



PLANNING AND ZONING BOARD MEETING

Virtual Meeting
October 21, 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:** **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

APPROVED (7-1), 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;
- 3. Applicant will be required to record a Valet Parking Agreement.

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

RECOMMENDED FOR APPROVAL (8-0) TO CITY COMMISSION, WITH STAFF CONDITIONS:

1. Valet parking operations shall not be permitted on-site. The drop-off area, as depicted on the site plan, Sheets A-0.15 and A-0.16, shall be restricted for drop-off and pick-up only.
2. Prior to Final DRC, the applicant shall coordinate with staff on the appropriate pedestrian safety measures for Harbor Drive between the Bahia Cabana Hotel, Case PLN-SITE-20040008, and Bahia Cabana Apartments, Case PLN-SITE-20040006. Such measures shall be depicted on the site plan.
3. Prior to Final DRC, the applicant shall relocate the FPL utility pole five feet toward Harbor Drive so the pole is not located in the sidewalk area, in order to maintain a clear, unimpeded pedestrian wide path.
4. Prior to issuance of building certificate of occupancy, the applicant shall execute an off-site parking agreement, record the agreement at its own expense in the Broward County Public Records, and provide a copy of the recorded agreement to the City Department of Sustainable Development.
5. 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.
6. 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.

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

RECOMMENDED FOR APPROVAL (7-1) TO CITY COMMISSION

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

RECOMMENDED FOR APPROVAL (8-0) TO CITY COMMISSION

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 Sorenson
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

RECOMMENDED FOR APPROVAL (8-0) TO CITY COMMISSION

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

DEFERRED TO THE NOVEMBER 18, 2020 PLANNING AND ZONING BOARD MEETING (8-0)

V. COMMUNICATION TO THE CITY COMMISSION

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

*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.