



# PLANNING AND ZONING BOARD MEETING

WebEx Virtual Meeting

May 20, 2020

6:00 PM

Visit: <https://www.fortlauderdale.gov/departments/sustainable-development/urban-design-and-planning/development-applications-boards-and-committees/planning-and-zoning-board>

## 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:

<p>1. <b>CASE:</b></p> <p><b>REQUEST: **</b></p> <p><b>PROPERTY OWNER/APPLICANT:</b></p> <p><b>AGENT:</b></p> <p><b>PROJECT NAME:</b></p> <p><b>GENERAL LOCATION:</b></p> <p><b>ABBREVIATED LEGAL DESCRIPTION:</b></p> <p><b>COMMISSION DISTRICT:</b></p> <p><b>NEIGHBORHOOD ASSOCIATION:</b></p> <p><b>ZONING DISTRICT:</b></p> <p><b>LAND USE:</b></p> <p><b>CASE PLANNER:</b></p>	<p><b>R19060</b></p> <p>Site Plan Level III Review: Conditional Use for Height; 13-Story Mixed-Use Development with 125 Multi-Family Residential Units, 17,088 Square Feet of Restaurant, Bar and Retail and 125,747 Square Feet of Office in Downtown Regional Activity Center</p> <p>Flagler Warehouse I, LLC.</p> <p>Lochrie and Chakas, P.A.</p> <p>FAT Village West</p> <p>501 NW 1<sup>st</sup> Avenue</p> <p>Replat PT Block 8 North Lauderdale 21-5B Lot 1 Less STR/W, 2 Thru 10</p> <p>2 - Steven Glassman</p> <p>Flagler Village Civic Association</p> <p>Downtown Regional Activity Center - Urban Village (RAC-UV)</p> <p>Downtown Regional Activity Center</p> <p>Jim Hetzel</p>
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**APPROVED (7-0), SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW PERIOD, WITH CONDITIONS:**

1. **The Developer shall work with the *LauderTrail* Working Group to ensure compatibility of the sought improvements for cycling and pedestrians;**

**AND STAFF CONDITIONS:**

2. **In the event final engineering drawings for NW 1<sup>st</sup> Avenue require revisions, the Applicant shall revise the streetscape design for NW 1<sup>st</sup> Avenue by processing an Administrative Application to the City for review and approval. The Administrative Application must be completed prior to submittal of building permit for the project;**
3. **Prior to Final DRC, the applicant shall complete the traffic study and implement any mitigation measures resulting from the completion of the traffic study, which such mitigations measures being implemented prior to the issuance of certificate of occupancy;**
4. **Prior to Final DRC, the applicant shall update Sheets AW-300 and AW-301 with architectural details of the rooftop screening material and shall update Sheet L2-3-01, Phasing Plan, to include the adjacent streetscape improvements associated with applicable phase;**

5. Prior to Final DRC, the applicant shall execute a parking agreement with the City for valet parking and off-site parking and record such agreement in Broward County public records;
6. Prior to Certificate of Occupancy, the applicant shall construct a pump station and approximately 1,500 linear feet of upstream gravity main line to accommodate proposed project flow.

2. **CASE:** PLN-VAC-19100002  
**REQUEST: \*\*** Vacation of Right-of-Way: 15-Foot Wide by 663-Foot Long Alley  
**PROPERTY OWNER/APPLICANT:** FAT Village Properties, LLC.  
**AGENT:** Flynn Engineering  
**GENERAL LOCATION:** South of NW 6<sup>th</sup> Street, north of NW 5<sup>th</sup> Street, east of NW 1<sup>st</sup> Avenue and west of N Andrews Avenue  
**ABBREVIATED LEGAL DESCRIPTION:** A Portion of 15 Foot Platted Alley, Block 7, Plat Book 1, Page 183, in public records Dade County  
**COMMISSION DISTRICT:** 2 - Steven Glassman  
**NEIGHBORHOOD ASSOCIATION:** Flagler Village Civic Association  
**ZONING DISTRICT:** Regional Activity Center - Urban Village (RAC-UV)  
**LAND USE:** Downtown Regional Activity Center  
**CASE PLANNER:** Jim Hetzel

**RECOMMENDED FOR APPROVAL (7-0) TO THE CITY COMMISSION, 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.

3. **CASE:** R19035  
**REQUEST: \*\*** Site Plan Level III Review: 106,980 Square-Foot, 106-Room Hotel Exceeding 10,000 Square Feet in Community Business Zoning District  
**PROPERTY OWNER/APPLICANT:** 3001 N Ocean LLC  
**AGENT:** Stephanie Toothaker  
**PROJECT NAME:** Homewood Suites by Hilton  
**GENERAL LOCATION:** 3001 N Ocean Boulevard  
**ABBREVIATED LEGAL DESCRIPTION:** A portion of Lots 94 and 95, Block 1, Lauderdale Beach, according to the plat thereof, as recorded in Plat Book 4, Page 2, of the Public Records of Broward County, Florida Lauderdale  
**COMMISSION DISTRICT:** 2 - Steven Glassman  
**NEIGHBORHOOD ASSOCIATION:** Central Beach Alliance Homeowners Association  
**ZONING DISTRICT:** Community Business (CB)  
**LAND USE:** Commercial  
**CASE PLANNER:** Adam Schnell

