



## PLANNING AND ZONING BOARD MEETING

City Commission Chambers

City Hall

100 N Andrews Avenue Fort Lauderdale, FL 33301

January 17, 2018

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.	<b>CASE:</b>	<b>V17012</b>
	<b>REQUEST:**</b>	Right-of-Way Vacation
	<b>APPLICANT:</b>	Charles Humphries, Related Development LLC
	<b>PROJECT NAME:</b>	RD Las Olas
	<b>GENERAL LOCATION:</b>	201 South Federal Highway – North-South Alley between S. Federal Highway and SE 5 <sup>th</sup> Ave, and between Las Olas Boulevard and SE 2 <sup>nd</sup> Street
	<b>ABBREVIATED LEGAL DESCRIPTION:</b>	A portion of the 14-ft. alley adjacent to Lots 5,6,7,8 & 9, Subdivision of Block "H" of Stranahan's Revised and Additional Subdivision in the Town of Fort Lauderdale, FL
	<b>ZONING DISTRICT:</b>	Regional Activity Center-City Center (RAC-CC)
	<b>CURRENT LAND USE:</b>	Downtown Regional Activity Center (DRAC)
	<b>COMMISSION DISTRICT:</b>	4 – Romney Rogers
	<b>CASE PLANNER:</b>	Randall Robinson

**RECOMMENDED FOR APPROVAL (6-0) TO CITY COMMISSION WITH STAFF CONDITIONS, MODIFYING CONDITIONS 1 AND 2 TO PERMIT THE UTILITIES TO BE IN THE FORM OF AN EASEMENT IF ACCEPTABLE TO THE CITY ENGINEER.**

**Staff Conditions:**

1. 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;
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, and the relocated facilities shall be required to be inspected and accepted by the applicable utility agency or service provider;
3. Prior to final DRC approval, applicant shall provide a CCTV videotape of the 8" VCP sanitary sewer main to Public Works to verify that no other sewer laterals (other than from the proposed development) are connected to this sewer line. Prior to building permit approval, applicant's engineer shall design a new sanitary sewer manhole to be located at the South end of the vacated alleyway. The new Manhole and portion of the existing 8" VCP located north of the new manhole shall be a private sewer main to be maintained by the applicant. The site plan and applicable civil drawings shall call out the demarcation point for public/private maintenance.

4. 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;
5. Applicant shall grant an access easement over the vacated alley right-of-way to maintain the existing vehicular connection between SE 2nd Street and Las Olas Boulevard.
6. Should the Planning & Zoning Board approve the application, applicant shall furnish remaining outstanding utility service provider letter prior to placement on a City Commission Agenda.

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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)

**LAND USE:** Medium-High Density

**COMMISSION DISTRICT:** 2 – Dean Trantalis

**CASE PLANNER:** Florentina Hutt

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**RECOMMENDED FOR APPROVAL (5-2) TO CITY COMMISSION WITH THE FOLLOWING CONDITIONS:**

1. Each of the parking spaces with its associated stacker will be assigned to the same unit within the building;
2. Curb and gutters shall be installed along the frontage of Isle of Venice, with the approval of the City;
3. Construction management plan shall be completed and submitted to the City prior to issuance of permit.

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3. **CASE:** R17013

**REQUEST: \*\*** Site Plan Level III Review: Conditional Use for a Mixed Use Development; 16 Residential Units and 2,215 Square Feet of Retail Use with Residential Flex Allocation

**APPLICANT:** Gummakonda Properties, Inc.

**PROJECT NAME:** Ocean 3001

**GENERAL LOCATION:** 3001 N Ocean Boulevard

**ABBREVIATED LEGAL DESCRIPTION:** Lauderdale Beach 4-2 B Por Of Lots 94 & 95 Desc As: Beg Int N/L Lot 95 & W/R/W/L A-1-A, SW 85.60 Alg W/R/W/L To P/C, Swly Arc Dist 22.95, Wly 165.25 Alg S/L Lot 94, N 99.92, Ely 183.72 Alg N/L Lot 95 To Pob Aka: 3001 N Ocean Blvd

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

**LAND USE:** Commercial

**COMMISSION DISTRICT:** 2 – Dean Trantalis

**CASE PLANNER:** Florentina Hutt

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**DEFERRED TO THE APRIL 18, 2018 MEETING (7-0)**

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4. **CASE:** PL16008

**REQUEST: \*\*** Plat Review

**APPLICANT:** Gummakonda Properties, Inc.

**PROJECT NAME:** Gummakonda Plat  
**GENERAL LOCATION:** 3001 N Ocean Boulevard  
**ABBREVIATED LEGAL DESCRIPTION:** Lauderdale Beach 4-2 B Por Of Lots 94 & 95 Desc As: Beg Int N/L Lot 95 & W/R/W/L A-1-A, SW 85.60 Alg W/R/W/L To P/C, Swly Arc Dist 22.95, Wly 165.25 Alg S/L Lot 94, N 99.92, Ely 183.72 Alg N/L Lot 95 To Pob Aka: 3001 N Ocean Blvd  
**ZONING DISTRICT:** Community Business (CB)  
**LAND USE:** Commercial  
**COMMISSION DISTRICT:** 2 – Dean Trantalis  
**CASE PLANNER:** Nicholas Kalargyros

