



PLANNING AND ZONING BOARD MEETING

Development Services Department
700 NW 19 Avenue, Fort Lauderdale, FL 33311
Wednesday, December 20, 2023

6:00 PM

AGENDA

- 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: UDP-P23004~~
~~REQUEST: * ** Plat Review~~
~~APPLICANT: Full Gospel Church of Living God, Inc.~~
~~AGENT: Elizabeth Tsouroukdissian, Pulice Land Surveyors~~
~~PROJECT NAME: Bal Harbour Village Plat~~
~~ADDRESS: 2201 NE 19th Street~~
~~ABBREVIATED LEGAL DESCRIPTION: 25 49 42 That Portion of GOVT Lot 5 East of Federal Highway~~
~~ZONING DISTRICT: Residential Single Family/Low Medium Density District (RS-8) and Boulevard Business District (B-1)~~
~~LAND USE: Low Medium Residential and Commercial~~
~~COMMISSION DISTRICT: 1 John Herbst~~
~~NEIGHBORHOOD ASSOCIATION: N/A~~
~~CASE PLANNER: Nancy Garcia~~

RECOMMENDED FOR APPROVAL (8-1) TO CITY COMMISSION

2. **CASE: UDP-S23002**
REQUEST: ** Site Plan Level III Review: Conditional Use for Increased Building Height Exceeding 120 Feet East of Intracoastal, Waterway Use, and Yard Modification Request for 36 Multifamily Residential Units
APPLICANT: Ocean Harbor Properties, LLC.
AGENT: Stephanie Toothaker, Esq.
PROJECT NAME: Ocean Harbor Residences
ADDRESS: 3013 and 3019 Ocean Harbor
ABBREVIATED LEGAL DESCRIPTION: Lot 11, Ocean Harbor, According to Plat Thereof, Plat

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ZONING DISTRICT: Residential Multifamily High Rise/High Density District (RMH-60)

LAND USE: High Residential

COMMISSION DISTRICT: 4 – Warren Sturman

NEIGHBORHOOD ASSOCIATION: Harbor Drive Civic Association

CASE PLANNER: Jim Hetzel

APPROVED (6-3) SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW PERIOD, WITH VOLUNTARY CONDITIONS FROM APPLICANT:

1. Developer voluntarily commits to the following conditions of approval in favor of the adjacent Villa Madrid building, located at 3025 Harbor Drive:
 - a. Developer shall clean the parking lot regularly and wash down as needed.
 - b. Developer shall clean the cars and pool once a month. Pool filter(s) shall be replaced at developer's expense. Any damages repaired by developer at developer's expense.
 - c. Developer general contractor shall screen and protect the west of the property abutting the Villa Madrid as needed and permitted by the City.
 - d. Developer shall install a fence, which height is subject to the City's approval, on west side of the property.
 - e. Developer shall clean the exterior buildings and roofs the latter of every three months or when needed.
2. Developer voluntarily commits to the following:
 - a. The Project shall not utilize highly reflective glass that may increase heat on adjoining buildings or at the street level.
 - b. The Project shall not adversely affect storm surge from the ocean to the intercoastal and intercoastal to the ocean especially in comparison to what the previous buildings effect would be.
 - c. The Project shall limit any cranes or equipment from blocking the street, except as may be provided for in a Revocable License Agreement ("RLA") and Maintenance of Traffic ("MOT") Plan approved by the City of Fort Lauderdale. Developer shall work with the City to minimize any timeframes for street closures and shall not place a crane within the right of way, or close the right of way, for longer than 24 hours.
 - d. The Developer shall not permit any on-street parking of construction vehicles in connection with the Development Project, unless approved by the City of Fort Lauderdale. If the City permits such parking, it shall not inhibit the flow of traffic.
 - e. To the extent that Developer has control over the City's approved trash hauling vendor, Developer agrees that all trash collection shall occur Monday through Friday between the hours of 8:00am and 6:00pm. There shall be no trash collection on National Holidays.
 - f. Developer agrees that all rooftop structures, including but not limited to air conditioners, and other mechanical equipment, shall be properly shielded and buffered from view. All

