



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>
February 17, 2021
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: REQUEST: ** PROPERTY OWNER/APPLICANT: AGENT: PROJECT NAME: GENERAL LOCATION: ABBREVIATED LEGAL DESCRIPTION: COMMISSION DISTRICT: NEIGHBORHOOD ASSOCIATION: ZONING DISTRICT: LAND USE: CASE PLANNER:	PLN-VAC-20060001 Right-of-Way Vacation: 50-foot by 209-foot Portion of Right-of-Way Len & Melody Renne / RLR Services, LLC. Marc Isaac, Flynn Engineering Services, P.A. Seven Seas Right-of-Way Vacation South of Broward Boulevard and North of SW 1 st Street River Highlands Amended Plat, PB 15, PG 69B 2–Steven Glassman Sailboat Bend Civic Association Boulevard Business (B-1) and Residential Multifamily Low Rise/Medium High Density (RML-25) District Commercial and Medium-High Residential Yvonne Redding
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**RECOMMENDED FOR APPROVAL TO THE CITY COMMISSION (8-0) WITH STAFF CONDITIONS:
(Member Barranco abstained with conflict)**

1. Any City infrastructure known or unknown and found to be within the vacated area shall be relocated at the expense of the applicant, or easements granted, and the relocated facilities shall be required to be inspected and accepted by the City's Public Works Department;
2. Any other utility infrastructure known or unknown and found to be within the vacated area shall be relocated at the expense of the applicant, or easements granted, and the relocated facilities shall be required to be inspected and accepted by the applicable utility agency or service provider;
3. The vacating ordinance shall be in full force and effect on the date a certificate, executed by the City Engineer, is recorded in the public records of Broward County, Florida. The certificate shall state that all conditions of the vacation have been met. A copy of the recorded certificate must be provided to the City;

4. Per the City's Engineering Representative, prior to permit issuance engineering plans are to provide further detailing and dimensioning on the required fifteen (15) foot utility easement along the existing water and sanitary sewer mains within the boundaries of the proposed right-of-way vacation. The required easement is to also encompass any water service and meter proposed or existing to remain;
5. Per the City's Engineering Representative, prior to issuance of Final Certificate of Occupancy, applicant shall dedicate a fifteen (15) foot utility easement along the existing water and sanitary sewer mains within the boundaries of the proposed right-of-way vacation to facilitate City maintenance access as approved by the City Engineer. The fifteen (15) foot utility easement shall also extend along any domestic water service line to include existing or proposed water meter;
6. Per the City's Engineering Representative, prior to permit issuance, a Recorded Temporary Structure Affidavit will be required for the construction of the proposed five (5) foot tall concrete wall within the water and sewer utility easement;
7. Per the City's Engineering Representative, all proposed improvements adjacent and within W. Broward BLVD (SR 842) are subject to Florida Department of Transportation (FDOT) review and approval.

2.	CASE: REQUEST: ** PROPERTY OWNER/APPLICANT: AGENT: PROJECT NAME: GENERAL LOCATION: ABBREVIATED LEGAL DESCRIPTION: COMMISSION DISTRICT: NEIGHBORHOOD ASSOCIATION: ZONING DISTRICT: LAND USE: CASE PLANNER:	PLN-VAC-20080001 Vacation of Right-of-Way: 10-Foot Wide by 75-Foot Long Alley 800 Las Olas, LLC & Mustang Properties, Inc. Robert Lochrie, Lochrie&Chakas, P.A. 1007 East Las Olas Alley Vacation 1007 E. Las Olas Boulevard That portion of the 10.00 foot alley lying adjacent to Lot 1 and the East 25.00 feet of lot 2, and lying adjacent to Lot 16 and the east 25.00 feet of Lot 15, Block 14, Colee Hammock 4 - Ben Sorensen Beverly Heights Exclusive Use Parking (XP) and Boulevard Business (B-1) Commercial and High Density Residential Trisha Logan
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**RECOMMENDED FOR APPROVAL TO THE CITY COMMISSION (8-0) WITH STAFF CONDITIONS:
(Member Weymouth abstained with conflict)**

