



REQUEST: Site Plan Level IV Amendment: Conditional Use Request for a Mixed-Use Development over 10,000 square feet in the Community Business District with Increase in Building Height from 123 feet, 5 inches to 149 feet, 2 inches for 81-Room Hotel, 5,330 Square Feet of Retail Use, and Allocation of 17 Multifamily Residential Flexibility Units with an Associated Parking Reduction

CASE NUMBER	UDP-A24025	
APPLICANT	Las Olas Hospitality Group LLC	
AGENT	Andrew J. Schein, Lochrie & Chakas, P.A.	
PROJECT NAME	1007 East Las Olas	
PROPERTY ADDRESS	1007 E. Las Olas Boulevard	
ZONING DISTRICT	Community Business (CB) and Boulevard Business (B-1)	
LAND USE	Commercial and High Density Residential	
COMMISSION DISTRICT	District 4 – Warren Sturman	
NEIGHBORHOOD ASSOCIATION	Beverly Heights	
	REQUIRED (B-1 and CB)	PROPOSED (B-1 and CB)
DENSITY	50 Units / Acre = 22 Units	38 Units / Acre = 17 Units
LOT SIZE	N/A	20,000 Square Feet / .45 acres
FLOOR AREA RATIO (FAR)	N/A	8.15
BUILDING HEIGHT	150 Feet (Maximum)	149 Feet, 2 Inches (12 Floors)
STRUCTURE LENGTH	N/A	200 feet
STRUCTURE WIDTH	N/A	95 feet
OPEN SPACE	2,550 Square Feet	11,773 Square Feet
PARKING	138 spaces	74 spaces*
SETBACKS/YARDS	REQUIRED (B-1 and CB)	PROPOSED (B-1 and CB)
FRONT (S)	5 feet	9.7 feet
FRONT (E)	5 feet	5 feet
SIDE (W)	0 feet	0 feet
FRONT (N)	5 feet	18.7 feet
APPLICABLE ULDR SECTIONS	ULDR Section 47-18.21, Mixed Use Development Requirements ULDR Section 47-24.3, Conditional Use Requirements ULDR Section 47-25.2, Adequacy Requirements ULDR Section 47-25.3, Neighborhood Compatibility Requirements ULDR Section 47-28, Flexibility Rules ULDR Section 47-20.3.A.5, Parking Reduction and Exemption Criteria	
NOTIFICATION REQUIREMENTS	ULDR Section 47-27.2, Sign Notice 15 days prior to meeting ULDR Section 47-27.4, Public Participation	
STATE STATUTE 166.033 EXPIRATION DATE	180-DAY EXPIRATION DATE	EXTENSION DATE (S)
	November 11, 2024	February 11, 2025
ACTION REQUIRED	Approve, Approve with Conditions, or Deny	
PROJECT PLANNER	Trisha Logan, AICP, Principal Urban Planner	

*Parking Reduction Request

PROJECT DESCRIPTION:

The applicant, Las Olas Hospitality Group LLC, is proposing an amendment to a previously approved Site Plan Level IV, DRC case number PLN-SITE-20080001, to develop an 81-room hotel with 5,698 square feet of ground-level retail space and underground parking. The subject site is located at the northwest corner of East Las Olas Boulevard and Southeast 10th Terrace and currently contains an existing one-story retail building and surface parking.

The proposed amendment request is for the following;



- 1) To increase the building height from 123 feet, 5 inches (10 floors) to 149 feet, 2 inches (12 floors);
- 2) Incorporate 17 residential flexibility units;
- 3) Minor façade changes including the incorporation of additional balconies;
- 4) Decrease to the previously approved 140 hotel rooms to 81 hotel rooms; and
- 5) Revise parking reduction based on the changes to the development program to provide 74 spaces rather than 73 spaces.

A Location Map is attached as **Exhibit 1**. The application and narrative responses are attached as **Exhibit 2** and the site plan package is provided as **Exhibit 3**.

