



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 RESULTS

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

RECOMMENDED FOR APPROVAL (7-0) TO CITY COMMISSION

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 SUBDIVISION OF A PORTION OF THE WEST ONE-HALF 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

RECOMMENDED FOR APPROVAL (7-0) TO CITY COMMISSION

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

RECOMMENDED FOR APPROVAL (8-0) TO CITY COMMISSION

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

APPROVED(6-2), SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW PERIOD

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

RECOMMENDED FOR APPROVAL (6-2) TO CITY COMMISSION

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

RECOMMENDED FOR APPROVAL (8-0) TO CITY COMMISSION

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

RECOMMENDED FOR APPROVAL (8-0) TO CITY COMMISSION

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.