

**PLANNING AND ZONING BOARD
CITY OF FORT LAUDERDALE
CITY HALL – 8TH FLOOR CONFERENCE ROOM
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA
WEDNESDAY, NOVEMBER 18, 2015 – 5:30 P.M.**

Cumulative Attendance

Board Members	Attendance	June 2015-May 2016	
		Present	Absent
Patrick McTigue, Chair	P	6	0
Leo Hansen, Vice Chair	P	5	1
Theron Clark (arr. 6:52)	P	3	0
Stephanie Desir-Jean	P	6	0
Steven Glassman	P	5	1
Rochelle Golub	P	5	1
Richard Heidelberger	P	3	3
Catherine Maus	P	6	1
James McCulla	A	5	1

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
Florentina Hutt, Urban Design and Planning
Randall Robinson, Urban Design and Planning
Lorraine Tappen, Urban Design and Planning
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

Communications to the City Commission

None.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chair McTigue called the meeting to order at 6:33 p.m. and all recited the Pledge of Allegiance. The Chair introduced the Board members, and Assistant City Attorney D'Wayne Spence explained the quasi-judicial process used by the Board. Urban Design and Planning Manager Ella Parker introduced the Staff members present.

Chair McTigue advised that Applicants and their representatives are allowed 15 minutes of presentation time, representatives of associations and groups are allowed five minutes, and individual speakers have three minutes.

II. APPROVAL OF MINUTES

Motion made by Ms. Golub to approve. In a voice vote, the **motion** passed unanimously.

III. AGENDA ITEMS

Index

<u>Case Number</u>	<u>Applicant</u>
1. T15009*	City of Fort Lauderdale / Evaluation and Appraisal Report
2. R15043**	2301 SE 17 Street, LLC / Pier 66 Improvement Program
3. R15037**	124 Hendricks Isle LLC / One24 Residences
4. T15005*	City of Fort Lauderdale / Amend Unified Land Development

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.

It was noted that the January 2016 Board meeting date would need to be rescheduled for Tuesday, January 19.

Motion made by Vice Chair Hansen, seconded by Ms. Maus, to approve. In a voice vote, the **motion** passed unanimously.

Chair McTigue also noted that Staff has requested deferral of Item 4 until the next meeting.

Motion made by Vice Chair Hansen, seconded by Ms. Golub, to defer. In a voice vote, the **motion** passed unanimously.

The Board observed a moment of silence in recognition of the recent death of longtime community activist and volunteer Fred Carlson. Mr. Glassman briefly described the work done by Mr. Carlson to improve the City and the beach community in particular. Ms. Parker seconded the statements and mentioned gratitude for Mr. Carlson's work on staff's behalf.

1. <u>Applicant/Project:</u>	City of Fort Lauderdale / Evaluation and Appraisal Report
<u>Request:*</u>	Recommend the City Commission approve a resolution adopting the Evaluation and Appraisal Report of the Comprehensive Plan.
<u>Case Number:</u>	T15009

General Location: City-wide
Case Planner: Lorraine Tappen
Commission District: City-wide

Lorraine Tappen, representing Urban Design and Planning, explained that Florida Statutes require every municipality to have a Comprehensive Plan, which regulates land use, coordinates infrastructure for existing and future development, and ensures quality of life. Every seven years, cities are required to review this Plan to ensure that it meets State requirements and community goals. The evaluation phase will be followed by amendments to the Comprehensive Plan that will bring the document up to date.

The City's consultant, the Corradino Group, was hired to prepare the Evaluation and Appraisal Report as well as to update the next phase of the Comprehensive Plan, which includes data inventory analysis. Ms. Tappen emphasized that what is before the Board at tonight's meeting does not include amendments to the Comprehensive Plan, which will begin in 2016 with a public participation process.

The Evaluation and Appraisal Report (EAR) has been distributed to neighborhood and homeowners' associations via email. Ms. Tappen noted that the Council of Fort Lauderdale Civic Associations issued a consensus statement in response to the report. The statement will be made part of the record for this Agenda Item. Staff requests that the Board recommend the EAR to the City Commission for approval by Resolution.

