



# PLANNING AND ZONING BOARD MEETING

City Commission Chambers

City Hall

100 N Andrews Avenue Fort Lauderdale, FL 33301

June 21, 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:** 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 SE 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

**RECOMMENDED FOR APPROVAL (7-0) TO CITY COMMISSION**

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

**RECOMMENDED FOR APPROVAL (7-0) TO CITY COMMISSION**

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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 SE 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

**APPROVED (7-0), SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW PERIOD, WITH THE FOLLOWING CONDITIONS:**

1. Applicant shall construct improvements at intersections within the study area as identified in the applicant's traffic study, and;

**STAFF CONDITIONS:**

2. Approval of this application is conditioned upon the approval of the associated rezoning application (case Z17006) and right-of-way vacation request (case V16005);
3. Prior to application for final DRC approval, applicant shall provide confirmation from the Broward County School District that the residential development is exempt or vested from the requirements of public school concurrency, or provide a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied;
4. At time of permit submittals for each phase, applicant will be required to pay a Park Impact Fee for the proposed dwelling units prior to issuance of building permits in accordance with ULDR Section 47-38A.

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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

**DEFERRED (7-0) TO THE JULY 19, 2017 PLANNING AND ZONING BOARD MEETING**

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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

**DEFERRED (7-0) TO THE JULY 19, 2017 PLANNING AND ZONING BOARD MEETING**

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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

**DEFERRED (7-0) TO THE SEPTEMBER 18, 2017 PLANNING AND ZONING BOARD MEETING**

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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

**RECOMMENDED FOR APPROVAL (6-0) TO THE CITY COMMISSION**

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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

**RECOMMENDED FOR APPROVAL (7-0) TO THE CITY COMMISSION**

**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.