PRIOR REVIEWS:

Under DRC Case No. PLN-SITE-20080001, and an associated vacation of right-of-way under Case No. PLN-VAC-20080001, were reviewed by the Development Review Committee (DRC) on September 8, 2020. The Planning and Zoning Board reviewed the project on February 17, 2021, recommending approval (7-1) to the City Commission, to which the City Commission approved on May 18, 2021, City Ordinance C-21-16. Subsequently, the applicant processed Case No. UDP-A21066, which amended the site plan approval to increase the building height from 116 feet, 8 inches to 123 feet, 5 inches, increase building gross floor area from 120,427 square feet to 133,929 square feet, minor exterior façade changes, and request for an offsite parking agreement, which was approved by the City Commission on May 17, 2022, City Resolution 22-108. The current amendment request was reviewed by DRC on May 16, 2024. The DRC Report along with the applicant's responses are attached as **Exhibit 4**.

REVIEW CRITERIA:

The following criteria apply to the proposed request:

- ULDR Section 47-18.21, Mixed-Use Requirements
- ULDR Section 47-24.3, Conditional Use Requirements
- ULDR Section 47-25.2, Adequacy Requirements
- ULDR Section 47-25.3, Neighborhood Compatibility Requirements
- ULDR Section 47-28, Flexibility Rules
- ULDR Section 47-20.3.A.5, Parking Reduction and Exemption Criteria

Mixed-Use Requirements

Pursuant to ULDR Section 47-18.21, states that mixed-use development (MXU) may be permitted consistent with the provisions in the City's land use plan and meet certain site design requirements. The subject site contains split land use designations of commercial and medium high residential, which permits mixed use development with the allocation of residential flex units. The density limitation for allocating flex units is 50 units per acre where the applicant is requesting a density of 38 units per acre.

In addition, mixed use development may be permitted in the same building with retail sales or services provided on the ground level, which is provided in this project. In addition, there are open space requirements that are based on number of residential units which exceeds the requirement and provides ample open space on the ground level with additional open space provided on both the second and twelfth levels.

Along Las Olas Boulevard, an eight foot, eleven-inch-wide sidewalk is proposed abutting the ground level retail space with landscaped tree beds that act as a buffer between the sidewalk and the street. Along SE 10th Terrace, a sidewalk that varies in width from ten feet to eleven feet, seven inches is proposed to run continuously along this frontage, partially abutting the retail space and partially abutting the hotel lobby. A seven-foot-wide landscape area with shade



trees acts as a buffer between the sidewalk and the street. At the corner of Las Olas Boulevard and SE 10th Terrace the building is chamfered which creates an open space at this street corner that provides additional space for pedestrian movement and comfort. Along SE 2nd Court, sidewalks are proposed at seven feet in width immediately adjacent to the hotel and leading into a small plazalette with a fountain feature placed along the wall. The sidewalk then narrows to five feet in width to accommodate an FPL transformer and the transition between the subject parcel and the neighboring parcel to the west.

Conditional Use Requirements

Pursuant to ULDR Section 47-24.3, Conditional Use Permit Requirements, an application for conditional use shall be reviewed in accordance with the following criteria:

1. Impact on abutting properties as evaluated under the Neighborhood Compatibility Requirements, Sec. 47-25.3.

The site is currently under construction with project that was previously approved and is currently requesting an amendment. The proposed use is compatible with the surrounding area, but its scale and massing is greater than properties in the immediate vicinity. Please refer to the Adequacy and Neighborhood Compatibility section herein for additional information.

2. Access, traffic generation and road capacities. Consideration will be given to the design capacity of the adjacent roadways, the particular traffic generation characteristics of the proposed conditional use, including the type of vehicular traffic associated with such uses, and traffic generation characteristics of other uses permitted in particular zoning districts.

Access to the development will be from SE 2nd Court with additional site circulation from the internal alleyway that runs through the center of the site. A trip generation statement has been provided by the applicant and has been reviewed. Please refer to the Parking and Transportation section herein for additional information.

3. The applicant must show and it must be found by the reviewing body that the following have been met:

- a. The location of the use or structure is not in conflict with the city's comprehensive plan;

The location of the use conforms to the City's Comprehensive Plan in that the northern portion of the property has an underlying land use of Medium-High Residential, which provides for residential up to 25 units per acre as well as other permitted uses such as hotels, lodging, parks, community facilities, and office and retail subject to allocation of commercial flex. The southern parcel is also compatible with an underlying land use of Commercial, which provides for multiple permitted uses including hotel and retail with the option to allocate residential flex units. Please refer to the Comprehensive Plan Consistency section herein for additional information.