- rooftop structures shall be constructed and located in a manner to minimize vibration and noise. All generators shall be enclosed within the structure.
- g. Developer will ensure that any debris associated with the construction of the Development Project will not be placed in any public right-of-way or neighboring properties, including the Harbourage.
 - h. All exterior construction and noise producing activities in and about the Property, during and after construction of the Development Project, shall conform to the City's Code or as may be amended by the Building Official and City Manager.
 - i. Developer agrees, and is committed to, commercially reasonable methods and efforts to expedite construction and completion of the Development Project in order to avoid delay and unnecessarily prolonged construction phase for the same.
 - j. Developer agrees to all mechanical equipment, including generator, shall not be placed facing Harbourage to avoid excessive noise.
 - k. Developer agrees that no visible cellular tower or antenna shall be placed on the top of its Project.

AND STAFF CONDITIONS:

1. Prior to Final DRC, the applicant shall address the following:
 - a. Sheets A7.02 through A8.01, Sales Center, provide for vehicle use area landscape, drainage calculations for temporary uses, and Parking design standards including ADA.
 - b. Provide documentation from Broward County Emergency Management indicating that the development of the property does not impact the acceptable for level of service for hurricane evacuation routes and does not impact emergency shelter capacity.
2. At time of building permit submittal, applicant shall obtain a Final School Capacity Availability Determination (SCAD) letter and provide the Development Service Department with a copy at time of building permit submittal
3. At time of building permit issuance, applicant shall pay the Park Impact Fee for the residential units in accordance with ULDR Section 47-38A, Park Impact Fees.
4. Be advised, no archaeological resources are likely to be encountered within the subject parcel and no impacts are anticipated; however, if unmarked human remains are encountered during development, then excavation in the vicinity of the find shall halt immediately, and the property owner / agent shall alert the City's historic preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 *Florida Statutes* as it pertains to the discovery of unmarked human remains. For any questions, please contact Trisha Logan, Principal Urban Planner, at tlogan@fortlauderdale.gov or 954.828.7101.
5. In accordance with the Water and Wastewater Capacity Availability letter issued by the City Public Works Department dated July 10, 2023, the existing sewer distribution system requires improvements to accommodate flow increase from the proposed development.

Prior to any Certificate of Occupancy, all necessary improvements stated in the latest Water and Wastewater Capacity Availability letter shall be constructed, certified and in operation per ULDR section 47-25.2.

6. Prior to master permit issuance, the proposed ramp at the SE corner of the property providing access from the new sidewalk in the Right-of-Way to private property shall be redesigned to take into consideration the existing pole and streetlight. Any pole that currently has a streetlight attached to it must keep the light in place.
 7. Prior to master permit issuance, grading plan, details and cross sections of Harbor Drive shall be revised to follow City of Fort Lauderdale Standard details; grass swale depth shall follow standard details for 50' Right-of-Way, with minimum depth of 8" (plans currently show 6").
 8. Prior to issuance of Final Certificate of Occupancy, applicant shall dedicate a minimum ten (10) foot by fifteen (15) foot exclusive water utility easement for the proposed water meter vault located within the proposed development and outside of existing right-of-way to facilitate City maintenance access as approved by the City Engineer.
 9. Prior to issuance of Final Certificate of Occupancy, applicant shall coordinate and provide a Maintenance Agreement with the City (for property frontage along Harbor Drive) proposed improvements within adjacent City right-of-way include driveway, sidewalk, ramps, and landscaping.
3. ~~CASE: UDP Z23012~~
~~REQUEST: * ** Rezoning from Residential Single Family/Low Medium Density (RS-8) District to Parks, Recreation and Open Space (P) District~~
~~APPLICANT: City of Fort Lauderdale~~
~~GENERAL LOCATION: South of Ponce De Leon Drive, east of SE 9th Avenue, west of SE 11th Street and north of SE 11th Street~~
~~ABBREVIATED LEGAL DESCRIPTION: RIO VISTA ISLES UNIT 3 7 47 B PARKS AS DEDICATED PER PLAT~~
~~ZONING DISTRICT: Residential Single Family/Low Medium Density (RS-8) District~~
~~PROPOSED ZONING: Parks, Recreation and Open Space (P) District~~
~~LAND USE: Low Medium Residential~~
~~COMMISSION DISTRICT: 4 Warren Sturman~~
~~NEIGHBORHOOD ASSOCIATION: Rio Vista Civic Association~~
~~CASE PLANNER: Michael Ferrera~~

