



PLANNING AND ZONING BOARD MEETING

City Commission Chambers

City Hall

100 N Andrews Avenue Fort Lauderdale, FL 33301

January 16, 2019

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:

1. **CASE:** R17076

REQUEST: ** Site Plan Level III Review: Ten multifamily units with Yard Modification

APPLICANT: Marie C. Curtis Q Tip / 912 Victoria, LLC.

PROJECT NAME: 912 Victoria

GENERAL LOCATION: 912 NE 4th Street

ABBREVIATED LEGAL DESCRIPTION: RESUB BLKS 9-12 HOLMBERG & MC KEES 3-115 D Lot 20 W 20,21 E 41

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

LAND USE: Medium-High

COMMISSION DISTRICT: 2 – Steven Glassman

CASE PLANNER: Yvonne Redding

APPROVED (6-1) SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW PERIOD

2. **CASE:** V18008

REQUEST: ** Right-of-Way (Alley Reservation) Vacation

APPLICANT: RWL 8, LLC., 812 NE 5th Avenue, LLC., Helping Abused Neglected Disadvantaged Youth, Inc., Boyes Gas Serv. Inc.,

PROJECT NAME: Modera 555

GENERAL LOCATION: 555 NE 8th Street

ABBREVIATED LEGAL DESCRIPTION: West 7.5 feet of Lots 15-24 together with the east 7.5 feet of Lots 25-34 of Block 253 of PROGRESSO, according to PB 2 PG 18 of PRDC, FL.

ZONING DISTRICT: Regional Activity Center – Urban Village (RAC-UV)

LAND USE: Downtown Regional Activity Center

COMMISSION DISTRICT: 2 – Steven Glassman

CASE PLANNER: Yvonne Redding

RECOMMENDED FOR APPROVAL (7-0) 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:** R18056
- REQUEST: **** Site Plan Level III Review: Waterway Use and Conditional Use; Yacht Club Addition
- APPLICANT:** Lauderdale Yacht Club, Inc.
- PROJECT NAME:** Lauderdale Yacht Club
- GENERAL LOCATION:** 1725 SE 12th Street
- ABBREVIATED LEGAL DESCRIPTION:** Parcel A, LAUDERDALE YACHT CLUB TRACT REVISED No. 2, according to the plat thereof recorded in PB 72, PG 45, of Public Records of Broward County, Florida
- ZONING DISTRICT:** Parks, Recreation and Open Space (P)
- LAND USE:** Commercial Recreation
- COMMISSION DISTRICT:** 4 – Ben Sorensen
- CASE PLANNER:** Jim Hetzel

APPROVED (8-0) INCLUDING WAIVER OF SETBACK AS SHOWN ON SITE PLAN AND SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW PERIOD

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4. **CASE:** R18045
- REQUEST: **** Site Plan Level III Review: Conditional Use for Mixed Use Development with Allocation of 140 Residential Flex Units and 1,927 Square Feet of Retail Use and Parking Reduction
- APPLICANT:** Bimini Cove, LLC.

PROJECT NAME: Bimini Cove

GENERAL LOCATION: 2275 W State Road 84

ABBREVIATED LEGAL DESCRIPTION: Parcel B, 2275 W. STATE ROAD 84 PLAT, according to the plat thereof recorded in PB 178, PG 198, of Public Records of Broward County, Florida

ZONING DISTRICT: General Business (B-2)

LAND USE: Commercial

COMMISSION DISTRICT: 4 – Ben Sorensen

CASE PLANNER: Jim Hetzel

APPROVED (6-2) SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW PERIOD WITH CONDITION THAT NO RESTAURANTS BE PERMITTED ON SITE AND STAFF CONDITIONS:

1. Residential units are subject to School Board of Broward County public school concurrency review and mitigation. As applicable, applicant shall provide a student mitigation satisfaction letter from the Broward County School Board prior to Final DRC approval;
2. 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.

5. **CASE:** R17072

REQUEST: ** Site Plan Level III Review: Waterway Use and Conditional Use for Dry Stack Storage Marina

APPLICANT: Fort Lauderdale Marina Partners, LLC

PROJECT NAME: Fort Lauderdale Marina

GENERAL LOCATION: 1915 SW 21st Avenue

ABBREVIATED LEGAL DESCRIPTION: Lots 1 and 2, in Block 9 of the Brickell's Subdivision Plat, according to the Plat thereof, recorded in Plat Book 1, Page 72, of the Public Records of Dade County, Florida

ZONING DISTRICT: Industrial (I)

LAND USE: Industrial

COMMISSION DISTRICT: 4 – Ben Sorensen

CASE PLANNER: Jim Hetzel

DEFERRED (8-0) TO MARCH 20, 2019 PLANNING AND ZONING BOARD MEETING SUBJECT TO ADDITIONAL NEIGHBORHOOD OUTREACH

6. **CASE:** R18010

REQUEST: ** Site Plan Level III Review: Three Unit Residential Cluster Development

