



PLANNING AND ZONING BOARD MEETING

Virtual Meeting
September 16, 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: 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 / Toothaker.org
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
COMMISSION DISTRICT: 2 - Steven Glassman
ZONING DISTRICT: A-1-A Beachfront Area (ABA)
LAND USE: Central Beach Regional Activity Center
CASE PLANNER: Jim Hetzel
DEFERRED FROM JUNE 17, 2020
WITHDRAWN BY APPLICANT

2. CASE: PLN-SITE-20040004
REQUEST:** Site Plan Level III Review: 8,523 Square Foot Restaurant with Parking Reduction
PROPERTY OWNER/APPLICANT: Las Olas Boulevard Ltd. % Amera Properties, Inc.
AGENT: Robert Lochrie / Lochrie & Chakas, P.A.
PROJECT NAME: etta Las Olas
GENERAL LOCATION: 1002 East Las Olas Boulevard
ABBREVIATED LEGAL DESCRIPTION: Leaird & Pellets Resub Colee Hammock 7-36 B Lots 6 Thru 10 Blk 13
COMMISSION DISTRICT: 4 - Ben Sorensen
NEIGHBORHOOD ASSOCIATION: Colee Hammock Homeowners Association
ZONING DISTRICT: Boulevard Business (B-1)
LAND USE: Commercial
CASE PLANNER: Nicholas Kalargyros

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

- 1. Should the application for a parking reduction be approved, a parking reduction order must be executed and recorded in the public records of Broward County at the applicant's expense, prior to Final DRC approval;
- 2. Pursuant to ULDR Section 47-25.2.P, this site is located in an area that the City has identified as an archaeologically significant zone. The applicant is required to contract

with an archaeologist to provide a shovel test survey that includes samples from throughout the project site and states whether the development site holds archaeological significance. The archaeologist must state within the report if further testing on the site is required and/or if monitoring by the archaeologist is required during ground disturbing activity once construction commences. All preliminary reports from the archaeologist must be submitted, prior to final DRC approval, to both the Case Planner and Historic Preservation Planner. If monitoring is required, the applicant must also provide a letter of agreement with the archaeologist stating that they will be present during phases of the project that include ground disturbing activity.

3. CASE:	PLN-SITE-19110004
REQUEST:* **	Site Plan Level IV Review: Rezoning from Residential Multifamily High Rise/High Density (RMH-60) District to Community Business (CB) District with .52 Acres of Commercial Flex Allocation for 28,795 Square-Foot Supermarket
PROPERTY OWNER/APPLICANT:	Preste Corporation, Royal Quality Homes, LLC., and Ocean Reef Investments, LLC.
AGENT:	Heidi Davis Knapik / Gunster Law
PROJECT NAME:	Publix Supermarket
GENERAL LOCATION:	2985 N. Ocean Boulevard
ABBREVIATED LEGAL DESCRIPTION:	Lot 90, Block 1, Lauderdale Beach, according to the plat thereof recorded in Plat Book 4, Page 2, together with Lot 2, Block 23, Lauderdale Beach Extension, according to the plat thereof recorded in Plat Book 29, Page 22, of public records of Broward County, Florida
COMMISSION DISTRICT:	2 - Steven Glassman
NEIGHBORHOOD ASSOCIATION:	Central Beach Alliance Homeowners Association
ZONING DISTRICT:	Community Business (CB) and Residential Multifamily High Rise/High Density (RMH-60)
PROPOSED ZONING:	Community Business (CB)
LAND USE:	Commercial and High Density Residential
CASE PLANNER:	Jim Hetzel

RECOMMENDED FOR APPROVAL (9-0) TO CITY COMMISSION, WITH STAFF CONDITIONS:

1. Prior to Final DRC, the applicant shall demonstrate that the existing off-site parking agreement applicable to this site has been either amended, terminated, or a new agreement has been executed thereby removing the off-site parking obligations for the subject site. A fully executed off-site parking agreement amendment, termination, or new off-site parking agreement removing the off-site parking obligations for the subject site must be recorded in the Broward County Public Records prior to Final DRC approval.
2. In the event the existing buffer wall located along the southern property line is removed for any reason, then the applicant will need to install a new 5-foot high buffer wall along the southern property line in place of such.
3. Prior to issuance of building permit, the applicant shall revise the plans to relocate the above-ground FP&L transformer along NE 33rd Avenue right-of-way to within the proposed development.
4. Prior to issuance of Certificate of Occupancy, applicant shall complete the following:
 - a. Record a 10-foot right-of-way dedication or permanent right-of-way easement along west side of State Road A1A/N Ocean Boulevard (coordinate with FDOT), to complete half of 100-foot right-of-way section per the Broward County Trafficways Plan; as approved by FDOT; and
 - b. Execute a Maintenance Agreement with the City for property frontage along NE 30th Street and NE 33rd Avenue for the special improvements within City right-of-way to be maintained in perpetuity by property owner which includes asphalt driveway, curb and gutter, lighting, landscaping, structural soil, irrigation, and specialty paving sidewalks.

