



# PLANNING AND ZONING BOARD MEETING

City Commission Chambers

City Hall

100 N Andrews Avenue Fort Lauderdale, FL 33301

August 16, 2017

6:30 PM

## AGENDA

- I. CALL TO ORDER / PLEDGE OF ALLEGIANCE
- II. ELECTION OF BOARD CHAIR / VICE-CHAIRPERSON
- III. APPROVAL OF MINUTES / DETERMINATION OF QUORUM
- IV. PUBLIC SIGN-IN / SWEARING-IN
- V. AGENDA ITEMS:

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- 1. **CASE:** Z17008
  - REQUEST:** \* \*\* Rezone from Residential Multifamily Mid Rise/ Medium High Density (RMM-25) to Community Facility (CF)
  - APPLICANT:** St. Thomas Aquinas High School Inc.
  - PROJECT NAME:** St. Thomas Aquinas High School Parking Lot
  - GENERAL LOCATION:** 2801 SW 12<sup>th</sup> Street
  - ABBREVIATED LEGAL DESCRIPTION:** Lots 1 through 12, Block 100, Westwood Heights, according to the Plat thereof, recorded in Plat Book 6, Page 34, of the Public Records of Broward County, Florida. Together with: Lots 1 through 4, Block 99, Westwood Heights, according to the Plat thereof, recorded in Plat Book 6, Page 34, of the Public Records of Broward County, Florida.
  - CURRENT ZONING:** Residential Multifamily Mid Rise/ Medium High Density (RMM-25)
  - PROPOSED ZONING:** Community Facility (CF)
  - CURRENT LAND USE:** Residential Medium-High Density
  - COMMISSION DISTRICT:** 3
  - CASE PLANNER:** Florentina Hutt

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  - 2. **CASE:** V17006
  - REQUEST:** \*\* Right-of Way Vacation
  - APPLICANT:** St. Thomas Aquinas High School Inc.

**PROJECT NAME:** St. Thomas Aquinas High School Parking Lot

**GENERAL LOCATION:** A portion of SW 27<sup>th</sup> Terrace between SW 11<sup>th</sup> Court and SW 12<sup>th</sup> Street

**ABBREVIATED LEGAL DESCRIPTION:** That portion of SW 27<sup>th</sup> Terrace lying within Blocks 99 and 100, Westwood Heights, as recorded in Plat Book 6, Page 34, of the Public Records of Broward County, Florida, bounded on the North by the south right-of-way of SW 11<sup>th</sup> Court (also known as Happy Hoyer Street) on the east by the west line of said Block 99, on the south by the north right-of-way of SW 12 Street and on the west by the east line of said Block 100. Said lands situate in the City of Fort Lauderdale, Broward County, Florida.

**CURRENT ZONING:** Residential Multifamily Mid Rise/ Medium High Density (RMM-25)

**PROPOSED ZONING:** Community Facility (CF)

**CURRENT LAND USE:** Residential Medium-High Density

**COMMISSION DISTRICT:** 3

**CASE PLANNER:** Florentina Hutt

3. **CASE:** **R16066**

**REQUEST: \*\*** Site Plan Level III Review / Social Service Residential Facility (SSRF) Level IV with 209 units (SSRF units), 192 residential units (Independent living), 1,619 square feet of retail/restaurant space and 16,722 square feet of office space.

**APPLICANT:** Riverwalk Plaza Associates, LLP

**PROJECT NAME:** Riverwalk Residences of Las Olas

**GENERAL LOCATION:** 333 N New River Drive East

**ABBREVIATED LEGAL DESCRIPTION:** Wheelers sub. blk. B Ft. Lauderdale 3-59 D lot 25 less W 15 for ST,26,27 & riparian rights, 28 & riparian rights.

**ZONING DISTRICT:** Regional Activity Center – City Center (RAC-CC)

**CURRENT LAND USE:** Downtown Regional Activity Center (D-RAC)

**COMMISSION DISTRICT:** 4

**CASE PLANNER:** Randall Robinson

4. **CASE:** **V16011**

**REQUEST: \*\*** Right-of-Way Vacation

**APPLICANT:** The Las Olas Company Inc.

**PROJECT NAME:** Las Olas Walk Right-of-Way Vacation

**GENERAL LOCATION:** Alley located within the existing Himmarshee Canal, east of Federal Highway, south of SE 1<sup>st</sup> Street, west of SE 8<sup>th</sup> Avenue, and north of SE 2<sup>nd</sup> Street

**ABBREVIATED LEGAL DESCRIPTION:** 110' of the 10' alley adjacent to lots 5,6,11,12 & 10'-wide portion lots 4 & 13 Blk D, Edgewater Addition, PG 123, DCR.

**CURRENT ZONING:** Regional Activity Center – East Mixed Use (RAC-EMU)

**CURRENT LAND USE:** Downtown Regional Activity Center (D-RAC)

**COMMISSION DISTRICT:** 4

**CASE PLANNER:** Randall Robinson

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5. **CASE:** T17004

**REQUEST: \*** Amend Unified Land Development Regulations (ULDR) Sections 47-20.3.A.4, (Parking Reduction and Exemptions) Review Process and Section 47-20.3.F, Northwest-Progresso-Flagler Heights Community Redevelopment Area to establish a parking reduction process for the Central City Community Redevelopment Area (CRA). This would allow parking reductions for non-residential properties in this area to be processed through the Administrative Review Process. This would also simplify the parking reduction process in the Northwest-Progresso-Flagler Heights Community Redevelopment Area. The amendment also allows on-street parking abutting these non-residential properties to count towards that property's parking requirements.

**APPLICANT:** City of Fort Lauderdale

**PROJECT NAME:** Central City CRA Parking Reduction Process

**GENERAL LOCATION:** Central City Community Redevelopment Area

**CASE PLANNER:** Eric Engmann

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## VI. COMMUNICATION TO THE CITY COMMISSION

1. Affordable Housing Policy – Results and Recommendations from joint presentation with the Affordable Housing Advisory Committee

## VII. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

1. Next month's meeting to be held Monday, September 18<sup>th</sup>

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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.