



PLANNING AND ZONING BOARD MEETING

City Commission Chambers

City Hall

100 N Andrews Avenue Fort Lauderdale, FL 33301

June 20, 2018

6:30 PM

AGENDA RESULTS

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

III. ELECTION OF BOARD CHAIR / VICE-CHAIRPERSON

Catherine Maus / Howard Elfman

IV. PUBLIC SIGN-IN / SWEARING-IN

V. AGENDA ITEMS:

1.	CASE:	Z17009
	REQUEST: * **	Rezoning from Residential Single Family / Medium Density District (RDS-15) and Residential Low Rise Multifamily / Medium-High Density District (RML-25) to Residential Single Family Cluster Dwellings / Medium Density District (RC-15)
	APPLICANT:	Development 4Life Partners, LP.
	PROJECT NAME:	Gardenia Park
	GENERAL LOCATION:	501 NW 17 th Street
	ABBREVIATED LEGAL DESCRIPTION:	Lot 3, Boniello Park, according to the plat thereof, as recorded in Plat Book 45, Page 15, of the Public Records of Broward County, Florida.
	ZONING DISTRICT:	Residential Single Family / Medium Density District (RDS-15) and Residential Low Rise Multifamily / Medium-High Density District (RML-25)
	PROPOSED ZONING:	Residential Single Family Cluster Dwellings / Medium Density District (RC-15)
	LAND USE:	Medium Density Residential
	COMMISSION DISTRICT:	2 – Steven Glassman
	CASE PLANNER:	Nicholas Kalargyros

DEFERRED TO AUGUST 15, 2018 MEETING (6-0)

2.	CASE:	PL17007
	REQUEST: **	Plat Review
	APPLICANT:	Development 4Life Partners, LP.
	PROJECT NAME:	Gardenia Park
	GENERAL LOCATION:	501 NW 17 th Street
	ABBREVIATED LEGAL DESCRIPTION:	Lot 3, "Boniello Park", according to the plat thereof, as recorded in Plat Book 45, Page 15, of the Public Records of Broward County, Florida.
	ZONING DISTRICT:	Residential Single Family / Medium Density District (RDS-15) and Residential Low Rise Multifamily / Medium-High Density District (RML-25)
	LAND USE:	Medium Density Residential
	COMMISSION DISTRICT:	2 – Steven Glassman
	CASE PLANNER:	Nicholas Kalargyros

DEFERRED TO AUGUST 15, 2018 MEETING (6-0)

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 – Steven Glassman
CASE PLANNER: Florentina Hutt

DEFERRED TO DECEMBER 19, 2018 MEETING (6-0)

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 – Steven Glassman
CASE PLANNER: Nicholas Kalargyros

DEFERRED TO DECEMBER 19, 2018 MEETING (6-0)

5. **CASE:** R17037
REQUEST: ** Site Plan Level III Review: Conditional Use for a Telecommunications Facility
APPLICANT: Florida Power & Light
PROJECT NAME: Florida Power & Light Fibernet – Rohan Substation
GENERAL LOCATION: 1750 SW 31st Avenue
ABBREVIATED LEGAL DESCRIPTION: Rohan Acres 22-43, according to the plat thereof, as recorded in Plat Book 22, Page 43, of the public records of Broward County, Florida.
ZONING DISTRICT: Utility (U)
LAND USE: Utilities
COMMISSION DISTRICT: 4 - Ben Sorensen
CASE PLANNER: Nicholas Kalargyros

DEFERRED TO AUGUST 15, 2018 MEETING (6-0)

6. **CASE:** R17009
REQUEST:** Site Plan Level III Review: Conditional Use for 6-Unit Residential Cluster Development
APPLICANT: Paul Vigil

PROJECT NAME: Sailboat Bend Residential Development
GENERAL LOCATION: 1017 SW 4th Street
ABBREVIATED LEGAL DESCRIPTION: Waverly Place 2-19 D Lot 7,9 Block 107
CURRENT ZONING: Residential Multifamily Low Rise/Medium High Density (RML-25)
CURRENT LAND USE: Medium-High Density Residential
COMMISSION DISTRICT: 2 – Steven Glassman
CASE PLANNER: Randall Robinson

**APPROVED (6-0) SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW PERIOD,
WITH THE FOLLOWING CONDITIONS:**

Staff Conditions:

1. Prior to obtaining Final DRC, applicant shall record a maintenance agreement for all common areas;
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, Park Impact Fees;
3. Prior to final DRC, applicant shall provide a School Capacity Availability Determination (SCAD) letter that confirms that school capacity is available, or if capacity is not available, that mitigation requirements have been satisfied;
4. Applicant will construct a sidewalk along SW 4th Street;

Historic Preservation Board Conditions:

5. All glass shall be clear with the option of a low-e coating;
6. Applicant shall provide a protection plan for the historic structures located on site during construction activity, to be submitted to the Urban Design and Planning Division, HPB Liaison, prior to submitting for permits;
7. Reduce the height of the windows on the third floor of the north elevation of building C to eight feet;
8. The applicant is required to contract with an archeologist to provide a shovel test survey that includes samples from throughout the project site and states 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. The shovel test survey and any further preliminary testing recommended by the archeologist must be provided prior to permitting and if monitoring is required, a final report must be submitted to the Urban Design and Planning Division, Historic Preservation Board Liaison within 45 days following the completion of the ground disturbing work.

