



# PLANNING AND ZONING BOARD MEETING

Virtual Meeting  
September 16, 2020  
6:00 PM

Visit: <https://www.fortlauderdale.gov/government/PZB>

## AGENDA

- I. CALL TO ORDER / PLEDGE OF ALLEGIANCE
- II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM
- III. PUBLIC SIGN-IN / SWEARING-IN
- IV. AGENDA ITEMS:

**AGENDA ITEMS MAY BE TAKEN OUT OF ORDER TO ACCOMMODATE PUBLIC COMMENT OR AS THE BOARD DEEMS NECESSARY. ALL APPLICANT(S), AGENT(S), AND ANYONE WHO WISHES TO SPEAK ON ANY ITEM ON THE AGENDA, MUST BE PRESENT AT THE BEGINNING OF THE MEETING DUE TO THE POSSIBILITY THAT AGENDA ITEMS MAY BE TAKEN OUT OF ORDER.**

**1. CASE: R18025**  
**REQUEST: \*\*** Site Plan Level IV Review: 311 Multifamily Residential Units and 13,200 Square Feet of Retail / Restaurant Use  
**PROPERTY OWNER/APPLICANT:** KT Seabreeze Atlantic, LP.  
**AGENT:** Stephanie Toothaker / Toothaker.org  
**PROJECT NAME:** 3000 Alhambra  
**GENERAL LOCATION:** 3000 Alhambra Street  
**ABBREVIATED LEGAL DESCRIPTION:** Lots 1 through 20, Block 5, LAUDER DEL MAR, according to the Plat thereof, as recorded in Plat Book 7, Page 30 of the public records of Broward County, Florida  
**COMMISSION DISTRICT:** 2 - Steven Glassman  
**ZONING DISTRICT:** A-1-A Beachfront Area (ABA)  
**LAND USE:** Central Beach Regional Activity Center  
**CASE PLANNER:** Jim Hetzel  
**DEFERRED FROM JUNE 17, 2020**  
**APPLICANT REQUESTS DEFERRAL**

**2. CASE: PLN-SITE-20040004**  
**REQUEST:\*\*** Site Plan Level III Review: 8,523 Square Foot Restaurant with Parking Reduction  
**PROPERTY OWNER/APPLICANT:** Las Olas Boulevard Ltd. % Amera Properties, Inc.  
**AGENT:** Robert Lochrie / Lochrie & Chakas, P.A.  
**PROJECT NAME:** etta Las Olas  
**GENERAL LOCATION:** 1002 East Las Olas Boulevard  
**ABBREVIATED LEGAL DESCRIPTION:** Leaird & Pellets Resub Colee Hammock 7-36 B Lots 6 Thru 10 Blk 13  
**COMMISSION DISTRICT:** 4 - Ben Sorensen  
**NEIGHBORHOOD ASSOCIATION:** Colee Hammock Homeowners Association  
**ZONING DISTRICT:** Boulevard Business (B-1)  
**LAND USE:** Commercial  
**CASE PLANNER:** Nicholas Kalargyros

**3. CASE: PLN-SITE-19110004**  
**REQUEST:\* \*\*** Site Plan Level IV Review: Rezoning from Residential Multifamily High Rise/High Density (RMH-60) District to Community Business (CB) District with .52 Acres of Commercial Flex Allocation for 28,795 Square-Foot Supermarket

**PROPERTY OWNER/APPLICANT:** Preste Corporation, Royal Quality Homes, LLC., and Ocean Reef Investments, LLC.

**AGENT:** Heidi Davis Knapik / Gunster Law

**PROJECT NAME:** Publix Supermarket

**GENERAL LOCATION:** 2985 N. Ocean Boulevard

**ABBREVIATED LEGAL DESCRIPTION:** Lot 90, Block 1, Lauderdale Beach, according to the plat thereof recorded in Plat Book 4, Page 2, together with Lot 2 , Block 23, Lauderdale Beach Extension, according to the plat thereof recorded in Plat Book 29, Page 22, of public records of Broward County, Florida

**COMMISSION DISTRICT:** 2 - Steven Glassman

**NEIGHBORHOOD ASSOCIATION:** Central Beach Alliance Homeowners Association

**ZONING DISTRICT:** Community Business (CB) and Residential Multifamily High Rise/High Density (RMH-60)

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

**LAND USE:** Commercial and High Density Residential

**CASE PLANNER:** Jim Hetzel

4. **CASE:** **PLN-SITE-20020002**

**REQUEST:\*\*** Site Plan Level IV Review: Public Purpose Use for a Temporary Fire Station in the Central Beach Regional Activity Center

