



PLANNING AND ZONING BOARD MEETING

City Commission Chambers

City Hall

100 N Andrews Avenue Fort Lauderdale, FL 33301

April 18, 2018

6:30 PM

AGENDA RESULTS

- I. CALL TO ORDER / PLEDGE OF ALLEGIANCE
- II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM
- III. ELECTION OF CHAIR / VICE-CHAIRPERSON
- IV. PUBLIC SIGN-IN / SWEARING-IN
- V. AGENDA ITEMS:

1. -----
CASE: R17013
REQUEST: ** Site Plan Level III Review: Conditional Use for a Mixed Use Development; 16 Residential Units and 2,215 Square Feet of Retail Use with Residential Flex Allocation
APPLICANT: Gummakonda Properties, Inc.
PROJECT NAME: Ocean 3001
GENERAL LOCATION: 3001 N Ocean Boulevard
ABBREVIATED LEGAL DESCRIPTION: Lauderdale Beach 4-2 B Por Of Lots 94 & 95 Desc As: Beg Int N/L Lot 95 & W/R/W/L A-1-A, SW 85.60 Alg W/R/W/L To P/C, Swly Arc Dist 22.95, Wly 165.25 Alg S/L Lot 94, N 99.92, Ely 183.72 Alg N/L Lot 95 To Pob Aka: 3001 N Ocean Blvd
ZONING DISTRICT: Community Business (CB)
LAND USE: Commercial
COMMISSION DISTRICT: 2 – Steven Glassman
CASE PLANNER: Florentina Hutt

DEFERRED TO JUNE 20, 2018 PLANNING AND ZONING BOARD MEETING (8-0)

2. -----
CASE: PL16008
REQUEST: ** Plat Review
APPLICANT: Gummakonda Properties, Inc.
PROJECT NAME: Gummakonda Plat
GENERAL LOCATION: 3001 N Ocean Boulevard
ABBREVIATED LEGAL DESCRIPTION: Lauderdale Beach 4-2 B Por Of Lots 94 & 95 Desc As: Beg Int N/L Lot 95 & W/R/W/L A-1-A, SW 85.60 Alg W/R/W/L To P/C, Swly Arc Dist 22.95, Wly 165.25 Alg S/L Lot 94, N 99.92, Ely 183.72 Alg N/L Lot 95 To Pob Aka: 3001 N Ocean Blvd
ZONING DISTRICT: Community Business (CB)
LAND USE: Commercial

COMMISSION DISTRICT: 2 – Steven Glassman

CASE PLANNER: Nicholas Kalargyros

DEFERRED TO JUNE 20, 2018 PLANNING AND ZONING MEETING (8-0)

3. **CASE:** R17028
- REQUEST: **** Site Plan Level III Review: Conditional Use for Convenience Store within Shopping Center in Northwest Regional Activity Center (NW-RAC)
- APPLICANT:** Andrews Project Development, LLC.
- PROJECT NAME:** Progresso Commons
- GENERAL LOCATION:** 947 N Andrews Avenue
- ABBREVIATED LEGAL DESCRIPTION:** Lots 1 and 48, less the north 15 feet of said lots; and lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, in Block 209, of Progresso, according to the plat thereof, as recorded in Plat Book 2, Page 18, of the public records of Miami-Dade County, Florida; said lands situate, lying and being in Broward County, Florida.
- ZONING DISTRICT:** Northwest Regional Activity Center – Mixed Use Northeast (NWRAC-MUne)
- LAND USE:** Northwest Regional Activity Center (NW-RAC)
- COMMISSION DISTRICT:** 2
- CASE PLANNER:** Nicholas Kalargyros

DEFERRED TO MAY 16, 2018 PLANNING AND ZONING MEETING (8-0)

4. **CASE:** R17037
- REQUEST: **** Site Plan Level III Review: Conditional Use for a Telecommunications Facility
- APPLICANT:** Florida Power & Light
- PROJECT NAME:** Florida Power & Light Fibernet – Rohan Substation
- GENERAL LOCATION:** 1750 SW 31st Avenue
- ABBREVIATED LEGAL DESCRIPTION:** Rohan Acres 22-43, according to the plat thereof, as recorded in Plat Book 22, Page 43, of the public records of Broward County, Florida.
- ZONING DISTRICT:** Utility (U)
- LAND USE:** Utilities
- COMMISSION DISTRICT:** 4
- CASE PLANNER:** Nicholas Kalargyros

DEFERRED TO MAY 16, 2018 PLANNING AND ZONING MEETING (8-0)

5. **CASE:** R18006
- REQUEST: **** Site Plan Level III Review: Conditional Use for a proposed 173,000 square feet of space for a logistics distribution center and a warehouse located within 300 feet of residential property.
- APPLICANT:** Bridge Development Partners, Inc.
- PROJECT NAME:** Bridge FLL Logistics
- GENERAL LOCATION:** 3033 and 3233 SW 12th Avenue (formerly 1300 SW 32nd Court)

ABBREVIATED LEGAL DESCRIPTION: School Site 0410 147-39B Parcel A

ZONING DISTRICT: Community Facilities (Rezoned to General Industrial pending recertification of the land use map.)

LAND USE: Community Facilities (Amendment to Industrial Use pending recertification of the land use map.)

COMMISSION DISTRICT: 4 – Ben Sorensen

CASE PLANNER: Tyler Laforme

APPROVED (7-0) SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW PERIOD, WITH THE FOLLOWING STAFF CONDITIONS:

1. Prior to Final DRC approval, obtain a letter of no objection from each utility owner for any improvements or grading within the existing utility easements located along the property boundaries;
2. Prior to issuance of Certificate of Completion / Occupancy or Temporary Certificate of Occupancy (TCO), applicant shall record a public right-of-way easement along portion of the west property boundary, extending south from SW 32nd Court, consisting of 20 foot by 195 foot as approved by the City Engineer;
3. Prior to issuance of Certificate of Completion / Occupancy or TCO, applicant shall record a pedestrian sidewalk access easement along the west side of SW 12th Avenue to accommodate a portion of the required pedestrian clear path located outside of existing right-of-way as approved by the City Engineer;
4. Prior to issuance of Certificate of Completion / Occupancy or TCO, applicant shall dedicate a 10 foot by 15 foot utility easement for any four (4) inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development and outside of existing right-of-way to facilitate City maintenance access as approved by the City Engineer;
5. Prior to issuance of Certificate of Completion / Occupancy or TCO, applicant shall coordinate Maintenance Agreement with the City for streetscape improvements along SW 12th Avenue, and for raised median landscape improvements along SW 32nd Court as shown on Landscape Plan, sheet LP-1. Proposed improvements within adjacent City right-of-way include asphalt driveway paving, concrete sidewalk, curb & gutter, landscaping including structural soil, and irrigation;
6. Final DRC approval is subject to final certification of the City's Land Use Map

VI. COMMUNICATION TO THE CITY COMMISSION

VII. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

Selection of Infrastructure Committee Member

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE PLANNING & ZONING BOARD IS PROHIBITED BY SUNSHINE LAW. PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

*If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the

meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

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.