



# PLANNING AND ZONING BOARD MEETING

City Commission Chambers  
City Hall  
100 N Andrews Avenue Fort Lauderdale, FL 33301  
October 17, 2018  
6:30 PM

## AGENDA RESULTS

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

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1.           **CASE:**                               **R18033**

**REQUEST:\*\***                       Site Plan Level III; New 133,500 square foot three-story self-storage building with 6.5 acres of Commercial Flex allocation

**APPLICANT:**                       Preferred Partners Yield, LTD

**PROJECT NAME:**                   Fort Lauderdale Public Storage

**GENERAL LOCATION:**           5080 N State Road 7

**ABBREVIATED LEGAL DESCRIPTION:**   Parcel A, E.T.T. Plat as recorded in Plat Book 127, Page 8, less the west 652.21 feet of the south 200 feet thereof

**ZONING DISTRICT:**               Heavy Commercial/Light Industrial Business (B-3)

**LAND USE:**                         Employment Center

**COMMISSION DISTRICT:**       1 – Heather Moraitis

**CASE PLANNER:**               Tyler Laforme

### APPROVED (7-0) SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW PERIOD

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2.           **CASE:**                               **V18006**

**REQUEST: \*\***                       Right-of-Way Vacation

**APPLICANT:**                       Broward County Board of County Commissioners

**PROJECT NAME:**               Seven onSeventh

**GENERAL LOCATION:** 920 NW 7<sup>th</sup> Avenue  
**ABBREVIATED LEGAL DESCRIPTION:** West 7.5 feet of Lots 16-24 together with the east 7.5 feet of Lots 25-34 of Block 204 of PROGRESSO, according to PB 2 PG 18 of PRDC, FL.  
**ZONING DISTRICT:** Northwest Regional Activity Center – Mixed Use Eastt (NWRAC-MUe)  
**LAND USE:** Northwest Regional Activity Center  
**COMMISSION DISTRICT:** 2 – Steven Glassman  
**CASE PLANNER:** Yvonne Redding

**RECOMMENDED FOR APPROVAL (8-0) TO THE CITY COMMISSION WITH STAFF CONDITIONS:**

1. Any City infrastructure known or unknown and found to be within the vacated area shall be relocated at the expense of the applicant, or easements granted, and the relocated facilities shall be required to be inspected and accepted by the City’s Public Works Department;
2. Any other utility infrastructure known or unknown and found to be within the vacated area shall be relocated at the expense of the applicant, or easements granted, and the relocated facilities shall be required to be inspected and accepted by the applicable utility agency or service provider;
3. The vacating ordinance shall be in full force and effect on the date a certificate, executed by the City Engineer, is recorded in the public records of Broward County, Florida. The certificate shall state that all conditions of the vacation have been met. A copy of the recorded certificate must be provided to the City.

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3. **CASE:** R17058  
**REQUEST: \*\*** Site Plan Level III; Waterway Use and Yard Modification for Eight Multi-Family Residential Units  
**APPLICANT:** 50 Isle of Venice, LLC. c/o John A. Brown  
**PROJECT NAME:** 50 Isle of Venice  
**GENERAL LOCATION:** 50 Isle of Venice Drive  
**ABBREVIATED LEGAL DESCRIPTION:** NURMI ISLES ISLAND, No 4, Lot 52, according to PB 24, PG 43 of PRBC, FL.  
**ZONING DISTRICT:** Residential Mid-Rise Medium High Density (RMM-25)  
**LAND USE:** Medium-High  
**COMMISSION DISTRICT:** 2 – Steven Glassman  
**CASE PLANNER:** Yvonne Redding

**APPROVED (5-3) SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW PERIOD, WITH CONDITION:**

1. Shield interior garage lighting and provide additional screening within garage to shield vehicular lights.

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4.       **CASE:**                       **R17057**

**REQUEST: \*\***                Site Plan Level III; Waterway Use and Yard Modification for Seven Multi-Family Residential Units

**APPLICANT:**             94-96 Hendricks Isle, LLC.

**PROJECT NAME:**        94 Hendricks

**GENERAL LOCATION:**   94 Hendricks Isle

**ABBREVIATED LEGAL DESCRIPTION:** Lot 3, Block 4, of "Victoria Isles", According to the Plat Thereof, as Recorded in Plat Book 15, Page 67, of the Public Records of Broward County, Florida

**ZONING DISTRICT:**       Residential Mid-Rise Medium High Density (RMM-25)

**LAND USE:**                Medium-High

**COMMISSION DISTRICT:** 2 – Steven Glassman

**CASE PLANNER:**         Florentina Hutt

**DEFERRED (7-1) TO NOVEMBER 13, 2018**

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5.       **CASE:**                       **PL18008**

