



PLANNING AND ZONING BOARD MEETING

City Commission Chambers

City Hall

100 N Andrews Avenue Fort Lauderdale, FL 33301

January 17, 2017

6:30 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: R16034

REQUEST: ** Site Plan Level III Review: Conditional Use for a Social Service Residential Facility-Level IV, with 204 Sleeping Rooms.

APPLICANT: Sunrise Investment Partners, LLC

PROJECT NAME: Belmont Village

GENERAL LOCATION: 2539 E. Sunrise Blvd.

ABBREVIATED LEGAL DESCRIPTION: A portion of the East 300.00 feet of Tract "B", BAY PARK AMENDED, according to the plat thereof, as recorded in Plat Book 39, Page 47, of the public records of Broward County, Florida. Containing 54,679 square feet or 1.2553 acres more or less. (Abbreviated)

CURRENT ZONING: Boulevard Business (B1)

CURRENT LAND USE: Commercial

COMMISSION DISTRICT: 1

CASE PLANNER: Randall Robinson

APPROVED (8-0) SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW PERIOD, WITH FOLLOWING STAFF CONDITIONS:

1. The residential units are subject to School Board of Broward County public school concurrency review and mitigation. As applicable, applicant shall provide a student mitigation satisfaction letter from the Broward County School Board prior to Final DRC approval.
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.

2. **CASE:** **V16004**

REQUEST: Site Plan Level IV Review: Right-of-Way Vacation, of 14-foot-wide alley

APPLICANT: New River III, LLC

PROJECT NAME: New River Yacht Club III Alley Vacation

GENERAL LOCATION: 416 SW 1st Avenue, between South Andrews Avenue and SW 1st Avenue and north of SW 5th Street.

ABBREVIATED LEGAL DESCRIPTION: A portion of that certain 14.00 feet platted Alley in Block 41, FORT LAUDERDALE, according to the plat thereof recorded in Plat Book "B", at Page 40, of the Public Records of Dade County. Containing 2,800 square feet or 0.0643 acres more or less. (Abbreviated)

CURRENT ZONING: Regional Activity Center – City Center

CURRENT LAND USE: Downtown Regional Activity Center

COMMISSION DISTRICT: 3

CASE PLANNER: Randall Robinson

RECOMMENDED (8-0) TO THE CITY COMMISSION WITH THE FOLLOWING STAFF CONDITIONS:

1. Any utilities required to be removed, replaced or relocated, shall be done so at the applicant's expense, and as approved by the City Engineer. All improvements constructed within the easement shall conform to City engineering standards;
2. 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 on the vacation have been met. A copy of the recorded certificate must be provided by the City; and
3. The applicant will grant an 8-foot-wide access easement alongside the remaining alley right-of-way to provide for a 22-foot wide public thoroughfare where the alley is to remain, and a 20-foot wide easement to correct the north end of the resulting public right-of-way with SW 1st Avenue to the west.

3. **CASE:** **R16026**

REQUEST: ** Site Plan Level III Review: Increase the maximum height of an accessory structure in the Utility zoning district from 60 feet to 80 feet.

APPLICANT: Florida Power and Light Company

PROJECT NAME: FPL Rohan Substation

GENERAL LOCATION: 1750 SW 31st Avenue

ABBREVIATED LEGAL DESCRIPTION: ROHAN ACRES 22-43 B LOT 2 LESS W 40 FOR ST; LOT 3 LESS S 25 & LESS W 40 OF N 107, LOT 3 S 25 LESS W 35; LOT 4 LESS S 50 & LESS W 35 FOR RD BLK 4. (Abbreviated)

CURRENT ZONING: Utility (U)

CURRENT LAND USE: Utilities

COMMISSION DISTRICT: 4

CASE PLANNER: Eric Engmann

DENIED (8-0)

4. **CASE:** R16039

REQUEST: ** Site Plan Level III Review: Waterway Use, 10 Multifamily Units

APPLICANT: 1849 Middle River Dr, LLC

PROJECT NAME: Middle River

GENERAL LOCATION: 1849 Middle River

ABBREVIATED LEGAL DESCRIPTION: LIVERMORE ESTATES 19-11 B THAT POINT OF LOT 8 LYING E AST OF SHORE LINE AND EAST OF MIDDLE RIVER. (Abbreviated)

CURRENT ZONING: Residential Multifamily Low Rise/Medium Density (RM-15)

CURRENT LAND USE: Medium Residential

COMMISSION DISTRICT: 1

CASE PLANNER: Florentina Hutt

APPROVED (7-1) SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW PERIOD

V. **COMMUNICATION TO THE CITY COMMISSION**

VI. **FOR THE GOOD OF THE CITY OF FORT LAUDERDALE**

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.