Jerry Bell, representing the Corradino Group, showed a PowerPoint presentation on the Item, reiterating that the Comprehensive Plan serves as a master planning document for the City. The Corradino Group did not identify the need to make amendments in the Comprehensive Plan at this time, based on State regulation; however, the EAR does address issues and challenges faced by Fort Lauderdale. It is intended to ensure that the Comprehensive Plan is consistent with the City's Strategic Plan and Vision Plan.

Preparation for the EAR began in January 2015 with review of the Comprehensive Plan by both the County and the Florida Department of Transportation (FDOT). An initial public workshop was held in February, followed by presentations to the City Commission in August and the Council of Fort Lauderdale Civic Associations in September. A questionnaire was emailed to community groups, which solicited 618 responses. The draft EAR has also been mailed to neighborhood associations and is available online.

A series of topics to be addressed by the EAR were identified, including descriptions of these issues, how they are to be addressed according to the Vision Plan and Strategic Plan, and responses to questionnaires. Recommendations are then made for each of the topics, which include:

- Respond to the effects of climate change
- Achieve sustainability at all levels

- Meet current and future infrastructure needs
- Provide housing to meet needs
- Provide multimodal transportation options
- Enhance the City's sense of place
- Take advantage of economic opportunities

Mr. Bell reviewed some of the key recommendations in the EAR, such as adoption of a new climate change element to the Comprehensive Plan, implementing responsible growth in existing neighborhoods, improving the use of storm inlets and drainage infrastructure, providing affordable housing along transit corridors, implementation of Complete Streets for multimodal transportation, and recommending new urban design and economic development elements for the Comprehensive Plan. The Plan will also be rewritten to improve its overall accessibility as a document. The amended Comprehensive Plan will be presented to the City Commission in winter 2016.

Mr. Clark arrived at 6:52 p.m.

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

Marilyn Mammano, President of the Council of Fort Lauderdale Civic Associations, advised that the Council submitted a consensus report to the City Commission in September 2015. This report dealt specifically with density and the development of the City, including both residential neighborhoods and areas of major economic development. She read a statement reflecting the Council's general support of all potential Comprehensive Plan amendments, particularly those addressing a sense of place. The Council felt that these amendments should be even stronger, and should include additional topics, such as:

- Completing and adopting surveys cataloguing the remaining historic resources in Fort Lauderdale;
- Updating the Historic Preservation Ordinance;
- Providing additional Staff support for review of historic preservation applications, developer assistance, and community education.

Ms. Mammano continued that the Comprehensive Plan should include other specific amendments, such as securing park space in areas where significant growth is anticipated, as well as encouraging smoke-free areas in City parks and beaches. She requested that these additions be considered for recommendation to the City Commission.

Steve Buckingham, President of the Tarpon River Civic Association, emphasized the importance of neighborhood compatibility with regard to the City's growth, pointing out that the EAR recommends the adoption of neighborhood compatibility requirements. Mr. Buckingham concluded by agreeing with Ms. Mammano on the importance of parks in promoting a sense of place.

Barbara Magill, President of the Lauderdale Harbor Civic Association, stated that she would like the Comprehensive Plan to further address zoning. She pointed out that upcoming development within the City can lead to more congested traffic conditions, and urged the Board to take this into consideration when approving further development. She also noted the importance of neighborhood compatibility to the quality of life of Fort Lauderdale residents.

Donna Mergenhagen, private citizen, stated that the Comprehensive Plan should focus more closely on infrastructure, particularly internal infrastructure and operations. She also emphasized the need to protect the City's unique neighborhoods in light of rapidly increasing density. Ms. Mergenhagen concluded that historic preservation should also be maintained and well-defined in the Comprehensive Plan.

Anne Hilmer, private citizen, expressed concern with the impact of density and development on traffic, pointing out that many of the City's major roadways have a service level rating of F. She did not feel the EAR sufficiently addressed existing problems, nor the additional issues that will be created by increasing density, both of which have a negative impact on quality of life.

Laura Croscenco, President of the Middle River Terrace Neighborhood Association, asserted that the EAR did not take into account all changes to existing neighborhoods. She recommended narrowing of traffic lanes, rather than lane reductions, in order to preserve existing infrastructure. She also described the extension of several types of social services into her neighborhood, which she characterized as potential impediments to attracting new residents to the area.

