

**CITY OF FORT LAUDERDALE
PLANNING AND ZONING BOARD MEETING
Wednesday, September 16, 2015**

AGENDA

PLACE OF MEETING: City Hall, **8th Floor Conference Room**
100 North Andrews Avenue
Fort Lauderdale, FL 33301

TIME OF MEETING: 6:30 P.M.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

II. APPROVAL OF MINUTES

III. AGENDA ITEMS:

1. **Applicant / Project:** Putnam Realty Ltd, et al / Morgan on 3rd Avenue Alley Vacation

Request: ** Alley Vacation

Case Number: V15003

General Location: North of NE 4th Street between NE 3rd & NE 4th Avenue

Legal Description: That portion of the 15 foot Alley, lying contiguous to Lots 5 through 12 and Lots 13 through 20, all of Block 30, AMENDED PLAT OF BLOCKS 1 thru 8 and 25 thru 33 OF NORTH LAUDERDALE, according to the Plat thereof, as recorded in Plat Book 1, Page 182, of the Public Records of Dade County, Florida; said lands situate, lying and being in Broward County, Florida; bounded on the north by a line connecting the northeast corner of Lot 20 with the northwest corner of Lot 5, on the east by the west line of said Lots 5 through 12, on the south by a line connecting the southwest corner of Lot 12 with the southeast corner of Lot 13 and on the west by the east line of said Lots 13 through 20.

Said lands situate and being in the City of Fort Lauderdale, Broward County, Florida and containing 6,001 square feet, 0.138 acres, more or less.

Case Planner: Randall Robinson

Commission District: 2

2. **Applicant / Project:** Bank of America / JM - Cypress Creek

Request: ** Plat Approval

Case Number: PL15006

General Location: NW 62nd Street, East of NW 9th Avenue

- Legal Description:** A portion of the Northwest One-Quarter (NW 1/4) of the Southwest One-Quarter (SW 1/4) of Section 10, Township 49 S, Range 42 E.
- Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 48,644 Square Feet (1.1167 Acres) more or less.
- Case Planner:** Karlanne Grant
- Commission District:** 1
3. **Applicant / Project:** A & N Properties et al / Bridgepoint I-95
- Request: **** Conditional Use Permit; Industrial Use (Warehouses) within 300 Feet of Residential
- Case Number:** R15027
- General Location:** South side of Sunrise Boulevard just west of I-95
- Legal Description:** A portion of Tracts 1, 2, 15 AND 16, "RESUBDIVISION OF TRACT 1, 2, 15 AND 16 BLOCK "B", CITRUS PARK FARMS", according to the plat thereof recorded in Plat Blook 33, Page 23, of the Public Records of Broward County, Florida
- This site contains 763,472 square feet (17.5269 acres) more or less.
- Case Planner:** Eric Engmann
- Commission District:** 3
4. **Applicant / Project:** Florida Marine Propulsion Corporation / Lauderdale Propeller
- Request: ** *** Rezoning with flex allocation from County Intense Commercial Business District (B-3) and Intense Manufacturing and Industrial District (M-3) to General Business (B-2)
- Case Number:** ZR15005
- General Location:** South of W State Road 84 SR, west of Marina Rd.
- Legal Description:** A portion of the West one-half (W ½) of Section 20, Township 50 South, Range 42 East, more fully described as follows:
- Commencing at the West one-quarter (W ¼) corner of said Section 20; thence North 03°32'20" West, on the West line of said Section 20, a distance of 44.58 feet, thence North 82°29'59" East, on the South right-of way line of State Road No. 84 (200' R/W), a distance of 812.88 feet to the Point of Beginning; thence continuing North 82°29'59" East, on the said South right-of-way line, a distance of 205.31 feet; thence South 19°3'25" West, a distance of 161.66 feet; thence South 32°25'38" West, a distance of 182.30 feet; thence North 85°01'25: West, a distance of 59.96 feet; thence North 01°36'30" East, a distance of 274.34 feet to the Point of Beginning. Said lands situate, lying in being in Broward

County, Florida and containing 40,562 square feet or 0.9312 acres more or less.

Case Planner: Florentina Hutt

Commission District: 4

5. **Applicant / Project:** City of Fort Lauderdale

Request: * Section 47-24.4.D. Criteria.
Amending the Unified Land Development Regulations to revise the rezoning criteria requirements of Section 47-24.4.D to permit the existing language as stated in criterion 2 as optional where it is currently non-optional as part of the requirements for a rezoning of property within the City for Fort Lauderdale.

Case Number: T15003

General Location: City-wide

Case Planner: Anthony Gregory Fajardo

Commission District: All Districts

Staff will request a deferral of Item 5 to October 21, 2015

6. **Applicant / Project:** City of Fort Lauderdale

Request: * Section 47-12.5. District Requirements and Limitations of the A-1-A Beachfront Area (ABA) District.
Amending the Unified Land Development Regulations to permit residential multifamily use as a permitted use subject to Site Plan Level III development approval and specific criteria within the entire ABA District where residential multifamily use is currently only permitted within that portion of the ABA District located within the boundaries of the North Beach Area.

