



PLANNING AND ZONING BOARD MEETING

City Commission Chambers

City Hall

100 N Andrews Avenue Fort Lauderdale, FL 33301

March 15, 2017

6:30 PM

AGENDA

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

- 1. CASE: **PL16005**
 - REQUEST: ** Plat Review
 - APPLICANT: CRP LMC RB, LLC
 - PROJECT NAME: Riverbend Marina Plat
 - GENERAL LOCATION: 1505 SW 20th Street
 - ABBREVIATED LEGAL DESCRIPTION: A PORTION OF THE SW ¼) OF SECTION 16, TOWNSHIP 50 SOUTH, RANGE, 42 EAST, TOGETHER WITH: A REPLAT OF BLOCKS 17 & 28, RE 0AMENDED PLAT OF YELLOWSTONE PARK, PLAT BOOK 22, PAGE 40, B.C.R. TOGETHER WITH A RE-PLAT OF THE CANAL RESERVATIONS, YELLOWSTONE PARK AMENDED, PLAT BOOK 15, PAGE 3, B.C.R. CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA (Abbreviated)
 - CURRENT ZONING: General Industrial (I)
 - CURRENT LAND USE: Industrial
 - COMMISSION DISTRICT: 4
 - CASE PLANNER: Karlanne Grant
- 2. CASE: **PL17001**
 - REQUEST: Plat Review
 - APPLICANT: Florida Marine Propulsion Corp
 - PROJECT NAME: Lauderdale Propeller Plat

GENERAL LOCATION: 2990 W State Road 84
ABBREVIATED LEGAL DESCRIPTION: A SUBDIVIION OF A PORTION OF THE WEST ONE-HALF(W ½) OF SECTION 20, TOWNSHIP 50 SOUTH, RANGE 42 EAST. SAID LANDS, SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 40, 562 SQAURE FEET (0.9312 ACRES,) MORE OR LESS
CURRENT ZONING: General Business (B-2)
CURRENT LAND USE: Commercial and Industrial
COMMISSION DISTRICT: 4
CASE PLANNER: Karlanne Grant

3. **CASE:** **Z17001**
REQUEST: ** Rezone portion of site from Boulevard Business (B-1), General Business (B-2) and Intense Commercial Business District(B-3 County) to Heavy Commercial/ Light Industrial Business District(B-3)
APPLICANT: Riverbend Broward ,LP
PROJECT NAME: Riverbend
GENERAL LOCATION: 2201 W Broward Boulevard
ABBREVIATED LEGAL DESCRIPTION: RIVERBEND CORPORATE PARK 175-95B PARCEL A LESS POR DESC AS COMM AT NW COR PAR A,E 662.45,S 623.74 TO POB,NELY ARC DIST 105.84,S 215.65,W 105.42,N 208.15 TO POB
CURRENT ZONING: Boulevard Business (B-1), General Business (B-2) and Intense Commercial Business District (County B-3)
CURRENT LAND USE: North West Regional Activity Center and Commercial
COMMISSION DISTRICT: 3
CASE PLANNER: Karlanne Grant

4. **CASE:** **R16060**
REQUEST: Site Plan Level III Review: Waterway Use / 8,133 square feet of Retail / 782 square feet of Office/ 110,698 square foot Self-Storage Building and a 221,130 square foot Warehouse
APPLICANT: Riverbend Broward, LP
PROJECT NAME: Riverbend
GENERAL LOCATION: 2201 W Broward Boulevard
ABBREVIATED LEGAL DESCRIPTION: RIVERBEND CORPORATE PARK 175-95B PARCEL A LESS POR DESC AS COMM AT NW COR PAR A,E 662.45,S 623.74 TO POB,NELY ARC DIST 105.84,S 215.65,W 105.42,N 208.15 TO POB
CURRENT ZONING: Boulevard Business (B-1), General Business (B-2) and Intense Commercial Business District (County B-3)
CURRENT LAND USE: North West Regional Activity Center and Commercial

COMMISSION DISTRICT: 3

CASE PLANNER: Karlanne Grant

5. **CASE:** **Z17002**

REQUEST: * ** Rezone from Mobile Home Park (MHP) to Residential Multifamily Mid Rise/
Medium High Density District (RMM-25)

APPLICANT: Mini Lofts LLC

PROJECT NAME: Mini Lofts

GENERAL LOCATION: 475 SW 27th Avenue

**ABBREVIATED
LEGAL DESCRIPTION:** WESTWOOD HEIGHTS 6-34 B LOT 6 THRU
19,20 LESS E 14' & LESS THEREFROM EXT AREA OF 25 RAD ARC LYING
IN SE COR BLK 38 RECORDED PLAT BOOK 6 PAGE 34 BROWARD CNTY

CURRENT ZONING: Mobile Home Park (MHP)

CURRENT LAND USE: Medium-High

COMMISSION DISTRICT: 3

CASE PLANNER: Florentina Hutt

6. **CASE:** **ZR16001**

REQUEST: * ** Site Plan Level IV Review; Rezone from General Industrial (I) to General
Business District (B-2) with Commercial Flex Allocation of 2.57 acres for a
5,911 square foot Convenience Store with Gas Station and 3,999 square
feet of Restaurant Use.