**REQUEST: \*\***                Plat Approval

**APPLICANT:**             Powerline Center, LLC.

**PROJECT NAME:**        Powerline Center Plat

**GENERAL LOCATION:**   5900 N. Powerline Road

**ABBREVIATED LEGAL DESCRIPTION:** 10-49-42 S1/2 OF SW1/4 OF NW1/4 OF SW1/4 LESS W 35 FOR CO RD R/W & LESS S 200

**ZONING DISTRICT:**       General Industrial (I)

**LAND USE:**                Industrial

**COMMISSION DISTRICT:** 1 – Heather Moraitis

**CASE PLANNER:**         Yvonne Redding

**RECOMMENDED FOR APPROVAL (8-0) TO THE CITY COMMISSION**

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6.       **CASE:**                       **R18004**

**REQUEST: \*\***                Site Plan Level IV; Eighteen Multifamily Residential Units

**APPLICANT:**             Orton Place LLC

**PROJECT NAME:**        527 Orton

**GENERAL LOCATION:**   527 Orton Avenue

**ABBREVIATED LEGAL DESCRIPTION:** Birch Ocean Front Sub 19-26 B Lot 4 and 5Blk 5  
**ZONING DISTRICT:** North Beach Residential Area (NBRA)  
**LAND USE:** Central Beach Regional Activity Center  
**COMMISSION DISTRICT:** 2 – Steven Glassman  
**CASE PLANNER:** Lorraine Tappen

**RECOMMENDED FOR APPROVAL (7-1) TO THE CITY COMMISSION,  
WITH STAFF CONDITIONS:**

1. At time of permit submittal, applicant will be required to pay a Park Impact Fee for the proposed residential units prior to issuance of building permit in accordance with ULDR Sec. 47-38A.
2. Prior to final DRC, applicant shall provide a final School Capacity Availability Determination (SCAD) letter that confirms that school capacity is available, or if capacity is not available, that mitigation requirements have been satisfied
3. The applicant is required to contract with an archaeologist to provide a shovel test survey that includes samples from throughout the project site and states whether the development site holds archaeological significance. The archaeologist must state within the report if further testing on the site is required and/or if monitoring by the archaeologist is required during ground disturbing activity once construction commences. All preliminary reports from the archaeologist must be submitted, prior to final DRC approval, to both the Case Planner and Historic Preservation Planner. If monitoring is required, the applicant must also provide a letter of agreement with the archaeologist stating that they will be present during phases of the project that include ground disturbing activity.
4. Prior to Final Development Review Committee (DRC) approval, applicant shall revise plans to remove proposed on-street parallel parking along Orton Avenue, due to high future groundwater table elevation to alleviate flooding. Proposed concrete curb and gutter layout along Orton Avenue to remain, but revised with breaks in curb to allow for conveyance of street drainage into swale area. Revise plans to show over-excavation of existing compacted soil between proposed curb and gutter and public access sidewalk within adjacent Orton Avenue, and design with a viable roadside swale (vegetated bioswale over an open-graded rock layer is preferred).
5. Prior to issuance of Final Certificate of Occupancy (C.O.), applicant shall dedicate a ten (10) foot by fifteen (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.
6. Prior to issuance of Final C.O., applicant shall coordinate Maintenance

Agreement with the City for property frontage along Orton Avenue as shown on Sheet MX (Maintenance Agreement Exhibit). Proposed improvements within adjacent City right-of-way include concrete driveway paving, concrete curb & gutter and valley gutters, swale, landscaping including structural soil, and irrigation.

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7.      **CASE:**                               **Z18004**
- REQUEST:** \*   \*\*                       Rezoning from Residential Multifamily Mid Rise/ Medium High Density (RMM-25) to Northwest Regional Activity Center – Mixed Use West (NWRAC-MUw) District
- APPLICANT:**                       Mahyoub& Sons, Inc.
- PROJECT NAME:**                   909 Sistrunk
- GENERAL LOCATION:**           909 Sistrunk Boulevard
- ABBREVIATED**  
**LEGAL DESCRIPTION:**               Lots 9 & 10 of June Park P.B. 22, Page 16 Broward County Records, Less Portion for Road Right-of Way and that Portion of the East ½ of the Vacated Alley Adjacent to Loys 9 & 10, Broward County, Florida  
Current:Residential Mid RiseMultifamily/Medium High Density District (RMM-25)
- ZONING DISTRICT:**               Proposed:Northwest Regional Activity Center – Mixed Use West (NWRAC-MUw)
- LAND USE:**                         Northwest Regional Activity Center
- COMMISSION DISTRICT:**       3 – Robert L. McKinzie
- CASE PLANNER:**                 Randall Robinson

