERAL LOCATION:    | 439 S. Fort Lauderdale Beach Boulevard |
| ZONING DISTRICT:     | A-1-A Beachfront Area (ABA)            |
| CURRENT LAND USE:    | Central Beach Regional Activity Center |
| COMMISSION DISTRICT: | 2 – Dean Trantalis                     |
| CASE PLANNER:        | Tyler Laforme                          |

Disclosures were made at this time.

Courtney Crush, representing the Applicant, stated that the request is for plat approval consistent with a proposed boutique hotel, which was approved by the Board in 2016. A Staff condition required that the property be platted. Due to the dedication of additional rights-of-way, the Broward County Planning Council has determined that the site should be re-platted for consistency with the approved Site Plan.

The plat is for a 0.61 acre site, restricted to 213 hotel rooms and 10,000 sq. ft. of commercial use. It has been reviewed by the DRC for adequacy, subdivision regulations, and requirements for plats located outside the PRZ zoning district. It has also been reviewed by FDOT and a pre-application letter is included in the backup materials. If recommended for approval by the Board and the City Commission, the plat will be reviewed by the Broward County Board of County Commissioners for capacity and adequacy. Staff recommends approval of the plat.

Mr. Tinter noted that there were two different non-vehicular access lines on separate versions of the plat: one shows no non-vehicular access line along 5<sup>th</sup> Street, while the other shows this line extending 85 ft. to the west. He stated that his preference was for the Site Plan showing a driveway in the middle of the project, and asked if the Applicant would be willing to impose a non-vehicular access line along the south property line of the plat. Ms. Crush confirmed that the Applicant is amenable to this request.

Mr. Tinter also referred to a note on the Site Plan accompanying the plat, which states that the existing driveway should be adjusted, and asked if this was anticipated by FDOT and satisfactory to the property owner north of the site, whose driveway would be subject to this adjustment. Ms. Crush replied that she did not have answers for these questions, although there have been discussions with the property owner to the north regarding the Site Plan. Mr. Tinter suggested that the Board consider attaching this discussion as a condition to approval of the plat.

Chair Hansen requested Mr. Tinter's input regarding existing backout parking onto 5<sup>th</sup> Street. Mr. Tinter replied that he felt there was adequate room for this parking, and noted that the angle of the parking could change according to the eventual configuration of 5<sup>th</sup> Street.

Tyler Laforme, representing Urban Design and Planning, stated that the Application would plat a parcel for an approved boutique hotel. The Applicant has addressed all applicable criteria related to adequacy requirements, including conformity of layout with rights-of-way, blocks, and lots. The Applicant does not propose new roadways or street networks within the plat, but has submitted a plat to develop the parcel as part of the boutique hotel project, which includes replacement of the existing commercial retail building and constructing associated site and right-of-way improvements. Staff recommends approval of the request.

There being no further 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.

Ms. Crush addressed Mr. Tinter's earlier question regarding a note on the Site Plan, clarifying that this refers to an adjacent existing driveway.

Mr. Barranco asked if the Applicant would be willing to make improvements to the street next to D.C. Alexander Park in coordination with an adjacent property. Ms. Parker replied that this possibility was discussed at the time of Site Plan review, and the Department of Transportation and Mobility is having ongoing discussions with the Applicant regarding street improvements. She added that an upcoming Resolution to be discussed by the City Commission would further clarify the right-of-way on SE 5<sup>th</sup> Street.

Mr. Tinter noted that the Staff Report indicates both an increase and a reduction of 163 daily trips and 10 peak hour trips. Mr. Laforme clarified that the reduction is correct. Ms. Parker added that the number of trips was updated using the most current numbers.

**Motion** made by Vice Chair Maus, seconded by Ms. Golub, to approve.

Mr. Tinter requested the addition of the following condition: to extend the non-vehicular access line along the south property line, with an opening in the center to accommodate the driveway as shown on the approved Site Plan from December 20, 2016.

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

**V. COMMUNICATION TO THE CITY COMMISSION**

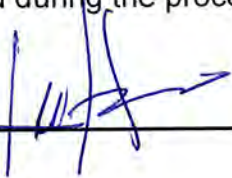
Mr. Tinter advised that the memo he had referred to the previous month, regarding traffic in the Downtown area, would be submitted to Urban Design and Planning at a later date.

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

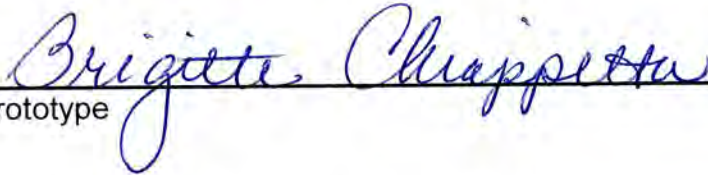
There being no further business to come before the Board at this time, the meeting was adjourned at 8:08 p.m.

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.]