



PLANNING AND ZONING BOARD MEETING

City Commission Chambers

City Hall

100 N Andrews Avenue Fort Lauderdale, FL 33301

December 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:

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

DEFERRED (8-0) TO JUNE 17, 2020 MEETING

2. **CASE:** PL19003

REQUEST: ** Plat Review

APPLICANT: 401 Fourth, LLC.

PROJECT NAME: Pete's Plat 401

GENERAL LOCATION: 401 NE 4th Street

ABBREVIATED LEGAL DESCRIPTION: Resub Block 31, North Lauderdale 5-25 B, Lots 20 through 24, less S 5 of said lots and less W 5 of N 102 of S 107 of Lot 20 & less E 5 of N 102 of S 107 of

CURRENT ZONING: Lots 24 and less N 18 of Lots 20 through 24, Block 31
Regional Activity Center – City Center (RAC-CC) District

CURRENT LAND USE: Downtown Regional Activity Center

COMMISSION DISTRICT: 2 – Steven Glassman

CASE PLANNER: Yvonne Redding

RECOMMENDED FOR APPROVAL (8-0) TO THE CITY COMMISSION

3. **CASE:** R19069

REQUEST: ** Site Plan Level III Review: Waterway Use and Yard Modification for 6 Multifamily Units

APPLICANT: Bexa, LLC.

PROJECT NAME: View Pointe Hendricks

GENERAL LOCATION: 534 Hendricks Isle

ABBREVIATED LEGAL DESCRIPTION: Victoria Isles 15-67 B Lot 26 Block 4

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

CURRENT LAND USE: Medium-High Density Residential

COMMISSION DISTRICT: 2 – Steven Glassman

CASE PLANNER: Yvonne Redding

APPROVED (7-2) SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW PERIOD WITH THE FOLLOWING CONDITIONS:

1. 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;
2. Prior to final DRC, applicant shall provide a 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.

4. **CASE:** ZR19003

REQUEST: * ** Site Plan Level IV Review: Rezoning from Residential Single Family and Duplex/Medium Density (RD-15) District to Parking Lot (X-P) District with Site Plan Approval and Allocation of 0.47 Acres of Commercial Flex for 14,650 Square Feet of Retail Use

APPLICANT: Town Development, Co.

PROJECT NAME: Sherwin Williams on NE 4th Avenue

GENERAL LOCATION: 1051 NE 4th Avenue

ABBREVIATED LEGAL DESCRIPTION: PROGRESSO 2-18 D LOTS 3 THRU 20, LESS E 10 FOR ST, 28 THRU 35 BLK 183
Community Business (CB) and Residential Single Family and Duplex/Medium Density (RD-15)

ZONING DISTRICT:

PROPOSED ZONING: Community Business (CB) and Parking Lot (X-P)
LAND USE: Commercial and Medium Density Residential
COMMISSION DISTRICT: 2 - Steven Glassman
CASE PLANNER: Linda Mia Franco

RECOMMENDED FOR APPROVAL (8-1) TO THE CITY COMMISSION

V. COMMUNICATION TO THE CITY COMMISSION

Motion made by Ms. Fertig and seconded by Mr. Prewitt, to communicate to the City Commission a request for a staff presentation to the Planning and Zoning Board regarding Central City CRA efforts. In a roll call vote, the **motion** passed 9-0.

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.