



# PLANNING AND ZONING BOARD MEETING

Virtual Meeting  
October 21, 2020  
6:00 PM

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

## AGENDA

- I. CALL TO ORDER / PLEDGE OF ALLEGIANCE
- II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM
- III. PUBLIC SIGN-IN / SWEARING-IN
- IV. AGENDA ITEMS:

AGENDA ITEMS MAY BE TAKEN OUT OF ORDER TO ACCOMMODATE PUBLIC COMMENT OR AS THE BOARD DEEMS NECESSARY. ALL APPLICANT(S), AGENT(S), AND ANYONE WHO WISHES TO SPEAK ON ANY ITEM ON THE AGENDA, MUST BE PRESENT AT THE BEGINNING OF THE MEETING DUE TO THE POSSIBILITY THAT AGENDA ITEMS MAY BE TAKEN OUT OF ORDER.

1. **CASE:** **PLN-SITE-20040006**  
**REQUEST: \*\*** Site Plan Level III – 37 Multifamily Units with Yard Modification Request  
**PROPERTY OWNER/APPLICANT:** 3001-18 Harbor Drive, LLC.  
**AGENT:** Lochrie & Chakas, P.A. / Robert Lochrie, III, Esquire  
**PROJECT NAME:** Bahia Cabana Apartments  
**GENERAL LOCATION:** 3012-3018 Harbor Drive  
**ABBREVIATED LEGAL DESCRIPTION:** Ocean Harbor 26-39 B Lot 26 and portion of 27  
**COMMISSION DISTRICT:** 4 - Ben Sorensen  
**NEIGHBORHOOD ASSOCIATION:** Harbor Drive Association  
**ZONING DISTRICT:** Residential Multifamily High Rise/High Density (RMH-60)  
**LAND USE:** High Residential  
**COMMISSION DISTRICT:** 4 – Ben Sorensen  
**CASE PLANNER:** Yvonne Redding

2. **CASE:** **PLN-SITE-20040008**  
**REQUEST: \*\*** Site Plan Level IV Review: 126-Room Hotel, 6 Multi-family Residential Units with Associated Parking Agreement in the Central Beach Regional Activity Center  
**PROPERTY OWNER/APPLICANT:** 3001-18 Harbor Drive, LLC.  
**AGENT:** Robert Lochrie, Lochrie & Chakas, P.A.  
**PROJECT NAME:** Bahia Cabana Hotel  
**GENERAL LOCATION:** 3001 Harbor Drive  
**ABBREVIATED LEGAL DESCRIPTION:** Ocean Harbor 26-39 B Lot 12 and 13  
**COMMISSION DISTRICT:** 4 - Ben Sorensen  
**NEIGHBORHOOD ASSOCIATION:** Harbor Drive Association  
**ZONING DISTRICT:** South Beach Marina and Hotel Area District (SBMHA)  
**LAND USE:** Central Beach Regional Activity Center  
**CASE PLANNER:** Jim Hetzel

3. **CASE:** **PLN-REZ-20070002**  
**REQUEST: \*\*** Rezone from Planned Unit Development (PUD) District to Northwest Regional Activity Center Mixed Use east (NWRAC-MUe)  
**PROPERTY OWNER/APPLICANT:** 745 North Andrews Ave, LLC  
**AGENT:** Gustavo J. Carbonell  
**PROJECT NAME:** 745 N Andrews Avenue  
**GENERAL LOCATION:** 745 North Andrews Avenue  
**ABBREVIATED LEGAL DESCRIPTION:** Progresso 2-18 D Lots 1 thru 10 and lots 39 thru 48 BLK 286

**COMMISSION DISTRICT:** 2 – Steven Glassman  
**NEIGHBORHOOD ASSOCIATION:** Progresso Village Civic Association  
**ZONING DISTRICT:** Planned Unit Development (PUD) District  
**PROPOSED ZONING DISTRICT:** Northwest Regional Activity Center Mixed Use east (NWRAC-MUe)  
**LAND USE:** Northwest Regional Activity Center  
**CASE PLANNER:** Adam Schnell

**4. CASE:** **PLN-PLAT-20060001**  
**REQUEST: \*\*** Plat Review  
**PROPERTY OWNER/APPLICANT:** Robert L. Elmore, Pamela Kay Hayes Trustee  
**AGENT:** Deena Gray, Esq., Greenspoon Marder, LLP  
**PROJECT NAME:** 2980 W State Road 84 Plat  
**GENERAL LOCATION:** 2980 West State Road 84  
**ABBREVIATED LEGAL DESCRIPTION:** Portion of 20-50-42 Acreage  
**COMMISSION DISTRICT:** 4 – Ben Sorensen  
**NEIGHBORHOOD ASSOCIATION:** N/A  
**ZONING DISTRICT:** Intense Manufacturing/Industrial (M-3 Broward County) District and Heavy Commercial/Light Industrial (B-3 City) District  
**LAND USE:** Industrial  
**CASE PLANNER:** Karlanne Grant

**5. CASE:** **PLN-REZ-20050001**  
**REQUEST: \*\*** Rezone from Intense Manufacturing/Industrial (M-3 Broward County) and Heavy Commercial/Light Industrial (B-3 City) to Industrial (I - City)  
**PROPERTY OWNER/APPLICANT:** Robert L. Elmore, Pamela Kay Hayes Trustee  
**AGENT:** Deena Gray, Esq., Greenspoon Marder, LLP  
**PROJECT NAME:** 2980 W State Road 84  
**GENERAL LOCATION:** 2980 West State Road 84  
**ABBREVIATED LEGAL DESCRIPTION:** Portion of 20-50-42 Acreage  
**COMMISSION DISTRICT:** 4 – Ben Sorensen  
**NEIGHBORHOOD ASSOCIATION:** N/A  
**EXISTING ZONING DISTRICT:** Intense Manufacturing/Industrial (M-3 Broward County) District and Heavy Commercial / Light Industrial (B-3 City) District  
**PROPOSED ZONING DISTRICT:** General Industrial (I - City) District  
**LAND USE:** Industrial  
**CASE PLANNER:** Karlanne Grant

**6. CASE:** **PLN-ULDR-20010001**  
**REQUEST: \*** Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) By Creating Article XII., Section 47-36; Establishing a Transfer of Development Rights Program  
**PROPERTY OWNER/APPLICANT:** City of Fort Lauderdale  
**GENERAL LOCATION:** City-Wide  
**CASE PLANNER:** Trisha Logan

**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/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.