



PLANNING AND ZONING BOARD MEETING

City Commission Chambers
City Hall
100 N Andrews Avenue Fort Lauderdale, FL 33301
October 16, 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:	R18054
	REQUEST: **	Site Plan Level IV Review: 150 Room Hotel with Parking Reduction
	APPLICANT:	Summit Hospitality 134 LLC.
	PROJECT NAME:	Residence Inn
	GENERAL LOCATION:	425 Seabreeze Boulevard (SRA1A)
	ABBREVIATED LEGAL DESCRIPTION:	A Portion of Lots 2, 3 And 4, Block 2 Laying Westerly ff the Westerly Right-Of-Way Line of Seabreeze Boulevard, "Re-Amended Plat of Blocks "A" And "2" of the Amended Plat of Las Olas By The Sea", According to the Plat Thereof, As Recorded In Plat Book 1, Page 16, of The Public Records of Broward County, Florida, And A Portion of New River Sound (Florida East Coast Canal) In Section 12, Township 50 South, Range 42 East, Lying West Of Said Lots 2, 3 And 4
	ZONING DISTRICT:	South Beach Marina and Hotel Area District (SBMHA)
	LAND USE:	Central Beach Regional Activity Center (Beach RAC)
	COMMISSION DISTRICT:	2 - Steve Glassman
	CASE PLANNER:	Lorraine Tappen

RECOMMENDED FOR APPROVAL (6-3) TO THE CITY COMMISSION WITH STAFF CONDITIONS:

1. At time of permit submittal, the applicant will be required to pay a Park Impact Fee for the proposed hotel units prior to issuance of building permit in accordance with ULDR Section 47-38A.

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2. Prior to final DRC, the applicant shall provide a final School Capacity Availability Determination (SCAD) letter that confirms that school capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.
 3. Prior to issuance of the building permit, the existing off-site parking agreement shall be terminated and a new off-site parking agreement to accommodate 104 parking spaces for the Courtyard by Marriott per current parking space rate of 0.67 per room as established in ULDR Section 47-20.2, Parking and Loading Zone Requirements, Table 3, shall be executed and recorded in the public records of Broward County.
 4. A valet parking agreement must be executed and recorded in the public records of Broward County at the applicant's expense prior to the issuance of the certificate of occupancy.
 5. A cultural resource assessment survey must be provided to both the case planner and Historic Preservation Board Liaison and should document study methodology, findings, and recommendations. Following the submittal of the cultural resource assessment survey, further comments may apply prior to proceeding with obtaining a building permit for the proposed new development. All work pertaining to the cultural resource assessment survey shall conform to the standards for archaeological investigation and reporting established in Chapter 1A-46 of the Florida Administrative Code and follow procedures outlined in the Florida Division of Historical Resource Cultural Resource Standards and Operations Manual Module Three as it pertains to conducting archaeological field investigations, laboratory analysis, and study reporting. All work shall be conducted by a professional archaeologist who meets the Secretary of the Interior professional standards (36 CFR part 61 as amended). In the event that archaeological materials are discovered, then the archaeologist shall alert the City's historic preservation staff - Trisha Logan, Historic Preservation Board Liaison, at 954-828-7101 or at tlogan@fortlauderdale.gov.
 6. Prior to issuance of final certificate of occupancy (C.O.), the applicant shall record a public access easement along the west side of the property to accommodate an 8-foot waterfront promenade with pedestrian access along the south side of the building from Seabreeze Boulevard (AIA) to the waterfront promenade.
 7. Prior to issuance of building permit, coordinate with Public Works (Utilities Distribution and Collection Division) for any connections to and/or demolition of existing City infrastructure along State Road A1A/ Seabreeze Blvd. Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies.
 - a. For Storm Drainage, contact Elkin Diaz at 954-828-6539 or ediaz@fortlauderdale.gov. Discuss feasibility of moving the existing catch basin adjacent to the existing parking stalls along NW 6th Ave into the valley gutter.
 - b. For Sanitary Sewer, contact Steve Roberts, Jr. at 954-828-7855 or srobertsjr@fortlauderdale.gov. Per ULDR Section 47-19.4.D.7, dumpsters serving restaurants require grease traps, oil / sand separators, and drains connecting to sanitary sewer.
 - c. For Water Distribution, contact Keith Hutchison at 954-828-7682 or khutchison@fortlauderdale.gov. Public Works Operations does not allow 90 degree bends within the City's Right-of-Way.

