



PLANNING AND ZONING BOARD MEETING

City Commission Chambers

City Hall

100 N Andrews Avenue Fort Lauderdale, FL 33301

May 15, 2019

6:00 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:** **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 (7-0) TO JULY 17, 2019 PLANNING AND ZONING BOARD MEETING

2. **CASE:** **R18073**

REQUEST: Site Plan Level III Review: Waterway Use, Conditional Use for Mixed-Use Development; 195 New Hotel Rooms, 152 Renovated Hotel Rooms, 16,000 Square Feet of Office, 17,000 Square Feet of Retail and Restaurant Use, Allocation of 127 Residential Flex Units and Parking Reduction

APPLICANT: Pier 66 Ventures, LLC.

PROJECT NAME: Pier Sixty-Six Hotel & Marina

GENERAL LOCATION: 2301 SE 17th Street

ABBREVIATED LEGAL DESCRIPTION: Tract A Kimberly Plat, According to the Plat Thereof, as Recorded in Plat Book 130, Page 1, of the Public Records of Broward County, Florida

ZONING DISTRICT: Boulevard Business (B-1)

LAND USE: Commercial

COMMISSION DISTRICT: 4 - Ben Sorensen

CASE PLANNER: Jim Hetzel

APPROVED (7-1) WITH STAFF CONDITIONS, SUBJECT TO 30- DAY CITY COMMISSION REQUEST FOR REVIEW PERIOD

3. CASE: R19008

REQUEST: ** Site Plan Level III Review: Parking Reduction

APPLICANT: Florida East Coast Railway, LLC. / Gproulx Building Products, LLC.

PROJECT NAME: Gproulx Warehouse Parking Reduction

GENERAL LOCATION: 3125 South Andrews Avenue

ABBREVIATED LEGAL DESCRIPTION: PACIFIC LUMBER NO 1 70-26 B PARCEL X TOGETHER WITH POR OF VAC STREETS ABUTTING SAID PAR ON N & S SIDES

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

LAND USE: Commercial

COMMISSION DISTRICT: 4 - Ben Sorensen

CASE PLANNER: Yvonne Redding

MOTION TO APPROVE FAILED (3-5)

4. CASE: R19018

REQUEST: ** Site Plan Level III Review: Conditional Use for House of Worship

APPLICANT: Fort Lauderdale Community Redevelopment Agency

PROJECT NAME: Anointed by Christ International Christian Center Church

GENERAL LOCATION: 501 NW 7th Terrace

ABBREVIATED LEGAL DESCRIPTION: NORTH LAUDERDALE 1-48 D LOT 21 - 26 TOGETHER WITH E 1/2 OF PT VAC'D ALLEY LYING W OF & ADJ TO LOTS 21 - 26 AS PER OR 15316/195, BLK 15

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

LAND USE: NW Regional Activity Center

COMMISSION DISTRICT: 3 - Robert L. McKinzie

CASE PLANNER: Yvonne Redding

APPROVED (7-1) WITH STAFF CONDITIONS, SUBJECT TO 30- DAY CITY COMMISSION REQUEST FOR REVIEW PERIOD

5. **CASE:** **PL18010**
REQUEST: ** Plat Approval
APPLICANT: Beach Boys Plaza Inc. % Hamuy
PROJECT NAME: Beach Boys Plaza Plat
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

RECOMMENDED FOR APPROVAL (7-1) TO CITY COMMISSION

6. **CASE:** **R19012**
REQUEST: ** Site Plan Level III Review: Waterway Use and Yard Modification for 16 Multifamily Residential Units
APPLICANT: Bella Vista Terrace Condominium Association
PROJECT NAME: Bella Vista Terrace
GENERAL LOCATION: 160 Isle of Venice Drive
ABBREVIATED LEGAL DESCRIPTION: Island no. 4, Nurmi isles, the south 60 feet of lot 31 and all of lots 32 and 33
ZONING DISTRICT: Residential Multifamily Mid Rise/ Medium High Density (RMM-25)
LAND USE: Medium-High Density Residential
COMMISSION DISTRICT: 2 – Steven Glassman
CASE PLANNER: Randall Robinson

RECOMMENDED FOR APPROVAL (4-3) WITH STAFF CONDITIONS AND A PARKING PLAN SHALL BE ADDRESSED AS PART OF THE CONSTRUCTION STAGING PLAN

7. **CASE:** **T19003**
REQUEST: Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Sections 47-27.4, Notice Requirements to Notify Property Owners within Two-Hundred (200) feet and Civic Recognized Civic Association(s) within Three-Hundred (300) feet via Mail Notice of a Proposed Development of the Date and Time of the Project Presentation at the Public Participation Meeting Prior to the Planning and Zoning Board Meeting
APPLICANT: City of Fort Lauderdale
GENERAL LOCATION: City-Wide

CASE PLANNER: Karlanne Grant

RECOMMENDED FOR APPROVAL (7-0) TO CITY COMMISSION

8. CASE: **T19004**

REQUEST: Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-24.11., Historic Designation of Landmarks, Landmark Site or Buildings and Certificate of Appropriateness, to provide additional definitions that further clarify the text contained within the ordinances; modifications to designation process; proposed language to address administrative review for minor alterations and minor demolition, amendments to work that was previously approved, and after-the-fact work by the Historic Preservation Board.

APPLICANT: City of Fort Lauderdale

GENERAL LOCATION: City-Wide

CASE PLANNER: Trisha Logan

RECOMMENDED FOR APPROVAL (7-1) TO CITY COMMISSION, WITH PROPOSED CHANGES IN STAFF MEMORANDUM DATED MAY 13, 2019 MADE PART OF THE RECORD

9. CASE: **T19005**

REQUEST: Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Sections 47-27.7., Historic designation and 47-27.8., Certificate of appropriateness and economic hardship exception to revise the existing notification requirements.

APPLICANT: City of Fort Lauderdale

GENERAL LOCATION: City-Wide

CASE PLANNER: Trisha Logan

RECOMMENDED FOR APPROVAL (7-1) TO CITY COMMISSION, WITH PROPOSED CHANGES IN STAFF MEMORANDUM DATED MAY 13, 2019 MADE PART OF THE RECORD

10. CASE: **T19007**

REQUEST: Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Sections 47-3.6., Change in Structure; 47-16.5., Building Regulations; 47-16.6., Certificate of Appropriateness; 47-16.23., Parking Exemption; 47-17.4., Application for Alterations or New Construction; 47-17.5., Application for Yard and Minimum Distance Separation Reduction; 47-17.6., Alterations to Non-conforming Structures to re-number sections pertaining to Historic Preservation; and the removal of Article XII.-Purpose and Intent of the ULDR, which will be replaced by a Historic Preservation intent section within Section 47-24.11 of the ULDR.

APPLICANT: City of Fort Lauderdale

GENERAL LOCATION: City-Wide

CASE PLANNER: Trisha Logan

RECOMMENDED FOR APPROVAL (7-1) TO CITY COMMISSION, WITH PROPOSED CHANGES IN STAFF MEMORANDUM DATED MAY 13, 2019 MADE PART OF THE RECORD

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.