



PLANNING AND ZONING BOARD MEETING

City Commission Chambers
City Hall
100 N Andrews Avenue Fort Lauderdale, FL 33301
June 19, 2019
6:00 PM

AGENDA RESULTS

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

III. ELECTION OF BOARD CHAIR / VICE-CHAIRPERSON

Ms. Maus was elected Chair unanimously.
Ms. Fertig was elected Vice Chair unanimously.

IV. PUBLIC SIGN-IN / SWEARING-IN

V. AGENDA ITEMS:

- 1. **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

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DEFERRED (8-0) TO DECEMBER 18, 2019 PLANNING AND ZONING BOARD MEETING

- 2. **CASE:** Z19001
- REQUEST: * **** Rezoning From Residential Multifamily Mid Rise/ Medium High Density (RMM-25) to Northwest Regional Activity Center - Mixed Use west (NWRAC-MUw)
- APPLICANT:** City of Fort Lauderdale Community Redevelopment Area; Sistrunk 2245, LLC; 220145, LLC; Urbano 500, LLC; and Anointed By Christ International; Christian Center Inc.
- PROJECT NAME:** West Village

GENERAL LOCATION: South of NW 6th Street, west of NW 7th Avenue, north of NW 5th Street and east of NW 8th Avenue
ABBREVIATED LEGAL DESCRIPTION: North Lauderdale 1-48 D Lots 27 Thru 47 Block 14
EXISTING ZONING: Residential Multifamily Mid Rise/ Medium High Density (RMM-25)
PROPOSED ZONING: Northwest Regional Activity Center - Mixed Use west (NWRAC-MUw)
LAND USE: Northwest Regional Activity Center (NW-RAC)
COMMISSION DISTRICT: 3 - Robert L. McKinzie
CASE PLANNER: Yvonne Redding

RECOMMENDED FOR APPROVAL (6-2) TO CITY COMMISSION

3. **CASE:** **V19002**
REQUEST: ** Vacation of Right-of-Way
APPLICANT: City of Fort Lauderdale Community Redevelopment Area; Sistrunk 2245, LLC; 220145, LLC; Urbano 500, LLC; and Anointed By Christ International; Christian Center Inc.
PROJECT NAME: West Village Right-of-Way Vacation
GENERAL LOCATION: North/South Right-of-Way between NW 5th Street and NW 6th Street
ABBREVIATED LEGAL DESCRIPTION: That certain 15.00 foot wide alley in Block 14, North Lauderdale, according to the plat thereof as recorded in Plat Book 1, Page 48, of the public records of Dade County, Florida. Less the north 16.30 feet thereof. Said lands lying in the City of Fort Lauderdale, Broward County, Florida, and containing 9,506 square feet (0.218 acres) more or less.
ZONING DISTRICT: Northwest Regional Activity Center - Mixed Use west (NWRAC-MUw) and Residential Multifamily Mid Rise/ Medium High Density (RMM-25)
LAND USE: Northwest Regional Activity Center (NW-RAC)
COMMISSION DISTRICT: 3 - Robert L. McKinzie
CASE PLANNER: Linda Mia Franco, AICP

RECOMMENDED FOR APPROVAL (6-2) TO CITY COMMISSION, WITH STAFF CONDITIONS

4. **CASE:** **R19004**
REQUEST: ** Site Plan Level IV Review: Public Purpose Use For 71,737 Square Foot Community Center With 5,271 Square Feet of Retail and Request for Relief for Setbacks, Landscape Buffer, and Other Dimensional Requirements
APPLICANT: City of Fort Lauderdale
PROJECT NAME: LA Lee YMCA Mizell Community Center
GENERAL LOCATION: 1409 NW 6th Street
ABBREVIATED LEGAL DESCRIPTION: Lincoln Park Corr Plat 5-2 B Lots 1 Thru 8 Less Road Right-of-Way, 9 Thru 16, 42 Thru 50 Block 2 and Lots 39 and 48 Block 3
ZONING DISTRICT: Park (P) and Residential Single Family and Cluster / Medium Density (RC-15)
LAND USE: Northwest Regional Activity Center (NW-RAC)
COMMISSION DISTRICT: 3 - Robert L. McKinzie
CASE PLANNER: Nicholas Kalargyros

RECOMMENDED FOR APPROVAL (8-0) TO CITY COMMISSION, WITH STAFF CONDITION FOR A 5-FOOT WIDE BY 20-FOOT LONG BUS SHELTER EASEMENT AND RELOCATION OF THE 7-FOOT WIDE BUS SHELTER TO THE NEW LOCATION AS PROPOSED ON THE SITE PLAN.