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- d. For City Utility Atlas Maps, GIS, and as-built information, to help accurately plot and label utilities in the vicinity of proposed work, contact Craig Barrett at 954-828-5875 or crbarrett@fortlauderdale.gov.
 - e. Provide written correspondence between the Public Works (Utilities Distribution and Collection Division) and the Engineer of Record.
8. Prior to issuance of building permit, prepare a preliminary staging storage plan, which includes phasing and information regarding the site layout of the temporary construction measures; the purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of construction on neighboring transportation system, landscaping, right-of-way encroachments, and businesses. Construction fence gates shall not swing into the public right-of-way.
 9. Prior to issuance of building permit, provide a maintenance agreement area exhibit, which provides a visual representation of the area within the adjacent public right-of-way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent right-of-way is Florida Department of Transportation (FDOT), Broward County Highway Construction and Engineering Department (BCHCED), or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, concrete and other specialty sidewalk, landscaping, irrigation, lighting, etc. that will be maintained by the applicant throughout the life of the improvements.
 10. Prior to issuance of final certificate of occupancy, provide 10' x 15' (minimum) permanent utility easement for any 4 inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City maintenance access); show/label delineation in the plans as appropriate.
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2. CASE: R19055

REQUEST: ** Site Plan Level III Review: Waterway Use for 2,610 Square Foot Restaurant, 400 Square Foot Bar with Outdoor Seating

APPLICANT: CRP LMC Prop Co., LLC.

PROJECT NAME: LMC Crew Lounge

GENERAL LOCATION: 2001 SW 20th Street

ABBREVIATED LEGAL DESCRIPTION: LAUDERDALE MARINE CENTER 168-42 B PARCEL A

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

CURRENT LAND USE: Commercial

COMMISSION DISTRICT: 4 - Ben Sorensen

CASE PLANNER: Yvonne Redding

APPROVED (8-0), SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW PERIOD

3. CASE: PL19001

REQUEST: ** Plat Review

APPLICANT: Summit Hospitality 134, LLC.

PROJECT NAME: New River Sound

GENERAL LOCATION: 425 Seabreeze Boulevard (SRA1A)

**ABBREVIATED
LEGAL DESCRIPTION:**

A Portion of Lots 2, 3 And 4, Block 2 Laying Westerly ff the Westerly Right-Of-Way Line of Seabreeze Boulevard, "Re-Amended Plat of Blocks "A" And "2" of the Amended Plat of Las Olas By The Sea", According to the Plat Thereof, As Recorded In Plat Book 1, Page 16, of The Public Records of Broward County, Florida, And A Portion of New River Sound (Florida East Coast Canal) In Section 12, Township 50 South, Range 42 East, Lying West Of Said Lots 2, 3 And 4

CURRENT ZONING:

South Beach Marina and Hotel Area District (SBMHA)

CURRENT LAND USE:

Central Beach Regional Activity Center (Beach RAC)

COMMISSION DISTRICT:

2 – Steven Glassman

CASE PLANNER:

Tyler Laforme

RECOMMENDED FOR APPROVAL (6-3) TO THE CITY COMMISSION

4.

CASE:

T19013

REQUEST: *

Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR); Amending Section 47-13, "Regional Activity Center Districts," to guide development within the Downtown Regional Activity Center zoning districts; Establishing Downtown Character Areas: "Downtown Core", "Near Downtown", "Urban Neighborhood"; Providing for maximum building height, maximum building tower setback, maximum building podium height, maximum building tower floorplate size, maximum streetwall length, minimum distance for building tower separation; Establishing open space requirements; Establishing commercial and residential transition zones to address building height at the boundaries of the Downtown Regional Activity Center; Amending Downtown street design, landscape and street tree requirements; Amending Section 47-13.21, Table of Dimensional Requirements; Amending review process for development permits; Amending Section 47-24, Table 1, Development Permits and Procedures; Amending Section 47-13.2.1.J, Definitions; Amending Section 47-25.3, Neighborhood Compatibility requirements, removing conflicting requirements.

APPLICANT:

City of Fort Lauderdale

GENERAL LOCATION:

Downtown Regional Activity Center

CASE PLANNER:

Jim Hetzel

RECOMMENDED DENIAL (7-1) PENDING A MORE COMPREHENSIVE UPDATE AND PROCESS WHICH HELPS TO INCLUDE THE COMMENTS OF THE COMMUNITY IN THE DOWNTOWN MASTER PLAN

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.