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

Ms. Golub requested additional information regarding the EAR's recommendations on City parks, which state that the Plan's goal is to renovate and improve existing parks and create pocket parks. Ms. Tappen replied that this is only one of the report's broad recommendations for amendments to the Comprehensive Plan. She advised that the City is also updating the Parks Master Plan, which will be used in determining the final recommendations with regard to park space. Ms. Golub expressed concern that if the EAR does not address the need for new parks, among other concerns, this need will not be considered when the Comprehensive Plan is amended.

Ms. Parker explained that the EAR is a much higher-level document than the next phase of amending the Comprehensive Plan, which will include specific goals, objectives, and policies determined with public input. The issue before the Board at this time is only whether or not to approve the EAR so Staff may proceed to the next phase of the process, in which specific amendments will be determined.

Ms. Golub asserted that the lack of specificity seemed to assume that existing facilities are sufficient. Ms. Parker replied that it is up to the Board's discretion to add recommendations if they wish, and reiterated that these are potential Comprehensive Plan amendments, not intended to exclude other amendments.

Attorney Spence observed that as the Local Planning Agency, the Board is responsible for monitoring the effectiveness of the Comprehensive Plan: the EAR evaluates the existing Plan to determine whether or not it is effective by identifying issues with this Plan and bringing them to the attention of the City Commission, along with any recommendations for changes.

Ms. Parker reiterated that many of the document's recommendations fall under larger topics that will be further addressed as specific goals, objectives, and policies are developed. Ms. Golub continued that if the EAR includes detailed analysis of some issues but not others, the assumption will be that certain issues were not detailed for a reason.

Ms. Golub proposed that the Board recommend approval of the EAR with additional items to be discussed further during the next phase, including historic preservation, prioritizing the use of City land for parks, integration of mixed-use buildings into neighborhoods, activation of streetscapes using means other than storefronts, and dealing with issues related to traffic and density.

Attorney Spence clarified that should the Board recommend against approval of the EAR, Staff would still have the option of advancing the report with the recommendation of denial. He emphasized that this is the Board's opportunity as a Local Planning Agency to review the Comprehensive Plan, and to determine whether or not the existing Plan addresses current conditions within the community. The EAR points out that the Comprehensive Plan fails to meet this requirement within certain areas, and recommends that it be amended in order to address these issues.

Ms. Desir-Jean asked if it would be possible to recommend approval of the EAR, with the condition that the City Commission also consider all comments made by the public and the Board. Attorney Spence pointed out that these comments would be advanced along with the approved document, and would not need to be stated specifically as part of a motion for approval unless the Board sought to amend the EAR. He recommended that the Board suggest a list of broadly stated amendments.

Ms. Maus commented that while coordinating with public schools is mentioned as part of the EAR's economic development element, the document should also address the improvement of "F"- and "D"-rated schools in Fort Lauderdale. She added that she agreed with most of the statements made regarding traffic.

Mr. Glassman noted that while the report recommends increased development in areas that are not at risk by climate change, many of the applications that come before the

Board with Staff approval are in at-risk locations. He suggested that historic preservation could be incentivized in order to make it a less daunting issue, and could be discussed further in terms of economic development. He thanked Staff as well as the Council of Fort Lauderdale Civic Associations for their work on the report.

Vice Chair Hansen stated that as a document with a broad scope, the EAR seems to address most of the general areas, if not all specific items, in need of further attention. He felt the document should be advanced to the City Commission in order for this detailed work to begin.

Motion made by Vice Chair Hansen, seconded by Mr. Clark, to recommend to the City Commission to approve the report.

Ms. Golub offered the following **amendment** to the **motion**: that the recommendations are not limited, and that the ULDR may be amended in ways not mentioned in the EAR. Vice Chair Hansen did not accept the **amendment**, pointing out that the document is not intended to be seen as a final statement on amending the Comprehensive Plan.

In a roll call vote, the **motion** passed 7-1 (Ms. Golub dissenting).

2. Applicant / Project:	2301 SE 17 Street, LLC / Pier 66 Improvement Program
Request: **	Site Plan Level-III Review: Amend Previously Approved Site Plan / Conditional Use
Case Number:	R15043
General Location:	2301 SE 17 th Street, east side of Intracoastal Waterway
Legal Description:	Platting parcel legally described as all of Tract "A" of the Kimberly Plat (Plat Book 130, page 1, BCR)
Case Planner:	Randall Robinson
Commission District:	4

Disclosures were made at this time.