- b. Off-site or on-site conditions exist which reduce any impact of permitting the use or structure;

The property will be enhanced streetscape improvements, new sidewalk separating the pedestrian from vehicular traffic, and other safety measures.



- c. On-site improvements have been incorporated into the site plan which minimize any adverse impacts as a result of permitting the use or structure;

The property will be enhanced by removing the previous surface parking lot on the north side of the parcel and replacing it with streetscape improvements and new sidewalk, defined access points, and a compatible use. A one-story structure that was previously located on the south side of the parcel has been demolished. A significant building stepback has been incorporated into the south facing portion of the property to reduce the appearance of the building along the public realm of Las Olas Boulevard. In addition, all proposed parking will be underground in a parking structure thereby minimizing the visual impact of surface parking, which exists today.

- d. The location of the use in proximity to a similar use does not impact the character of the zoning districts in which the use is located;

As designed, the proposed development does not impact the character of the zoning district or surrounding area. The area to the north, west, and east is zoned RMM-25 which allows for medium-high density residential. The area immediately to the south is zoned B-1 (Boulevard Business) which allows for mixed-use developments including hotel, restaurant, and retail. Similar to adjacent zoning districts and the existing built character of such districts, the proposed development contains residential, hotel, restaurant, and retail.

- e. There are no adverse impacts of the use which effect the health, safety and welfare of adjacent properties.

The proposed development does not adversely impact the health, safety and welfare of adjacent properties. Proposed improvements include enhancing the site with a new building, safe and efficient site lighting, landscaping, and overall aesthetic site improvements.

Adequacy and Neighborhood Compatibility

The adequacy criteria of ULDR Section 47-25.2 are used to evaluate the demand created on public services and facilities by a proposed development. Water and wastewater is serviced by the City of Fort Lauderdale and a capacity letter was issued by the City's Public Works Department which identified the plant facilities, pump station and associated infrastructure servicing this project and the project's impact on capacity. The letter indicates that there is sufficient capacity for both water and wastewater to service the project. The City's capacity letter is attached as **Exhibit 5**.

The neighborhood compatibility criteria of ULDR Section 47-25.3 include performance standards requiring all developments to be "compatible with, and preserve the character and integrity of adjacent neighborhoods... the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts."

The property fronts East Las Olas Boulevard at the corner of SE 10th Terrace. The proposed use is compatible with the surrounding area, but its scale and massing are greater than properties in the immediate vicinity. Within the B-1 and CB Zoning Districts, maximum permitted height is 150 feet, and the proposed increased height is from 149 feet, 2 inches (12 floors) previously approved at



123 feet, 5 inches (10 floors). Properties to the north are a mixture of medium to high density residential. Properties directly to the east and west are currently used as parking lots. Properties to the south include a mixture of commercial uses. Commercial uses in the area range from restaurants and general retail to office space and a hotel. The overall building height is 149 feet, 2 inches to the top of the roof slab and 160 feet, 8 inches to the top of the mechanical screening.

Elements are incorporated into the overall massing of the structure to mitigate impacts on the neighboring structures that are lower in height. Movement is created in the south elevation façade with a stepback of approximately 20 feet starting at the second floor. This setback allows for the creation of a second-floor terrace overlooking East Las Olas Boulevard.

Additionally, the north building elevation contains additional design elements to offset the structure from the residential properties to the north. The first level is setback from the property line 16 feet, 8 inches with an additional stepback of approximately 4 feet, 6 inches starting at the third floor and extending to the twelfth floor. Properties to the north along SE 2nd Court are primarily one to three stories in height.

At the first and second floor the structure is broken into two components with the south end of the site acting as commercial space and the north end of the site containing services related to the hotel and residences. This division is evident on the first floor where an alleyway shows a visual division. On the northern end of SE 10th Terrace, the street level entrances are lined with several decorative aluminum screens and contains two entrances to the hotel drop-off area beyond. At the south end of the site, the south elevation is setback from the property line to align with adjacent properties. This portion of both the south and east elevations contain multiple sets of double-height commercial storefronts covered by ornamental aluminum awning and a chamfered corner entrance.