**DEFERRED (7-1) TO NOVEMBER 13, 2018**

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8.      **CASE:**                               **V18007**
- REQUEST:** \*\*                       Right-of-Way Vacation; Ten-foot wide alley between NW 6<sup>th</sup> Avenue and NW 7<sup>th</sup> Avenue, south of NW 2<sup>nd</sup> Street and north of West Broward Boulevard
- APPLICANT:**                       100 Avenue of the Arts, LLC.
- PROJECT NAME:**                   100 Avenue of the Arts
- GENERAL LOCATION:**           100 NW 7<sup>th</sup> Avenue
- ABBREVIATED**  
**LEGAL DESCRIPTION:**               A Tract of Land Being a Portion of the 10 Foot Wide Alleyway in Block 8 of “Bryan Subdivision”, According to the Plat Therefore, as Recorded in Plat Book 1, Page 18, of the Miami-Dade County Public Records.
- ZONING DISTRICT:**               Regional Activity Center- West Mixed Use District (RAC- WMU)
- LAND USE:**                         Downtown Regional Activity Center
- COMMISSION DISTRICT:**       3 – Robert L. McKinzie
- CASE PLANNER:**                 Adam R. Schnell

**RECOMMENDED FOR APPROVAL (8-0) TO THE CITY COMMISSION,  
WITH CONDITIONS:**

1. A cross access easement along the west side of lots 13 and 14 will be maintained to provide property egress to NW 2<sup>nd</sup> Street, as part of a separate City Commission agenda item;
2. As to the portion of the alleyway fronting lots 7, 6, 18 and 19 only, Florida Power and Light (FPL), AT&T and Comcast are known to have existing facilities within the alley. The applicant shall provide concurrency/ correspondence from these utility owners regarding proposed conceptual utility relocation plan and any easement requirements associated with the relocation/ removal of their facilities. Prior to Engineer certificate being executed, letters from these utility owners shall be provided to the City Engineer or designee, indicating relocation and/or removal of their facilities, additional provisions and easements have been completed to the utility owners satisfaction;
3. As to the portion of the alleyway fronting lots 7, 6, 18 and 19 only, any City infrastructure known or unknown and found to be within the vacated area shall be relocated at the expense of the applicant, and the relocated facilities shall be required to be inspected and accepted by the City's Public Works Department;
4. As to the portion of the alleyway fronting lots 7, 6, 18 and 19 only, any other utility infrastructure known or unknown and found to be within the vacated area shall be relocated at the expense of the applicant, and the relocated facilities shall be required to be inspected and accepted by the applicable utility agency or service provider; and,
5. The vacating ordinance shall be in full force and effect on the date a certificate, executed by the City Engineer, is recorded in the public records of Broward County, Florida. The certificate shall state that all conditions of the vacation have been met. A copy of the recorded certificate must be provided by the applicant to the City.

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9. **CASE:** T18008

**REQUEST: \*** Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-20, Parking and Loading Requirements to Permit Applications for Parking Reduction Requests for Affordable Housing Developments, Revising Parking Requirements, and Providing for a Review Process

**APPLICANT:** City of Fort Lauderdale

**GENERAL LOCATION:** City-Wide

**CASE PLANNER:** Karlanne Grant

**RECOMMENDED FOR APPROVAL (8-0) TO THE CITY COMMISSION**

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10. **CASE:** T18009

**REQUEST: \*** Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-12.3.A.11 to Exclude the Floor Area Within a Structure that is Reserved for Public Parking Spaces from the Floor Area Ratio Calculations of such Structure and when such Parking Spaces are Metered, Operated, and Monitored by the City of Fort Lauderdale, and;  
Amend Section 47-12.5.B to add Multi-family Residential Development as a Permitted Use in the A-1-A Beachfront Area (ABA) Zoning District Alone or in Conjunction with Non-Residential Use(s), which Exceeds Two Hundred (200) Feet in Height, and does not Include at Least Sixty Percent (60%) of Hotel Units, to be Reviewed as a Site Plan Level IV Development Permit

**APPLICANT:** City of Fort Lauderdale

**ZONING DISTRICT:** A-1A Beachfront Lane (ABA) District

**LAND USE:** Central Beach Regional Activity Center

**CASE PLANNER:** Karlanne Grant

### DEFERRED

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V. COMMUNICATION TO THE CITY COMMISSION

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

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**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.