



PLANNING AND ZONING BOARD MEETING

Virtual Meeting

July 15, 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. PUBLIC SIGN-IN / SWEARING-IN
- IV. AGENDA ITEMS:

1.	CASE:	PDD19001
	REQUEST: * **	Site Plan Level IV Review: Rezoning from A-1-A Beachfront Area District (ABA) to Planned Development District (PDD) with Site Plan Approval for 215 Multi-family Residential Units, 5,150 Square-Foot of Retail and Restaurant Space, and Public Parking
	PROPERTY OWNER/APPLICANT:	KT Seabreeze Atlantic, LP.
	AGENT:	Stephanie Toothaker, Toothaker.org
	PROJECT NAME:	3000 Alhambra
	GENERAL LOCATION:	3000 Alhambra Street
	ABBREVIATED LEGAL DESCRIPTION:	All of 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
	COMMISSION DISTRICT:	2 - Steven Glassman
	NEIGHBORHOOD ASSOCIATION:	Central Beach Alliance Homeowners Association
	ZONING DISTRICT:	A-1A Beachfront Area District (ABA)
	PROPOSED ZONING DISTRICT:	Planned Development District (PDD)
	LAND USE:	Central Beach Regional Activity Center
	CASE PLANNER:	Jim Hetzel

**RECOMMENDED FOR APPROVAL (8-1) TO CITY COMMISSION,
WITH THE FOLLOWING STAFF CONDITIONS:**

1. Prior to Final DRC, the applicant shall update the architectural elevation drawings with detailed drawings of the rooftop screening material and if necessary, provide additional sheets in the plan set to ensure rooftop screening material is adequate.
2. Prior to Final DRC, the applicant shall execute a parking reduction order and a valet parking agreement and record such in public records.
3. 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.
4. Prior to final DRC, applicant shall provide the final School Capacity Availability Determination (SCADS) letter that confirms that school capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.
5. Pursuant to ULDR Section 47-38A, Park Impact Fees, applicant will be required to pay Park Impact Fee for the proposed residential units prior to issuance of building permit.
6. Project shall include a right turn-out only from the parking garage; a cross-walk across Birch Road; and art installations which shall be at the expense of the applicant.

2. **CASE:** **PLN-SITE-20010007**
REQUEST: ** Site Plan Level III Review: 8 Multifamily Residential Units, Waterway Use and Yard Modification
PROPERTY OWNER/APPLICANT: Casa Murano, LLC.
AGENT: Barbara Hall / Greenberg Traurig, P.A.
PROJECT NAME: Casa Murano
GENERAL LOCATION: 141 Isle of Venice Drive
ABBREVIATEDLEGAL DESCRIPTION: Lot 22 and 23 of Nurmi Island No. 4 Plat Book 24, Page 43
ZONING DISTRICT: RMM-25
LAND USE: Residential High
COMMISSION DISTRICT: 2 - Steven Glassman
CASE PLANNER: Yvonne Redding

**APPROVED (8-1), 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.
3. Applicant to provide Historical Architectural Documentation Report to the city on the existing structure prior to demolition.

3. **CASE:** **PLN-REZ-20010001**
REQUEST: ** Site Plan Level IV Review: Rezoning from Residential Multifamily Mid Rise/ Medium High Density (RMM-25) District to Parking Lot (XP) District with Allocation of 0.25 Acres of Commercial Flexibility Acreage to Construct a Surface Parking Lot
PROPERTY OWNER/APPLICANT: 800 Las Olas, LLC., and Mustang Properties, Inc.
AGENT: Robert Lochrie, Lochrie & Chakas P.A.
PROJECT NAME: Las Olas East Parking
GENERAL LOCATION: 1016 SE 2nd Court
ABBREVIATEDLEGAL DESCRIPTION: LOTS 7 & 8, BLOCK 21, COLEE HAMMOCK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORID
COMMISSION DISTRICT: 4-Ben Sorenson
ZONING DISTRICT: Residential Multifamily Mid Rise/ Medium High Density (RMM-25)
PROPOSED ZONING DISTRICT: Parking Lot (XP)
LAND USE: Medium – High Residential
CASE PLANNER: Karlanne Grant

**RECOMMENDED FOR APPROVAL (9-0) TO CITY COMMISSION,
 WITH THE FOLLOWING**

1. Applicant will coordinate with city staff engineer on improvements city will be making in the areas and to coordinate the timing of those changes to minimize the impacts on adjacent property;

AND STAFF CONDITIONS:

2. Prior to issuance of final Certificate of Occupancy, applicant shall record a 5-ft permanent Right-of-Way Easement along the south side of SE 2nd Court;
3. Prior to issuance of final Certificate of Occupancy, applicant shall record a permanent Sidewalk Easement as appropriate along the south side of SE 2nd Court to accommodate the additional portion of pedestrian path beyond the requested 5-ft Right-o-Way easement as shown on sheet X-2;
4. Applicant shall investigate and provide shade trees between the sidewalk and the parallel parking stalls along SE 10th Terrace to help in mitigation of the heat island effect from the pavement areas prior to Final DRC.

4. CASE:	PLN-PLAT-20030001
REQUEST: **	Plat Review
PROPERTY OWNER/APPLICANT:	BSREP III Fort Lauderdale, LLC.
AGENT:	Stephanie Toothaker, Toothaker.org
PROJECT NAME:	Hilton Marina Hotel Plat
GENERAL LOCATION:	1881 SE 17 th Street
ABBREVIATED LEGAL DESCRIPTION:	Portion of 13 and 14-50-42 Acreage
ZONING DISTRICT:	Boulevard Business (B-1) and Residential Multifamily High Rise/ High Density (RMH-60)
LAND USE:	High Residential / Commercial
COMMISSION DISTRICT:	4 – Ben Sorensen
CASE PLANNER:	Christian Cervantes

RECOMMENDED FOR APPROVAL (9-0) TO CITY COMMISSION

5. CASE:	PLN-REZ-20060001
REQUEST: * **	Rezoning from Heavy Commercial/Light Industrial Business District (B-3) to Uptown Urban Village Northeast District (UUV-NE)
PROPERTY OWNER/APPLICANT:	6500 4R3G, LLC; Poliakoff Becker & Streitfield
AGENT:	City of Fort Lauderdale
PROJECT NAME:	Fairfield Cypress Creek
GENERAL LOCATION:	6500 and 6520 N. Andrews Avenue
ABBREVIATED LEGAL DESCRIPTION:	Pine Crest Isles 63-48 B
COMMISSION DISTRICT:	1 – Heather Moraitis
NEIGHBORHOOD ASSOCIATION:	N/A
ZONING DISTRICT:	Heavy Commercial/Light Industrial Business (B-3)
PROPOSED ZONING DISTRICT:	Uptown Urban Village Northeast (UUV-NE)
LAND USE:	Employment Center
CASE PLANNER:	Jim Hetzel

RECOMMENDED FOR APPROVAL (8-0) TO 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

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.