Two floors of subterranean parking encompass the entire site. Underground parking is accessed by two car lifts that are located on the first floor of the structure and provides parking for 56 spaces. The car lifts are located on the southern portion of the site and entry is through either a one-way hotel drop-off area or through the alleyway. An off-site parking agreement provides 18 spaces in a parking lot immediately to the east of this site.

Flexibility Rules

Pursuant to ULDR Section 47-28.3.D., for the allocation of residential flex units on commercial or employment center land use designated parcels, applicants must demonstrate that the proposed use is consistent with the City's Comprehensive Plan Goals, Objectives and Policies. The proposed project is consistent with the Future Land Use Element, Goal 1, Objective FLU 1.2, Utilization of Flexibility Rules, which permits the use of flex units to facilitate development based upon changing conditions; and Policy FLU 2.3.1, which promotes the creation of the urban form through Mixed use residential development, which creates well integrated land use combinations, balances intensity and density, and promotes the safe, interconnectivity of vehicular, pedestrian and other non-motorized movement. Furthermore, the project must meet the provisions of Section 47-18.21, mixed use development requirements, which were previously discussed herein.

PARKING AND TRANSPORTATION:

Vehicular ingress to the site is located from SE 2nd Court and vehicular egress is located on SE 10th Terrace. Site access can also be gained from the alleyway that runs through the center of the site with traffic traveling from west to east. The applicant proposes to change certain uses in the development program which result in a different traffic analysis review and different parking reduction than granted by the Planning and Zoning Board for the original DRC Case No. PLN-SITE-20080001.



The applicant submitted a Trip Generation Statement, prepared by the applicant's consultant DC Engineers, Inc., dated August 4, 2024, identifying that the amended project will generate 385 net new vehicle trips per day including approximately 48 AM peak trips and 24 PM peak trips. Internal capture is expected between complementary land uses within a multi-use project and are those vehicle trip ends that can be satisfied onsite without impact to the adjacent roadway network.

As part of this application, the applicant is proposing a parking reduction based on ULDR Section, 47-20-3.A.5, Parking Reduction Criteria. More specifically Section 47-20.3.A.5.b, states that the use, site, structure or any combination of same, characteristics which support a determination that the need for parking for the development is less than that required by the ULDR for similar uses.

The parking analysis used the *Institute of Transportation Engineers (ITE) Trip Generation 10th Edition* manual formulas and was based on data collected from the nearby Riverside Hotel. From the data collected at the Riverside Hotel, the percentage of guests arriving by private vehicle is 31%. If this rate was applied to the 1007 E Las Olas Blvd Hotel, the resulting parking space count required would be 19 guest parking spaces and 18 hotel employee parking spaces. This is a total of a 37-parking space requirement for hotel guests and employees combined with a 56.9-parking space requirement for retail and residential for a total of 94 spaces. Adequate unoccupied parking spaces within a 700 foot radius are estimated to be in place to accommodate the 22 parking spaces needed by the retail component, leaving a need of 72 spaces. The required parking per the ULDR would result in 138 required spaces and the applicant is proposing to provide a total of 74 spaces, which is a 54% reduction. Since this property contains residential units which cannot be included in a parking reduction, the applicant is requesting a parking reduction for the 83 required parking spaces for the commercial/retail/hotel uses and is proposing to provide 37 spaces, which is a 45% reduction.

The parking spaces are proposed to be located within two floors of subterranean parking. Underground parking is accessed by two car lifts that are located on the first floor of the structure. The car lifts are located on the southern portion of the site and entry is through either a one-way hotel drop-off area or through the alleyway. Table 3 provides a breakdown of the total parking required for the site under the previous approval and Table 4 provides a summary of the total parking required for the site under the current amendment application.

