



## PLANNING AND ZONING BOARD MEETING

City Commission Chambers

City Hall

100 N Andrews Avenue Fort Lauderdale, FL 33301

April 18, 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:

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1. **CASE:** PL16011

**REQUEST:\*\*** Plat Review

**APPLICANT:** FLL Property Ventures, LLC

**PROJECT NAME:** Brightline Parking Garage Plat

**GENERAL LOCATION:** 155 NW 3<sup>rd</sup> Avenue

**ABBREVIATED LEGAL DESCRIPTION:** A parcel of land lying within Block 10, Town of Fort Lauderdale, as recorded in Plat Book B, page 40, of the public records of Dade County, Florida, and being more particularly described as follows, said lands situate in the City of Fort Lauderdale, Broward County, Florida.

**CURRENT ZONING:** Regional Activity Center – West Mixed Use (RAC-WMU)

**CURRENT LAND USE:** Downtown Regional Activity Center (D-RAC)

**COMMISSION DISTRICT:** 2

**CASE PLANNER:** Jim Hetzel

**RECOMMENDED FOR APPROVAL (5-0) TO THE CITY COMMISSION**

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2. **CASE:** R17001

**REQUEST:\*\*** Site Plan Level III Review: Conditional Use for Mixed Use Development in Community Business (CB) District, consisting of 9 Residential Flexibility Units and 2,350 Square Feet of Office space, and 26 Multi-Family Residential Units in Residential Multifamily Low Rise/Medium Density (RM-15) District with Allocation of 2 Residential Reserve Units.

**APPLICANT:** RSJ 14<sup>th</sup> Court Property Investments, LLC

**PROJECT NAME:** Middle River Terrace Apartments

**GENERAL LOCATION:** 1405 NE 7<sup>th</sup> Avenue

**ABBREVIATED LEGAL DESCRIPTION:** Parcel A of Bronwyn Batiste Plat, according to the Plat thereof as recorded in Plat Book 177, page 115, of the Public Records of Broward County, Florida

**CURRENT ZONING:** Community Business (CB) and Residential Multifamily Low Rise/Medium Density (RM-15)

**CURRENT LAND USE:** Commercial and Medium Residential 15 Dwelling Units/Acre

**COMMISSION DISTRICT:** 2

**CASE PLANNER:** Jim Hetzel

**APPROVED (5-0) SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW PERIOD, WITH STAFF CONDITIONS:**

1. That Applicant shall coordinate with the Florida Department of Transportation and the City on the final design of the sidewalk along Dixie Highway to ensure that it meets ULDR standards for a seven-foot clear pedestrian area, transitions safely from adjacent properties and includes a landscape buffer with street trees along the right-of-way. The design shall be finalized prior to final DRC approval.

3. **CASE:** V17002

**REQUEST:\*\*** Right-of-Way Vacation: Alley Vacation

**APPLICANT:** BR ArchCo Flagler Village, LLC

**PROJECT NAME:** ArchCo Metropolitan Right-of-Way Vacation

**GENERAL LOCATION:** Alley east of Andrews Avenue, west of NE 1<sup>st</sup> Avenue, south of Sistrunk Boulevard and north of NE 5<sup>th</sup> Street.

**ABBREVIATED LEGAL DESCRIPTION:** A 15-foot alley within block 6, amended plat of blocks 1, 2, 3, 4, 5, 6, 7, 8, 25, 26, 27, 28, 29, 30, 31, 32 and 33 North Lauderdale, according to the plat thereof as recorded in Plat Book 1, page 182, of the Public Records of Dade County, Florida, said plat now situate, lying, and being in Broward County, Florida.

**CURRENT ZONING:** Regional Activity Center – Urban Village (RAC-UV)

**CURRENT LAND USE:** Downtown Regional Activity Center (D-RAC)

**COMMISSION DISTRICT:** 2

**CASE PLANNER:** Randall Robinson

**RECOMMENDED FOR APPROVAL (5-0) TO THE CITY COMMISSION, WITH STAFF CONDITIONS:**

1. Any City infrastructure known or unknown and found to be within the vacated area shall be relocated at the expense of the applicant, and the relocated facilities shall be required to be inspected and accepted by the City's Public Works Department;
2. Any other utility infrastructure known or unknown and found to be within the vacated area shall be relocated at the expense of the applicant. and the relocated facilities shall be required to be

inspected and accepted by the applicable utility agency or service provider;

3. The vacating ordinance shall be in full force and effect on the date a certificate, executed by the City Engineer, is recorded in the public records of Broward County, Florida. This certificate shall state that all conditions of the vacation have been met. A copy of the recorded certificate must be provided to the City.

