



PLANNING AND ZONING BOARD MEETING

City Commission Chambers

City Hall

100 N Andrews Avenue Fort Lauderdale, FL 33301

May 17, 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:** PL17002
REQUEST: ** Plat Review
APPLICANT: 101 SW 27th Avenue, LLC.
PROJECT NAME: Broward Spin Car Wash Plat
GENERAL LOCATION: 2700 W Broward Boulevard
ABBREVIATED LEGAL DESCRIPTION: A portion of Lots 1 and 2, Block 1 and Lots, 1, 2, 12, 13, 14, Block 2, "Westwood Heights", according to the Plat thereof recorded in the Plat Book 6, Page 34, of the Public Records of Broward County, Florida, together with a portion of Vacated Westwood Boulevard and Taylor Avenue, vacated by official records Book 3678, Page 645, of said Public records of Broward County, Florida.
ZONING DISTRICT: Boulevard Business (B-1)
CURRENT LAND USE: Commercial
COMMISSION DISTRICT: 3
CASE PLANNER: Florentina Hutt
RECOMMENDED FOR APPROVAL (5-0) TO CITY COMMISSION

2. **CASE:** PL16013
REQUEST: ** Plat Review
APPLICANT: New Hope Community Church Inc.
PROJECT NAME: New Hope Community Church Plat
GENERAL LOCATION: 6400 NW 31st Avenue

ABBREVIATED LEGAL DESCRIPTION: A plat of a portion of Northwest ¼ Section 8, Township 49 South, Range 42 East, City of Fort Lauderdale, Broward County, Florida and containing 217,798 square feet or 5,000 acres, more or less.

ZONING DISTRICT: Community Facility – House of Worship/ School District (CF-HS)

CURRENT LAND USE: Community Facility

COMMISSION DISTRICT: 1

CASE PLANNER: Karlanne Grant

RECOMMENDED FOR APPROVAL (5-0) TO CITY COMMISSION

3. **CASE:** **R16024**
REQUEST: ** Site Plan Level III Review: Conditional Use for 17, 724 Square-Foot Child Care Facility, 17,191 Square-Foot School, 7,341 Square-Foot Multi-Purpose Building associated with an existing House of Worship

APPLICANT: New Hope Community Church Inc.

PROJECT NAME: New Hope Christian School and Childcare Facility

GENERAL LOCATION: 6400 NW 31st Avenue

ABBREVIATED LEGAL DESCRIPTION: A plat of a portion of Northwest ¼ Section 8, Township 49 South, Range 42 East, City of Fort Lauderdale, Broward County, Florida and containing 217,798 square feet or 5,000 acres, more or less.

ZONING DISTRICT: Community Facility – House of Worship/ School District (CF-HS)

CURRENT LAND USE: Community Facilities

COMMISSION DISTRICT: 1

CASE PLANNER: Karlanne Grant

APPROVED (5-0) SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW PERIOD

4. **CASE:** **R16073**
REQUEST: ** Site Plan Level III Review: Conditional Use for Mixed-Use Development with 244 Residential Units and 38,592 Square-Foot Grocery Store

APPLICANT: HS 17th Street, LLC.

PROJECT NAME: 501 Seventeen

GENERAL LOCATION: 501 17th Street

ABBREVIATED LEGAL DESCRIPTION: A portion of Lots 4-21, Block 64-L, Croissant Park, according to the Plat thereof, recorded in Plat Book 4, Page 28 of the Public Records of Broward County, Florida.

ZONING DISTRICT: Boulevard Business (B-1) and Residential Office (RO)

CURRENT LAND USE: South Regional Activity Center (S-RAC)

COMMISSION DISTRICT: 4

CASE PLANNER: Randall Robinson

DEFERRED TO JUNE 21, 2017 PLANNING & ZONING BOARD MEETING (5-0)

5. **CASE:** **Z17006**
REQUEST: * ** Rezoning from Residential Office (RO) District to Boulevard Business (B-1) District
APPLICANT: HS 17th Street, LLC.
PROJECT NAME: 501 Seventeen Rezoning
GENERAL LOCATION: 501 17th Street
ABBREVIATED LEGAL DESCRIPTION: Lot 4-12, Lots 15-21, and a portion of Lots 13 and 14, Block 64-L, Croissant Park, according to the plat thereof, as recorded in Plat Book 4, Page 28, of the public records of Broward County, Florida.
CURRENT ZONING: Boulevard Business (B-1) and Residential Office (RO)
PROPOSED ZONING: Boulevard Business (B-1)
CURRENT LAND USE: South Regional Activity Center (S-RAC)
COMMISSION DISTRICT: 4
CASE PLANNER: Randall Robinson

DEFERRED TO JUNE 21, 2017 PLANNING & ZONING BOARD MEETING (5-0)

6. **CASE:** **V16005**
REQUEST: ** Right-of-Way Vacation: Alley Vacation
APPLICANT: HS 17th Street, LLC.
PROJECT NAME: 501 Seventeen Right-of-Way Vacation
GENERAL LOCATION: Alley west of Federal Highway, east of SE 4th Avenue, south of SE 16th Court and north of SE 17th Street
ABBREVIATED LEGAL DESCRIPTION: A 15-foot alley lying within Block 64-L, East Avenue Section of Croissant Park, according to the plat thereof as recorded in Plat Book 7, Page 57, of the public records of Broward County, Florida.
ZONING DISTRICT: Boulevard Business (B-1) and Residential Office (RO)
CURRENT LAND USE: South Regional Activity Center (S-RAC)
COMMISSION DISTRICT: 4
CASE PLANNER: Randall Robinson

DEFERRED TO JUNE 21, 2017 PLANNING & ZONING BOARD MEETING (5-0)

7. **CASE:** **Z17004**
REQUEST: * ** Rezone from Boulevard Business (B-1) District and Residential Multifamily Mid Rise / Medium High Density (RMM-25) District to Northwest Regional

Activity Center - Mixed Use Northeast (NWRAC-MUne) District

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

DENIED (3-2)

8. **CASE:** **PL16006**
REQUEST: ** Plat Review
APPLICANT: AALW Properties, Inc.
PROJECT NAME: Progresso Self Storage Plat
GENERAL LOCATION: 1375 Progresso Drive
ABBREVIATED LEGAL DESCRIPTION: A portion of the Southwest one-quarter (SW1/4) of Section 35, Township 49 South, Range 42 East, Broward County, Florida.
ZONING DISTRICT: Heavy Commercial / Light Industrial (B-3)
CURRENT LAND USE: Commercial
COMMISSION DISTRICT: 2
CASE PLANNER: Nicholas Kalargyros

RECOMMENDED FOR APPROVAL (5-0) TO CITY COMMISSION

9. **CASE:** **T17002**
REQUEST: * Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR)

Amending Section 47-18.5, Automotive Service Station and Section 47-18.43, Liquor Store and Convenience Store and Section 47-35.1 Definitions.

This amendment would allow convenience stores in the Northwest Regional Activity Center when meeting specific conditions and eliminates the distance separation requirements between an automotive service station (gas station) and houses of worship, public parks, hospitals and schools.

APPLICANT: City of Fort Lauderdale

PROJECT NAME: Updating Requirements for Convenience Stores in the NWRAC and Automotive Service Station Requirements.
GENERAL LOCATION: City-Wide
CASE PLANNER: Eric Engmann

RECOMMENDED FOR APPROVAL (4-1) TO THE 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.