4. CASE:	PLN-SITE-20020002
REQUEST:**	Site Plan Level IV Review: Public Purpose Use for a Temporary Fire Station in the Central Beach Regional Activity Center

PROPERTY OWNER/APPLICANT: City of Fort Lauderdale
AGENT: Alex Scheffer, Craven Thompson & Associates
PROJECT NAME: Temporary Fire Station #13
GENERAL LOCATION: 735 North Fort Lauderdale Beach Boulevard
 BIRCH OCEAN FRONT SUB NO 2 21-22 B BEG 223 E OF NW COR,S 71.62,
 E 220.56,N 74.35 TO NE COR BLK 10 W 224.2 TO POB BLK 10 of public
ABBREVIATED LEGAL DESCRIPTION: 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)
LAND USE: Central Beach Regional Activity Center
CASE PLANNER: Karlanne Grant

RECOMMENDED FOR APPROVAL (9-0) TO CITY COMMISSION, WITH STAFF CONDITION:

- 1. Coordinate with FPL to remove the unused overhead power line fronting the east side of the property along North Fort Lauderdale Beach Boulevard prior to issuance of the building permit.**

5. CASE: **PLN-ULDR-20070001**
 Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-14, General Aviation Districts, to Comply with Florida Statutes (F.S.), Chapter 333, Airport Zoning, to add Regulations for Obstructions to Airspace such as Structures around Airports and Heliports, and Create Section 47-3.12 entitled "Nonconforming Obstructions" to add regulations for nonconforming obstructions located within the Airport Hazard Area, General Aviation Airport District, or Airport Industrial Park District.
REQUEST: *
APPLICANT: City of Fort Lauderdale
GENERAL LOCATION: In and around the General Aviation Airport (GAA) District and Airport Industrial Park (AIP) District Zoning Districts
COMMISSION DISTRICT: 1-Heather Moraitis
CASE PLANNER: Karlanne Grant

RECOMMENDED FOR DENIAL (2-7) TO CITY COMMISSION

(Mr. Barranco, Mr. Cohen, Mr. Weymouth, Mr. Shechtman, Mr. Prewitt, Mr. Rotella, and Ms. Scott opposed)

6. 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; Providing for maximum building height, maximum building tower step back, maximum building podium height, maximum building tower floorplate size, maximum street wall length, minimum distance for building tower separation; Establishing open space requirements; 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
COMMISSION DISTRICT: 2 - Steven Glassman, 3 - Robert L. McKinzie, 4 - Ben Sorensen
CASE PLANNER: Jim Hetzel

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

- 1. Adopt a minimum 400 square-foot residential unit size for Downtown;**

2. **Adopt a minimum residential parking requirement in RAC-CC (Downtown Civic Association recommended one space per unit);**
3. **Adopt language in code that states minimum tower separation is 60 feet;**
4. **Adopt language that would require the transition zone to be measured from property line rather than the Downtown Regional Activity Center boundary.**

7. **CASE:** **PLN-ULDR-20080002**
REQUEST: * Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR); Amending Section 47-13, "Regional Activity Center Districts," to establish Downtown Character Areas: "Downtown Core", "Near Downtown", "Urban Neighborhood".

APPLICANT: City of Fort Lauderdale
GENERAL LOCATION: Downtown Regional Activity Center
COMMISSION DISTRICT: 2 - Steven Glassman, 3 - Robert L. McKinzie, 4 - Ben Sorensen
CASE PLANNER: Jim Hetzel

RECOMMENDED FOR APPROVAL (8-0) TO CITY COMMISSION

8. **CASE:** **PLN-ULDR-20080001**
REQUEST: * Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR); Amending Section 47-13, "Regional Activity Center Districts," to establish Downtown Transition Zones, adjacent to Residentially and Commercially zoned properties to address building height at the boundaries of the Downtown Regional Activity Center.

APPLICANT: City of Fort Lauderdale
GENERAL LOCATION: Downtown Regional Activity Center
COMMISSION DISTRICT: 2 - Steven Glassman, 3 - Robert L. McKinzie, 4 - Ben Sorensen
CASE PLANNER: Jim Hetzel

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

1. **Adopt language that would require the transition zone to be measured from property line rather than the Downtown Regional Activity Center boundary.**

V. **COMMUNICATION TO THE CITY COMMISSION**

Motion made by Ms. Fertig and seconded by Mr. Cohen, to communicate to the City Commission a request for a presentation from Public Works, to understand the process of the City's infrastructure capacity analysis and how it relates to the quality of the City's waterways. In a roll call vote, the motion passed 8-0.

VI. **FOR THE GOOD OF THE CITY OF FORT LAUDERDALE**