



# PLANNING AND ZONING BOARD MEETING

City Commission Chambers

City Hall

100 N Andrews Avenue Fort Lauderdale, FL 33301

June 20, 2018

6:30 PM

## AGENDA

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

1. **CASE:** Z17009

**REQUEST:** \* \*\* Rezoning from Residential Single Family / Medium Density District (RDS-15) and Residential Low Rise Multifamily / Medium-High Density District (RML-25) to Residential Single Family Cluster Dwellings / Medium Density District (RC-15)

**APPLICANT:** Development 4Life Partners, LP.

**PROJECT NAME:** Gardenia Park

**GENERAL LOCATION:** 501 NW 17<sup>th</sup> Street

**ABBREVIATED LEGAL DESCRIPTION:** Lot 3, Boniello Park, according to the plat thereof, as recorded in Plat Book 45, Page 15, of the Public Records of Broward County, Florida.

**ZONING DISTRICT:** Residential Single Family / Medium Density District (RDS-15) and Residential Low Rise Multifamily / Medium-High Density District (RML-25)

**PROPOSED ZONING:** Residential Single Family Cluster Dwellings / Medium Density District (RC-15)

**LAND USE:** Medium Density Residential

**COMMISSION DISTRICT:** 2 – Steven Glassman

**CASE PLANNER:** Nicholas Kalargyros

CONTINUED FROM FEBRUARY 21, 2018. APPLICANT WILL BE REQUESTING A DEFERRAL TO JULY 18, 2018

2. **CASE:** PL17007

**REQUEST:** \*\* Plat Review

**APPLICANT:** Development 4Life Partners, LP.

**PROJECT NAME:** Gardenia Park

**GENERAL LOCATION:** 501 NW 17<sup>th</sup> Street

**ABBREVIATED LEGAL DESCRIPTION:** Lot 3, "Boniello Park", according to the plat thereof, as recorded in Plat Book 45, Page 15, of the Public Records of Broward County, Florida.

**ZONING DISTRICT:** Residential Single Family / Medium Density District (RDS-15) and Residential Low Rise Multifamily / Medium-High Density District (RML-25)

**LAND USE:** Medium Density Residential

**COMMISSION DISTRICT:** 2 – Steven Glassman

**CASE PLANNER:** Nicholas Kalargyros

CONTINUED FROM FEBRUARY 21, 2018. APPLICANT WILL BE REQUESTING A DEFERRAL TO JULY 18, 2018

3. **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

CONTINUED FROM APRIL 18, 2018. APPLICANT WILL BE REQUESTING A DEFERRAL TO DECEMBER 19, 2018

4. **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

CONTINUED FROM APRIL 18, 2018. APPLICANT WILL BE REQUESTING A DEFERRAL TO DECEMBER 19, 2018

5. **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 31<sup>st</sup> 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 - Ben Sorensen  
**CASE PLANNER:** Nicholas Kalargyros

CONTINUED FROM MAY 16, 2018. APPLICANT WILL BE REQUESTING A DEFERRAL TO JULY 18, 2018

6. **CASE:** R17009  
**REQUEST:\*\*** Site Plan Level III Review: Conditional Use for 6-Unit Residential Cluster Development  
**APPLICANT:** Paul Vigil  
**PROJECT NAME:** Sailboat Bend Residential Development  
**GENERAL LOCATION:** 1017 SW 4th Street

**ABBREVIATED LEGAL DESCRIPTION:** Waverly Place 2-19 D Lot 7,9 Block 107  
**CURRENT ZONING:** Residential Multifamily Low Rise/Medium High Density (RML-25)  
**CURRENT LAND USE:** Medium-High Density Residential  
**COMMISSION DISTRICT:** 2 – Steven Glassman  
**CASE PLANNER:** Randall Robinson

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**CONTINUED FROM THE MARCH 21, 2018 AGENDA**