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**DEFERRED TO THE APRIL 18, 2018 MEETING (7-0)**

5. **CASE:** **R17052**  
**REQUEST: \*\*** Site Plan Level III Review: Increase in Maximum Dimensional Requirements for House of Worship from 10,000 Square Feet to 16,750 Square Feet  
**APPLICANT:** Archdiocese of Miami  
**PROJECT NAME:** Saint Anthony Catholic Church Parish Hall  
**GENERAL LOCATION:** 921 NE 2<sup>nd</sup> Street  
**ABBREVIATED LEGAL DESCRIPTION:** Resub BLKS 9-12 Holmberg & McKees 3-115D Lot 1 to 12 and vac alley abutting said lots BLK 9. Resub BLKS 9-12 Holmberg & Mc Kees 3-115 D Lot 7, 8 & N ½ vac alley abutting said lots BLK 9. Resub BLKS 9-12 Holmberg & McKees 3-115 D Lot 9 & N ½ vac alley abutting said lots BLK 9  
**ZONING DISTRICT:** Community Facility – House of Worship and School (CF-HS) and Residential Multifamily Mid Rise/ Medium High Density (RMM-25)  
**LAND USE:** Medium – High Density  
**COMMISSION DISTRICT:** 2 – Dean Trantalis  
**CASE PLANNER:** Florentina Hutt

**RECOMMENDED FOR APPROVAL (7-0) TO CITY COMMISSION WITH THE FOLLOWING CONDITION:**

1. The applicant shall provide construction management plans for all four phases of the project.

6. **CASE:** **Z18001**  
**REQUEST: \* \*\*** Rezoning from Community Facility (CF) to General Industrial (I)  
**APPLICANT:** Bridge Development Partners, LLC  
**PROJECT NAME:** Bridge Logistics FLL  
**GENERAL LOCATION:** 3033 and 3233 SW 12<sup>th</sup> Avenue (formerly 1300 SW 32 Court)  
**ABBREVIATED LEGAL DESCRIPTION:** School Site 0410 147-39B Parcel A  
**ZONING DISTRICT:** Community Facility (CF)  
**LAND USE:** Community Facilities  
(Pending concurrent application for change of land use to Industrial Use)  
**COMMISSION DISTRICT:** 4 – Romney Rogers  
**CASE PLANNER:** Lorraine Tappen

**RECOMMENDED FOR APPROVAL (6-0) TO CITY COMMISSION**

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7. **CASE:** L17003  
**REQUEST:** \* \*\* Land Use Plan Amendment: Amend City's Future Land Use Map from Employment Center, Commercial, Office, and Industrial to Transit Oriented Development for the Uptown Urban Village Project
- APPLICANT:** City of Fort Lauderdale and Envision Uptown, Inc.  
**PROJECT NAME:** Uptown Urban Village
- GENERAL LOCATION:** Area generally bound by I-95 to the east, Powerline Road to the west, Canal to the north, and NW 57<sup>th</sup> Street
- CASE PLANNER:** Jim Hetzel

**DEFERRED TO THE FEBRUARY 21, 2018 MEETING (5-0)**

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8. **CASE:** T18001  
**REQUEST:** \* Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR)
- Amending, Section 47-5.10, List of Permitted and Conditional Uses, RS-4.4 Residential Single Family/ Low Density District; Section 47-5.11, List of Permitted and Conditional Uses, RS-8 and RS-8A Residential Single Family/Low Medium Density District; Section 47-5.12, List of Permitted and Conditional Uses, RD-15 Residential Single Family/Duplex/Low Medium Density District; Section 47-5.13, List of Permitted and Conditional Uses, RDs-15 Residential Single Family. Medium Density District; Section 47-5.14, List of Permitted and Conditional Uses, RC-15 Residential Single Family/Cluster Dwellings/Low Medium Density District; Section 47-5.15, List of Permitted and Conditional Uses, RCs-15 Residential Single Family/Medium Density District, Section 47-5.16, List of Permitted and Conditional Uses, RM-15 Residential Low Rise Multifamily/Medium Density District; Section 47-5.17, List of Permitted and Conditional Uses, RMs-15 Residential Low Rise Multifamily/Medium Density District; Section 47-5.18, List of Permitted and Conditional Uses, RML-25 Residential Low Rise Multifamily/Medium High Density District; Section 47-5.19, List of Permitted and Conditional Uses, RMM-25 Residential Mid Rise Multifamily/Medium High Density District; Section 47-5.20, List of Permitted and Conditional Uses, RMH-25 Residential High Rise Multifamily/Medium High Density District; Section 47-5.21, List of Permitted and Conditional Uses, RMH-60 Residential High Rise Multifamily/High Density District; Section 47-13 Regional Activity Center Districts; Section 47-18., Specific Use Requirements, Section 47-20., Parking and Loading Requirements; Creating Section 47-24.13., Reasonable Accommodation Procedures; Creating Section 47-24.14., Community Residences Registration and Conditional Use Permit Requirements; And Amending Section 47-35., Definitions.
- APPLICANT:** City of Fort Lauderdale  
**PROJECT NAME:** Zoning Standards for Community Residences for People with Disabilities  
**GENERAL LOCATION:** City-Wide  
**CASE PLANNER:** Karlanne Grant

**DEFERRED TO THE FEBRUARY 21, 2018 MEETING (7-0)**

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**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.