**DEFERRED (7-0) TO JUNE 17, 2020 MEETING**

4. **CASE:** PL19002  
**REQUEST: \*\*** Plat Review  
**PROPERTY OWNER/APPLICANT:** 3001 N Ocean LLC.  
**AGENT:** McLaughlin Engineering Company  
**PROJECT NAME:** Gummakonda Plat  
**GENERAL LOCATION:** 3001 N Ocean Boulevard

**ABBREVIATED LEGAL DESCRIPTION:** A portion of Lots 94 and 95, Block 1, Lauderdale Beach, according to the plat thereof, as recorded in Plat Book 4, Page 2, of the Public Records of Broward County, Florida Lauderdale  
**COMMISSION DISTRICT:** 2 - Steven Glassman  
**NEIGHBORHOOD ASSOCIATION:** Central Beach Alliance Homeowners Association  
**ZONING DISTRICT:** Community Business (CB)  
**LAND USE:** Commercial  
**CASE PLANNER:** Nicholas Kalargyros

**DEFERRED (7-0) TO JUNE 17, 2020 MEETING**

5. **CASE:** R19034  
**REQUEST: \*\*** Site Plan Level III Review: Waterway Use for 6-Story Multi-Family Residential Building with 9 Units  
**PROPERTY OWNER/APPLICANT:** Initech Properties, LLC.  
**AGENT:** Lochrie and Chakas, P.A.  
**PROJECT NAME:** Tarpon Lofts  
**GENERAL LOCATION:** 400 SE 9<sup>th</sup> Court  
**ABBREVIATED LEGAL DESCRIPTION:** Lauderdale 2-9 D Lot 13 Blk 1  
**COMMISSION DISTRICT:** 4 - Ben Sorensen  
**NEIGHBORHOOD ASSOCIATION:** Downtown Fort Lauderdale Civic Association  
**ZONING DISTRICT:** Regional Activity Center - Residential and Professional Office District (RAC-RPO)  
**LAND USE:** Downtown Regional Activity Center  
**CASE PLANNER:** Yvonne Redding

**APPROVED (7-0), SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW, WITH CONDITIONS:**

- 1. Applicant shall provide public access signage, a kayak drop for public access to the waterway, one parking space shall be designated for public parking, and incorporate all planting plans presented to the Board;**

**AND STAFF CONDITIONS:**

- 2. 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;**
- 3. 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. Applicant shall comply with the terms of the capacity letter issued by the City's Public Works Department, dated February 20, 2020;**
- 5. Applicant shall replace eighty (80) feet of the existing gravity pipe servicing the development with new PVC pipe.**

6. **CASE:** V19007  
**REQUEST: \*\*** Vacation of Right-of-Way: 50-Foot Wide by 135-Foot Long Right-of-Way  
**PROPERTY OWNER/APPLICANT:** Initech Properties, LLC  
**AGENT:** Lochrie and Chakas, P.A.  
**GENERAL LOCATION:** South of SE 9<sup>th</sup> Court, north of the Tarpon River, east of SE 3<sup>rd</sup> Avenue and west of S Federal Highway  
**ABBREVIATED LEGAL DESCRIPTION:** Lauderdale 2-9 D Lot 13 Blk 1  
**COMMISSION DISTRICT:** 4 - Ben Sorensen  
**NEIGHBORHOOD ASSOCIATION:** Downtown Fort Lauderdale Civic Association  
**ZONING DISTRICT:** Regional Activity Center - Residential and Professional Office (RAC-RPO)  
**LAND USE:** Downtown Regional Activity Center  
**CASE PLANNER:** Nicholas Kalargyros

**RECOMMENDED FOR APPROVAL (7-0) TO THE CITY COMMISSION, 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;
4. Applicant shall provide public access signage, a kayak drop for public access to the waterway, one space shall be designated for public parking, and to incorporate all planting plans presented to the Board.

7.	<b>CASE:</b> <b>REQUEST: **</b> <b>PROPERTY OWNER/APPLICANT:</b> <b>AGENT:</b> <b>PROJECT NAME:</b> <b>GENERAL LOCATION:</b> <b>ABBREVIATED LEGAL DESCRIPTION:</b>  <b>COMMISSION DISTRICT:</b> <b>NEIGHBORHOOD ASSOCIATION:</b> <b>ZONING DISTRICT:</b> <b>LAND USE:</b> <b>CASE PLANNER:</b>	<b>PLN-PLAT-19110002</b> Plat Review 220145, LLC KEITH 1620 N. Federal Highway Plat 1620 N. Federal Highway 36-49-42 BEG AT INTER OF E/R/L OF FED HWY & S/L OF NW 1/4 OF NW 1/4 FOR POB, NE ALG SAID R/W 133.36, E ALG S/R/W/L NE 16 CT 408.52, SW 133.36, W 408.52 TO POB  1 – Heather Moraitis None Boulevard Business (B-1) Commercial Tyler Laforme
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**RECOMMENDED FOR APPROVAL (7-0) TO THE CITY COMMISSION**

**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.**

**The Public can view this meeting on FLTV: [www.fortlauderdale.gov/FLTV](http://www.fortlauderdale.gov/FLTV)**

**To speak at meeting, members of the public can fill out the Virtual Meeting Form at: <https://www.fortlauderdale.gov/departments/city-clerk-s-office/advisory-boards-and-committees-agendas-and-minutes/planning-and-zoning-board> or call for assistance: 954-828-5265**

\*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.