Table 3: Previously Approved Parking Summary

USE	UNIT	ULDR PARKING RATIO	REQUIRED	PROVIDED*
Commercial/Retail	5,963 sq. ft.	1 space per 250 sq. ft.	24 spaces	0 spaces
Hotel	138 Units	1/Unit	138 spaces	75 spaces
Total Provided			162 spaces	75 spaces

* *Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition*

Table 4: Current Amended Parking Summary

USE	UNIT	ULDR PARKING RATIO	REQUIRED	PROVIDED*
Commercial/Retail	5,330 sq. ft.	1 space per 250 sq. ft.	21.3 spaces	0 spaces
Hotel	81 Units	1/Unit	81 spaces	37 spaces
Residential – 2 Bedroom	3 Units	2/Unit	6 spaces	6 spaces
Residential – 3 Bedroom	12 Units	2.1/Unit	25.2 spaces	26 spaces
Residential – 4 Bedroom	2 Units	2.2/Unit	4.4 spaces	5 spaces
Total Provided			137.9 spaces	74 spaces

* *Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition*



The Trip Generation Statement is attached as **Exhibit 6** and the Parking Statement is attached as **Exhibit 7**. The City's Traffic Engineer has reviewed and accepted the analysis included in these documents providing the condition that if the parking reduction is approved, an amended parking reduction order is required. Two additional conditions of approval were included in the previously approved project related to the parking reduction request related to the mitigation of the removal of metered parking spaces and the relocation of the BCycle station that are still applicable.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed development plan supports the City's Comprehensive Plan, specifically furthering policy 2.3.1 of the Future Land Use Element, which states that mixed-use residential development shall promote an urban form, creating well-integrated land use combinations that balance intensity and density while promoting safe inter-connectivity of vehicular, pedestrian, and other non-motorized movement by creating a walkable and safe area between the street, the residential use and the adjacent commercial uses. Additionally, the project supports Policy 2.3.3, which states that mixed-use areas should include enhancement of the public realm, through open space, urban public plazas and/or recreational areas through development redevelopment and public investments. Finally, Policy 2.3.7, states that the City should continue to improve connectivity, including adding additional miles of sidewalks to further connect between land uses.

Furthermore, the proposed use is consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Objective 1.36, Use of Flexibility and Irregular Density Provision, which permits the use of flex units to facilitate development based upon changing conditions; and Objective 1.38, Economic Development, which states the support of a diverse economy.

The City's Future Land Use Map indicates that the subject property has split land use consisting of Commercial and Residential High designations. In the previous approval under DRC Case No. PLN-SITE-20080001, .18 acres of commercial flex was applied on the residential land use portion of the site permitting the hotel use on this parcel. In order to permit residential units on the subject property, the allocation of flex units is required per the City's Comprehensive Plan. Recently expired projects that were allocated flex units are now available for allocation. Flex units are allocated per the City's Unified Flex Zone Map which identifies properties within the flex receiving area. The subject property is located within the Unified Flex Zone and is eligible for the requested 17 flex units.

PUBLIC PARTICIPATION AND NOTICE:

This application is subject to the public participation requirements established in ULDR Section 47-27.4, which applies to projects within 300 feet of City-recognized civic associations. The applicant conducted a virtual public participation meeting on June 13, 2024, that was noticed to all property owners within 300' of the proposed project as well as to the presidents of the Beverly Heights Association and Colee Hammock Homeowners Association to provide an opportunity for comments from the public. The applicant's public participation meeting summary and affidavit are provided as **Exhibit 8**.

In addition, this request is subject to sign notification requirements established in ULDR Section 47-27.4. The applicant has installed a total of three signs on the property and has submitted a sign affidavit indicating proper sign notification was provided. The affidavit and photographs of the posted signs reflecting the meeting date of November 20, 2024, are provided as **Exhibit 9**.



PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board shall consider the application and make a determination based on the following criteria:

- ULDR Section 47-18.21, Mixed-Use Requirements
- ULDR Section 47-24.3, Conditional Use Requirements
- ULDR Section 47-25.2, Adequacy Requirements
- ULDR Section 47-25.3, Neighborhood Compatibility Requirements
- ULDR Section 47-28, Flexibility Rules
- ULDR Section 47-20.3.A.5, Parking Reduction and Exemption Criteria

If the Planning and Zoning Board determines that the proposed development application meet the standards, requirements, and criteria of the ULDR for the amendment to the Site Plan Level IV as stated herein, the Planning and Zoning Board shall recommend approval or approval with conditions to ensure compliance with the ULDR and criteria for the proposed development or use, to the City Commission for issuance of the amendment to the Site Plan Level IV permit, subject to the following conditions:

