



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, APRIL 11, 2022, AT 7:00 P.M.
COMMISSION CHAMBERS
2020 WILTON DRIVE
WILTON MANORS, FL 33305**

The City of Wilton Manors' Planning and Zoning Board will be conducting a "Hybrid" Planning and Zoning Board Meeting in the City Commission Chambers with limited public access and utilizing communications media technology ("CMT") for additional public access.

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance
- IV. Approval of Minutes
 - a. February 7, 2022
- V. Public Comments

Any member of the Public may speak on any issue for three (3) minutes.
- VI. Quasi-Judicial Public Hearing
 - a. V 22-01

Property Location: 2283 Wilton Drive
Property Owner: 2282-2287 Wilton LLC
P.O. Box 812249
Wellesley, MA 02482

Robert C. Allica, Agent representing property owner, 2282-2287 Wilton LLC., is requesting variance approval 1) to reduce interior setback for Tier 1 parcel less than 2 acres in size from forty-five (45) feet abutting a single family to six feet one inches (6'-1") pursuant to Article 030-040 of the City's Unified Land Development Regulations (ULDRs); 2) to reduce setback for awning fronting primary street from ten (10) feet to the rear edge of the Streetscape to a range of six foot one inches (6'-1") at the west end of the awning to five foot seven inches (5'-7") at the east end of the awning pursuant to Article 030-050(3)(a) of the City's ULDRs; 3) to eliminate ten (10) foot wide landscape buffer at the west property line adjacent to ROSC designated parcel pursuant to Article 030-090(I)(2) of the City's ULDRs; and 4) to reduce ten (10) foot wide landscape buffer to six foot six inch (6'-6") wide landscape buffer, reduce six (6) foot fence or wall requirement to five (5) foot masonry wall, and eliminate four (4) foot continuous hedge at the north property line pursuant to Article 030-090(I)(2) of the City's ULDRs for the property located at 2283 Wilton Drive.

- b. SP 22-02

Property Location: 2283 Wilton Drive
Property Owner: 2282-2287 Wilton LLC
P.O. Box 812249
Wellesley, MA 02482

Robert C. Allica, Agent representing property owner, 2282-2287 Wilton LLC., is requesting site plan approval for covered outdoor seating area with an accessory service bar at the rear of the building and an awning at the front of the building located at 2283 Wilton Drive.

- c. CU 22-02
Property Location: 2690 N. Andrews Avenue
Property Owner: 230 Investment LLC.
2630 NE 17 Street
Pompano Beach, FL 33062

Joshua Orsini, Agent, representing property owner, 230 Investment LLC., is requesting conditional use approval for a proposed “coffee shop/ tea house” with drive through to be located at 2690 N. Andrews Avenue.

- d. V 22-02
Property Location: 2690 N. Andrews Avenue
Property Owner: 230 Investment LLC
2630 NE 17 Street
Pompano Beach, FL 33062

Joshua Orsini, Agent, representing property owner, 230 Investment LLC., is requesting variance approval 1) to reduce ten (10) foot wide landscape buffer to five (5) foot wide landscape buffer, reduce continuous hedge height from four (4) feet to two (2) feet along the rear landscape buffer and eliminate continuous hedge at the side landscape buffer, and eliminate shade tree requirement for side and rear landscape buffers pursuant to Article 030-090(I)(2) of the City’s ULDRs; 2) to reduce ten (10) foot setback to five (5) feet for surface parking from frontage line adjacent to NE 27 Drive pursuant to Article 030-041(G) of the City’s ULDRs; 3) to increase maximum of two (2) sign bands to five (5) sign bands may be applied to the façade of a building on one floor pursuant to Article 030-130(A) of the City’s ULDRs; 4) to increase size and number of menu boards from not to exceed six (6) square feet to not too exceed nine (9) square feet on the west façade of the building for a total of two (2) menu board signs pursuant to Article 030-130(I); 5) to increase size and number of menu boards from not to exceed six (6) square feet to not too exceed nine (9) square feet on the east façade of the building for a total of two (2) menu board signs pursuant to Article 030-130(I); and 6) to allow for the business slogan, “Find Your Fuel” menu items “Coffee, Tea, Espresso, & AJ’s Rush,” and the image of a coffee cup and saucer to be included in the signage copy in addition to the legal name, registered fictitious name, or registered trademark of the business pursuant to Article 145-050(O) of the City’s ULDRs for the proposed drive through coffee shop to be located at 2690 N. Andrews Avenue.

