



PLANNING AND ZONING BOARD MEETING

City Commission Chambers

City Hall

100 N Andrews Avenue Fort Lauderdale, FL 33301

May 16, 2018

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:** R17037

REQUEST: ** Site Plan Level III Review: Conditional Use for a Telecommunications Facility

APPLICANT: Florida Power & Light

PROJECT NAME: Florida Power & Light Fibernet – Rohan Substation

GENERAL LOCATION: 1750 SW 31st Avenue

ABBREVIATED LEGAL DESCRIPTION: Rohan Acres 22-43, according to the plat thereof, as recorded in Plat Book 22, Page 43, of the public records of Broward County, Florida.

ZONING DISTRICT: Utility (U)

LAND USE: Utilities

COMMISSION DISTRICT: 4 - Ben Sorensen

CASE PLANNER: Nicholas Kalargyros

DEFERRED TO THE JUNE 20, 2018 PLANNING & ZONING BOARD MEETING (7-0)

2. **CASE:** R17028

REQUEST: ** Site Plan Level III Review: Conditional Use for Convenience Store within Shopping Center in Northwest Regional Activity Center (NW-RAC)

APPLICANT: Andrews Project Development, LLC.

PROJECT NAME: Progresso Commons

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)
LAND USE: Northwest Regional Activity Center (NW-RAC)
COMMISSION DISTRICT: 2 – Steve Glassman
CASE PLANNER: Nicholas Kalargyros

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

The driveways on Andrews Avenue be channelized to restrict the movements to right turn in only at the northern driveway and right turn in and out at the southern driveway, subject to County approval

3. **CASE:** V18004
REQUEST: ** Vacation of Right-of-Way: 15-Foot Alley Reservation
APPLICANT: Andrews Project Development, LLC.
PROJECT NAME: Progresso Commons Alley West
GENERAL LOCATION: East of NW 2nd Avenue, south of W Sunrise Boulevard, west of NW 1st Avenue and north of NW 9th Street
ABBREVIATED LEGAL DESCRIPTION: A Portion Of The 15 Foot Wide Alley Dedication Lying Within The Following Described Lots In Block 209, "Progresso", According To The Plat Thereof, As Recorded In Plat Book 2, Page 18, Of The Public Records Of Dade County, Florida
ZONING DISTRICT: Northwest Regional Activity Center – Mixed Use northeast (NWRAC-MUne)
LAND USE: Northwest Regional Activity Center (NW-RAC)
COMMISSION DISTRICT: 2 – Steven Glassman
CASE PLANNER: Nicholas Kalargyros

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 to the City.

4. **CASE:** **V18005**

REQUEST: ** Vacation of Right-of-Way: 15-Foot Alley Reservation

APPLICANT: Andrews Project Development, LLC.

PROJECT NAME: Progresso Alley East

GENERAL LOCATION: East of NW 1st Avenue, south of W Sunrise Boulevard, west of N Andrews Avenue and north of NW 9th Street

ABBREVIATED LEGAL DESCRIPTION: A Portion Of The 15 Foot Wide Alley Dedication Lying Within The Following Described Lots In Block 210, "Progresso", According To The Plat Thereof, As Recorded In Plat Book 2, Page 18, Of The Public Records Of Dade County, Florida

ZONING DISTRICT: Northwest Regional Activity Center – Mixed Use northeast (NWRAC-MUne)

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

COMMISSION DISTRICT: 2 – Steven Glassman

CASE PLANNER: Nicholas Kalargyros

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 to the City.

5. **CASE:** **V18001**

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

APPLICANT: 195 Federal, LLC.

PROJECT NAME: 195 N Federal Right-of Way Vacation

GENERAL LOCATION: East of NE 3rd Avenue, south of NE 2nd Street, west of N Federal Highway and north of NE 1st Street

ABBREVIATED LEGAL DESCRIPTION: The South 6.00 Feet That 16.00 Foot Additional Thoroughfare Dedication Lying Adjacent To Parcel "B", "Federal Highway And 2nd Street CBD Plat", According To The Plat Thereof, As Recorded In Plat Book 153, Page 49, Of The Public Records Of Broward County, Florida.

ZONING DISTRICT: Downtown Regional Activity Center – Urban Village (RAC-UV)

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

COMMISSION DISTRICT: 2 – Steven Glassman

CASE PLANNER: Nicholas Kalargyros

RECOMMENDED FOR APPROVAL (7-0) TO CITY COMMISSION WITH STAFF CONDITIONS AS AMENDED:

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, or alternatively, in lieu of relocating all city utilities within the vacated area, the applicant shall dedicate a utility easement for city utilities that remain within the vacated area; and
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, or alternatively, in lieu of relocating all other utilities within the vacated area, the applicant shall dedicate a utility easement for utilities that remain within the vacated area; 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. 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.

6. CASE:	R17042
REQUEST: **	Site Plan Level III Review: Conditional Use for 12-Story Building with 271 Multifamily Residential Units in Downtown
APPLICANT:	ALTA Flagler Village II, LLC.
PROJECT NAME:	Alta Flagler Village Phase 2
GENERAL LOCATION:	444 NE 7 th Street
ABBREVIATED LEGAL DESCRIPTION:	Progresso 2-18 D Lot 36 Blk 315
ZONING DISTRICT:	Downtown Regional Activity Center – Urban Village (RAC-UV)
LAND USE:	Downtown Regional Activity Center (D-RAC)
COMMISSION DISTRICT:	2 – Steven Glassman
CASE PLANNER:	Randall Robinson

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

1. Residential units are subject to School Board of Broward County public school concurrency review and mitigation. Applicant shall provide a student mitigation satisfaction letter from the Broward County School Board prior to Final DRC approval;
2. 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 Section 47-38A.

7. CASE:	T18002
REQUEST: *	Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Amending Section 47-20, Parking and Loading Requirements to Implement Off-Street Compact Parking and Off-Street and On-Street Motorcycle/Scooter Parking

APPLICANT: City of Fort Lauderdale
PROJECT NAME: Compact and Motorcycle/ Scooter Parking Standards
GENERAL LOCATION: City-Wide
CASE PLANNER: Karlanne Grant

RECOMMENDED FOR APPROVAL (7-0) TO CITY COMMISSION WITH CONDITION THAT STAFF CONDUCT AN ANALYSIS OF THE FOLLOWING TWO ISSUES, WHICH FINDINGS WILL BE BROUGHT COLLECTIVELY TO THE CITY COMMISSION WITHOUT COMING BACK TO THE PLANNING & ZONING BOARD:

1. Evaluate the proposed maximum number of off-street standard parking to be converted for off-street motorcycle spaces and consider reducing;
2. Evaluate criteria for off-street motorcycle parking in multi-family residential areas.

V. COMMUNICATION TO THE CITY COMMISSION

VI. 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.