5. **CASE:** **V19004**
REQUEST: ** Vacation of Right-of-Way
APPLICANT: City of Fort Lauderdale
PROJECT NAME: LA Lee YMCA Mizell Community Center
GENERAL LOCATION: East/West Right-of-Way east of NW 14th Terrace, north of NW 6th Street
ABBREVIATED LEGAL DESCRIPTION: A Portion of Lots 5, 6, 7 and 8, Block "2", "Lincoln Park", According to the Plat thereof, As recorded in Plat Book 5, Page 2 on the Public Records of Broward County, Florida
ZONING DISTRICT: Park (P) and Residential Single Family and Cluster / Medium Density (RC-15)
LAND USE: Northwest Regional Activity Center (NW-RAC)
COMMISSION DISTRICT: 3 - Robert L. McKinzie
CASE PLANNER: Nicholas Kalargyros

RECOMMENDED FOR APPROVAL (8-0) TO CITY COMMISSION

6. **CASE:** **R18018**
REQUEST: ** Site Plan Level IV Review: Conditional Use for Marina, 11,231 Square Foot Restaurant, 24,401 Square Foot Marina Services Building and 2,266 Square Feet of Ancillary Structures
APPLICANT: Paul Kissinger EDSA, agent on behalf of the City of Fort Lauderdale
PROJECT NAME: Las Olas Marina
GENERAL LOCATION: 151 Las Olas Circle
ABBREVIATED LEGAL DESCRIPTION: A portion of Parcel A, Las Olas Del Mar I Plat, Plat Book 147, Page 20 of the public records of Broward County, Florida
ZONING DISTRICT: Planned Resort Development (PRD) and Intracoastal Overlook Area District (IOA)
LAND USE: Central Beach Regional Activity Center (C-RAC)
COMMISSION DISTRICT: 2 - Steven Glassman
Randall Robinson
CASE PLANNER:

RECOMMENDED FOR APPROVAL (6-2) TO CITY COMMISSION, WITH STAFF CONDITIONS AND THE FOLLOWING CONDITIONS:

1. **Limit the restaurant to 375 seats;**
2. **applicant shall meet with City staff and Jackson Tower representatives to resolve the Birch Road access issue prior to the City Commission meeting;**
3. **The applicant will have a phasing plan during construction to minimize impacts on the boat show;**
4. **The applicant will work with the City regarding Las Olas Circle and Birch Road widening to make each lane 10 feet wide;**
5. **The applicant will verify total trips generated by the site prior to the City Commission meeting.**

7. **CASE:** **Z19002**
REQUEST: * ** Rezoning From (I) Industrial to (B-2) General Business
APPLICANT: Brody Family Investments, LLC
PROJECT NAME: The Guitar Broker
GENERAL LOCATION: 816 NW 6th Avenue, North of NW 8th Street and South of NW 9th Street

ABBREVIATED LEGAL DESCRIPTION: Progresso Lots 32,33,34,35 and 36, Block 264, Plat Book 2, Page 18 of the Public Records of Dade County, Florida

EXISTING ZONING: Industrial (I)

PROPOSED ZONING: General Business (B-2)

LAND USE: Northwest Regional Activity Center (NW-RAC)

COMMISSION DISTRICT: 2 - Steven Glassman

CASE PLANNER: Adam Schnell

DEFERRED (8-0) TO JULY 17, 2019 PLANNING AND ZONING BOARD MEETING

8. **CASE:** T19009
- REQUEST:** Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-13.10, Regional Activity Center Districts, to Permit Bowling Alley in the Regional Activity Center- City Center (RAC-CC) and Regional Activity Center –Urban Village (RAC-UV) Zoning Districts
- APPLICANT:** City of Fort Lauderdale
- GENERAL LOCATION:** Regional Activity Center-City Center (RAC-CC) and Regional Activity Center-Urban Village (RAC-UV)
- CASE PLANNER:** Karlanne Grant

DEFERRED (8-0) TO AUGUST 21, 2019 PLANNING AND ZONING BOARD MEETING

9. **CASE:** T19010
- REQUEST:** Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-20.3, Parking and Loading Requirements, Reductions and Exemptions, to provide parking reduction and exemption options for historic resources.
- APPLICANT:** City of Fort Lauderdale
- GENERAL LOCATION:** City-Wide
- CASE PLANNER:** Trisha Logan

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

1. **Amend Section E.1., Historic landmarks and historic districts, to include “a minimum of” one parking space and remove the reference to “off-street” parking; and**
2. **Under Section E.1., Historic landmarks and historic districts, change “c” to “2” and “c.i.” to “2.a.”; and**
3. **Under Section G.1., Shared parking, add new sub-section “c” to state that in areas where a parking reduction under Section E.1. for historic resources has already been applied, shared parking will not be permitted.**

VI. COMMUNICATION TO THE CITY COMMISSION

Vote on communication proposed on May 15, 2019

Motion to send the following communication passed 6-2:

Communicate to the City Commission that traffic analysis in the City is inadequate and that current measurements of traffic impacts should be investigated in terms of capturing opportunities in the development process to mitigate projects' impacts on the streets. Also, put additional emphasis on capturing the amount of bike, scooter and pedestrian trips.

VII. 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.