



CITY OF FORT LAUDERDALE



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 view the meeting virtually or speak on an agenda item, please click on the link
below:

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

Wednesday, May 19, 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:** UDP-P21001
REQUESTS: ** Plat Review
APPLICANT: Robert L. Elmore, Pamela Kay Hayes Trustee
GENERAL LOCATION: 2980 West State Road 84
AGENT: Deena Gray, Esq., Greenspoon Marder, LLP
LEGAL DESCRIPTION: Portion of 20-50-42 Acreage
ZONING DISTRICT: General Industrial (I - City) District
COMMISSION DISTRICT: 4 - Ben Sorensen
NEIGHBORHOOD ASSOCIATION: N/A

LAND USE: Industrial

CASE PLANNER: Karlanne Grant

RECOMMENDED FOR APPROVAL (6-0) TO CITY COMMISSION

2. **CASE:** PLN-SITE-20100002

REQUESTS: ** Site Plan Level IV Review: Rezone from Residential Single Family Duplex/Medium Density (RD-15) District to Community Business (CB) District with 0.62 Acres of Commercial Flex Allocation and Conditional Use for a Mixed-Use Development

APPLICANT: 1123 NE 4th Avenue FL, LLC.

GENERAL LOCATION: 1123 NE 4th Avenue

AGENT: Marc Isaac, Flynn Engineering Services, P.A.

LEGAL DESCRIPTION: Progresso 2-18D Lots 13 through 32 Block 143, Less E 10 for Street of Lots 13 Through 24 AKA: North Side Elementary

ZONING DISTRICT: Residential Single Family Duplex/Medium Density (RD-15) and Community Business (CB)

COMMISSION DISTRICT: 2 - Steven Glassman

NEIGHBORHOOD ASSOCIATION: South Middle River Civic Association

PROPOSED ZONING: Community Business (CB)

LAND USE: Commercial and Medium Residential

CASE PLANNER: Lorraine Tappen

**RECOMMENDED FOR APPROVAL (6-0) TO CITY COMMISSION
WITH THE FOLLOWING CONDITIONS:**

1. The applicant shall record at their expense a declaration of restrictions on the parking lot portion of the property, which shall limit its use to a surface parking lot.

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 Section 47-38A, Park Impact Fees.
3. Applicant will be required to obtain a final School Capacity Availability Determination (SCAD) letter prior to the submittal of building permit and provide the City with a copy at time of building permit submittal.
4. Prior to final DRC sign off, the applicant shall provide correspondence from FPL confirming the removal/relocation of the existing utility poles located within limits of the proposed sidewalk along NE 11th Street. The correspondence shall also include an exhibit depicting the final location of the poles to ensure they relocated outside sidewalk clear path and does not conflict with ADA guidelines. Should FPL deny relocating or removing the existing utility poles, the applicant shall revise the site plan to reflect modifications of the sidewalk location and provide a sidewalk easement as needed.

5. Prior to final DRC sign off, the applicant shall revise the water and sewer plan to depict the location of the proposed 4-inch water meter vault and connection to existing water main along NE 11th Street.
6. Prior to final DRC sign off, the applicant shall include additional details for the right-of-way stormwater improvements, including material, inlet type, and rim/inlet elevations.
7. Prior to issuance of building permit, applicant shall obtain a general/surface water management license from the Broward County Planning and Development Management Division.
8. Prior to issuance of final certificate of occupancy, the applicant shall provide a 25-foot corner chord right-of-way dedication or permanent right-of-way easement on northwest corner of NE 4th Avenue and NE 11th Street intersection (coordinated with FDOT).
9. Prior to issuance of final certificate of occupancy, the applicant shall provide a permanent sidewalk easement as appropriate along west side of NE 4th Avenue to accommodate portion of pedestrian clear path (coordinate required width with FDOT and TAM) that may be located beyond public right-of-way.
10. Prior to issuance of final certificate of occupancy, applicant shall record a permanent sidewalk easement as appropriate along the north side of NE 11th Street, the east side of NE 3rd Avenue and at the northeast corner of NE 11th Street and NE 3rd Avenue intersection to accommodate portion of pedestrian clear path located beyond the public right-of-way and/or right-of-way easement dedication.
11. Prior to issuance of final certificate of occupancy, the applicant shall provide a 10' x 15' (minimum) permanent utility easement for any 4-inch or larger water meter located within the proposed development (for City maintenance access).

V. COMMUNICATION TO THE CITY COMMISSION

FOR THE GOOD OF THE CITY OF FORT LAUDERDALE *Staff Presentation: Proposed Affordable Housing Policy Recommendations*

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.