7. **CASE:** **R17014**  
**REQUEST: \*\*** Site Plan Level III Review: Conditional Use for a Mixed Use Development; 12 Residential Units, 1,096 Square-Foot Office with Residential Flex Allocation  
**APPLICANT:** Victoria One Miami Road, LLC.  
**PROJECT NAME:** Miami 2100  
**GENERAL LOCATION:** 2100 S Miami Road  
**ABBREVIATED LEGAL DESCRIPTION:** Everglade Land Sales Co first addition to Lauderdale Corr Pl 2-15 D Lots 13 & 14 together with vacated SE 21 St and W 1/2 of vacated alley abutting said Lots as Per Or 28160/824  
**ZONING DISTRICT:** Residential Multifamily Mid Rise/ Medium High Density (RMM-25)  
**CURRENT LAND USE:** Employment Center  
**COMMISSION DISTRICT:** 4 – Ben Sorensen  
**CASE PLANNER:** Nicholas Kalargyros

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**PRESENTED ON NOVEMBER 15, 2017 AGENDA. NO ACTION TAKEN**

8. **CASE:** **Z18002**  
**REQUEST: \* \*\*** Rezoning from Residential Multifamily Mid Rise/ Medium High Density (RMM-25) to Northwest Regional Activity Center – Mixed Use East (NWRAC-MUe)  
**APPLICANT:** Blue River Realty, LLC.  
**PROJECT NAME:** 0706 Icon  
**GENERAL LOCATION:** 706 NW 1<sup>st</sup> Avenue  
**ABBREVIATED LEGAL DESCRIPTION:** Progresso 2-18D Lot 25 to 38 Block 286  
**CURRENT ZONING DISTRICT:** Residential Multifamily Mid Rise/ Medium High Density (RMM-25)  
**PROPOSED ZONING:** Northwest Regional Activity Center – Mixed Use East (NWRAC-MUe)  
**LAND USE:** Northwest Regional Activity Center (NW-RAC)  
**COMMISSION DISTRICT:** 2 – Steven Glassman  
**CASE PLANNER:** Yvonne Redding

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9. **CASE:** **R17049**  
**REQUEST: \*\*** Site Plan Level III Review: Conditional Use Marina, Waterway Use and Parking Reduction  
**APPLICANT:** Madison Fort Lauderdale, LLC.  
**PROJECT NAME:** Cordova Boat Club  
**GENERAL LOCATION:** 1335 SE 16<sup>th</sup> Street  
**ABBREVIATED LEGAL DESCRIPTION:** Hertzfelds Addition To Lauderdale Harbors 35-22 B E Of W 850 Less S 520 Block 6  
**ZONING DISTRICT:** Boulevard Business (B-1)  
**LAND USE:** Commercial  
**COMMISSION DISTRICT:** 4 – Ben Sorensen  
**CASE PLANNER:** Tyler Laforme

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| 10. | <b>CASE:</b>                          | <b>Z18003</b>   |
|     | <b>REQUEST: * **</b>                  | Rezoning from General Business (B-2) to Northwest Regional Activity Center – Mixed Use East (NWRAC-MUE) |
|     | <b>APPLICANT:</b>                     | Broward County Board of County Commissioners  |
|     | <b>PROJECT NAME:</b>                  | Seven on Seventh  |
|     | <b>GENERAL LOCATION:</b>              | 920 NW 7 <sup>th</sup> Avenue   |
|     | <b>ABBREVIATED LEGAL DESCRIPTION:</b> | Portion of Lots 18 through 31, Block 204 of Progresso   |
|     | <b>CURRENT ZONING DISTRICT:</b>       | General Business (B-2)  |
|     | <b>PROPOSED ZONING:</b>               | Northwest Regional Activity Center – Mixed Use East (NWRAC-MUE)   |
|     | <b>LAND USE:</b>                      | Northwest Regional Activity Center (NW-RAC)   |
|     | <b>COMMISSION DISTRICT:</b>           | 2 – Steven Glassman   |
|     | <b>CASE PLANNER:</b>                  | Adam Schnell  |

**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.