



## PLANNING AND ZONING BOARD MEETING

To Attend In-Person:  
City of Fort Lauderdale  
City Hall Commission Chambers  
100 N. Andrews Avenue  
Fort Lauderdale, Florida 33301

To Participate Virtually:  
Visit: <https://www.fortlauderdale.gov/government/PZB>  
November 18, 2020  
6:00 PM

### 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:** **ZR19004**  
**REQUEST: \*\*** Rezoning from General Industrial (I) District to Commercial Recreation (CR) District, with Allocation of 16 Acres of Commercial Flexibility, and Conditional Use Approval for Amusement and Recreation Services.

**PROPERTY OWNER/APPLICANT:** Dezer Powerline, LLC. And Joluc Powerline, LLC.  
**AGENT:** Michael Pizzi  
**PROJECT NAME:** Xtreme Action Park  
**GENERAL LOCATION:** 5300 Powerline Road  
**ABBREVIATED LEGAL DESCRIPTION:** 15-49-42 acreage  
**COMMISSION DISTRICT:** 1 - Heather Moraitis  
**NEIGHBORHOOD ASSOCIATION:** N/A  
**ZONING DISTRICT:** General Industrial (I)  
**PROPOSED ZONING DISTRICT:** Commercial Recreation (CR)  
**LAND USE:** Industrial  
**CASE PLANNER:** Yvonne Redding

**RECOMMENDED FOR APPROVAL (8-0) TO THE CITY COMMISSION  
(Mr. Weymouth abstained)**

2. **CASE:** **PLN-AR-20090005**  
**REQUEST: \*\*** Amendment to Site Plan Level III Review: 1,482 Square Foot Increase to Marina Office and Crew Lounge Building

**PROPERTY OWNER/APPLICANT:** 3001-18 Harbor Drive, LLC.  
**AGENT:** SHM South Fork, LLC.  
**PROJECT NAME:** South Fork Marina  
**GENERAL LOCATION:** 1500 SW 17<sup>th</sup> Street  
**ABBREVIATED LEGAL DESCRIPTION:** MRS E F Marshalls Sub Rev 1-2 B Lot 17 and 13  
**COMMISSION DISTRICT:** 4 - Ben Sorensen  
**NEIGHBORHOOD ASSOCIATION:** Shady Banks Civic Association  
**ZONING DISTRICT:** General Industrial (I)  
**LAND USE:** Industrial

CASE PLANNER:

Yvonne Redding

**APPROVED (8-0), SUBJECT TO 30 DAY CITY COMMISSION REQUEST FOR REVIEW PERIOD  
(Mr. Barranco abstained)**

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**3. CASE:** **PLN-SITE-20020003**  
**REQUEST: \*\*** Site Plan Level III Review: Conditional Use for Social Service Residential Facility (SSRF) with Allocation of 106 Residential Flex Units for 236 Sleeping Rooms, Waterway Use, and Associated Parking Reduction

**PROPERTY OWNER/APPLICANT:** 13<sup>th</sup> Street Federal Highway, LLC.  
**AGENT:** Marc Isaac, Flynn Engineering Services, P.A.  
**PROJECT NAME:** Holden Ft. Lauderdale – Senior Living  
**GENERAL LOCATION:** 1290 N. Federal Highway  
**ABBREVIATED LEGAL DESCRIPTION:** The Maroone Chevrolet Plat 164-47 B Portion of Parcel A  
**COMMISSION DISTRICT:** 2 - Steven Glassman  
**NEIGHBORHOOD ASSOCIATION:** Lake Ridge Civic Association  
**ZONING DISTRICT:** Boulevard Business (B-1)  
**LAND USE:** Commercial  
**CASE PLANNER:** Jim Hetzel

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

1. **Prior to Final DRC, the applicant shall provide detail spot elevation drawings in the site plan package for adequate screening of rooftop mechanical equipment;**
2. **Prior to Building Permit submittal, the applicant shall execute a valet 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;**
3. **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;**
4. **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.**

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**4. CASE:** **V19008**  
**REQUEST: \*\*** Right-of-Way Vacation  
**PROPERTY OWNER/APPLICANT:** Holman Automotive, Inc.  
**AGENT:** Deena Gray, Esq., Greenspoon Marder  
**GENERAL LOCATION:** Portion of NE 8th Street, 127.50 Feet in Length, and 40 Feet in Width, East of NE 1st Avenue and West of Progresso Drive.  
**ABBREVIATED LEGAL DESCRIPTION:** Beginning at The Southwest Corner of Block 257 Running South to An Intersection with The Southerly Right-Of-Way Line Of Said N.E. 8th Street  
**COMMISSION DISTRICT:** 2- Steven Glassman  
**NEIGHBORHOOD ASSOCIATION:** Progresso Village Civic Association, Inc.  
**ZONING DISTRICT:** Northwest Regional Activity Center (NWRAC)  
**LAND USE:** Northwest Regional Activity Center- Mixed Use Northeast (NWRAC-MUne)  
**CASE PLANNER:** Adam Schnell

**DENIED (3-6)**  
**(Chair Maus, Mr. Prewitt, Mr. Barranco, Mr. Weymouth, Ms. Scott, Mr. Cohen opposed)**

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**5. 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 (5-4) TO THE DECEMBER 16, 2020 PLANNING AND ZONING BOARD MEETING**

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- V. COMMUNICATION TO THE CITY COMMISSION**
- VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE**  
**City's Infrastructure Capacity Analysis Process and Waterway Quality - Public Works Department**
- VII. VOTE FOR PLANNING AND ZONING BOARD 2021 CALENDAR**
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\*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.