

**PLANNING AND ZONING BOARD  
CITY OF FORT LAUDERDALE  
CITY HALL – CITY COMMISSION CHAMBERS  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA  
WEDNESDAY, JANUARY 19, 2016 – 6:30 P.M.**

**Cumulative**

<b>Board Members</b>	<b>Attendance</b>	<b>June 2015-May 2016</b>	
		<b>Present</b>	<b>Absent</b>
Patrick McTigue, Chair	P	8	0
Leo Hansen, Vice Chair	P	6	2
Theron Clark	P	5	0
Stephanie Desir-Jean	P	8	0
Steven Glassman	P	7	1
Rochelle Golub	P	7	1
Richard Heidelbergger	P	5	3
Catherine Maus	A	6	2
James McCulla	P	7	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  
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 6:30 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. Assistant City Attorney D'Wayne Spence explained the quasi-judicial process used by the Board.

**II. APPROVAL OF MINUTES**

Mr. Glassman noted the following corrections:

- P.1: Ms. Maus' attendance should be 6/1;
- P.2, paragraph 2: "Associations;"
- P.6, paragraph 2: "Planning;"

- P.17, paragraph 1: review audio to determine accuracy of Ms. Fertig's statement as recorded;
- P.18, paragraph 3: "that he did not feel..."
- P. 21, paragraph 7: "additional."

It was determined that the December 16, 2015 minutes would be presented for approval at the next Board meeting.

### III. AGENDA ITEMS

#### Index

<u>Case Number</u>	<u>Applicant</u>
1. R15037**	124 Hendricks Isle LLC / One24 Residences

#### **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>	124 Hendricks Isle LLC / One24 Residences
<b>Request: **</b>	Site Plan Level III Review: Waterway Use and Modification of Required Yards for 6-unit Multifamily Residential Development
<b>Case Number:</b>	R15037
<b>General Location:</b>	124 Hendricks Isle, North of E Las Olas Boulevard
<b>Legal Description:</b>	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.
<b>Case Planner:</b>	Florentina Hutt
<b>Commission District:</b>	2

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

Barbara Hall, representing the Applicant, recalled that this Item first came before the Board at the November 18, 2015 meeting. She noted that the Applicant has taken the Board members' comments from that meeting into consideration and incorporated many of them into the project. The Applicant also conducted another neighborhood meeting in the interim, although no members of the community attended that meeting.

Revisions to the project include:

- Balcony areas reduced by 829 sq. ft.;
- Overall building reduced by 372 ft.;
- Height of elevator shaft enclosure decreased by 1 ft. 2 in.;
- Support columns pulled back to the building face;
- Corner balconies reduced by 2.5 ft. on 3<sup>rd</sup>, 4<sup>th</sup>, and 5<sup>th</sup> floors and the rooftop terrace;
- Side balconies reduced by 1 ft.;
- Rear balcony face reduced by 2 ft.;
- Rear of the building reduced by 2 ft.;
- Garage enclosure is now fence height, or 6 ft.;
- Gate height reduced to 3.5 ft.;
- Partitions between rooftop amenities reduced by 2.5 ft.

These revisions were intended to increase visibility and transparency to the waterway, resulting in a much lighter building. Balconies and fencing do not impede visibility. Rooftop partitions are now the same height as the parapet wall.

Mr. Heidelberger asked if the Applicant anticipated a gate to enclose the parking area from the street, as the current design would allow an individual to pass through the parking area to the pool. Edgar Salvador, also representing the Applicant, stated that there will be a gate at this location, although it is not shown in the Site Plan.

Mr. Glassman asked if the Applicant has made any plans to mitigate noise from the activated rooftop. Ms. Hall replied that little noise is expected from the rooftop, which includes a Jacuzzi and a seating area but only accommodates a few people in each space. She concluded that the Applicant would consider this further.

Florentina Hutt, representing Urban Design and Planning, reviewed the request for Site Plan Level III with waterway use, including modifications made by the Applicant since the November 2015 meeting. The project is a proposed development consisting of six multi-family residential units within a 5-story structure. Residential amenities include a parking garage with bicycle storage. The Applicant has addressed concerns regarding the massing of the building through the modifications listed earlier. A second community meeting was held on January 11, 2016. Staff recommends approval of the Application.

Ms. Golub noted that four parking spaces require use of a lift, and asked what entity would operate this lift. Ms. Hutt replied that the spaces would be operated by valet parking. Ms. Golub pointed out that the building did not have a professional valet presence in the building. Ms. Hutt advised that the City's Engineering Department has reviewed the parking layout and found it to meet requirements.

Mr. Salvador stated that the lift in question was approved for residential use, and is activated by the push of a button, therefore not requiring professional knowledge in

order to operate. The lift provides 10 ft. 2 in. clearance on the ground floor. He confirmed that the City's Engineering Department has approved the lift.

Mr. Clark requested confirmation that the City would have no liability in the event of an incident involving the lift. Ms. Hutt stated that the City reviewed the lift for compliance with Code requirements. Attorney Spence added that installation of mechanical equipment falls under the review of Building Code; the Planning and Zoning Board does not inure any liability to the City.

It was clarified that only two of the 13 required parking spaces use the mechanical lift. Ms. Hall stated that the parking spaces will be assigned, and will be disclosed to the unit owner in the event that their parking space requires use of a lift. Drivers would not exit a vehicle when it is off the ground.

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 Vice Chair Hansen, seconded by Mr. Clark, to approve. In a roll call vote, the **motion** passed 8-0.

**IV. Communication to the City Commission**


None.

**V. For the Good of the City of Fort Lauderdale**

There being no further business to come before the Board at this time, the meeting was adjourned at 7:01 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