

**DRAFT**  
**PLANNING AND ZONING BOARD**  
**CITY OF FORT LAUDERDALE**  
**CITY HALL COMMISSION CHAMBERS – 1<sup>ST</sup> FLOOR**  
**100 NORTH ANDREWS AVENUE**  
**FORT LAUDERDALE, FLORIDA**  
**WEDNESDAY, JANUARY 15, 2014 – 6:30 P.M.**

**Cumulative**

<b>Board Members</b>	<b>Attendance</b>	<b>June 2013-May 2014</b>	
		<b>Present</b>	<b>Absent</b>
Patrick McTigue, Chair	P	8	0
Leo Hansen, Vice Chair	P	8	0
Brad Cohen	P	7	1
Stephanie Desir-Jean	A	6	2
Michael Ferber	P	7	1
James McCulla	P	6	2
Michelle Tuggle	P	8	0
Tom Welch	P	7	1
Peter Witschen	A	6	2

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 Development  
Florentina Hutt, Urban Design and Development  
Todd Okolichany, Urban Design and Development  
Randall Robinson, Urban Design and Development  
Anthony Fajardo, Chief Zoning Administrator  
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

**Communications to City Commission**

None.

**I. CALL TO ORDER / PLEDGE OF ALLEGIANCE**

Chair McTigue called the meeting to order at 6:30 p.m. and all stood for the Pledge of Allegiance. The 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**

**Motion** made by Mr. Welch, seconded by Ms. Tuggle, to approve. In a voice vote, the **motion** passed unanimously.

### III. AGENDA ITEMS

#### Index

<u>Case Number</u>	<u>Applicant</u>
1. 75R13**	The Conrad Fort Lauderdale / 551 North FLB Marketing, LLC
2. 19P13**	Thirteen West Las Olas / One West LOA, LLC
3. 11T13*	City of Fort Lauderdale / Downtown Master Plan Amendment
4. T14001*	City of Fort Lauderdale

#### **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.

1. <b><u>Applicant / Project:</u></b>	The Conrad Fort Lauderdale / 551 North FLB Marketing, LLC
<b>Request: **</b>	Amendments to previously approved Site Plan Level IV Development, including Request for Application of Prior Zoning Regulation to increase FAR
<b>Case Number:</b>	75R13
<b>General Location:</b>	State Road A1A between Windamar and Terramar Streets
<b>Legal Description:</b>	Lot 1, and the W 35 feet of Lot 2, of resubdivision of Block B, Birch Ocean Front Subdivision, PB 26, P 34, of the Public Records of Broward County. Lot 2, less and except the west 35 feet thereof, Lot 3, Lot 4 and the W 35 feet of Lot 7, and Lot 8, of resubdivision of Block B, Birch Ocean Front Subdivision, PB 26, P 34, of the Public Records of Broward County. Lot 5, Lot 6 and Lot 7, less and except the W 35 feet thereof of resubdivision of Block B, Birch Ocean Front Subdivision, PB 26, P 34, of the Public Records of Broward County.
<b>Case Planner:</b>	Randall Robinson
<b>Commission District:</b>	2

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

Heidi Davis, representing the Applicant, explained that the subject property is located within the ABA zoning district. The proposed site plan modifications include a remodeled A1A façade, a large pedestrian plaza, and the removal of existing concrete structures at the location. Some existing hotel rooms at the site would be converted to

residential units, and a ballroom and meeting facilities would be added above the courtyard of the existing structure.

Jorge Garcia, architect for the Applicant, showed a before-and-after PowerPoint presentation on the project, noting that all sides of the building would be treated as front spaces. Existing planters will be removed; additions include water features, an exterior/interior lobby concept, and a café. He showed several views of the proposed site, including an aerial view showing the addition of the 6<sup>th</sup> floor ballroom and deck.

Ms. Davis continued that the conversion of hotel rooms to residential space requires Site Plan Level 4 approval. The 298 approved hotel rooms would be converted to 290 total units, 181 of which would remain hotel rooms and 109 of which would become residential. Non-residential uses along the A1A corridor include a restaurant and bar. 60% of the total units proposed would be hotel units. The addition of the ballroom would extend the building's length to more than 200 ft. to the east and west; Code allows an east/west increase only for the portion of a structure up to 55 ft. in height and if the structure's overall height does not exceed 250 ft., both of which criteria are met by the building.

Because the addition of the ballroom and meeting space increases the building's floor area ratio (FAR), the Applicant requests an application of prior zoning regulation. Code allows for the application of prior zoning if a regulation has changed since the original approval of a development. The Applicant also wishes to use applicable bonus design points, which complied with ULDR regulations at the time of original approval. This request would allow an additional 10% FAR, which constitute 7 of 14 points on the ABA zoning district's Design Compatibility and Community Character Scale.

Ms. Davis concluded that the Application has been approved by the Central Beach Alliance (CBA), Beach Council, and the Greater Fort Lauderdale Chamber of Commerce. Staff has indicated that the Application meets all applicable Code criteria as well as Comprehensive Plan requirements.

Randall Robinson, representing Urban Design and Development, explained that the Site Plan Level 4 request means the Board's vote will serve as a recommendation to the City Commission.

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

**Motion** made by Vice Chair Hansen, seconded by Mr. McCulla, to approve with all the recommendations of the Staff Report. In a roll call vote, the **motion** passed 7-0.

2. **Applicant / Project:** Thirteen West Las Olas / One West LOA, LLC

**Request:** \*\* Plat Review