CONDITIONS:

1. Pursuant to ULDR Section 47-38A, Park Impact Fees, applicant will be required to pay Park Impact Fee for the proposed hotel rooms prior to issuance of building permit.
2. Should the application for a parking reduction be approved, an amended parking reduction must be executed and recorded in the public records of Broward County at the applicant's expense, prior to Final DRC approval.
3. Per the City's Landscape Reviewer, to achieve an aesthetically uniform and cohesive new streetscape along Las Olas Boulevard, the street trees along Las Olas Boulevard are to be placed approximately 30 feet on center to align with the precedent that has been set at 1201 E Las Olas Boulevard.
4. Per the City's Transportation Engineer, to mitigate the City's loss for the permanent displacement of the three (3) metered parking spaces on SE 10th Terrace, applicant agrees to either: (a) pay the City's Transportation and Mobility Department (payment shall be remitted in the name of the "City of Fort Lauderdale") a sum to be determined by the Transportation and Mobility Department based on the average usage rate; (b) install parking improvements and/or enhancements near the project, with such improvements to be identified by and agreed to by applicant and TAM; or, (c) provide the City with three additional on-street metered parking spaces in the vicinity. This condition must be met prior to the issuance of a final certificate of occupancy.
5. Per the City's Transportation Engineer, to mitigate the City's loss for the permanent displacement of the BCycle station on SE 10th Terrace, applicant agrees to design, furnish and install a new BCycle station at the applicants expense after the applicant receives and reviews the likekind-specifications from the City and/or BCycle operator. The location shall be determined by the Transportation and Mobility Department and the BCycle operator. The new station shall be installed prior to the installation of right-of-way improvements on 10th Terrace. This condition must be met prior to applying for a building permit.



6. Per the City's Engineering Reviewer, prior to Final DRC Sign-off, the Alley Vacation-Case No. PLN-VAC-20080001 must be approved by City Commission.
7. Per the City's Engineering Reviewer, prior to issuance of Final Certificate of Occupancy (C.O.), applicant shall record a five (5)-foot wide public right-of-way dedication along the north side of East Las Olas Boulevard.
8. Per the City's Engineering Reviewer, prior to issuance of final certificate of occupancy, applicant shall prepare, execute and record a Maintenance Agreement or other document for the perpetual maintenance of private improvements within the existing and proposed rights-of-way of East Las Olas Boulevard, South East 10th Terrace and South East 2nd Court, as depicted on Sheet X7 of the site plan.
9. Per the City's Engineering Reviewer, prior to permit issuance, applicant shall meet all provisions of ULDR Section 47-19.4.D.7 regarding requirements for an oil/sand separator and connection to the public sanitary sewer system.
10. City's Transportation Engineer, all sidewalks along the site must be completely ADA compliant.

If the Planning and Zoning Board determines that the proposed development application does not meet the standards, requirements, and criteria of the ULDR for Site Plan Level IV as stated herein, the Planning and Zoning Board shall recommend denial of the amendment to the Site Plan Level IV permit to the City Commission.

The applicant has submitted narratives outlining how the project complies with the applicable sections of the ULDR as described herein and attached as **Exhibit 2**, to assist the Board in determining if the proposal meets these criteria.

EXHIBITS:

1. Location Map
2. Application and Project Narratives
3. Site Plan Package
4. DRC Comment Report and Responses
5. Water and Sewer Capacity Letter
6. Trip Generation Statement
7. Parking Statement
8. Public Participation Meeting Summary and Affidavit
9. Public Sign Notice and Affidavit



CITY OF FORT LAUDERDALE

**PLANNING AND ZONING BOARD MEETING MINUTES
DEVELOPMENT SERVICES DEPARTMENT
700 NW 19 AVENUE, FORT LAUDERDALE, FL 33311
WEDNESDAY, NOVEMBER 20, 2024 – 6:00 P.M.**

Board Members	Attendance	Present	Absent
Michael Weymouth, Chair	P	5	1
Brad Cohen, Vice Chair	P	3	3
John Barranco	A	4	2
Brian Donaldson	P	6	0
Steve Ganon	P	6	0
Marilyn Mammano	P	5	1
Shari McCartney	P	5	1
Patrick McTigue	P	5	1
Jay Shechtman	P	5	1

Staff

D'Wayne Spence, Interim City Attorney
Jim Hetzel, Acting Urban Design and Planning Manager
Karlanne Devonish, Urban Design and Planning
Michael Ferrera, Urban Design and Planning
Yvonne Redding, Urban Design and Planning
Lorraine Tappen, Urban Design and Planning
Burt Ford, Chief Zoning Officer
K. Cruitt, 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 members present.