Janna Lhota, representing the Applicant, stated that this project came before the Board in 2007 and 2009, when the Board approved a development program for the Pier 66 hotel and marina. This plan featured several new buildings on the Pier 66 property, including a four-story office building with marina and yacht broker space, a hotel, two 11-story buildings with mixed hotel and residential uses, and a three-story mixed-use parking garage. The current Application would not change any of the physical aspects of this approved Site Plan, such as location, access points, and height; however, it does change the mix of uses previously approved by the Board.

Individuals wishing to speak on the Item were sworn in at this time.

Michael Gehart of EDSA, also representing the Applicant, showed a PowerPoint presentation, stating that the request would make minor amendments to the approved Site Plan in order to better suit market needs. The proposed amendments would not make any external changes to the two 11-story buildings or their footprints, façades, setbacks, landscaping, or pedestrian or vehicular circulation. Where the two 11-story buildings were originally approved with 52 hotel and 42 residential units, the Applicant wishes to change the 52 hotel units to 16 residential units and retain the additional 42 residential units for a total of 58 luxury residential units. This would constitute a 38% reduction in total units.

Mr. Gehart continued that this change would require modification of some ground floor uses within the buildings' envelopes. Administrative and commercial office space, a residential sky lobby, and necessary functional services such as mechanical and utility uses would remain. The four-story office building would no longer include space for the marina's Dockmaster, but would include office uses on all four levels. The three-story mixed-use garage, which included covered parking and recreational amenities for residents, would now feature commercial space on its east façade, while the north façade would include ancillary marina space. No changes are proposed for the hotel and valet garage. The parking plan provides 880 spaces.

Mr. Glassman asked how much notice was provided by the Applicant to the Harbor Inlet Association and Harbor Beach property and homeowners during the public participation phase. Mr. Gehart estimated that the Applicant provided over three weeks' notice. Ms. Lhota added that before the Applicant sent letters to nearby homeowners' associations, the team contacted the presidents of the Harbor Inlet and Harbor Beach associations. Only one individual responded to these contacts.

Ms. Desir-Jean requested clarification of why the Applicant had submitted a request for extension. Ms. Lhota explained that the project was originally approved in 2007 and amended in 2009; when the Applicant had exhausted the opportunity for legislative extensions, they requested an additional extension according to the terms allowed by the ULDR.

Vice Chair Hansen commented that he was not sure it was appropriate for the property's parking garage to be located so near the water, noting that it is also across the canal from single-family residences. Ms. Lhota replied that extensive community outreach was conducted in advance of the project's 2007 approval. The valet parking garage features significant landscaping between the structure itself and the nearby canal. None of the project's neighbors objected at that time.

Randall Robinson, representing Urban Design and Planning, stated that the Application requests amendment of previous Site Plan Level III approval with conditional use. The City may permit mixed use development on commercial land use, subject to the following criteria:

- Approval of an allocation of flexibility units

- Mixed use shall include residential uses in conjunction with business uses
- The residential floor area of the mixed use does not exceed 50% of the gross floor area of the building; or, if in the same building, business uses shall be limited to the floors below residential use; or, for a development site greater than five acres in size, single-use multi-family buildings may be permitted, provided gross residential acreage does not exceed five acres or 40% of the total gross acreage of the development site
- Mixed-use development shall contain a public plaza, open to the sky, which includes pedestrian amenities such as landscaping, benches, and fountains; public plaza shall be a minimum size of 1400 sq. ft. and shall be located to provide the principal pedestrian access to the mixed-use development

Mr. Robinson noted that the Application meets these criteria, pointing out that the original Site Plan proposes the construction of a public promenade around the Pier 66 marina, which expands into a public plaza between the two proposed mixed-use buildings.

There being no other questions from the Board at this time, Chair McTigue 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.

Motion made by Ms. Maus, seconded by Mr. Glassman, to approve with Staff conditions. In a roll call vote, the **motion** passed 8-0.

3. Applicant / Project:	124 Hendricks Isle LLC / One24 Residences
Request: **	Site Plan Level III Review: Waterway Use and Modification of Required Yards for 6-unit Multifamily Residential Development
Case Number:	R15037
General Location:	124 Hendricks Isle, North of E Las Olas Boulevard
Legal Description:	Lot 7, Block 4, Victoria Isles, according to the Plat thereof, recorded in Plat Book 15, Page 67 of the Public Records of Broward County, Florida.
Case Planner:	Florentina Hutt
Commission District:	2

Disclosures were made, and any individuals wishing to speak on the Item were sworn in.

