



# PLANNING AND ZONING BOARD MEETING

Virtual Meeting

June 17, 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. ELECTION OF BOARD CHAIR / VICE-CHAIRPERSON
- IV. PUBLIC SIGN-IN / SWEARING-IN
- V. AGENDA ITEMS:

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  
**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  
**ZONING DISTRICT:** A-1-A Beachfront Area (ABA)  
**LAND USE:** Central Beach Regional Activity Center  
**COMMISSION DISTRICT:** 2 - Steven Glassman  
**CASE PLANNER:** Jim Hetzel  
**DEFERRED FROM DECEMBER 18, 2019**  
**APPLICANT REQUESTS DEFERRAL TO SEPTEMBER 16, 2020.**

2. **CASE:** **R19035**  
**REQUEST: \*\*** Site Plan Level III Review: 106,980 Square-Foot, 106-Room Hotel Exceeding 10,000 Square Feet in Community Business Zoning District  
**PROPERTY OWNER/APPLICANT:** 3001 N Ocean LLC  
**AGENT:** Stephanie Toothaker  
**PROJECT NAME:** Homewood Suites by Hilton  
**GENERAL LOCATION:** 3001 N Ocean Boulevard  
**ABBREVIATED LEGAL DESCRIPTION:** A portion of Lots 94 and 95, Block 1, Lauderdale Beach, according to the plat thereof, as recorded in Plat Book 4, Page 2, of the Public Records of Broward County, Florida Lauderdale  
**COMMISSION DISTRICT:** 2 - Steven Glassman  
**NEIGHBORHOOD ASSOCIATION:** Central Beach Alliance Homeowners Association  
**ZONING DISTRICT:** Community Business (CB)  
**LAND USE:** Commercial  
**CASE PLANNER:** Adam Schnell  
**DEFERRED FROM MAY 20, 2020**

3. **CASE:** **PL19002**  
**REQUEST: \*\*** Plat Review  
**PROPERTY OWNER/APPLICANT:** 3001 N Ocean LLC.  
**AGENT:** Jim McLaughlin, McLaughlin Engineering Co.  
**PROJECT NAME:** Gummakonda Plat

**GENERAL LOCATION:** 3001 N Ocean Boulevard  
**ABBREVIATED LEGAL DESCRIPTION:** A portion of Lots 94 and 95, Block 1, Lauderdale Beach, according to the plat thereof, as recorded in Plat Book 4, Page 2, of the Public Records of Broward County, Florida Lauderdale  
**COMMISSION DISTRICT:** 2 - Steven Glassman  
**NEIGHBORHOOD ASSOCIATION:** Central Beach Alliance Homeowners Association  
**ZONING DISTRICT:** Community Business (CB)  
**LAND USE:** Commercial  
**CASE PLANNER:** Nicholas Kalargyros

**DEFERRED FROM MAY 20, 2020**

4. **CASE:** **R19046**  
**REQUEST: \*\*** Site Plan Level III Review: Mixed-use Development Requesting 1.11 Acres of Commercial Flexibility and Sixty (60) Residential Flexibility Units and a Development Exceeding 10,000 Square Feet in Community Business Zoning District.  
**PROPERTY OWNER/APPLICANT:** Davie 1, LLC  
**AGENT:** Shimon Buhadana, SB Construction  
**PROJECT NAME:** Davie 1  
**GENERAL LOCATION:** 3831 Davie Boulevard  
**ABBREVIATED LEGAL DESCRIPTION:** BRYSA Park 8-45 B Lots 14,15,16,17 Less M/L for ST RD 82 BLK 8  
**COMMISSION DISTRICT:** 3 - Robert L. McKinzie  
**NEIGHBORHOOD ASSOCIATION:** Lauderdale West Association  
**ZONING DISTRICT:** Residential Multifamily Mid Rise/ Medium High Density (RMM-25) and Community Business (CB)  
**LAND USE:** Commercial and Medium-High  
**CASE PLANNER:** Adam R. Schnell

5. **CASE:** **PDD19002**  
**REQUEST: \*\*** Site Plan Level IV Review: Rezoning from Residential Multifamily Mid-Rise / Medium-High Density (RMM-25) District to Planned Development District (PDD) with Site Plan Approval for 39 Multifamily Residential Units Towers Retirement Home, Incorporated  
**PROPERTY OWNER/APPLICANT:** Robert Lochrie, Lochrie & Chakas P.A.  
**AGENT:** Robert Lochrie, Lochrie & Chakas P.A.  
**PROJECT NAME:** Towers Place at Las Olas  
**GENERAL LOCATION:** 824 SE 2<sup>nd</sup> Street  
**ABBREVIATED LEGAL DESCRIPTION:** Lots 1-4 of Block 8, Beverly Heights, Plat Book 1, Page 30 of the Public Records of Broward County  
**COMMISSION DISTRICT:** 2 - Steven Glassman  
**ZONING DISTRICT:** Residential Multifamily Mid Rise/Medium High Density (RMM-25)  
**PROPOSED ZONING:** Planned Development District (PDD)  
**LAND USE:** Medium-High Density Residential  
**CASE PLANNER:** Jim Hetzel

6. **CASE:** **PLN-REZ-20020001**  
**REQUEST: \* \*\*** Rezoning from General Industrial (I) to Northwest Regional Activity Center - Mixed-Use East (NWRAC-MUe)  
**PROPERTY OWNER/APPLICANT:** Sunshine Shipyard, LLC.  
**AGENT:** Debbie Orshesky, Holland & Knight  
**GENERAL LOCATION:** 501 NW 6<sup>th</sup> Street  
**ABBREVIATED LEGAL DESCRIPTION:** Lots 2 through 18, Block 25, Lots 31 through 48, Block 325, and Lots 18 and 31, Block 324 and that portion of right-of-way lying adjacent to said lots, Progresso, according to the plat thereof, as recorded in plat Book 2, Page 18 of the public records of Dade County, Florida,  
**COMMISSION DISTRICT:** 2 – Steven Glassman  
**ZONING DISTRICT:** I – General Industrial  
**PROPOSED ZONING:** Northwest Regional Activity Center – Mixed Use East (NWRAC-MUe)  
**LAND USE:** Northwest Regional Activity Center  
**CASE PLANNER:** Nicholas Kalargyros

**VI. COMMUNICATION TO THE CITY COMMISSION**

## VII. 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.