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

Motion made by Mr. Donaldson, seconded by Mr. Mc Tigue, to approve the minutes of the October meeting. In a voice vote, the **motion** passed unanimously.

III. PUBLIC SIGN-IN / SWEARING-IN

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

2. CASE: UDP-A24025

REQUEST: ** Site Plan Level IV Amendment: Conditional Use Request for a Mixed-Use Development over 10,000 square feet in the Community Business District with Increase in Building Height from 123 feet, 5 inches to 149 feet, 2 inches for 81-Room Hotel, 5,330 Square Feet of Retail Use, and Allocation of 17 Multifamily Residential Flexibility Units with an Associated Parking Reduction

APPLICANT: Las Olas Hospitality Group LLC

AGENT: Andrew J. Schein, Esq., Lochrie & Chakas, P.A.

PROJECT NAME: 1007 East Las Olas

PROPERTY ADDRESS: 1007 E. Las Olas Boulevard

ABBREVIATED LEGAL DESCRIPTION: Colee Hammock 1-17 B Lot 1, E 1/2 of Lot 2, Lot 15, Lot 16, All In Blk 14 Tog W/Por of 10' Alley In Said Blk 14, Bounded on W by Sly Ext of E 25 of Said Lot 2 & Bounded on E by E/L of Said Blk 14

ZONING DISTRICT: Community Business (CB) and Boulevard Business (B-1)

LAND USE: Commercial and Medium-High Density Residential

COMMISSION DISTRICT: 4 – Warren Sturman

CASE PLANNER: Trisha Logan, AICP

Disclosures were made at this time.

Robert Lochrie, representing the Applicant, stated that the request before the Board is an amendment to a previously approved Site Plan. The updated Application would reduce the number of hotel rooms from 140 to 81, add 17 residential units, increase the height by two floors, and request a lesser parking reduction than the original Site Plan.

The project was previously approved for hotel use by both the Planning and Zoning Board and the City Commission. It was reviewed again by the City Commission in 2022. Mr. Lochrie provided an overview of the Site Plan, noting that access to the property is provided on the west. The hotel drop-off area is located on 2nd Court and exits onto 10th Terrace. Most of the parking for the building will be underground, although there is a portion of overflow parking located to the east and north sides of the site. The overflow parking consists of a surface parking lot.

The proposed hotel is adjacent to Las Olas Boulevard. New development along that roadway has recently included a landscaped strip with shade trees as well as wide sidewalks and ground-floor retail. On 10th Terrace, the Applicant also proposes landscaping, shade trees, and a wide sidewalk. The second floor of the hotel is pushed back from Las Olas Boulevard by an outdoor terrace area, which is an amenity for the hotel. The top floor amenity deck will include a pool area.

Mr. Lochrie advised that the structure remains essentially the same as the Site Plan previously approved by the Board, as the only significant change is the addition of two

floors. The project meets all requirements for its zoning district, including setback, maximum height, landscaping, and open space.

Mr. Lochrie reviewed the hotel's ground floor, which includes a reception area as well as a stairwell leading to the second floor. The second floor is the main area of the hotel, with a central assembly area that can be used by the hotel or the residential units. The building also includes a rooftop café that allows users to walk out into the pool area.

The building is set back farther than what is required by Code, resulting in pedestrian plazas on the southeast and northeast corners. This also allows for larger sidewalks along Las Olas Boulevard, varying in size from 9 ft. to 14 ft. Along 10th Terrace, the sidewalk is 10 ft. wide and expands to 13 ft. in some areas. Along SE 2nd Court, the sidewalk is 7 ft. at all times with some wider spaces.

