

**1.     MYELIN GROUP, LLC / KOI RESIDENCES AND MARINA -**  
**REZONING**  
**Planning and Zoning #15-13000010**

Consideration of the request by **MICHAEL VONDER MEULEN** on behalf of the **MYELIN GROUP, LLC** to amend their RPUD zoning. This project consists of three Phases. This amendment application is limited to POD B only, which is a Phase II. Pursuant to Zoning Code §155.2404.K, Amendment and §155.2308.C, Modification or Amendment of Development Order, this request requires a new application to be submitted and reviewed in accordance with the full procedural requirements.

The proposed amendments of POD B are as follows:

1. Increasing maximum building height from 55 feet to 85 feet
2. Increasing maximum building stories from four or five to seven
3. Increasing the number of buildings from two to three.
4. Increasing the maximum building size from 105,000 square feet to 180,000 square feet.
5. Relocating the fitness trail along the east property line to be internalized around the proposed three buildings in POD B.

The property is located at 450 East Atlantic Boulevard, more specifically described as follows:

PARCEL A OF KOI, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, AT PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AKA: 450 E Atlantic Blvd.

ZONED: RPUD (Residential Planned Unit Development)

TO: Amended RPUD (Residential Planned Unit Development)

STAFF CONTACT: Jae Eun Kim (954) 545-7778

**Note: This item is on the agenda to reaffirm unsworn testimony provided in this matter at the previous hearing held on July 27<sup>th</sup> 2016.**

The Chairman announced that Walter Syrek will replace Richard Klosiewicz for this item since he was present at the July 27<sup>th</sup>, 2016 Planning and Zoning Board hearing.

Jennifer Gomez introduced herself to the Board as the Assistant Development Services Director and stated that the applicant arrived late to the Planning and Zoning Board July 27<sup>th</sup> meeting and was not sworn in. The applicant is present today to reaffirm unsworn testimony from the July meeting.

Ms. Sarver asked the applicant to state his name and address for the record and inform the Board if he was sworn in at the present meeting.

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Any person who decides to appeal any decision of the PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY with respect to any matter considered at this meeting 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. // kem

Christopher Longworth introduced himself to the Board and stated that he was sworn in at tonight's meeting. Carrie Sarver gave additional explanation for the requirement of having this item on the agenda again and having the applicant reaffirm unsworn testimony. The Assistant City Attorney stated that the applicant is only here tonight to state that his testimony was true.

The Chair asked Mr. Longworth if the testimony he provided at the last meeting was true and Mr. Longworth confirmed. Ms. MacNeil asked Mr. Longworth to state his name and address for the record. Mr. Longworth stated that his address is 1401 SW 4<sup>th</sup> Avenue Plantation, Florida. Ms. Sarver stated that the item will be going to the City Commission for approval next month. Ms. Sarver asked the developer to state what his testimony included at the last meeting. Mr. Longworth replied that his testimony was based on the plans and documents submitted to the Planning and Zoning Division and this material was presented by his consultants.

The Assistant City Attorney stated that no motion is needed.

Mr. Longworth thanked the Board for their support.

Mr. Klosiewicz returned to the dais and Mr. Syrek stepped down.

The Assistant City Attorney stated that she advised the Board that the same members be present at tonight's meeting that were present at the July meeting in case the Board members had questions. There were two alternates at the July meeting who were present tonight.

**2.     GC HILLSBORO SHORES LLC / HILLSBORO SHORES– LAND**  
**USE PLAN AMENDMENT**  
**Planning and Zoning #15-92000004**

Consideration of the proposed LAND USE PLAN AMENDMENT request by **BONNIE MISKEL** on behalf of **GC HILLSBORO SHORES LLC** for a change in the future land use designation of a 4.2079 gross-acre property. Currently the property has a Commercial (C) Future Land Use designation. The Applicant is requesting a change in land use to High Residential (H) - Irregular 29. The subject property is located at 2507 N. Ocean Blvd and 2629 N. Riverside Drive, more specifically described as follows:

LOTS 14 AND 15, BLOCK 19, OF "HILLSBORO SHORES SECTION "B",  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK  
22, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY,  
FLORIDA, LESS AND EXCEPT THEREFROM THE WEST 60 FEET OF  
SAID LOT 14. TOGETHER WITH:

LOTS 19, 20, 21, 22 AND 23, BLOCK 20, OF "HILLSBORO SHORES  
SECTION "B", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN

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Any person who decides to appeal any decision of the PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY with respect to any matter considered at this meeting 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. // kem