APPLICANT: BW Cypress Creek Powerline LLC

PROJECT NAME: Wawa and Chick-fil-A

GENERAL LOCATION: 900 NW 62 Street

**ABBREVIATED
LEGAL DESCRIPTION:** A PART OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 9,
TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA

CURRENT ZONING: Industrial (I)

CURRENT LAND USE: Employment Center

COMMISSION DISTRICT: 1

CASE PLANNER: Florentina Hutt

7. **CASE:** **PL16007**

REQUEST: Plat Review

APPLICANT: BW Cypress Creek Powerline LLC

PROJECT NAME: BW Cypress & Powerline Plat

GENERAL LOCATION: 900 NW 62 Street

ABBREVIATED LEGAL DESCRIPTION: A PART OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 9, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA

CURRENT ZONING: Industrial (I)

CURRENT LAND USE: Employment Center

COMMISSION DISTRICT: 1

CASE PLANNER: Nicholas Kalargyros

V. COMMUNICATION TO THE CITY COMMISSION

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

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.

*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.

MEETING FORMAT

I. Purpose

Act in an advisory capacity to the City Commission, conduct investigations and hold public hearings upon all proposals to change zoning regulations or to vacate and abandon streets and alleys; study any existing City plans with the view to improve same so as to provide for development, general improvement and probable future growth of the City, and from time to time make recommendations to the City Commission for changes in the Comprehensive Plan; review and recommend approval or disapproval all plats to be presented to the City Commission; perform such other duties as may from time to time be assigned by the City Commission or prescribed by ordinance.

II. Meeting Format

The applicant/agent must be present at the start of the meeting due to the possibility of the board calling the items on the agenda out of order. The following format shall be used; however, the Planning and Zoning Board in special circumstances may impose variations.

- Identification of item by Chairperson.
- Disclosure of each Board member's communication or site visits.
- Swearing In of anyone to provide testimony regarding the item.
- Applicant's or Agent's presentation – 15 minutes (Those associated with a project must speak during the applicant's presentation time.) Should additional presentation time be necessary, a written request must be submitted to Planning staff, including the basis for the request, no less than eight (8) days prior to the Board meeting. Staff will confer with the Board Chair and the request for additional time will be included in the staff report. Additional time may be allowed by the Chair.
- Staff presentation with summary of letters received (when applicable).
- Questions to staff from Board.
- Public Hearing (testimony from the public). Additional time may be granted by the Chair upon request.
- Requests should be made as soon as is practical.
--Representative of Associations and Groups - 5 minutes
--Individuals - 3 minutes
- Board discussion – questions to applicants/agents and staff
- Final comments from the applicant or agent.
- Public Hearing closed. (No further public comment unless specifically requested by a Board member.)
- Return to the Board for final comments, motion, second and vote. All motions are stated in the positive and include all staff recommendations, unless otherwise noted. A simple majority vote is required.

III. Sign-In Sheet

Those who address the Planning and Zoning Board during the public hearing portion must legibly record their name and address on the sign-in sheet at the recording secretary's table while the preceding person is speaking. The primary purpose of the sign-in sheet is to assist staff in recording the minutes.

IV. Minutes

A copy of the official minutes will be available to the public and can be picked up at the Department of Sustainable Development, 700 N W 19th Avenue, after the Planning and Zoning Board meeting of the following month, or can be viewed on our website at www.fortlauderdale.gov under Documents/Agendas.

V. Planning and Zoning Board Meeting Dates

Third Wednesday of the month at 6:30 p.m. unless otherwise noted

VI. Duties of the Board

The Planning and Zoning Board makes recommendations to the City Commission on the following items:

- Site Plan Level IV
- Public Purpose Use Approvals
- Vacations of Streets and Alleys
- Plat Approvals
- Rezonings
- Development of Regional Impact (DRI)
- Land Use Plan Amendments
- Ordinance Amendments

The Planning and Zoning Board has final approval on the following items (may be subject to call-up by the City Commission):

- Site Plan Level II (Appeal of DRC denial)
- Site Plan Level III
- Conditional Use Approvals
- Parking Reduction Requests

VII. Lobbying

Section 2-260 – 2-266 of the Code of Ordinances of the City of Fort Lauderdale requires that anyone communicating by any means with City employees, City Manager, City committee or board members or City Commissioners must register as a lobbyist prior to communicating with such persons. Lobbying forms must be notarized and filed with the City Clerk. An annual lobbying expenditure form must also be filed. Failure to comply with the lobbying regulations may cause a person to be subject to certain penalties as provided in the Code.

VIII. Notes

Agenda and Results of the meetings can be viewed on our website at www.fortlauderdale.gov under Documents/Agendas. You may also contact the City of Fort Lauderdale Planning and Zoning Services office at (954) 828-6531 with questions pertaining to the agenda.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings and for such purpose, 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 to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes, please contact the City Clerk at (954) 828-5002 two (2) days prior to the meeting, and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.

Board members are to retain all plans, reports and exhibits provided for each agenda item that is deferred.

Please be advised that all materials, drawings and/or models used in presentations to the Board become public record. Photo reproductions of all such presentation materials shall remain with the Board's Recording Secretary following the presentation. If photo reproductions are not available at the conclusion of the presentation, applicants shall submit all such presentation materials to the Recording Secretary and may, at a later date, arrange with staff to have these presentation items photographed or reproduced for the public record.

Board members are advised that plans and renderings used in presentations may deviate from the plans provided to the Board that have been reviewed by the Development Review Committee and staff. Plans proffered by applicants during presentations to the Board may not reflect a proposal that meets the ULDR provisions.