APPLICANT: Urban Development Partners, LLC

PROJECT NAME: Genco Cluster

GENERAL LOCATION: 120 and 124 NE 12 Street and 1145 NE 2 Avenue

ABBREVIATED LEGAL DESCRIPTION: Progresso 2-18 D Lots 1-3 Blk 141

ZONING DISTRICT: Residential Single Family/Duplex/Low Medium Density (RD-15)

LAND USE: Medium Residential

COMMISSION DISTRICT: 2 – Steven Glassman

CASE PLANNER: Tyler Laforme

APPROVED (7-0) SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW PERIOD AND STAFF CONDITIONS:

1. Prior to issuance of Final Certificate of Occupancy (C.O.), applicant shall record a public right-of-way easement along the south side of NE 12th Street and along the west side of NE 2nd Avenue, each consisting of five (5) feet to complete the minimum fifty (50) foot right-of-way section as approved by the City Engineer.
2. Prior to issuance of Final C.O., applicant shall record a public right-of-way easement on southwest corner of NE 12th Street & NE 2nd Avenue intersection, consisting of twenty (20) foot corner chord as approved by the City Engineer.
3. Prior to issuance of Final C.O., applicant shall coordinate Maintenance Agreement with the City for property frontage along NE 12th Street and NE 2nd Avenue as shown on Sheet SP-3 (Maintenance Agreement Area Exhibit). Proposed improvements within adjacent City Right-of-Way include concrete driveway paving, asphalt on-street parallel parking stall paving, concrete curb & gutter, landscaping, and irrigation.
4. Prior to Final Development Review Committee (DRC) approval, applicant shall revise plans to demonstrate compliance with the Public Works' drainage/flooding/water quality criteria within the adjacent NE 12th Street right-of-way.
5. 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, Park Impact Fees;
6. Residential units are subject to School Board of Broward County public school concurrency review and mitigation. As applicable, applicant shall provide a student mitigation satisfaction letter from the Broward County School Board prior to Final DRC approval.

7. **CASE:** PL18009

REQUEST: ** Plat Review

APPLICANT: SOLIDSOCCER, LLC

PROJECT NAME: M.A.S Café

GENERAL LOCATION: 333 NE 6th Street

ABBREVIATED LEGAL DESCRIPTION: Progresso 2-18 D E 67 1/2 of Lots 21 to 24 BLK 316
ZONING DISTRICT: Regional Activity Center – Urban Village (RAC-UV)
LAND USE: Downtown Regional Activity Center (D-RAC)
COMMISSION DISTRICT: 2 – Steven Glassman
CASE PLANNER: Tyler Laforme

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

8. **CASE:** **R18058**
REQUEST: ** Site Plan Level III Review: 115 Multifamily Residential Units, 168 Hotel Rooms, 3,600 Square Feet Restaurant Use, and 3,156 Square Feet Retail Use
APPLICANT: Bayshore Hotel LLC and 3030 Bayshore Properties LLC
PROJECT NAME: Bayshore Hotel
GENERAL LOCATION: 3016 Bayshore Drive
ABBREVIATED LEGAL DESCRIPTION: Birch Estates 23-24 B Lots 4,5,6,7
ZONING DISTRICT: A-1-A Beachfront Area (ABA)
LAND USE: Central Beach Regional Activity Center
COMMISSION DISTRICT: 2 – Steven Glassman
CASE PLANNER: Tyler Laforme

DEFERRED (8-0) TO FEBRUARY 20, 2019 PLANNING AND ZONING BOARD MEETING

9. **CASE:** **R17066**
REQUEST: ** Site Plan Level IV Review: Rezoning from Residential Single Family/Duplex/Low Medium Density (RD-15) to Community Business (CB) with Site Plan Approval and Allocation of 0.462 Acres of Commercial Flex for 20,115 Square Feet of Gas Station and Convenience Store Use
APPLICANT: Town Development Company
PROJECT NAME: Cumberland Farms
GENERAL LOCATION: 333 E. Sunrise Boulevard
ABBREVIATED LEGAL DESCRIPTION: Progresso 2-18 D Lot 25 LESS S 15 For ST, 26, 27 BLK 183
ZONING DISTRICT: Boulevard Business (B-2) / Community Business (CB) / Residential Single Family/Duplex/Low Medium Density (RD-15)
LAND USE: Commercial and Medium Residential
COMMISSION DISTRICT: 2 – Steven Glassman
CASE PLANNER: Tyler Laforme

RECOMMENDED FOR APPROVAL (5-3) TO THE CITY COMMISSION

V. COMMUNICATION TO THE CITY COMMISSION

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

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.