



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, FEBRUARY 20, 2019 – 6:30 P.M.**

Cumulative

Board Members	Attendance	June 2018-May 2019	
		Present	Absent
Catherine Maus, Chair	P	8	1
Howard Elfman, Vice Chair	P	7	2
John Barranco	P	7	2
Brad Cohen (arr. 6:32)	P	7	2
Mary Fertig	P	8	1
Jacquelyn Scott	P	9	0
Jay Shechtman	P	9	0
Alan Tinter	P	7	2
Michael Weymouth	P	9	0

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
Shari Wallen, Assistant City Attorney
Tyler Laforme, Urban Design and Planning
Yvonne Redding, Urban Design and Planning
Benjamin Restrepo, Department of Transportation and Mobility
Igor Vassiliev, Public Works Department
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

Communications to City Commission

Motion made by Mr. Weymouth, seconded by Mr. Shechtman, to send a communication to the City Commission asking that the start time of the Planning and Zoning Board meeting be moved to 6 p.m. In a voice vote, the **motion** passed unanimously.

Motion made by Ms. Fertig, seconded by Mr. Shechtman, to forward the proposed Code Amendment as a concept to the City Commission, with the request that they send it to the Council of Fort Lauderdale Civic Associations for further discussion. **[The proposed Amendment is separately attached.]** In a voice vote, the **motion** passed unanimously.

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. The Chair introduced the Board members, and Urban Design and Planning Manager Ella Parker introduced the Staff members present.

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

Motion made by Vice Chair Elfman, seconded by Mr. Tinter, to approve. In a voice vote, the **motion** passed unanimously.

Mr. Cohen arrived at 6:32 p.m.

Motion made by Vice Chair Elfman, seconded by Ms. Scott, to defer Item 2 until the May 15 [2019] meeting. In a voice vote, the **motion** passed unanimously.

Motion made by Vice Chair Elfman, seconded by Ms. Scott, to defer Item 7 to the June [19, 2019] meeting. 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. R18058**	Bayshore Hotel LLC and 3030 Bayshore Properties LLC
2. R17057**	94-96 Hendricks Isle, LLC
3. R18011**	Beach Boys Plaza Inc. % Hamuy
4. R15056E1**	1324 Bay View Drive LLC
5. R18079	Henderson Behavioral Health, Incorporated
6. R18068	Rio Vista Properties, LLC
7. R18025	KT Seabreeze Atlantic, LP

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.

~~Ms. Fertig stated that in the past, there has been significant discussion of possible updates to the Central Beach Master Plan, one of which suggested that residents might wish to change how setbacks were calculated by moving away from the "half the height" stipulation. She recalled that at the time, most residents wished to keep this rule in place. She also noted that the CBA voted against the project, and residents from surrounding buildings opposed it as well.~~

~~Ms. Fertig continued that infrastructure is a concern for the barrier island, as pipe breaks are common in the subject area and traffic remains an issue. She concluded that it is necessary to listen to members of the community who live in that area, and did not believe passing the Application was the best way to keep that area livable for those residents.~~

~~Ms. Scott requested that Mr. Shechtman restate his **motion**. The **motion** was restated as follows: **motion** to approve with the condition that the Applicant construct associated infrastructure improvements to connect the project to pump station D-31, subject to the approval of the Public Works Department, and that the project shall not operate as a condo/hotel.~~

~~Assistant City Attorney Shari Wallen requested clarification that all other conditions in the Staff Report, with the exception of revised condition #4, were acceptable and included in the **motion**. Mr. Shechtman confirmed that was his intent.~~

~~In a roll call vote, the **motion** passed 5-4 (Chair Maus, Mr. Cohen, Ms. Fertig, and Ms. Scott dissenting).~~

3. CASE:	R18011
REQUEST: **	Site Plan Level IV Review: 205 Hotel Units, 381 Space Parking Facility and 5,310 Square Feet Commercial/Retail Use
APPLICANT:	Beach Boys Plaza Inc. % Hamuy
PROJECT NAME:	Beach Boys Plaza
GENERAL LOCATION:	401 South Fort Lauderdale Beach Boulevard
ABBREVIATED LEGAL DESCRIPTION:	Lot 1 and 2, of "Las Olas By The Sea" re-amended Plat Book 1, Page 16 of the Public Records of Broward County, Florida
ZONING DISTRICT:	A1A – Beach Front District (ABA)
LAND USE:	C Regional Activity Center
COMMISSION DISTRICT:	2 – Steven Glassman

Disclosures were made at this time.

Courtney Crush, representing the Applicant, showed a PowerPoint presentation on the project known as Beach Boys Plaza. The Application is for multi-purpose use located in the Central Beach area.

The intent of the ABA zoning district, in which the proposed project is located, is to ensure quality development along the high-traffic thoroughfare on the beach. The request is for Site Plan Level IV approval of a 205-room hotel with accessory restaurants, which will interact with a nearby park and will enhance existing neighborhood retail along the A1A frontage. The project also proposes an active rooftop and parking for the hotel as well as some surplus parking.

Ms. Crush characterized the project as unique, as it renovates the existing retail fronting onto A1A and proposes a garage that wraps both retail and a second-floor restaurant within its northern façade. The garage also includes ground-level retail along Seabreeze Boulevard. The Applicant proposes to dedicate a 22 ft. easement to move the sidewalk on southern Seabreeze Boulevard closer to the building.