**PROPERTY OWNER/APPLICANT:** City of Fort Lauderdale

**AGENT:** Alex Scheffer, Craven Thompson & Associates

**PROJECT NAME:** Temporary Fire Station #13

**GENERAL LOCATION:** 735 North Fort Lauderdale Beach Boulevard

**ABBREVIATED LEGAL DESCRIPTION:** BIRCH OCEAN FRONT SUB NO 2 21-22 B BEG 223 E OF NW COR,S 71.62, E 220.56,N 74.35 TO NE COR BLK 10 W 224.2 TO POB BLK 10 of public records of Broward County, Florida

**COMMISSION DISTRICT:** 2 - Steven Glassman

**NEIGHBORHOOD ASSOCIATION:** Central Beach Alliance Homeowners Association

**ZONING DISTRICT:** A-1A Beachfront Area District (ABA)

**LAND USE:** Central Beach Regional Activity Center

**CASE PLANNER:** Karlanne Grant

5. **CASE:** **PLN-ULDR-20070001**

**REQUEST: \*** Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-14, General Aviation Districts, to Comply with Florida Statutes (F.S.), Chapter 333, Airport Zoning, to add Regulations for Obstructions to Airspace such as Structures around Airports and Heliports, and Create Section 47-3.12 entitled "Nonconforming Obstructions" to add regulations for nonconforming obstructions located within the Airport Hazard Area, General Aviation Airport District, or Airport Industrial Park District.

**APPLICANT:** City of Fort Lauderdale

**GENERAL LOCATION:** In and around the General Aviation Airport (GAA) District and Airport Industrial Park (AIP) District Zoning Districts

**COMMISSION DISTRICT:** 1 – Heather Moraitis

**CASE PLANNER:** Karlanne Grant

6. **CASE:** **T19013**

**REQUEST: \*** Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR); Amending Section 47-13, "Regional Activity Center Districts," to guide development within the Downtown Regional Activity Center zoning districts; Providing for maximum building height, maximum building tower stepback, maximum building podium height, maximum building tower floorplate size, maximum streetwall length, minimum distance for building tower separation; Establishing open space requirements; Amending Downtown street design, landscape and street tree requirements; Amending Section 47-13.21, Table of Dimensional Requirements; Amending review process for development permits; Amending Section 47-24, Table 1, Development Permits and Procedures; Amending Section 47-13.2.1.J, Definitions; Amending Section 47-25.3, Neighborhood Compatibility requirements, removing conflicting requirements.

**APPLICANT:** City of Fort Lauderdale  
**GENERAL LOCATION:** Downtown Regional Activity Center  
**COMMISSION DISTRICT:** 2 - Steven Glassman, 3 - Robert L. McKinzie, 4 - Ben Sorensen  
**CASE PLANNER:** Jim Hetzel

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7. **CASE:** **PLN-ULDR-20080002**  
**REQUEST: \*** Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR); Amending Section 47-13, "Regional Activity Center Districts," to establish Downtown Character Areas: "Downtown Core", "Near Downtown", "Urban Neighborhood".

**APPLICANT:** City of Fort Lauderdale  
**GENERAL LOCATION:** Downtown Regional Activity Center  
**COMMISSION DISTRICT:** 2 - Steven Glassman, 3 - Robert L. McKinzie, 4 - Ben Sorensen  
**CASE PLANNER:** Jim Hetzel

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8. **CASE:** **PLN-ULDR-20080001**  
**REQUEST: \*** Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR); Amending Section 47-13, "Regional Activity Center Districts," to establish Downtown Transition Zones, adjacent to Residentially and Commercially zoned properties to address building height at the boundaries of the Downtown Regional Activity Center.

**APPLICANT:** City of Fort Lauderdale  
**GENERAL LOCATION:** Downtown Regional Activity Center  
**COMMISSION DISTRICT:** 2 - Steven Glassman, 3 - Robert L. McKinzie, 4 - Ben Sorensen  
**CASE PLANNER:** Jim Hetzel

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**V. COMMUNICATION TO THE CITY COMMISSION**

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

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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.**

**The Public can view this meeting on FLTV: [www.fortlauderdale.gov/FLTV](http://www.fortlauderdale.gov/FLTV)**

**To speak at meeting, members of the public can fill out the Virtual Meeting Form at: <https://www.fortlauderdale.gov/government/PZB> or call for assistance: 954-828-5265**

\*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.