Case Number: T15004

General Location: City-wide

Case Planner: Anthony Gregory Fajardo

Commission District: 2

7. **Applicant / Project:** OTO Development/AC Marriott

Request: ** Site Plan Level IV Review: Hotel use with reduced front, side and rear yard setbacks

Case Number: R15013

General Location: 3017-3029 Alhambra Street

Legal Description: LAUDER DEL MAR Lots 16-20, Block 6, PB 7, PG 30, PRBC

Case Planner: Lorraine Tappen

Commission District: 2

IV. COMMUNICATION TO THE CITY COMMISSION

V. FOR THE GOOD OF THE City of Fort Lauderdale

Special Notes:

*PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE PLANNING & ZONING BOARD IS PROHIBITED BY SUNSHINE LAW. PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

*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.

MEETING FORMAT

I. Purpose

Act in an advisory capacity to the City Commission, conduct investigations and hold public hearings upon all proposals to change zoning regulations or to vacate and abandon streets and alleys; study any existing City plans with the view to improve same so as to provide for development, general improvement and probable future growth of the City, and from time to time make recommendations to the City Commission for changes in the Comprehensive Plan; review and recommend approval or disapproval all plats to be presented to the City Commission; perform such other duties as may from time to time be assigned by the City Commission or prescribed by ordinance.

II. Meeting Format

The applicant/agent must be present at the start of the meeting due to the possibility of the board calling the items on the agenda out of order. The following format shall be used; however, the Planning and Zoning Board in special circumstances may impose variations.

- Identification of item by Chairperson.
- Disclosure of each Board member's communication or site visits.
- Swearing In of anyone to provide testimony regarding the item.
- Applicant's or Agent's presentation – 15 minutes (Those associated with a project must speak during the applicant's presentation time.) Should additional presentation time be necessary, a written request must be submitted to Planning staff, including the basis for the request, no less than eight (8) days prior to the Board meeting. Staff will confer with the Board Chair and the request for additional time will be included in the staff report. Additional time may be allowed by the Chair.
- Staff presentation with summary of letters received (when applicable).
- Questions to staff from Board.
- Public Hearing (testimony from the public). Additional time may be granted by the Chair upon request.
- Requests should be made as soon as is practical.
--Representative of Associations and Groups - 5 minutes
--Individuals - 3 minutes
- Board discussion – questions to applicants/agents and staff
- Final comments from the applicant or agent.
- Public Hearing closed. (No further public comment unless specifically requested by a Board member.)
- Return to the Board for final comments, motion, second and vote. All motions are stated in the positive and include all staff recommendations, unless otherwise noted. A simple majority vote is required.

III. Sign-In Sheet

Those who address the Planning and Zoning Board during the public hearing portion must legibly record their name and address on the sign-in sheet at the recording secretary's table while the preceding person is speaking. The primary purpose of the sign-in sheet is to assist staff in recording the minutes.

IV. Minutes

A copy of the official minutes will be available to the public and can be picked up at the Department of Sustainable Development, 700 N W 19th Avenue, after the Planning and Zoning Board meeting of the following month, or can be viewed on our website at www.fortlauderdale.gov under Documents/Agendas.

V. Planning and Zoning Board Meeting Dates

Third Wednesday of the month at 6:30 p.m. unless otherwise noted

VI. Duties of the Board

The Planning and Zoning Board makes recommendations to the City Commission on the following items:

- Site Plan Level IV
- Public Purpose Use Approvals
- Vacations of Streets and Alleys
- Plat Approvals
- Rezonings
- Development of Regional Impact (DRI)
- Land Use Plan Amendments
- Ordinance Amendments

The Planning and Zoning Board has final approval on the following items (may be subject to call-up by the City Commission):

- Site Plan Level II (Appeal of DRC denial)
- Site Plan Level III
- Conditional Use Approvals
- Parking Reduction Requests

VII. Lobbying

Section 2-260 – 2-266 of the Code of Ordinances of the City of Fort Lauderdale requires that anyone communicating by any means with City employees, City Manager, City committee or board members or City Commissioners must register as a lobbyist prior to communicating with such persons. Lobbying forms must be notarized and filed with the City Clerk. An annual lobbying expenditure form must also be filed. Failure to comply with the lobbying regulations may cause a person to be subject to certain penalties as provided in the Code.

VIII. Notes

Agenda and Results of the meetings can be viewed on our website at www.fortlauderdale.gov under Documents/Agendas. You may also contact the City of Fort Lauderdale Planning and Zoning Services office at (954) 828-6531 with questions pertaining to the agenda.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings and for such purpose, he/she may 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, please contact the City Clerk at (954) 828-5002 two (2) days prior to the meeting, and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.

Board members are to retain all plans, reports and exhibits provided for each agenda item that is deferred.

Please be advised that all materials, drawings and/or models used in presentations to the Board become public record. Photo reproductions of all such presentation materials shall remain with the Board's Recording Secretary following the presentation. If photo reproductions are not available at the conclusion of the presentation, applicants shall submit all such presentation materials to the Recording Secretary and may, at a later date, arrange with staff to have these presentation items photographed or reproduced for the public record.

Board members are advised that plans and renderings used in presentations may deviate from the plans provided to the Board that have been reviewed by the Development Review Committee and staff. Plans proffered by applicants during presentations to the Board may not reflect a proposal that meets the ULDR provisions.