



PLANNING AND ZONING BOARD MEETING

City Commission Chambers

City Hall

100 N Andrews Avenue Fort Lauderdale, FL 33301

July 19, 2017

5:00 PM

AGENDA

- I. CALL TO ORDER / PLEDGE OF ALLEGIANCE (5:00 PM)
- II. JOINT MEETING WITH THE PLANNING AND ZONING BOARD AND THE AFFORDABLE HOUSING ADVISORY COMMITTEE
- III. ELECTION OF BOARD CHAIR / VICE-CHAIRPERSON (6:30 PM)
- IV. APPROVAL OF MINUTES / DETERMINATION OF QUORUM
- V. PUBLIC SIGN-IN / SWEARING-IN
- VI. AGENDA ITEMS:

1. 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: Jim Hetzel

2. 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 Jim Hetzel

3. **CASE:** **PL17003**
REQUEST: ** Plat Review
APPLICANT: Project Andrews, LLC
PROJECT NAME: Progresso Commons Plat
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.
ZONING DISTRICT: Northwest Regional Activity Center – Mixed Use Northeast (NWRAC-MUne), Boulevard Business (B-1), and Residential Multifamily Mid Rise / Medium High Density (RMM-25)
CURRENT LAND USE: Northwest Regional Activity Center (NW-RAC)
COMMISSION DISTRICT: 2
CASE PLANNER: Nicholas Kalargyros

4. **CASE:** **V17004**
REQUEST: ** Right-of-Way Vacation
APPLICANT: Project Andrews, LLC
PROJECT NAME: Progresso Commons Right-of-Way Vacation
GENERAL LOCATION: A portion of NW 1st Avenue, south of Sunrise Boulevard and north of NW 9th Street
ABBREVIATED LEGAL DESCRIPTION: A portion of that 40.00 foot wide right-of-way dedication for NW 1st Avenue, lying between Blocks 209 and 210, "Progresso", according to the plat thereof, as recorded in Plat Book 2, Page 18, of public records of Miami-Dade County, Florida.
ZONING DISTRICT: Boulevard Business (B-1) and Residential Multifamily Mid Rise / Medium High Density (RMM-25)

CURRENT LAND USE: Northwest Regional Activity Center (NW-RAC)

COMMISSION DISTRICT: 2

CASE PLANNER: Nicholas Kalargyros

5. **CASE:** T17008

REQUEST: * Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-13.50, General Regulations; To allow use of flex and reserve units from Flex Zone 56 in the South Regional Activity Center; Section 47-24.1, Development Permits and Procedures Table; To identify review and approval process; and Section 47-28, Flexibility Rules; To provide for regulations specific for use of flex and reserve units.

APPLICANT: City of Fort Lauderdale

PROJECT NAME: South Regional Activity Center (SRAC)

GENERAL LOCATION: City-Wide

CASE PLANNER: Jim Hetzel

6. **CASE:** T17009

REQUEST: * Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-13.20, Downtown Regional Activity Center; To identify process of approval for 5,000 residential units approved as part of the City's 2017 land use amendment ; Section 47-38C, Education Mitigation; To identify education mitigation fees for the 5,000 residential units.

APPLICANT: City of Fort Lauderdale

PROJECT NAME: Downtown Regional Activity Center (Downtown RAC)

GENERAL LOCATION: City-Wide

CASE PLANNER: Jim Hetzel

VII. COMMUNICATION TO THE CITY COMMISSION

VIII. 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.

MEETING FORMAT

I. Purpose

Act in an 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 19th Avenue, after the Planning and Zoning Board meeting of the following month, or can be viewed on our website at 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 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.