In addition to the improvements to be made along the side of the hotel, the developer has also committed to make improvements on the east side of SE 10th Terrace where the roadway curves around 2nd Court. Improvements are also planned to the intersection of 2nd Court and 10th Terrace.

The basic design of the building has not been changed from its original plan. The developer is also working with the City to make improvements to the surrounding areas, including portions of SE 10th Terrace and SE 2nd Court. Plans include landscape and right-of-way improvements as well as an additional green area.

The Applicant agrees with all the recommendations included in the Staff Report as well as the conditions of approval proposed by Staff.

Mr. Lochrie advised that the project has been presented many times to the appropriate neighborhood associations. The final public participation meeting was held in June 2024.

Mr. Donaldson addressed the surface parking lot intended to provide additional parking, asking if this area would remain in five years. Mr. Lochrie explained that the size of the requested parking reduction has actually decreased; in addition, the City requires an offsite parking agreement between participating property owners to be recorded. The agreement will run with the land and cannot be released unless other parking is made available.

At this time Chair Weymouth opened the public hearing. As there were no individuals wishing to speak on the Item, the Chair closed the public hearing and brought the discussion back to the Board.

Mr. Ganon commented that he appreciated the proposed streetscapes, and noted that the project represents the first condominiums available on Las Olas Boulevard east of Federal Highway.

Motion made by Ms. Mammano, seconded by Vice Chair Cohen, to recommend approval of Case Number UDP-A24025 based on the findings of fact in the City Staff Report and based on the testimony presented by the Applicant; the Board hereby finds the Application meets the applicable criteria of the ULDR cited in the Staff Report and we have adopted all the conditions and recommendations of the Staff Report. In a roll call vote, the **motion** passed unanimously (8-0).

3. CASE: UDP-Z24012

REQUEST: * ** Rezoning from Intense Manufacturing and Industrial (M-3, Broward County) District to Uptown Urban Village Southeast (UUV-SE) District

APPLICANT: 200 W Cypress Creek Holdings, LLC.

AGENT: Stephanie J. Toothaker, Esq., P.A.

PROPERTY ADDRESS: 200 W. Cypress Creek Road

ABBREVIATED LEGAL DESCRIPTION: CYPRESS CREEK OFFICE DEVELOPMENT 113-3 B PARCEL A

ZONING DISTRICT: Intense Manufacturing and Industrial (M-3) District (Broward County Zoning)

PROPOSED ZONING: Uptown Urban Village Southeast (UUV-SE) District

LAND USE: Industrial

PROPOSED LAND USE: Uptown Urban Village Transit Oriented Development

COMMISSION DISTRICT: 1 – John Herbst

NEIGHBORHOOD ASSOCIATION: N/A

CASE PLANNER: Michael Ferrera

Disclosures were made at this time.

Michael Ferrera, representing Urban Design and Planning, stated that the subject property is located in the City's Uptown area, which is included within the Uptown Master Plan and associated Unified Land Development Regulations (ULDR) amendments adopted in November 2019. The amendments establish new zoning districts in order to implement the Uptown Master Plan.

During adoption of the Ordinance, the City Commission requested that Staff examine incentives that would encourage property owners to rezone their properties to the applicable new zoning districts. One incentive was that Staff would be able to process rezoning requests on behalf of property owners with the owners' consent. This Item addresses one such property.

The request before the Board would rezone 133,678 sq. ft., or approximately 3.06 acres, from the Broward County zoning district of Intense Manufacturing and Industrial (M-3) to the Fort Lauderdale zoning district of Urban Uptown Village Southeast (UUV-SE).

Ms. Mammano asked if there is an adjacent area zoned UUV-SE. Mr. Ferrera explained that the proposed rezoning would create the first UUV-SE zoning district.

Ms. Mammano pointed out that if this is followed to the waterfront, a property's seawall may be as high as or higher than grade. Mr. Ford advised that the maximum height of a seawall throughout the City is 6 ft.

Mr. Shechtman asked if free-standing shade structures are affected by the change in Code. Mr. Ford replied that these would be measured from the same ground level as fences, which means they should not be impacted.

There being no further business to come before the Board at this time, the meeting was adjourned at 7:14 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.]