



CITY OF FORT LAUDERDALE

**DRAFT**  
**PLANNING AND ZONING BOARD**  
**CITY OF FORT LAUDERDALE**  
**CITY HALL – CITY COMMISSION CHAMBERS**  
**100 NORTH ANDREWS AVENUE**  
**FORT LAUDERDALE, FLORIDA**  
**WEDNESDAY, DECEMBER 19, 2018 – 6:30 P.M.**

**Cumulative**

<b>Board Members</b>	<b>Attendance</b>	<b>June 2018-May 2019</b>	
		<b>Present</b>	<b>Absent</b>
Catherine Maus, Chair	P	6	1
Howard Elfman, Vice Chair	A	5	2
John Barranco	P	6	1
Brad Cohen	A	5	2
Mary Fertig	P	6	1
Jacquelyn Scott	P	7	0
Jay Shechtman	P	7	0
Alan Tinter	P	5	2
Michael Weymouth	P	7	0

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

**Staff**

Shari Wallen, Assistant City Attorney  
Karlanne Grant, Urban Design and Planning  
Jim Hetzel, 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 Maus called the meeting to order at 6:30 p.m. and all recited the Pledge of Allegiance. Jim Hetzel of Urban Design and Planning introduced the Staff members present.

**II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM**

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

**III. PUBLIC SIGN-IN / SWEARING-IN**

Individuals wishing to speak on tonight's Agenda Items were sworn in at this time.

#### IV. AGENDA ITEMS

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	<u>Case Number</u>	<u>Applicant</u>
1.	PL16008**	Gummakonda Properties, Inc.
2.	R1703**	Gummakonda Properties, Inc.
3.	R17037**	Florida Power & Light
4.	R17057**	94-96 Hendricks Isle, LLC
5.	R17065**	EMPI LLC
6.	R18065**	Dev Motwani
7.	R17076**	Marie C. Curtis Q Tip / 912 Victoria, LLC

##### **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.

Chair Maus noted that Items 1, 2, and 3 have been withdrawn by the Applicants. Assistant City Attorney Shari Wallen advised that the Applicants for Items 4 and 7 have requested deferrals.

**Motion** made by Ms. Scott, seconded by Mr. Tinter, to defer Item 4 to February 20, 2019. In a voice vote, the **motion** passed unanimously.

**Motion** made by Mr. Tinter, seconded by Ms. Fertig, to defer Item 7 to January 16, 2019. In a voice vote, the **motion** passed unanimously.

<b>6. CASE:</b>	<b>R18065</b>
<b>REQUEST: **</b>	Site Plan Level IV Review: Twenty-one Multifamily Residential Units with Yard Modification
<b>APPLICANT:</b>	Dev Motwani
<b>PROJECT NAME:</b>	530 N. Birch Road
<b>GENERAL LOCATION:</b>	530 N. Birch Road
<b>ABBREVIATED LEGAL DESCRIPTION:</b>	BIRCH OCEAN FRONT SUB 19-26 g Block 2, Lot 2 and 3
<b>ZONING DISTRICT:</b>	North Beach Residential Area (NBRA)
<b>LAND USE:</b>	Central Beach Regional Activity Center (C-RAC)
<b>COMMISSION DISTRICT:</b>	2 – Steven Glassman
<b>CASE PLANNER:</b>	Yvonne Redding

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Mr. Hetzel clarified that there was a discrepancy in the information provided by other government agencies, including the Broward County Property Appraiser's website and state licensing agencies, regarding the number of units in this project. The number of rooms has been corrected from 14 to 16. Corrections have also been made to the conditions listed in the Staff Report.

Disclosures were made at this time.

Robert Lochrie, representing the Applicant, stated that the request is for Site Plan Level IV approval for a 21-unit multi-family residential building with yard modifications. The block on which the subject property is located has split zoning: the property before the Board is zoned NBRA while the remainder of the block is zoned ABA. The site is intended to provide transition from the greater height allowed under ABA zoning to the lower height in NBRA districts.

The project's parking will be contained on the two first floors of the building and will be covered on top and surrounded by screen walls and landscape screens. The ground floor will contain active uses, including amenity space, a lobby, and a lounge for residents. Cars may drop off and pick up residents on the site without blocking the street.

The ground floor landscape plan includes enhanced sidewalks and landscaping treatment all the way around the property. The 20 ft. setback to the east provides space between the two properties and serves as a dog park for residents of the proposed building. Both plans have been approved by the neighboring property to the east.

The project meets all requirements for height, landscaping, and open space. The parking requirement is exceeded. The patio deck includes a number of amenities for residents and fully covers the garage. Units increase in size as the building's floors go up. Units will include balconies and terraces, and the roof deck will be active space.

The minimum required setbacks throughout the building increase with the building's height, which means the building mass is set back 35 ft. from the property line on the north side, 65 ft. on the south side, 25 ft. on the west, and 30 ft. on the west.

Mr. Lochrie noted that on the ground floor level, seven parking spaces are designated for guests. Three of these spaces will include charging stations. Residents with electric cars will have the opportunity to request additional hookups in their spaces. The garage will include a gate separating the guest area from the residents' parking area; however, this amenity is within the building in order to prevent stacking on the street.

The project was presented to the Central Beach Alliance (CBA) on three occasions, including two presentations to the general membership and one to the CBA's board. At the most recent meeting, the CBA voted 172-3 in favor of the project. The Applicant has reviewed the Staff Report and agrees with the conditions presented therein.

Chair Maus asked if the seven guest parking spaces are included in the total provision of 48 spaces. Mr. Lochrie confirmed this, explaining that some of the guest spaces are tandem spaces including lifts. Residents will be assigned specific parking spaces at the time they purchase their units.

Ms. Redding of Urban Design and Planning stated that the project has complied with adequacy and neighborhood compatibility requirements for the Central Beach District. Staff has corrected the previous discrepancy regarding the number of units planned for the site, which necessitated adjustment of the parking and trip counts.

The conditions of approval were amended by correcting the archaeological shovel test survey requirement, which are included in the Staff Report.

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

**Motion** made by Ms. Fertig, seconded by Mr. Tinter, to approve with Staff conditions. In a roll call vote, the **motion** passed 7-0.