- e. SP 22-01
Property Location: 2690 N. Andrews Avenue
Property Owner: 230 Investment LLC
2630 NE 17 Street
Pompano Beach, FL 33062

Joshua Orsini, Agent, representing property owner, 230 Investment LLC., is requesting site plan approval for façade and site improvements, interior renovation, and addition to a commercial building for a new drive through coffee shop for the property located at 2690 N. Andrews Avenue.

- VII. Staff Comments
- VIII. Board Comments
- IX. Adjournment

NEXT MEETING DATE – May 9, 2022

Instructions for Viewing and Participating in the City's "HYBRID" Planning and Zoning Board Meeting In Person and Utilizing Communications Media Technology ("CMT")

- The public shall be permitted to be in physical attendance in the Commission Chambers and in a designated overflow area. Capacity in the Commission Chambers will be limited to thirty-three (33) members of the public. There is additional capacity in a designated overflow area if needed. Entry into the Commission Chambers and overflow area will be granted on a first come, first serve basis.
- Join Meeting by live stream Zoom Video Communications (instructions attached to this notice)

ANY MEMBER OF THE PUBLIC WISHING TO COMMENT PUBLICLY ON ANY MATTER MAY PARTICIPATE BY:

- Submitting Public Comment in person: When an item is called each member of the public, in physical attendance at the meeting in the Commission Chamber or the overflow area, who wishes to speak will be provided an opportunity to address the Planning and Zoning Board for three (3) minutes or less.
- Submitting Public Comment via email: *PRIOR* to the start of the meeting, submit comments by email to rmoores@wiltonmanors.com. Please include your name and address in the email. All comments submitted by email comment length shall be, if read orally, three (3) minutes or less. Public Comment received by 6pm prior to the start of the meeting will be read into the record by City Staff. All other comments submitted by email prior to the start of the meeting shall be made a part of the public record.
- Participating in Meeting via Zoom: Log-in to Zoom via browser, app or phone. During Public Comment portion of the agenda use Raise Hand feature to be called on. Raise Hand feature can be activated by selecting the icon. If you are on app on phone, icon is on the bottom of your screen. If you are on a tablet, icon is on the top right of your screen. If you are on a PC or laptop, icon is on the bottom of the screen. If you are calling in to the meeting, Dial *9.
- Delivery of any documents for the Planning and Zoning Board Meeting relating to public comment can be sent to rmoores@wiltonmanors.com. If received by 6pm prior to the meeting, the document will be provided to the Planning and Zoning Board and will be made a part of the permanent record. If received after 6pm the documents will be provided to the Planning and Zoning Board the next business day.
- If you do not have access, or need accommodations, please contact the Clerk's Office at (954) 390-2123.

This meeting is open to the public. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Office of the City Clerk, (954) 390-2123, not later than two days prior to such proceeding. All persons interested in the above Public Hearings 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 by 6 pm prior to the start of the meeting. Written comments filed with the Community Development Services Director by 6 pm prior to the start of the meeting will be entered into the Record. In connection with the Quasi-Judicial Public Hearings, all affected persons will be allowed to present evidence at the hearing and bring forth witnesses provided they notify the Community Development Services Director and file the required forms provided by the City Clerk's Office. If a person decides to appeal any decision made by the Planning and Zoning Board with respect to any matter considered at such meeting or hearing, will need a record of the proceedings and, for such purpose, 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 to be based.

Agenda items may be viewed online at www.wiltonmanors.com. If an member of the public requires additional information about Planning and Zoning Board Meeting, or has any questions about how to submit public comment for the meeting, or how to access the meeting, please contact Community Development Services

Director, Roberta Moore, at 2020 Wilton Drive, Wilton Manors, FL 33305, (954) 390-2180, or rmoore@wiltonmanors.com.

CMT OPTIONS FOR VIEWING AND LISTENING TO THE MEETING:

Please click the link below to join the webinar:

<https://wiltonmanors.zoom.us/j/99273239102>

Or iPhone one-tap:

US: +13126266799, 99273239102# or +19292056099, 99273239102#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free) or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free)

Webinar ID: 992 7323 9102

International numbers available: <https://wiltonmanors.zoom.us/j/99273239102>

Dated and Posted: 3/29/22