~~**RECOMMENDED FOR APPROVAL (9-0) TO CITY COMMISSION**~~

4. ~~CASE: UDP Z23013~~
~~REQUEST: * ** Rezoning from Residential Multifamily Low Rise/Medium High Density (RML-25) District to Parks, Recreation and Open Space (P) District~~
~~APPLICANT: City of Fort Lauderdale~~
~~GENERAL LOCATION: South of SW 4th Street, east of SW 11th Avenue, north of Waverly Road and west of SW 10th Avenue~~
~~ABBREVIATED LEGAL DESCRIPTION: WAVERLY PLACE 2 19 D UNNUMBERED BLK S OF BLK 107 & N OF BLK 101 OF SAID PLAT DESC AS: COMM SW COR LOT 15 BLK 107, S 50 TO~~

~~POB, E 266.30 TO PI ON CUR, SWLY 313.30, N 161.44 TO POB~~
~~ZONING DISTRICT: Residential Multifamily Low Rise/Medium High Density (RML 25) District~~
~~PROPOSED ZONING: Parks, Recreation and Open Space (P) District~~
~~LAND USE: Medium High Residential~~
~~COMMISSION DISTRICT: 2 Steven Glassman~~
~~NEIGHBORHOOD ASSOCIATION: Sailboat Bend Civic Association~~
~~CASE PLANNER: Michael Ferrera~~

~~RECOMMENDED FOR APPROVAL (9-0) TO CITY COMMISSION~~

5. ~~CASE: UDP-Z23014~~
~~REQUEST: * ** Rezoning from Residential Single Family/Low Medium Density (RS 8) District to Parks, Recreation and Open Space (P) District~~
~~APPLICANT: City of Fort Lauderdale~~
~~GENERAL LOCATION: South of SE 10th Street, East of SE 9th Avenue, and North of Rio Vista Blvd~~
~~ABBREVIATED LEGAL DESCRIPTION: RIO VISTA ISLES UNIT 3 7 47 B PARKS AS DEDICATED PER PLAT~~
~~ZONING DISTRICT: Residential Single Family/Low Medium Density (RS 8) District~~
~~PROPOSED ZONING: Parks, Recreation and Open Space (P) District~~
~~LAND USE: Low Medium Residential~~
~~COMMISSION DISTRICT: 4 Warren Sturman~~
~~NEIGHBORHOOD ASSOCIATION: Rio Vista Civic Association~~
~~CASE PLANNER: Michael Ferrera~~

~~RECOMMENDED FOR APPROVAL (9-0) TO CITY COMMISSION~~

6. ~~CASE: UDP-Z23015~~
~~REQUEST: * ** Rezoning from Heavy Commercial/Light Industrial (B 3) District to Parks, Recreation and Open Space (P) District~~
~~APPLICANT: City of Fort Lauderdale~~
~~ADDRESS: 2600 and 2450 S. Federal Highway~~
~~ABBREVIATED LEGAL DESCRIPTION: LAKEVIEW 1 68 D THAT PART OF LOT 2 S1/2 & OF LOTS 4 & 6 LYING E OF FEDERAL HWY, LESS RAD ARC IN NW COR OF LOTS 2 & 4 LESS PTS OF SAID LOTS INC'D IN PARCEL 106 OF CA 90 33646 BLK A, LESS POR IN MMB 9 69 B AKA: PART OF WELCOME PARK, LAKEVIEW 1 68 D PART OF LOTS 8, 10 & 12 LYING EAST OF FEDERAL HWY R/W BLK A AKA: PART OF WELCOME PARK, HARBOR VIEW 10 5 B LOT 14 A, 14 B, 16 A, 16 B AKA: PART OF WELCOME PARK, 23 50 42 THAT PART OF THE R/W FOR SE 25 ST BOUNDED ON W BY E R/W/L OF FEDERAL HWY & BOUNDED ON E BY THE W R/W/L FOR MIAMI RD & BOUNDED ON N BY S/L OF LOT 16 B OF "HARBOR VIEW" & BOUNDED ON S BY N/L OF BLK 1 OF "RESUB OF BLK J LAKEVIEW" AKA: PART WELCOME PARK, RESUB OF BLK J LAKEVIEW 18 20 B ALL BLK 1 LESS ST RD R/W AKA: PART OF WELCOME PARK~~
~~ZONING DISTRICT: Heavy Commercial/Light Industrial (B 3) District~~
~~PROPOSED ZONING: Parks, Recreation and Open Space (P) District~~
~~LAND USE: Commercial~~
~~COMMISSION DISTRICT: 4 Warren Sturman~~
~~NEIGHBORHOOD ASSOCIATION: Harbordale and Poinciana Park Civic Association~~
~~CASE PLANNER: Michael Ferrera~~