The Applicant's team has been coordinating closely with the City, as a redesigned park is proposed next to the Beach Boys Plaza. The intent is to have interaction and engagement on the northern edge of the Beach Boys property. Access to the garage is on the northern end of Seabreeze Boulevard, while loading and deliveries for the hotel and southern retail establishments will be able to enter, turn around in, and exit the property at this location. The existing retail on A1A will have a new northern façade and outdoor seating, with screening on the garage.

The project exceeds stepback requirements to accommodate beach shadows, and its lighting was designed to be turtle compliant. Because there has been a net loss of parking spaces in the beach area, the Applicant decided to incorporate additional capacity for public parking. This is consistent with Beach Community Redevelopment Agency (CRA) proposals.

Motion made by Vice Chair Elfman, seconded by Ms. Fertig, to make the Staff Report part of the record. [The Board approved the **motion** by consent.]

Vice Chair Elfman requested additional information on the parking lift system proposed for the project. Rob Orcutt, representing the Applicant, explained that the garage will have three separate double-loaded bays, with parking beginning on the second level. The bay closest to Seabreeze Boulevard will be a dedicated drop-off area, while traffic may circulate through the two eastern bays.

Vice Chair Elfman asked if there will be full lift system parking or primarily ramp parking. Mr. Orcutt described it as a combination of the two, with lifts planned for 75 parking spaces on the fifth level. These spaces will be dedicated to valet parking.

Mr. Tinter asked if the public parking spaces will be paid or free spaces, and how public spaces will be distinguished from spaces for hotel use only. Mr. Orcutt replied that these will be paid spaces, although the exact system has not yet been identified. Dedicated hotel spaces will meet roughly 80% of the hotel's parking requirement. On levels 4 and 5, there will be a total of 20 additional tandem valet spaces, with 25 spaces on the top level dedicated for staff. Any parking not tandem or stacked will be public paid spaces, including restaurant and retail parking.

Vice Chair Elfman asked if there was a reason the A1A frontage was selected for renovation rather than replacement. Ms. Crush replied that the Applicant wanted to have retail tenants along A1A, which could be upgraded and the roof activated. Neil Hamuy, Applicant, noted that many of the retail tenants have been in the space for several years and he did not want to disrupt them. He characterized the plan as having the lowest risk for the property.

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

Paul Chettle, private citizen, commented that he did not feel the Application was ready to come before the Board from a traffic perspective. He anticipated that the project would generate nearly 2000 daily trips, and referred to two data sets, one of which showed the level of service on the adjacent roadway as rated below D. Mr. Chettle asserted that a second traffic study showed a significant disparity between peak hour traffic on weekdays and weekends, and that the traffic study submitted by the Applicant was taken on a Tuesday.

Thomas Trinajstic, private citizen, described traffic in the Las Olas Boulevard area from Seabreeze Boulevard to 5th Street as "horrendous." He pointed out that in addition to the proposed project, there are three additional buildings being constructed in the area. He expressed concern for access to emergency services and traffic congestion.

William Brown, member of the CBA Board of Directors, stated that the Applicant's team gave presentations to the CBA in September and November 2018. A membership vote in support of the project passed 86-61.

As there were no other individuals wishing to speak on this Item, Chair Maus closed the public hearing and brought the discussion back to the Board.

Vice Chair Elfman requested clarification of when the traffic study was taken. Mr. Restrepo of the Department of Transportation and Mobility confirmed that traffic counts

were taken on a Tuesday. He advised that the peak p.m. trip generator for a non-resort hotel typically occurs on a weekday.

Ms. Fertig stated she was concerned with the proposed 10 ft. setback, which she felt was unusual in this case, as the subject property is directly across the street from a park. She was also concerned with traffic, as the subject area is a busy intersection that is frequently prone to congestion.

Mr. Tinter observed that the property's setback serves to activate the park by placing retail and restaurant uses close to this public space. With regard to the traffic study, he clarified that all comparisons are done mid-week during peak p.m. hours. The level of service during the mid-week p.m. peak hour is consistent with the numbers provided by the Applicant.

Motion made by Mr. Tinter, seconded by Mr. Cohen, to approve with Staff conditions. In a roll call vote, the **motion** passed 7-2 (Chair Maus and Ms. Fertig dissenting).

4. CASE:	R15056E1
REQUEST: **	Site Plan Extension Request (24 months) for a Previously Approved Site Plan Level III Review of a Waterway Use and Modification of Required Yards for 6 Multifamily Residential Units
APPLICANT:	1324 Bay View Drive LLC
PROJECT NAME:	1324 Bay View Drive Multifamily
GENERAL LOCATION:	1324 Bay View Drive
ABBREVIATED LEGAL DESCRIPTION:	Lot 18 and the Southwesterly 10 feet of lot 17, "Beach Way Heights Unit "B", Plat Book 25, Page 27 of the Public Records of Broward County, Florida
ZONING DISTRICT:	Residential Multifamily Mid Rise/ Medium High Density (RMM-25)
LAND USE:	Medium-High Density Residential
COMMISSION DISTRICT:	1 - Heather Moraitis
CASE PLANNER:	Yvonne Redding

~~Disclosures were made at this time.~~

~~Gus Carbonell, representing the Applicant, stated that the request is for the extension of a Site Plan for a six-unit boutique condominium with three units per floor. It was unanimously approved by the Coral Ridge Association and plans have been completed. This is the first extension requested by the Applicant.~~