4. **CASE:** R16042

**REQUEST:** Site Plan Level III Review: Parking Reduction for a 144-Room Hotel

**APPLICANT:** Waterstone Holiday Inn, LLC

**PROJECT NAME:** Holiday Inn Ft. Lauderdale

**GENERAL LOCATION:** 2100 S Federal Highway

**ABBREVIATED LEGAL DESCRIPTION:** Lots 12, 13, 17, 15 and 16, inclusive, in block 27, all in the Everglades Land Sales Co., first addition to Lauderdale, according to the plat thereof, recorded in plat book 2, page 15, of the public records of Dade County, Florida; said lands situate, lying and being in Broward County, Florida, less the west 25 feet of said lot 12 in block 27.

**CURRENT ZONING:** Boulevard Business (B-1)

**CURRENT LAND USE:** Commercial

**COMMISSION DISTRICT:** 4

**CASE PLANNER:** Florentina Hutt

**APPROVED (5-0) SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW PERIOD, WITH STAFF CONDITIONS:**

1. That applicant shall obtain a waiver from Broward County, which requires the dedication of ten feet of additional right-of-way along the property line fronting on Federal Highway. In the event the waiver is denied, the applicant shall amend the site plan accordingly through the site plan amendment review process as provided for in the City's Unified Land Development Regulations.

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5. **CASE:** Z17004

**REQUEST: \* \*\*** Rezone from Boulevard Business (B-1) and Residential Multifamily Mid Rise / Medium High Density (RMM-25) to Northwest Regional Activity Center - Mixed Use Northeast (NWRAC-MUne)

**APPLICANT:** Project Andrews, LLC

**PROJECT NAME:** Progresso Commons

**GENERAL LOCATION:** 947 N Andrews Avenue

**ABBREVIATED LEGAL DESCRIPTION:** Lots 1 and 48, less the North 15 feet of said lots; and lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, in block 209, of Progresso, according to the plat thereof, as recorded in Plat Book 2, page 18, of the public records of Miami-Dade County, Florida; said lands situate, lying and being in Broward County, Florida.

**CURRENT ZONING:** Boulevard Business (B-1) and Residential Multifamily Mid Rise / Medium High Density (RMM-25)  
**PROPOSED ZONING:** Northwest Regional Activity Center – Mixed Use Northeast (NWRAC-MUne)  
**CURRENT LAND USE:** Northwest Regional Activity Center (NW-RAC)  
**COMMISSION DISTRICT:** 2  
**CASE PLANNER:** Nicholas Kalargyros  
**DEFERRED (5-0) TO THE MAY 17, 2017 PLANNING AND ZONING BOARD MEETING**

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6. **CASE:** T17001  
**REQUEST: \*** Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR)  
Adding Section 47-18.46, Medical Cannabis Dispensing Facilities and amending Section 47-6.11, Boulevard Business (B-1) District, Section 47-6.12, General Business (B-2) District, Section 47-6.13, Heavy Commercial/Light Industrial Business (B-3) District, and Section 47-20.2, Parking and Loading Requirements  
This amendment creates regulations to address Medical Cannabis Dispensing Facilities within the City limits  
**APPLICANT:** City of Fort Lauderdale  
**PROJECT NAME:** Medical Cannabis Dispensing Facilities Ordinance  
**GENERAL LOCATION:** City-Wide  
**CASE PLANNER:** Eric Engmann  
**RECOMMENDED (5-0) TO THE CITY COMMISSION, WITH A RECOMMENDATION THAT AN ADDITIONAL SUBSECTION BE ADDED TO THE REVIEW PROCESS TO ALLOW FOR A DISTANCE SEPARATION WAIVER, TO ALLOW FOR CERTAIN FACILITIES WHEN MEETING SPECIAL CRITERIA TO BE APPROVED WITH THE REDUCED SEPARATION DISTANCE**

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V. COMMUNICATION TO THE CITY COMMISSION

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

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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.