1. Per the City's Engineering Reviewer, applicant shall grant a public access easement over the vacated alley right-of-way to maintain the existing pedestrian and vehicular connection between SE 9th Avenue and SE 10th Terrace;
2. Per the City's Engineering Reviewer, applicant shall provide a CCTV videotape of the existing sanitary sewer system beginning at the manhole located at the intersection of SE 10th Terrace to verify all existing services that will need to be reconnected to the new sanitary sewer system;
3. Per the City's Engineering Reviewer, applicant' shall design, permit, and construct a new public sanitary sewer manhole to be located west of the western end of the vacated alleyway. The portion of the existing 8" sewer main located east of the new manhole shall be removed;
4. Per the City's Engineering Reviewer, applicant shall design, permit, and construct a new public sanitary sewer system. The new system shall connect proposed development and reconnect all existing service along the remaining portion of the Alley east of SE 10th Terrace

between E las Olas and SE 2nd Court. The point of connection shall be at the existing public sanitary sewer manhole on SE 10th Terrace north of SE 2nd Court identified as SSMH-5367;

5. Per the City's Engineering Reviewer, any City infrastructure known or unknown and found to be within the vacated area shall be relocated at the expense of the applicant, and the relocated facilities shall be required to be inspected and accepted by the City's Public Works Department;
6. Per the City's Engineering Reviewer, any other utility infrastructure known or unknown and found to be within the vacated area shall be relocated at the expense of the applicant, and the relocated facilities shall be required to be inspected and accepted by the applicable utility agency or service provider;
7. Per the City's Engineering Reviewer, the vacating ordinance shall be in full force and effect on the date a certificate, executed by the City Engineer, is recorded in the public records of Broward County, Florida. This certificate shall state that all conditions of the vacation have been met. A copy of the recorded certificate must be provided to the City;
8. Modified site plan with adjustment to the alleyway configuration and direction of traffic presented to the Planning and Zoning Board is included in this recommendation for approval.

3. CASE:	PLN-SITE-20080001
REQUEST: * **	Site Plan Level IV Review: Rezoning from Exclusive Use Parking (XP) District to Community Business (CB) District with .18 Acres of Commercial Flex Allocation and Conditional Use for 138-Room Hotel and 5,698 Square Feet of Retail Use, with Associated Parking Reduction
PROPERTY OWNER/APPLICANT:	800 Las Olas, LLC & Mustang Properties, Inc.
AGENT:	Robert Lochrie, Lochrie&Chakas, P.A.
PROJECT NAME:	1007 East Las Olas
GENERAL LOCATION:	1007 E. Las Olas Boulevard
ABBREVIATED LEGAL DESCRIPTION:	Lot 1, the East one-half (E ½) of Lot 2, Lot 15 and Lot 16, Block 14 Colee Hammock
COMMISSION DISTRICT:	4 - Ben Sorensen
NEIGHBORHOOD ASSOCIATION:	Beverly Heights
EXISTING ZONING DISTRICT	Exclusive Use Parking (XP) and Boulevard Business (B-1)
PROPOSED ZONING DISTRICT:	Community Business (CB) and Boulevard Business (B-1)
LAND USE:	Commercial and High Density Residential
CASE PLANNER:	Trisha Logan

**RECOMMENDED FOR APPROVAL TO THE CITY COMMISSION (7-1) WITH STAFF CONDITIONS:
(Chair Maus opposed; Member Weymouth abstained with conflict)**

1. Pursuant to ULDR Section 47-38A, Park Impact Fees, applicant will be required to pay Park Impact Fee for the proposed hotel rooms prior to issuance of building permit;
2. Should the application for a parking reduction be approved, an amended parking reduction must be executed and recorded in the public records of Broward County at the applicant's expense, prior to Final DRC approval;
3. Per the City's Landscape Reviewer, to achieve an aesthetically uniform and cohesive new streetscape along Las Olas Boulevard, the street trees along Las Olas Boulevard are to be placed approximately 30 feet on center to align with the precedent that has been set at 1201 E Las Olas Boulevard;
4. Per the City's Transportation and Mobility Department, to mitigate the City's loss for the permanent displacement of the three (3) metered parking spaces on SE 10th Terrace,

applicant agrees to either: (a) pay the City's Transportation and Mobility Department (payment shall be remitted in the name of the "City of Fort Lauderdale") a sum to be determined by the Transportation and Mobility Department based on the average usage rate; (b) install parking improvements and/or enhancements near the project, with such improvements to be identified by and agreed to by applicant and TAM; or, (c) provide the City with three additional on-street metered parking spaces in the vicinity. This condition must be met prior to the issuance of a final certificate of occupancy;

