



## PLANNING AND ZONING BOARD MEETING

City Commission Chambers

City Hall

100 N Andrews Avenue Fort Lauderdale, FL 33301

October 18, 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:

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1.     **CASE:**                                 **ZR17005**

**REQUEST:** \*   \*\*                 Rezoning from Single Family / Low Medium Density (RS-8) District to Community Business (CB) District with Allocation of .30 Acres of Commercial Flex for 6,637 Square Feet of Retail Use

**APPLICANT:**                     840 SW 24<sup>th</sup> Street, LLC.

**PROJECT NAME:**                 Retail Building (840 State Road 84)

**GENERAL LOCATION:**         840 SW 24<sup>th</sup> Street

**ABBREVIATED LEGAL DESCRIPTION:**     A portion of lots 2, 3, 4, 5, 6 and 26 in Block 1 of "Lakeway", according to the Plat thereof recorded in Plat Book 11, Page 7 of the Public Records of Broward County, Florida

**ZONING DISTRICT:**                 Boulevard business (B-1) and Residential Single Family / Low Medium Density (RS-8)

**PROPOSED ZONING:**             Community Business (CB)

**CURRENT LAND USE:**            Commercial and Low Medium Density

**COMMISSION DISTRICT:**        4 – Romney Rogers

**CASE PLANNER:**                 Florentina Hutt

**RECOMMENDED FOR APPROVAL (8-0) TO CITY COMMISSION**

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2.     **CASE:**                                 **R16045**

**REQUEST:** \*\*                     Site Plan Level III Review: Waterway Use and Yard Modification for 7 Multi-Family Residential Units

**APPLICANT:**                     15 Isle of Venice, LLC.

**PROJECT NAME:** 15 Isle of Venice  
**GENERAL LOCATION:** 15 Isle of Venice Drive  
**ABBREVIATED LEGAL DESCRIPTION:** Lots 3 and 4 of "Nurmi Isles Island No 4", as recorded in Plat Book 24, Page 43, of the Public Records of Broward county, Florida  
**ZONING DISTRICT:** Residential Multifamily Mid Rise/ Medium High Density (RMM-25)  
**CURRENT LAND USE:** Medium-High Density  
**COMMISSION DISTRICT:** 2 – Dean Trantalis  
**CASE PLANNER:** Florentina Hutt  
**DEFERRED (8-0) TO THE NOVEMBER 15, 2017 PLANNING AND ZONING BOARD MEETING**

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3. **CASE:** **R17040**  
**REQUEST: \*\*** Site Plan Level IV Review: Mixed Use Development with 651 Residential Units, 118,815 Square Feet Retail, 26,123 Square Feet Restaurant Use, 6,000 Square Feet Marina and 256-Room Hotel  
**APPLICANT:** Rahn Bahia Mar, LLC.  
**PROJECT NAME:** Bahia Mar  
**GENERAL LOCATION:** 801 Seabreeze Boulevard  
**ABBREVIATED LEGAL DESCRIPTION:** Bahia Mar 35-39 B All Bahia Mar Lying W of Beabreeze Blvd r/w Less Parcel 1 & Less N 80 of Parcel 34, and Less Portion Lying Within r/w for S ST RD A1A Per Misc MB 8-149 & 8-185  
**ZONING DISTRICT:** South Beach Marina and Hotel Area District (SBMHA)  
**CURRENT LAND USE:** Central Beach Regional Activity Center (C-RAC)  
**COMMISSION DISTRICT:** 2 – Dean Trantalis  
**CASE PLANNER:** Jim Hetzel

**RECOMMENDED FOR APPROVAL (6-3) WITH THE FOLLOWING CONDITIONS:**

1. The applicant shall be required to install emergency generators which shall be elevated, automated flood controls for the subterranean garage and install emergency power for the lift station and the garage pumps;
2. The applicant shall be required to construct roadway improvements identified on pages 6 and 7 of the executive summary of the traffic impact study;
3. The applicant shall commit to pursuing the multi-modal improvements identified on page 7 of the executive summary of the traffic impact study;

**AND STAFF REPORT CONDITIONS:**

4. Prior to final DRC submittal, applicant shall provide an updated letter from the Federal Aviation Administration, addressing proposed building

height;

5. Prior to Final DRC, applicant is required to contract with an archeologist to provide a preliminary report containing a shovel test survey that includes samples from the project site to determine whether the development site holds archeological significance. The archeologist must state within the report if further testing on the site is required and/or if monitoring by the archeologist is required during ground disturbing activity once construction commences. If monitoring is determined to be required, the applicant must also provide a letter of agreement with the archeologist stating that they will be present during phases of the project that include ground disturbing activity;
6. The applicant shall be responsible for coordinating with the City's Public Works Department for the reconstruction of the pump station D-32. The reconstruction of the pump station shall be designed and constructed to have enough capacity to accept the estimated project flow contribution and capacity for water service to address proposed project demand;
7. Prior to Final DRC, applicant shall provide a management plan for the publicly accessible areas as indicated on the site plan including waterfront promenade, marina park, retail plaza, gateway park, and Seabreeze promenade. The document shall address access, hours of operation, private events, safety and any other components necessary to define control to same areas;
8. Prior to building permit submittal, the applicant shall obtain City Commission consent and approval for public access easements, roadway easements, and water/wastewater easement dedications necessary to construct the development as depicted on the attached site plan drawings;
9. Prior to City Commission, the applicant shall coordinate and identify any improvements to the design and construction of the pedestrian bridge over Seabreeze Boulevard;

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**V. COMMUNICATION TO THE CITY COMMISSION**

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

Recommended to change the regular September 19, 2018 meeting to be held on Monday, September 17<sup>th</sup> and the regular November 21, 2018 meeting to be held on Wednesday, November 14<sup>th</sup>.

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**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.