



WILTON MANORS, *Island City*

2020 WILTON DRIVE, WILTON MANORS, FLORIDA 33305

COMMUNITY DEVELOPMENT SERVICES

(954) 390-2180 FAX: (954) 567-6069

Life's Just Better Here

**AGENDA
PLANNING AND ZONING BOARD
MONDAY, SEPTEMBER 9, 2019 AT 7:00 P.M.
COMMISSION CHAMBERS, CITY HALL
2020 WILTON DRIVE, WILTON MANORS, FLORIDA 33305**

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance
- IV. Approval of Minutes – July 8, 2019
- V. Public comments

Any member of the Public may speak on any issue for three (3) minutes.

- VI. Quasi-Judicial Public Hearing
 - a) CU 19-01
WM 1501 Venture, LLC
2875 NE 191 Street, Suite 800
Aventura, FL 33180

WM 1501 Venture LLC, property owner, is requesting Conditional Use Approval for a coffee shop / tea house per Article 105 of the Unified Land Development Regulations for the property located at 1501 NE 26 Street.

- b) V 19-03
WM 1501 Venture, LLC
2875 NE 191 Street, Suite 800
Aventura, FL 33180

WM 1501 Venture LLC, property owner, is requesting variances for the property located at 1501 NE 26 Street as follows:

- 1) Variance to allow the sign band to be five (5) feet in vertical dimension by any length in lieu of two (2) feet for three (3) sign bands, per Article 030-130(A) of the City's Unified Land Development Regulations (ULDRs).
- 2) Variance to allow freestanding monument sign on commercial properties constructed after February 14, 2012 at seven (7) feet in height in lieu of a freestanding monument sign constructed prior to February 14, 2012 at a maximum of three (3) feet in height, per Article 030-130(G)(3) of the ULDRs.
- 3) Variance to allow structures and uses (for dumpster enclosure and loading area) that are required in Section 030-081 to be screened to be located adjacent to a frontage line, and to be visible from the public rights-of-way per Article 030-070(D).
- 4) Variance to allow loading docks and service area to have direct views from adjacent properties and public rights-of-way in lieu of loading docks and service areas shall be screened with landscaping or fencing to prevent direct views of such areas from adjacent properties and public rights-of-way, per Article 030-081(E)(2).

5) Variance to allow mechanical equipment, dumpsters, above-ground transformer boxes and backflow preventers not to be screened pursuant to Section 150-180 in lieu of mechanical equipment, dumpsters, above-ground transformer boxes and backflow preventers to be screened pursuant to Section 150-180, per Article 030-081(E)(4), Article 150-180, and 045-110.

6) Variance to allow menu sign to be nine (9) feet nine (9) inches in height in lieu of menu sign shall not exceed six (6) feet in height, per Article 145-140(H).

7) Variance to permit backout parking onto a public right-of-way in lieu of not to permit backout parking onto a public right-of-way, per Article 135-020(J)(1) of the ULDRs.

c) SP 19-02

WM 1501 Venture, LLC
2875 NE 191 Street, Suite 800
Aventura, FL 33180

WM 1501 Venture LLC, property owner, is requesting site plan approval for a new 2,280 square foot commercial building with drive through, outdoor seating and parking lots located at 1501 NE 26 Street.

d) SP 19-03

2262 Wilton Drive Owner, LLC
2977 McFarlane Road, Suite 300
Miami, FL 33133

2262 Wilton Drive Owner, LLC, property owner, is requesting site plan approval for a new 675 square foot outdoor patio and 1,216 square foot tenant expansion for the existing Hunter's Night Club for the property located at 2200-2292 Wilton Drive.

VII. Public Hearing

a) Amendment to Unified Land Development Regulations to create Article 175 – Reasonable Accommodation.

b) Amendments to Code of Ordinances, Article XIII. – Vacation Rental, of Chapter 10 – Licenses, Permits and Business Regulations.

c) Amendments to Articles 30, 45, 50, 145 and 150 relating to Signage.

VIII. Staff Comments

IX. Board Comments

X. Adjournment

NEXT MEETING DATE – October 21, 2019

All interested persons are invited to appear and be heard, subject to proper rules of conduct. Persons who cannot appear and be heard are encouraged to submit their written comments. Written comments filed with the Community Development Services Director will be entered into the record. Persons with disabilities requiring accommodations in order to participate should contact the City Clerk at (954) 390-2123 at least 24 hours prior to the meeting. Pursuant to FS. 286.0105, if a person decides to appeal any decision made by the Board, with respect to any matter considered at the meeting, or hearing, he/she will need a record of the proceedings and that for such purposes he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Any person requiring Auxiliary Aids and Services for the Meeting may call the ADA Coordinator at (954) 390-2120 at least two working days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following phone numbers: 1-800-955-8770 (voice) or 1-800-955-8771 (TDD).

All materials may be reviewed at the City of Wilton Manors Community Development Services Department at 2020 Wilton Drive, Wilton Manors, Florida 33305, between the hours of 7:00 a.m. and 6:00 p.m., Monday through Thursday, excluding legal holidays.