5. Per the City's Transportation and Mobility Department, to mitigate the City's loss for the permanent displacement of the BCycle station on SE 10th Terrace, applicant agrees to design, furnish and install a new BCycle station at the applicants expense after the applicant receives and reviews the likekind-specifications from the City and/or BCycle operator. The location shall be determined by the Transportation and Mobility Department and the BCycle operator. The new station shall be installed prior to the installation of right-of-way improvements on 10th Terrace;
6. Per the City's Engineering Reviewer, prior to Final DRC Sign-off, the Alley Vacation-Case No. PLN-VAC-20080001 must be approved by City Commission;
7. Per the City's Engineering Reviewer, prior to issuance of Final Certificate of Occupancy (C.O.), applicant shall record a five (5)-foot wide public right-of-way dedication along the north side of East Las Olas Boulevard;
8. Per the City's Engineering Reviewer, prior to issuance of final certificate of occupancy, applicant shall prepare, execute and record a Maintenance Agreement or other document for the perpetual maintenance of private improvements within the existing and proposed rights-of-way of East Las Olas Boulevard, South East 10th Terrace and South East 2nd Court, as depicted on Sheet X7 of the site plan;
9. Per the City's Engineering Reviewer, prior to permit issuance, applicant shall meet all provisions of ULDR Section 47-19.4.D.7 regarding requirements for an oil/sand separator and connection to the public sanitary sewer system.

4.	CASE: REQUEST: ** PROPERTY OWNER/APPLICANT: AGENT: PROJECT NAME: GENERAL LOCATION: ABBREVIATED LEGAL DESCRIPTION: COMMISSION DISTRICT: NEIGHBORHOOD ASSOCIATION: ZONING DISTRICT: LAND USE: CASE PLANNER:	UDP-S20002 Site Plan Level III Review: Parking Reduction Request Zaim and Kristina Hoxha Nectaria Chakas, Lochrie &Chakas, P.A. 3074 NE 33 rd Ave Parking Reduction 3074 NE 33 rd Avenue Lauderdale Beach Ex. Unit B, PB 29, PG 22, South ½ Lot 2, Block 27 2 – Steven Glassman Central Beach Alliance HOA Community Business (CB) Commercial Jim Hetzel
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APPROVED (9-0) SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW PERIOD, WITH STAFF CONDITIONS:

1. Prior to Final DRC, the applicant shall terminate the existing off-site parking agreement applicable to the subject site, execute a parking reduction order for the subject site, and record both documents in the Broward County Public Records at the expense of the applicant and file copies of such with the Department of Sustainable Development.

5.	CASE: REQUEST: * **	PLN-SITE-20090013 Site Plan Level IV Review: Rezoning from Community Facility-House of
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PROPERTY OWNER/APPLICANT:

AGENT:

PROJECT NAME:

GENERAL LOCATION:

ABBREVIATED LEGAL DESCRIPTION:

COMMISSION DISTRICT:

NEIGHBORHOOD ASSOCIATION:

EXISTING ZONING DISTRICT:

PROPOSED ZONING DISTRICT

LAND USE:

CASE PLANNER:

Worship (CF-H) District to Community Business (CB) District with 0.274 Acres of Commercial Flex for a Surface Level Parking Lot.

First Presbyterian Church of Fort Lauderdale, Inc.

Stephen Tilbrook, Esq, Akeman LLP

First Presbyterian Church Rezoning

401 SE 15th Avenue

Colee Hammock 1-17 B LOT 13 BLK 34

4 - Ben Sorensen

Colee Hammock Homeowners Association

Community Facility-House of Worship (CF-H) District

Community Business (CB) District

Low-Medium

Adam Schnell

**RECOMMENDED APPROVAL TO MORE RESTRICTIVE ZONING DISTRICT (XP)
TO THE CITY COMMISSION (9-0)**

V. COMMUNICATION TO THE CITY COMMISSION

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

Staff Presentation: Proposed Landscape and Tree Preservation Ordinance Revisions

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.