~~RECOMMENDED FOR APPROVAL (9-0) TO CITY COMMISSION~~

7. ~~CASE: UDP-PDD22003~~

~~REQUEST: * ** Site Plan Level IV Review: Rezoning Request from County Hotel R-6 District (County R-6) and County One-family District (County R-1-C) to Planned Development District (PDD) with an Associated Site Plan for 298 Hotel Rooms, 340 Multifamily Residential Units, and 4,717 Square-Foot of Commercial Use~~

~~APPLICANT: PFL VII, LLC~~

~~AGENT: Nectaria Chakas, Lochrie and Chakas, P.A.~~

~~PROJECT NAME: Westin/Aura Cypress Creek~~

~~ADDRESS: 200 and 400 N. Corporate Drive~~

~~ABBREVIATED LEGAL DESCRIPTION: Shell at I 95 102-25 B POR TR 1 TOG WITH PT of Vacated Canal~~

~~ZONING DISTRICT: County Hotel R-6 District (County R-6) and County One-family District (County R-1-C)~~

~~PROPOSED ZONING: Planned Development District (PDD)~~

~~LAND USE: Mixed Use~~

~~COMMISSION DISTRICT: 1 John Herbst~~

~~NEIGHBORHOOD ASSOCIATION: N/A~~

~~CASE PLANNER: Lorraine Tappen~~

~~**RECOMMENDED FOR APPROVAL (9-0) TO CITY COMMISSION,
WITH VOLUNTARY CONDITIONS FROM APPLICANT:**~~

- ~~1. Applicant agrees under Florida Statute 166.033 to allow the city an additional period of review until February 20, 2024.~~

~~**AND STAFF CONDITIONS:**~~

- ~~2. Prior to submittal of a building permit, applicant shall provide the final 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.~~
- ~~3. Pursuant to ULDR Section 47-38A, Park Impact Fees, applicant will be required to pay Park Impact Fee for the proposed residential units, less an applicable credit, consistent with ULDR, Section 47-38A.8, Credits, prior to issuance of building permit.~~
- ~~4. Prior to Final DRC, provide a letter from the Federal Aviation Administration (FAA) letter stating that an interference review related to physical, communication, and radar obstruction has been completed.~~
- ~~5. Provide the following agreements:~~
 - ~~a. Prior to final DRC approval, record a unified control document recorded in the public records of Broward County encompassing the PDD land area.~~
 - ~~b. Prior to issuance of a final certificate of occupancy, record the public records of Broward County any required non-exclusive utility easements and non-exclusive easements for public open space for the areas shown on the PDD development plan.~~
 - ~~c. Prior to final DRC, record a development agreement with the City which includes permitted uses and provisions for the construction of the public improvements including public open space and streetscape improvements according to the approved site plan.~~

5. ~~Prior to issuance of the building permit (other than site permits), applicant shall be required to pay \$14,567.98 to the City of Fort Lauderdale's Transportation and Mobility Department for the proportional share for two turn-lane extensions.~~

