



PLANNING AND ZONING BOARD MEETING

City Commission Chambers

City Hall

100 N Andrews Avenue Fort Lauderdale, FL 33301

February 20, 2019

6:30 PM

AGENDA

- 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:** **R18058**

REQUEST: ** Site Plan Level IV 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 FROM JANUARY 16, 2019

2. **CASE:** **R17057**

REQUEST: ** Site Plan Level III Review: 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: Yvonne Redding

DEFERRED FROM DECEMBER 19, 2018. APPLICANT WILL BE REQUESTING A DEFERRAL TO MAY 15, 2019

3. CASE: **R18011**
REQUEST: ** Site Plan Level IV Review: 205 Hotel Units, 381 Space Parking Facility and 5,310 Square Feet Commercial/Retail Use
APPLICANT: Beach Boys Plaza Inc. % Hamuy
PROJECT NAME: Beach Boys Plaza
GENERAL LOCATION: 401 South Fort Lauderdale Beach Boulevard
ABBREVIATED LEGAL DESCRIPTION: Lot 1 and 2, of "Las Olas By The Sea" re-amended Plat Book 1, Page 16 of the Public Records of Broward County, Florida
ZONING DISTRICT: A1A – Beach Front District (ABA)
LAND USE: C Regional Activity Center
COMMISSION DISTRICT: 2 – Steven Glassman
CASE PLANNER: Yvonne Redding

4. CASE: **R15056E1**
REQUEST: ** Site Plan Extension Request (24 months) for a Previously Approved Site Plan Level III Review of a Waterway Use and Modification of Required Yards for 6 Multifamily Residential Units
APPLICANT: 1324 Bay View Drive LLC
PROJECT NAME: 1324 Bay View Drive Multifamily
GENERAL LOCATION: 1324 Bay View Drive
ABBREVIATED LEGAL DESCRIPTION: Lot 18 and the Southwesterly 10 feet of lot 17, "Beach Way Heights Unit "B", Plat Book 25, Page 27 of the Public Records of Broward County, Florida
ZONING DISTRICT: Residential Multifamily Mid Rise/ Medium High Density (RMM-25)
LAND USE: Medium-High Density Residential
COMMISSION DISTRICT: 1 - Heather Moraitis
CASE PLANNER: Yvonne Redding

5. CASE: **R18079**
REQUEST: Site Plan Level III Review: Conditional Use for Social Service Residential Facility (SSRF) Level IV and Associated Parking Reduction
APPLICANT: Henderson Behavioral Health, Incorporated
PROJECT NAME: Henderson Behavioral Health Crisis Stabilization Unit

GENERAL LOCATION: 330 SW 27th Avenue
ABBREVIATED LEGAL DESCRIPTION: Henderson Mental Health Center 173-5 B Parcel A
ZONING DISTRICT: Community Business (CB) and General Business (B-2)
LAND USE: Medium-High Density Residential and Commercial
COMMISSION DISTRICT: 3 - Robert McKinzie
CASE PLANNER: Randall Robinson

6. CASE: R18068
REQUEST: Site Plan Level III Review: Waterway Use and Yard Modification for 10 Multifamily Residential Units
APPLICANT: Rio Vista Properties, LLC.
PROJECT NAME: 1507 SE 15th Street
GENERAL LOCATION: 1507 SE 15th Street
ABBREVIATED LEGAL DESCRIPTION: Herzfels Add to Lauderdale Harbors 35-22 B Lot 16,17 Blk 2
ZONING DISTRICT: Residential Multifamily Mid Rise/ Medium High Density (RMM-25)
LAND USE: Medium-High Density Residential
COMMISSION DISTRICT: 4 – Ben Sorensen
CASE PLANNER: Randall Robinson

7. CASE: R18025
REQUEST: Site Plan Level IV Review: 311 Multifamily Residential Units and 13,200 Square Feet of Retail / Restaurant Use
APPLICANT: KT Seabreeze Atlantic, LP.
PROJECT NAME: 3000 Alhambra
GENERAL LOCATION: 3000 Alhambra Street
ABBREVIATED LEGAL DESCRIPTION: Lots 1 through 20, Block 5, LAUDER DEL MAR, according to the Plat thereof, as recorded in Plat Book 7, Page 30 of the public records of Broward County, Florida
ZONING DISTRICT: A-1-A Beachfront Area (ABA)
LAND USE: Central Beach Regional Activity Center (C-RAC)
COMMISSION DISTRICT: 2 – Steven Glassman
CASE PLANNER: Jim Hetzel

APPLICANT WILL BE REQUESTING A DEFERRAL TO MARCH 20, 2019

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.