Barbara Hall, representing the Applicant, stated that the Application requests conversion of an existing quadruplex to a contemporary six-unit condominium. The Application requests Site Plan Level III approval, yard modification, and approval of a pool in the rear 20 ft. of the property. She noted that the property's location, Hendricks Isle, is

currently undergoing significant change from older duplexes and quadruplexes to more contemporary buildings.

Ms. Hall showed a PowerPoint presentation featuring multiple views of the existing building, noting that the proposed project would include two 2200 sq. ft. units each on the first two floors, while the two top stories would include 4400 sq. ft. units with five bedrooms. The building is designed to be essentially transparent, with glass on all sides. This meets the City's intention to create transparency in new buildings, with views from the front, sides, garage, and lobby to the waterway. The building's entryway includes multiple levels of height, which create significant articulation within the building from both the height and depth perspectives.

The project will also include a new sidewalk, which will improve connectivity to the next building to the south of the subject property. Amenities include three electric car charging stations, 12 bicycle spaces, a heated pool, fitness center, cabana, secured lobby, and 24-hour surveillance. Active rooftop space will include Jacuzzis, entertainment areas, and landscaping.

The Application requests yard modifications, including side yard setbacks of 18.5 ft. to the building and 13.6 ft. to the glass balcony, as well as a wooden slatted area along the garage façade at 10 ft. The rear area would include a 10 ft. bump-out for the outdoor patio, while the proposed front is 20 ft. to the glass balcony and 25 ft. to the building. Ms. Hall noted that the standards for yard modification require continuity of yards, and pointed out that the existing structure's yard is 7.5 ft., while the adjacent property has an 8 ft. yard setback. Similar setback modifications are located throughout Hendricks Isle.

Another standard for yard modification is that architectural features encourage pedestrian interaction. The project will include a sidewalk and on-street parking, while a reflecting pool and landscaped area are in front of the building to create pedestrian interest. Continuity of architectural features and urban scale are similar to those in nearby developments. Finally, the site includes a courtyard, terracing, pedestrian access, building mass changes, balconies, and variations in the roof line.

Ms. Hall noted that the Application complies with building height, lot size, density, and width, and structural standards. The project does not exceed 50% of the waterway during the vernal equinox between 9 a.m. and 5 p.m. It also meets the intent of regulations regarding air, light, and shadow.

Ms. Hall noted that the site can accommodate only one on-street parking space. The proposed sidewalk will extend the length of the property space and connect to another sidewalk.

Ms. Golub commented that the balcony line creates a maximum 10 ft. setback from the property line, and requested clarification of the building's 55 ft. height on the plans. Edgar Salvador, also representing the Applicant, explained that the uppermost portion of

the building is the top of the rail along the perimeter of the terrace. Structures that extend above this height are used to screen mechanical equipment on the roof.

Ms. Golub expressed concern that because the roof includes amenities and structures, this creates living space above the 55 ft. height limit. Ms. Parker stated that because the rooftop is activated, height is measured to the top of the railing as opposed to the parapet. The height to the top of the elevator shaft is 55.8 ft.

Ms. Golub continued that the view corridor from the street is only 10 ft., and advised that the intent of Code is not to provide so much living space in a setback. Ms. Hall replied that regulations are designed to provide incentives for articulation, transparency, and multiple levels, which are not reflected in other buildings on the street; however, many of the other buildings feature similar urban setbacks. Ms. Golub concluded that projects are not entitled to a 10 ft. setback for a 55 ft. structure.

Mr. Glassman requested additional information about the public participation process, asking if members of the Hendricks and Venice Isles Homeowners' Association, as well as a nearby condominium association to the south, attended the Applicant's meeting. Ms. Hall replied that only the neighbors who own a duplex next door attended, although another neighbor had responded via email.

