



## PLANNING AND ZONING BOARD MEETING

City Commission Chambers

City Hall

100 N Andrews Avenue Fort Lauderdale, FL 33301

June 21, 2017

6:30 PM

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### AGENDA

- 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:** Z17006  
**REQUEST: \* \*\*** Rezone from Residential Office (RO) to Boulevard Business (B-1)  
**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)  
**LAND USE:** South Regional Activity Center (S-RAC)  
**COMMISSION DISTRICT:** 4  
**CASE PLANNER:** Randall Robinson

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  - 2. **CASE:** V16005  
**REQUEST: \*\*** Right-of-Way 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  
**LAND USE:** South Regional Activity Center (S-RAC)  
**COMMISSION DISTRICT:** 4  
**CASE PLANNER:** Randall Robinson

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3. **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 17<sup>th</sup> 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)  
**LAND USE:** South Regional Activity Center (S-RAC)  
**COMMISSION DISTRICT:** 4  
**CASE PLANNER:** Randall Robinson

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4. **CASE:** **V17001**  
**REQUEST: \*\*** Right-of-Way Vacation  
**APPLICANT:** 2980 Investments, LLC.  
**PROJECT NAME:** 2980 Retail and Restaurant Building Alley Vacation  
**GENERAL LOCATION:** Portion of alley right-of-way that runs north and south lying adjacent to Lots 4 and 5 of Block 66 and Lot 2 of Block 61, east of Federal Highway and west of Middle River Drive  
**ABBREVIATED LEGAL DESCRIPTION:** That portion of the 15 Foot alley lying adjacent to Lots 4 and 5, Block 66, and Lot 2 Less the South 141 Feet, Block 61, "Coral Ridge Galt Addition No. 1", according to the plat thereof as Recorded in plat Book 31, page 37, of the public records of Broward County, Florida  
**ZONING DISTRICT:** Boulevard Business (B-1) and Residential Multifamily Mid Rise/ Medium High Density (RMM-25)  
**LAND USE:** Commercial and Medium-High Density  
**COMMISSION DISTRICT:** 1  
**CASE PLANNER:** Karlanne Grant

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5. **CASE:** **ZR17003**  
**REQUEST: \* \*\*** Site Plan Level IV Review: Rezone from Residential Multifamily Mid Rise/ Medium High Density (RMM-25) District to Exclusive Use-Parking Lot (X-P) District with Allocation of 0.49 acres of Commercial Flex for 5,100 Square-Foot Restaurant and 2,465 Square-Foot Retail Building and Parking Reduction

**APPLICANT:** 2980 Investments, LLC.  
**PROJECT NAME:** 2980 Retail and Restaurant Building  
**GENERAL LOCATION:** 2980 N Federal Highway  
**ABBREVIATED LEGAL DESCRIPTION:** Coral Ridge Galt Add No 1 32-37 B Lot 2 Less South 208 Block 61  
**CURRENT ZONING:** Boulevard Business (B-1) and Residential Multifamily Mid Rise/ Medium High Density (RMM-25)  
**PROPOSED ZONING:** Boulevard Business (B-1) and Exclusive Use- Parking Lot (X-P)  
**LAND USE:** Commercial and Medium-High Density  
**COMMISSION DISTRICT:** 1  
**CASE PLANNER** Karlanne Grant

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6. **CASE:** **R17009**  
**REQUEST: \*\*** Site Plan Level III: Conditional Use for 6-Unit Residential Cluster Development  
**APPLICANT:** Paul Vigil  
**PROJECT NAME:** Sailboat Bend Residential Development  
**GENERAL LOCATION:** 1017 SW 4th Street  
**ABBREVIATED LEGAL DESCRIPTION:** Waverly Place 2-19 D Lot 7,9 Block 107  
**ZONING DISTRICT:** Residential Multifamily Low Rise/Medium High Density (RML-25)  
**CURRENT LAND USE:** Medium-High Density  
**COMMISSION DISTRICT:** 2  
**CASE PLANNER:** Karlanne Grant

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7. **CASE:** **L17002**  
**REQUEST: \* \*\*** Land Use Plan Amendment: Amend City's Future Land Use Map from Community Facilities to Industrial Use  
**APPLICANT:** Bridge Development LLC (Bridge Logistics)  
**PROJECT NAME:** Bridge FLL Logistics  
**GENERAL LOCATION:** 1300 SW 32 Court  
**ABBREVIATED LEGAL DESCRIPTION:** School Site 0410 147-39B Parcel A  
**ZONING DISTRICT:** Community Facility (CF)  
**CURRENT LAND USE:** Community Facilities  
**PROPOSED LAND USE:** Industrial  
**COMMISSION DISTRICT:** 4

**CASE PLANNER:** Lorraine Tappen

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8. **CASE:** T17003

**REQUEST: \*** Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) creating Section 47-20.3.I, Reductions and Exemptions; To allow on-street parking spaces abutting a development site to count toward guest parking requirements for Townhouse, Cluster and Coach Home Developments.

**APPLICANT:** City of Fort Lauderdale

**PROJECT NAME:** Townhouse, Cluster, Coach Home On-Street Guest Parking

**GENERAL LOCATION:** City-Wide

**CASE PLANNER:** Eric Engmann

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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.

# MEETING FORMAT

## **I. Purpose**

Act in a 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 19<sup>th</sup> Avenue, after the Planning and Zoning Board meeting of the following month, or can be viewed on our website at [www.fortlauderdale.gov](http://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](http://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.