



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 RESULTS

- 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:

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 th 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

RECOMMENDED FOR APPROVAL (7-0) TO CITY COMMISSION

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 27th Terrace between SW 11th Court and SW 12th Street

ABBREVIATED LEGAL DESCRIPTION: That portion of SW 27th 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 11th 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

RECOMMENDED FOR APPROVAL (7-0) TO CITY COMMISSION WITH STAFF 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 by the applicant to the City.

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

APPROVED (4-3) WITH THE FOLLOWING CONDITION:

1. A traffic study shall be completed and submitted by applicant and approved by staff before City Commission review, to address traffic conditions on New River Drive from SE 2nd Avenue to Las Olas Boulevard and SE 2nd Avenue from New River Drive to Las Olas Boulevard, including the intersections of Las Olas Boulevard at SE 2nd Avenue and at New River Drive.

AND STAFF CONDITIONS:

2. If approved, the residential units are subject to School Board of Broward County public school concurrency review and mitigation. As applicable, applicant shall provide a student mitigation satisfaction letter from the Broward County School Board prior to Final DRC approval.
3. Applicant will be required to pay a Park Impact Fee for the proposed residential units prior to issuance of building permit in accordance with ULDR Sec. 47-38A.

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 1st Street, west of SE 8th Avenue, and north of SE 2nd 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

RECOMMENDED FOR APPROVAL (8-0) TO CITY COMMISSION WITH STAFF 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; and,
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. This certificate shall state that all conditions of the vacation have been met. A copy of the recorded certificate must be provided to the City.

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:	Jim Hetzel

RECOMMENDED FOR APPROVAL (8-0) TO CITY COMMISSION

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 18th

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.