Mr. Heidelberger asked if Staff has ever created a three-dimensional computer rendering of what several maximum-build sites would look like on multiple adjacent lots. He expressed concern with Staff's recommendation of approval of the Application. Ms. Parker replied that the criteria under which the Applicant has requested yard modification relate to the building's scale, massing, architectural treatment, and neighborhood compatibility. Staff considers existing patterns of development in the RMM-25 zoning district, which allows for higher density than other residential districts. It also allows setbacks based on compatibility within the area. She confirmed that the setback varies from 10 ft. to 18 ft. in certain areas of the building.

Mr. Heidelberger asked if upcoming discussions regarding review of the City's Comprehensive Plan would address issues such as side yards, setbacks, and height in different zoning districts. Ms. Parker explained that zoning Code addresses specific dimensional requirements, but advised that the Comprehensive Plan can be used to inform these requirements with policies that address compatibility.

Ms. Desir-Jean pointed out that if all Applicants requesting modifications bring similar designs before the Board for approval, the result may be proliferation of the same design within an area, such as a concentration of similar developments on Hendricks Isle.

Mr. Glassman read from the Staff Report, which states that waterway use developments shall be designed to preserve the character of the neighborhoods in which they are located and to be in harmony with other developments in the area. He asserted that in

recent years, the character of the subject neighborhood has been altered by similar developments, resulting in a loss of varied architectural styles.

Florentina Hutt, representing Urban Design and Planning, advised that the project consists of a five-story structure including a ground level with lobby and residential amenities and a parking garage with bicycle storage, with one residential floor constructed over the garage. Staff has reviewed the Application for compliance with waterway use criteria and found that it meets these criteria, as the building is set back 20 ft. from the waterway with large glass balconies that enhance the elevation and contribute to open space at the rear of the property. Side yard setbacks at the ground floor level, and increased building setbacks at higher levels, also preserve the waterway use.

The Applicant's requests for yard modifications also meet the criteria of ensuring continuity of architectural features with adjacent properties and encouraging pedestrian interaction between the proposed development and the existing neighborhood. The scale, massing and architectural treatment of the building are consistent with the emerging development pattern in the surrounding neighborhood. The Applicant held a meeting on September 17, 2015 to present the Site Plan to neighboring residents. Staff recommends approval of the request.

Ms. Golub asked if Staff was concerned with the actual rear yard setback, which is affected by balconies extending into the 20 ft. required setback. Ms. Hutt clarified that the setback is 20 ft. to the building itself and 12 ft. to the balconies; however, because the balconies are glass and contribute to the experience of open space, Staff felt this mitigated their encroachment into the setback. Ms. Parker added that Staff considers glass protrusions differently than solid walls, as they have a different impact on the street environment and contribute to a more active building façade.

Ms. Golub asked if the project was representative of the style Staff would like to see on Hendricks Isle. Ms. Hutt replied that Staff typically recommends that projects encourage a pedestrian environment, including the creation of a buffer between traffic and the sidewalk by providing on-street parking and landscape buffers. Ms. Parker pointed out that backout parking on the subject site has been eliminated in favor of a safer and more pedestrian-friendly environment with features that improve drainage. The Applicant must meet Federal Emergency Management Association (FEMA) requirements for the zoning district, including on-site drainage accommodation.

There being no other questions from the Board at this time, Chair McTigue 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.

Vice Chair Hansen commented that while he was pleased with the development trend on Hendricks Isle, he did not find the proposed project to be transparent. He pointed out

that building within setbacks is allowed if accompanied by other features that improve the entire building, but did not feel this was the case for the Application.

Ms. Hall requested that the Item be deferred until a later date in order to allow the Applicant time to review the comments heard at tonight's meeting.

Motion made by Ms. Maus, seconded by Ms. Golub, to defer.

It was confirmed that the Application would be brought back before the Board at its January 19, 2016 meeting.

In a voice vote, the **motion** passed unanimously.

IV. COMMUNICATION TO THE CITY COMMISSION

None.

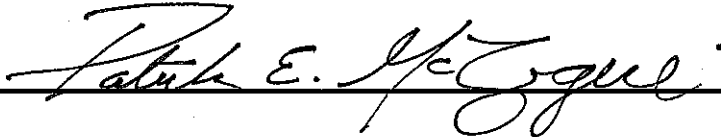
V. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

Ms. Parker advised that when conflict forms are required of Board members, they must be provided to Staff at the end of the meeting for attachment to the minutes.

There being no further business to come before the Board at this time, the meeting was adjourned at 9:27 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.]