7. **CASE:** R17014

REQUEST: ** Site Plan Level III Review: Conditional Use for a Mixed Use Development; 12 Residential Units, 1,096 Square-Foot Office with Residential Flex Allocation

APPLICANT: Victoria One Miami Road, LLC.

PROJECT NAME: Miami 2100

GENERAL LOCATION: 2100 S Miami Road

ABBREVIATED LEGAL DESCRIPTION: Everglade Land Sales Co first addition to Lauderdale Corr Pl 2-15 D Lots 13 & 14 together with vacated SE 21 St and W 1/2 of vacated alley abutting said Lots as Per Or 28160/824

ZONING DISTRICT: Residential Multifamily Mid Rise/ Medium High Density (RMM-25)

CURRENT LAND USE: Employment Center

COMMISSION DISTRICT: 4 – Ben Sorensen

CASE PLANNER: Nicholas Kalargyros

**APPROVED (6-0) SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW PERIOD,
WITH THE FOLLOWING CONDITIONS:**

1. 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;
2. Prior to final DRC, applicant shall provide a School Capacity Availability Determination (SCAD) letter that confirms that school capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.

8. **CASE:** **Z18002**
REQUEST: * ** Rezoning from Residential Multifamily Mid Rise/ Medium High Density (RMM-25) to Northwest Regional Activity Center – Mixed Use East (NWRAC-MUe)
APPLICANT: Blue River Realty, LLC.
PROJECT NAME: 0706 Icon
GENERAL LOCATION: 706 NW 1st Avenue
ABBREVIATED LEGAL DESCRIPTION: Progresso 2-18D Lot 25 to 38 Block 286
CURRENT ZONING DISTRICT: Residential Multifamily Mid Rise/ Medium High Density (RMM-25)
PROPOSED ZONING: Northwest Regional Activity Center – Mixed Use East (NWRAC-MUe)
LAND USE: Northwest Regional Activity Center (NW-RAC)
COMMISSION DISTRICT: 2 – Steven Glassman
CASE PLANNER: Yvonne Redding

RECOMMENDED FOR APPROVAL (6-0) TO CITY COMMISSION

9. **CASE:** **R17049**
REQUEST: ** Site Plan Level III Review: Conditional Use Marina, Waterway Use and Parking Reduction
APPLICANT: Madison Fort Lauderdale, LLC.
PROJECT NAME: Cordova Boat Club
GENERAL LOCATION: 1335 SE 16th Street
ABBREVIATED LEGAL DESCRIPTION: Hertzfelds Addition To Lauderdale Harbors 35-22 B E Of W 850 Less S 520 Block 6
ZONING DISTRICT: Boulevard Business (B-1)
LAND USE: Commercial
COMMISSION DISTRICT: 4 – Ben Sorensen
CASE PLANNER: Tyler Laforme

APPROVED (6-0) SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW PERIOD, WITH THE FOLLOWING CONDITIONS:

1. The hours of operation will be limited to 6:00 a.m. until 8:00 p.m.;
2. Internal lights within the building will be turned off during non-operational hours of the facility;
3. A turning basin will be constructed on the west end of the site, which will be acceptable to the city;
4. No signage will be placed on the north side of the building; and
5. No boat sales will be permitted at the property.

10. **CASE:** **Z18003**
REQUEST: * ** Rezoning from General Business (B-2) to Northwest Regional Activity Center – Mixed Use East (NWRAC-MUe)
APPLICANT: Broward County Board of County Commissioners
PROJECT NAME: Seven on Seventh
GENERAL LOCATION: 920 NW 7th Avenue
ABBREVIATED LEGAL DESCRIPTION: Portion of Lots 18 through 31, Block 204 of Progresso
CURRENT ZONING DISTRICT: General Business (B-2)
PROPOSED ZONING: Northwest Regional Activity Center – Mixed Use East (NWRAC-MUe)
LAND USE: Northwest Regional Activity Center (NW-RAC)
COMMISSION DISTRICT: 2 – Steven Glassman
CASE PLANNER: Adam Schnell

RECOMMENDED FOR APPROVAL (6-0) TO CITY COMMISSION

VI. COMMUNICATION TO THE CITY COMMISSION:

The Planning & Zoning Board would like to commend staff and the Public Works Department for the work they have done in revising the water and waste water capacity letters that are used in the planning process. It was long overdue and they have done this in a month.

VII. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

Selection of Infrastructure Committee Member - Jacquelyn Scott

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.