



CITY OF FORT LAUDERDALE

**CITY OF FORT LAUDERDALE  
CITY HALL – CITY COMMISSION CHAMBERS  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA  
WEDNESDAY, MAY 15, 2019 – 6:00 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	10	2
Howard Elfman, Vice Chair	A	8	3
John Barranco (arr. 6:08)	P	8	3
Brad Cohen (arr. 6:05)	P	8	3
Mary Fertig (arr. 6:05)	P	10	1
Jacquelyn Scott	P	11	1
Jay Shechtman	P	12	0
Alan Tinter	P	10	2
Michael Weymouth	P	12	0

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

**Staff**

Ella Parker, Urban Planning and Design Manager  
D'Wayne Spence, Assistant City Attorney  
Shari Wallen, Assistant City Attorney  
Anthony Fajardo, Director, Department of Sustainable Development  
Karlanne Grant, Urban Design and Planning  
Jim Hetzel, Urban Design and Planning  
Trisha Logan, Urban Design and Planning  
Randall Robinson, Urban Design and Planning  
Yvonne Redding, Urban Design and Planning  
Benjamin Restrepo, Department of Transportation and Mobility  
Jamie Oppenlee, Recording Secretary, Prototype, Inc.

**Communications to City Commission**

**Motion** made by Ms. Fertig, seconded by Mr. Shechtman, [for the communication on p.23]. [A vote was not taken. The communication will be voted upon at the June 19, 2019 meeting.]

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

Chair Maus called the meeting to order at 6:00 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 City Staff.

~~against a minimum requirement of 100 ft. The Applicant met with the Dorsey Riverbend Civic Association in April 2019 and received positive feedback from its members.~~

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

~~Johnny Gaines, Pastor of the Anointed by Christ International Christian Center Church, stated that the development of the church property will be helpful to the community.~~

~~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.~~

~~**Motion** made by Ms. Fertig, seconded by Mr. Tinter, to have the Staff Report read into the record. In a voice vote, the **motion** passed unanimously.~~

~~Mr. Tinter asked if the Site Plan's proposal for three of the church's required parking spaces to be on-street spaces was permissible. Ms. Redding clarified that in the Northwest RAC, on-street parking may count toward the parking requirement.~~

~~**Motion** made by Ms. Fertig, seconded by Mr. Cohen, to approve including Staff conditions. In a roll call vote, the **motion** passed 8-0.~~

**5. CASE:**

**PL18010**

**REQUEST: \*\***

Plat Approval

**APPLICANT:**

Beach Boys Plaza Inc. % Hamuy

**PROJECT NAME:**

Beach Boys Plaza Plat

**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

**CASE PLANNER:**

Yvonne Redding

Disclosures were made at this time.

Jerry McLaughlin, representing the Applicant, stated that the request is for approval of a plat for Beach Boys Plaza. The site is roughly 1.66 acre. The plat would be restricted to

205 hotel rooms and 28,000 sq. ft. of commercial use, of which 10,950 sq. ft. are existing and 17,050 sq. ft. are proposed.

The plat has been reviewed by the DRC and all comments from that body have been addressed. The Site Plan that accompanies the plat was approved by the Planning and Zoning Board in February 2019.

**Motion** made by Ms. Fertig, seconded by Mr. Shechtman, to have the Staff Report made part of the record. In a voice vote, the **motion** passed unanimously.

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

Ms. Fertig asked what would happen regarding the plat amendment if the pending application for a Site Plan is not approved by the City Commission. Assistant City Attorney Shari Wallen explained that the plat application is subject to separate criteria than a Site Plan application and should be evaluated accordingly.

Chair Maus pointed out that the plat amendment application is tailored to the project that is pending before the City Commission. Attorney Wallen clarified that should the Site Plan not be approved by the Commission, any future development on the subject site would need to either conform to the approved plat or re-plat the property. She re-emphasized that plat approval requires different review criteria from Site Plan approval.

Ms. Scott asked why the plat did not come before the Board at the same time as the Site Plan. Mr. McLaughlin recalled that when the Site Plan was being prepared for presentation to the Board, the Applicant was first informed they did not have to amend the plat; when a platting issue arose later, the Applicant went through that process separately.

Assistant City Attorney D'Wayne Spence further clarified that if a plat is approved with restrictions, the Applicant must still secure approval of development through the Site Plan process. Plat restrictions affect the intensity of development based on adequacy.

Mr. Barranco requested clarification of what triggered the need for a plat. Courtney Crush, also representing the Applicant, replied that the west side of Seabreeze Boulevard is now under separate ownership, which means the County cannot easily distinguish one half of the parcel from the other half. Upon further consideration, it was determined necessary for the west side of Seabreeze Boulevard to be separately identified from the east parcel.

Mr. Barranco also requested clarification of the purpose of a Florida Power and Light (FPL) easement which bisects the site. Mr. McLaughlin advised that this easement will not be vacated.



**Motion** made by Mr. Shechtman, seconded by Mr. Weymouth, to approve. In a roll call vote, the **motion** passed 7-1 (Mr. Cohen dissenting).

<b>5. CASE:</b>	<b>R19012</b>
<b>REQUEST: **</b>	<del>Site Plan Level III Review: Waterway Use and Yard Modification for 16 Multifamily Residential Units</del>
<b>APPLICANT:</b>	<del>Bella Vista Terrace Condominium Association</del>
<b>PROJECT NAME:</b>	<del>Bella Vista Terrace</del>
<b>GENERAL LOCATION:</b>	<del>160 Isle of Venice Drive</del>
<b>ABBREVIATED LEGAL DESCRIPTION:</b>	<del>Island no. 4, Nurmi Isles, the south 60 feet of lot 31 and all of lots 32 and 33</del>
<b>ZONING DISTRICT:</b>	<del>Residential Multifamily Mid Rise/ Medium High Density (RMM-25)</del>
<b>LAND USE:</b>	<del>Medium-High Density Residential</del>
<b>COMMISSION DISTRICT:</b>	<del>2 – Steven Glassman</del>
<b>CASE PLANNER:</b>	<del>Randall Robinson</del>

~~Disclosures were made at this time.~~

~~Courtney Crush, representing the Applicant, stated that the Application proposes a 16-unit residential project in an RMM-25 zoning district. There is presently an existing 25-unit condominium on the property. Neighbors to the site include other residential development and town homes, which range in height from three to seven stories.~~

~~Ms. Crush showed renderings of the property, which will have one level of parking and four levels of residential use. The maximum height in this zoning district is 55 ft. The height from the top of the fifth floor to the roof is 50 ft., with the remaining 5 ft. consisting of a glass railing that surrounds an active rooftop. Part of the request before the Board is waterway use.~~

~~The Applicant has met with neighbors, including some neighbors from across the waterway. While backup materials reflect an April 2019 meeting with members of the Nurmi Isles community, a follow-up meeting in May 2019 was also scheduled, as not all residents were able to attend the first meeting. Ms. Crush noted that some of these residents of Nurmi Isles had suggested the project's eastern façade could be softened through the addition of trees and use of more transparent materials. These comments were addressed in the Site Plan.~~