



PLANNING AND ZONING BOARD MEETING

Virtual Meeting

June 17, 2020 6:00 PM

Visit: <https://www.fortlauderdale.gov/government/PZB>

AGENDA RESULTS

- I. CALL TO ORDER / PLEDGE OF ALLEGIANCE
- II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM
- III. ELECTION OF BOARD CHAIR / VICE-CHAIRPERSON
- 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
PROPERTY OWNER/APPLICANT: KT Seabreeze Atlantic, LP.
AGENT: Stephanie Toothaker
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
COMMISSION DISTRICT: 2 - Steven Glassman
CASE PLANNER: Jim Hetzel

DEFERRED TO SEPTEMBER 16, 2020 (7-1), WITH CONDITION THAT APPLICANT SEND NOTICE OF THE NEXT MEETING TO RESIDENTS WITHIN 300 FEET OF THIS PROJECT

2. **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

**APPROVED (7-2) SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW PERIOD,
WITH STAFF CONDITIONS:**

1. 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 Sec. 47-38A, Park Impact Fees;
2. A valet parking agreement shall 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;
3. If archaeological materials are discovered during the course of development;
 - a. Work in vicinity of the discovery shall cease;
 - b. The property owner / agent shall contact City's historic preservation staff within 24 hours of the discovery;
 - c. The property owner / agent shall permit City staff and/or the City's consultant on the property to identify and coordinate the discovery with the property owner / agent and other appropriate parties;
 - d. In the event that unmarked human remains are encountered then excavation in the vicinity of the find shall halt immediately and the archaeologist shall alert the City's historic preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 Florida Statutes as it pertains to the discovery of unmarked human remains.

3. **CASE:** PL19002
REQUEST: ** Plat Review
PROPERTY OWNER/APPLICANT: 3001 N Ocean LLC.
AGENT: Jim McLaughlin, McLaughlin Engineering Co.
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

RECOMMENDED FOR APPROVAL (7-2) TO THE CITY COMMISSION

4. **CASE:** R19046
REQUEST: ** Site Plan Level III Review: Mixed-use Development Requesting 1.11 Acres of Commercial Flexibility and Sixty (60) Residential Flexibility Units and a Development Exceeding 10,000 Square Feet in Community Business Zoning District.
PROPERTY OWNER/APPLICANT: Davie 1, LLC
AGENT: Shimon Buhadana, SB Construction
PROJECT NAME: Davie 1
GENERAL LOCATION: 3831 Davie Boulevard
ABBREVIATED LEGAL DESCRIPTION: BRYSA Park 8-45 B Lots 14,15,16,17 Less M/L for ST RD 82 BLK 8
COMMISSION DISTRICT: 3 - Robert L. McKinzie
NEIGHBORHOOD ASSOCIATION: Lauderdale West Association
ZONING DISTRICT: Residential Multifamily Mid Rise/ Medium High Density (RMM-25) and Community Business (CB)
LAND USE: Commercial and Medium-High
CASE PLANNER: Adam R. Schnell

**APPROVED (9-0), SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW PERIOD,
WITH STAFF 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.

5. CASE:	PDD19002
REQUEST: **	Site Plan Level IV Review: Rezoning from Residential Multifamily Mid-Rise/Medium-High Density (RMM-25) District to Planned Development District (PDD) with Site Plan Approval for 39 Multifamily Residential Units
PROPERTY OWNER/APPLICANT:	Towers Retirement Home, Incorporated
AGENT:	Robert Lochrie, Lochrie & Chakas P.A.
PROJECT NAME:	Towers Place at Las Olas
GENERAL LOCATION:	824 SE 2 nd Street
ABBREVIATED LEGAL DESCRIPTION:	Lots 1-4 of Block 8, Beverly Heights, Plat Book 1, Page 30 of the Public Records of Broward County
COMMISSION DISTRICT:	2 - Steven Glassman
ZONING DISTRICT:	Residential Multifamily Mid Rise/Medium High Density (RMM-25)
PROPOSED ZONING:	Planned Development District (PDD)
LAND USE:	Medium-High Density Residential
CASE PLANNER:	Jim Hetzel

**RECOMMENDED FOR APPROVAL (8-0) TO THE CITY COMMISSION,
WITH THE FOLLOWING CONDITION:**

1. The applicant will work with city staff and the neighbors to coordinate the best possible location for placement of the garbage dumpster on the property;

AND STAFF CONDITIONS:

2. Prior to Final DRC, the applicant shall provide an off-site improvement plan that depicts enhancements to the multi-purpose path adjacent to the subject property which extends approximately 1,200 linear feet from SE 8th Avenue to SE 2nd Court. Enhancements shall include, at a minimum, new pavement markings or colored pavement or thermoplastic pavement, and 2 signs located at the entry/end points of the path. The applicant may propose additional elements such as landscape, benches, etc. The striping and signing of the multipurpose path must comply with MUTCD design standards and any color used must not match bicycle, transit, or toll lane colors. Enhancements shall be considered off-site public improvements and shall satisfy meeting requirements of ULDR, Section 47-37A.9;
3. Prior to Final DRC, the applicant shall modify the site plan specific to the conditions of approval by the Historic Preservation Board which state that the parking located in the front of the structure be mitigated for its effect on the historic structure by modifying the design of the courtyard entryway;
4. Prior to Final DRC, the applicant shall execute a parking reduction order and record such in public records;
5. Prior to Final DRC, the applicant shall execute a development agreement consistent with ULDR, Section 47-37A.13, Agreements, which shall be recorded in public records and provided to the City post recordation;
6. 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;
7. Pursuant to ULDR Section 47-38A, Park Impact Fees, applicant will be required to pay an impact fee for the proposed residential units prior to issuance of building permit.

6.	CASE: REQUEST: * ** PROPERTY OWNER/APPLICANT: AGENT: GENERAL LOCATION: ABBREVIATED LEGAL DESCRIPTION: COMMISSION DISTRICT: ZONING DISTRICT: PROPOSED ZONING: LAND USE: CASE PLANNER:	PLN-REZ-20020001 Rezoning from General Industrial (I) to Northwest Regional Activity Center - Mixed-Use East (NWRAC-MUe) Sunshine Shipyard, LLC. Debbie Orshefsky, Holland & Knight 501 NW 6 th Street Lots 2 through 18, Block 25, Lots 31 through 48, Block 325, and Lots 18 and 31, Block 324 and that portion of right-of-way lying adjacent to said lots, Progresso, according to the plat thereof, as recorded in plat Book 2, Page 18 of the public records of Dade County, Florida, 2 – Steven Glassman I – General Industrial Northwest Regional Activity Center – Mixed Use East (NWRAC-MUe) Northwest Regional Activity Center Nicholas Kalargyros
----	---	---

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

VI. COMMUNICATION TO THE CITY COMMISSION

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.

The Public can view this meeting on FLTV: www.fortlauderdale.gov/FLTV

To speak at meeting, members of the public can fill out the Virtual Meeting Form at: <https://www.fortlauderdale.gov/government/PZB> 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.