



## 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 RESULTS

- 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

**RECOMMENDED FOR APPROVAL (6-0) TO THE CITY COMMISSION WITH THE FOLLOWING 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. The certificate shall state that all conditions of the vacation have been met. A copy of the recorded certificate must be provided to the City; and
4. Provide an access easement connecting the alley to Middle River Drive.

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

**RECOMMENDED FOR APPROVAL (5-1) TO THE CITY COMMISSION WITH THE FOLLOWING CONDITIONS:**

1. That a 2-foot easement be provided along the Federal Highway frontage for the future sidewalk construction; and
2. To correct the site data to correctly reflect the appropriate customer service area.

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

**RECOMMENDED FOR APPROVAL (6-0) TO THE CITY COMMISSION WITH THE FOLLOWING CONDITIONS:**

1. To remove the 10-foot pedestrian easement depicted on the plat and add it as a note;
  2. Change the development restriction on the plat so that it reads "35,000 square feet of commercial plus the 16 fueling positions;"
  3. To evaluate the northern driveway on Andrews Avenue to determine if it is absolutely necessary.
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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 1<sup>st</sup> Avenue, south of Sunrise Boulevard and north of NW 9<sup>th</sup> 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

**RECOMMENDED FOR APPROVAL (6-0) TO THE CITY COMMISSION WITH THE FOLLOWING CONDITIONS:**

1. Applicant shall construct a T-turn around at the terminus of the vacated portion of right-of-way to provide access to adjoining properties directly south of the proposed segment to be vacated;
  2. 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;
  3. 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;
  4. 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. The certificate shall state that all conditions of the vacation have been met. A copy of the recorded certificate must be provided to the City.
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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

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

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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

**DENIED (4-2) AS TO EXHIBIT 1 AND RECOMMENDED FOR APPROVAL (4-2) TO CITY COMMISSION AS TO EXHIBIT 2**

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**VII. COMMUNICATION TO THE CITY COMMISSION**

**VIII. 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.