



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 Attend Virtually:
Visit: <https://www.fortlauderdale.gov/government/PZB>
December 16, 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:

<p>1. CASE: REQUEST: **</p> <p>PROPERTY OWNER/APPLICANT: AGENT: PROJECT NAME: GENERAL LOCATION: ABBREVIATED LEGAL DESCRIPTION: COMMISSION DISTRICT: NEIGHBORHOOD ASSOCIATION: ZONING DISTRICT: LAND USE: CASE PLANNER:</p>	<p>PLN-SITE-20070017 Site Plan Level III Review: Parking Reduction Request for 138-Room Hotel FLL Hospitality, LLP. Deena Gray, Greenspoon Marder, LLP. Aloft Hotel Parking Reduction Request 501 SE 24 Street Lauderdale 2-9, Lots 3,4, 21 and 22 Block 130 4 - Ben Sorensen Poinciana Park Civic Association Boulevard Business (B-1) and Residential Office (RO) Commercial Yvonne Redding</p>
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APPROVED (9-0), SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW PERIOD, WITH THE FOLLOWING CONDITION:

- 1. **Applicant shall provide wayfinding signage to direct traffic to the parking and ensure that circulation in alleyway will not impact neighboring properties;**

AND STAFF CONDITIONS:

- 2. **Should the application for a parking reduction be approved, the 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, and**
- 3. **Should the application for a parking reduction be approved based on the valet parking service, a valet parking agreement must be executed and recorded in the public records of Broward County at the applicant's expense, prior to Final DRC approval.**

2 CASE: R19005
REQUEST: ** SitePlan Level III Review: Conditional Use for 5-Unit Cluster Development
PROPERTY OWNER/APPLICANT: Enrique Lisker
AGENT: Karyn Rivera
PROJECT NAME: Edgewood Villas
GENERAL LOCATION: 3110 SW 15 Avenue
ABBREVIATED LEGAL DESCRIPTION: Jacob's Hammock 182-40 B Portion of Parcel A
COMMISSION DISTRICT: 4 – Ben Sorensen
NEIGHBORHOOD ASSOCIATION: Edgewood Civic Association
ZONING DISTRICT: Residential Single Family and Duplex/Medium Density (RD-15)
LAND USE: Medium Density Residential
CASE PLANNER: Yvonne Redding

APPROVED (9-0), SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW PERIOD, WITH THE FOLLOWING CONDITION:

1. Staff shall review the drainage and parking to determine if incorporating design of parking on the swale is possible and Applicant shall incorporate into design if possible;

AND STAFF CONDITIONS:

2. 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;
3. 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;
4. Provisions satisfactory to the City Attorney shall be made for a five five-foot recordable easement along the front and rear property lines for use by owners of the dwelling units; and
5. The applicant shall record a maintenance agreement for all common areas.

3. CASE: PLN-SITE-20050005
REQUEST: ** Site Plan Level III Review: Conditional Use for Building Height Greater than 75 Feet; Approval for Alternative Design Solutions to the Uptown Master Plan Standards for Allocation of: 295 Residential Flex Units, inclusive of 8 Affordable Housing Units, 2,323 Square Feet of Retail, 6,850 Square Feet of Restaurant, 21,715 Square Feet of Office, and 15,847 Square Feet of Existing Office with Shared Parking, in the Uptown Project Area
PROPERTY OWNER/APPLICANT: 6500 4R3G, LLC; Poliakoff Becker & Streitfeld
AGENT: Robert Lochrie, Lochrie & Chakas, P.A.
PROJECT NAME: Fairfield Cypress Creek
GENERAL LOCATION: 6500 N. Andrews Avenue
ABBREVIATED LEGAL DESCRIPTION: Pine Crest Isles 63-48 B
COMMISSION DISTRICT: 1 – Heather Moraitis
NEIGHBORHOOD ASSOCIATION: N/A
ZONING DISTRICT: Uptown Urban Village Northeast (UUV-NE)
LAND USE: Employment Center
CASE PLANNER: Jim Hetzel

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

1. Per the City's Transportation and Mobility Department, prior to Final DRC, the applicant shall complete the traffic study and implement any mitigation measures resulting from the completion of the traffic study, which such mitigation measures being implemented or as approved as part of an agreement as the case may be prior to the issuance of building certificate of occupancy;
2. Prior to Final DRC, the applicant shall provide detailed drawings of rooftop mechanical screening, including spot elevations and sight view triangles from ground level public view and include such drawings in the site plan package;

3. At time of building permit submittal, the applicant shall provide communication from Broward County that the proposed street trees along Andrews Avenue, as depicted in the site plan set, are acceptable in regard to placement and species per Broward County;
4. At time of building permit submittal, the applicant and all owners of the properties that are the subject of this application, shall execute and record in the public records at the applicant's expense, a declaration which restricts the use of the subject property in the following manner: the property shall be considered as one development site, and that no portion of said plots and parcels of land shall be developed separately, except in its entirety as one development site. The declaration shall run with the land in perpetuity. A copy of the fully executed recorded declaration shall be provided to the City at time of building permit submittal.
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. Applicant shall record a deed restriction or similar mechanism for the eight affordable housing units at moderate income level for a period of 15 years as approved by the City and must record such prior to building permit submittal. A copy of deed restriction or similar mechanism must be provided to the City at time of building permit submittal; and
7. 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.

4. 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

RECOMMENDED FOR APPROVAL (9-0) TO THE CITY COMMISSION

V. COMMUNICATION TO THE CITY COMMISSION

Motion made by Ms. Fertig and seconded by Ms. Scott, to communicate to the City Commission a request to authorize staff to review the City's code in respect to parking requirements for townhouse and cluster developments and bring forth potential recommendations. In a roll call vote, the motion passed 9-0

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.