6. ~~Board request for signage at entrances of open space indicating hours for public use.~~

8. ~~CASE: UDP Z23009~~

~~REQUEST: * ** Rezoning from Residential Single Family/Cluster Dwellings/Low Medium Density District (RC 15) and Parks, Recreation and Open Space (P) District to Northwest Regional Activity Center Mixed Use West (NWRAC MUw) District~~

~~APPLICANT: City of Fort Lauderdale~~

~~AGENT: Mark Russell, YMCA of South Florida, Inc.~~

~~PROJECT NAME: LA Lee YMCA / Mizell Community Center~~

~~GENERAL LOCATION: 1409 W Sistrunk Boulevard~~

~~ABBREVIATED LEGAL DESCRIPTION: Lincoln Park Corr Plat 5-2-B Lots 9 Thru 16 and 42 Thru 50-Blk 2 and Lots 39 Thru 48-Blk 3~~

~~ZONING DISTRICT: Residential Single Family/Cluster Dwellings/Low Medium Density District (RC 15) and Parks, Recreation and Open Space (P) District~~

~~PROPOSED ZONING: Northwest Regional Activity Center Mixed Use West District (NWRAC MUw)~~

~~LAND USE: Northwest Regional Activity Center~~

~~COMMISSION DISTRICT: 3 Pamela Beasley Pittman~~

~~NEIGHBORHOOD ASSOCIATION: Durrs Community Association~~

~~CASE PLANNER: Nicholas Kalargyros~~

~~RECOMMENDED FOR APPROVAL (9-0) TO CITY COMMISSION~~

9. ~~CASE: UDP T23009~~

~~REQUEST: * Moratorium to the City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-19.3, Boats Slips, Boat Davits, Hoists and Similar Mooring Structures~~

~~APPLICANT: City of Fort Lauderdale~~

~~GENERAL LOCATION: Citywide~~

~~CASE PRESENTER: Robert Dunkel, Assistant City Attorney III~~

~~RECOMMENDED FOR APPROVAL (9-0) TO CITY COMMISSION~~

10. ~~CASE: UDP T23007~~

~~REQUEST: * Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-27, Notice Procedures for Public Hearings~~

~~APPLICANT: City of Fort Lauderdale~~

~~GENERAL LOCATION: Citywide~~

~~CASE PLANNER: Karlanne Devonish~~

~~DEFERRED (9-0) TO JANUARY 17, 2024~~

11. ~~CASE: UDP L23001~~

~~REQUEST: * Amend City of Fort Lauderdale Comprehensive Plan Future Land Use Element and Amend the Future Land Use Map Establishing the Uptown Urban Village Transit Oriented Development Designation~~

~~APPLICANT: City of Fort Lauderdale~~

~~EXISTING LAND USE: Employment Center, Commercial, Office, and Industrial
PROPOSED LAND USE: Transit Oriented Development (TOD)
COMMISSION DISTRICT: 1 John Herbst
CASE PLANNER: Jim Hetzel~~

~~RECOMMENDED FOR APPROVAL (9-0) TO CITY COMMISSION~~

~~12. CASE: PL R19062
REQUEST: ** Site Plan Level III: Seventeen Unit Cluster Development
APPLICANT: Hunter H. Homes, LLC.
AGENT: Karyn Rivera, Expertditers, Inc.
PROJECT NAME: River Oaks Cluster
PROPERTY ADDRESS: 1712 SW 24th Street
ABBREVIATED LEGAL DESCRIPTION: Rio Colony 177 78 B, Parcel A
ZONING DISTRICT: Residential Single Family and Duplex/Medium Density District (RD-15)
LAND USE: Residential Medium
COMMISSION DISTRICT: 4 Warren Sturman
NEIGHBORHOOD ASSOCIATION: River Oaks Civic Association
CASE PLANNER: Yvonne Redding~~

~~DEFERRED (9-0) TO MARCH 20, 2024~~

V. COMMUNICATION TO THE CITY COMMISSION

None

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

None

VII. VOTE FOR 2024 PLANNING AND ZONING BOARD CALENDAR

Approved by voice vote (9-0).

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.