



# PLANNING AND ZONING BOARD MEETING

City Commission Chambers

City Hall

100 N Andrews Avenue Fort Lauderdale, FL 33301

September 18, 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:

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1.	<b>CASE:</b>	<b>V19001</b>
	<b>REQUEST: **</b>	Vacation of Right-of-Way
	<b>APPLICANT:</b>	Briland Properties, Incorporated
	<b>PROJECT NAME:</b>	508 SE 32 <sup>nd</sup>
	<b>GENERAL LOCATION:</b>	North/South Right-of Way between SE 32 <sup>nd</sup> Court and SE 33 <sup>rd</sup> Street
	<b>ABBREVIATED LEGAL DESCRIPTION:</b>	A Portion of a Road Right-of-Way Adjacent to Lots 12 and 13, Block D-3, Dixie Cut-Off Section of Croissant Park, According to the Plat Thereof as Recorded in Plot Book 6, Page 5, Public Records of Broward County, Florida.
	<b>ZONING DISTRICT:</b>	Heavy Commercial/Light Industrial Business (B-3)
	<b>LAND USE:</b>	Commercial
	<b>COMMISSION DISTRICT:</b>	4 - Ben Sorensen
	<b>CASE PLANNER:</b>	Nicholas Kalargyros

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

1. The applicant shall construct a cul-de-sac at the northern end of the proposed vacation and a T-turn around at the southern end;
2. Relocate fire hydrant onto private property and provide an easement;
3. 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, or a 15-foot wide easement shall be granted and accepted by the City's Public Works Department;
4. 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; 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 to the City.

2. **CASE:** V19005  
**REQUEST: \*\*** Vacation of Right-of-Way  
**APPLICANT:** Flagler Sixth, LLC.  
**PROJECT NAME:** NE 5<sup>th</sup> Terrace Partial ROW Vacation  
**GENERAL LOCATION:** A Portion of North/South Right-of-Way between NE 6<sup>th</sup> Street and NE 7<sup>th</sup> Street  
**ABBREVIATED LEGAL DESCRIPTION:** That certain 40.00 foot wide right-of-way in Block 314, Progresso, according to the plat thereof as recorded in Plat Book 2, Page 18, of the public records of Dade County, Florida. Said lands lying in the City of Fort Lauderdale, Broward County, Florida, and containing 12,000 square feet (0.275 acres) more or less.  
**ZONING DISTRICT:** Regional Activity Center – Urban Village (RAC-UV)  
**LAND USE:** Downtown Regional Activity Center (DRAC)  
**COMMISSION DISTRICT:** 2 - Steve Glassman  
**CASE PLANNER:** Yvonne Redding

**RECOMMENDED FOR APPROVAL TO THE CITY COMMISSION (8-0) 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. Applicant shall dedicate back to the City a new vehicular and pedestrian access way that will connect to the existing right-of-way to the south and to the right-of-way to the north;
4. The City would retain a temporary easement across the area until such time as the new roadway is dedicated; 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 to the City.

3. **CASE:** R16045EX1  
**REQUEST:** Site Plan Extension Request (12 months) for a Previously Approved Site Plan Level III Review of a Waterway Use and Modification of Required Yards for 7 Multifamily Residential Units  
**APPLICANT:** 15 Isle of Venice, LLC.  
**PROJECT NAME:** 15 Isle of Venice  
**GENERAL LOCATION:** 15 Isle of Venice  
**ABBREVIATED LEGAL DESCRIPTION:** Nurmi Isles Island No. 4, Plat Book 24 Page 43 B, LOTS 3 and 4  
**ZONING DISTRICT:** Residential Multifamily Mid Rise/ Medium High Density (RMM-25)  
**LAND USE:** Medium-High Residential  
**COMMISSION DISTRICT:** 2 - Steve Glassman  
**CASE PLANNER:** Yvonne Redding

**APPROVED (9-0) WITH STAFF CONDITIONS:**

1. Applicant shall address the requirements of the new Florida Building Code at the time of building permit submittal;
2. Prior to submittal of building permit, the applicant shall provide information including drawings that indicate the new Florida Building Code does not impact the overall architectural style and finish of the originally approved design;
3. 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;
4. This project is subject to the requirements of Broward County Public School Concurrence. The applicant will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a Planning and Zoning Board or City Commission agenda, a written response from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrence, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.

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<b>4. CASE:</b>	<b>V19003</b>
<b>REQUEST: **</b>	Vacation of Right-of-Way
<b>APPLICANT:</b>	Edward and Betty Kirwin
<b>PROJECT NAME:</b>	800 and 811 SW 6 <sup>th</sup> Street
<b>GENERAL LOCATION:</b>	East/West Right-of-Way between SW 8 <sup>th</sup> Ave and Tarpon River
<b>ABBREVIATED LEGAL DESCRIPTION:</b>	That portion of the north ½ (20') of SW 6 <sup>th</sup> Street lying south of and adjacent to lots 7, 8 and 9, lying east of the canal known as Tarpon River as recorded in plat book 7, page 37 of the public records of Broward County, Florida; and that portion of the south ½ (20') of SE 6 <sup>th</sup> street lying north of and adjacent to the replatted lot 10, as recorded in plat book 3, page 25 of the public records of Broward County, Florida. Said lands lying in the City of Fort Lauderdale containing 5,100 square feet (0.117 acres) more or less.
<b>ZONING DISTRICT:</b>	Residential Single Family/Low Medium Density (RS-8) and Residential Single Family and Duplex/Medium Density (RD-15)
<b>LAND USE:</b>	Low-Medium Residential and Medium Residential
<b>COMMISSION DISTRICT:</b>	4 – Ben Sorensen
<b>CASE PLANNER:</b>	Tyler Laforme

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**RECOMMENDED FOR APPROVAL TO THE CITY COMMISSION (7-1) 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; and
4. The applicant will be required to complete the three-quarter turnaround and provide the necessary right-of-way dedication or easement needed to complete the turnaround.

**V. COMMUNICATION TO THE CITY COMMISSION**

**VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE**

Downtown Master Plan Update – Staff Presentation

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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.