

**PLANNING AND ZONING BOARD  
CITY OF FORT LAUDERDALE  
CITY HALL – CITY COMMISSION CHAMBERS  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA  
WEDNESDAY, AUGUST 16, 2017 – 6:30 P.M.**

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**Cumulative**

<b>Board Members</b>	<b>Attendance</b>	<b>June 2017-May 2018</b>	
		<b>Present</b>	<b>Absent</b>
Leo Hansen, Chair	P	3	0
Catherine Maus, Vice Chair	P	2	1
John Barranco	P	3	0
Stephanie Desir-Jean	P	1	2
Howard Elfman	P	3	0
Steven Glassman	P	2	1
Rochelle Golub	P	3	0
Richard Heidelberger	A	1	2
Alan Tinter	P	3	0

It was noted that a quorum was present at the meeting.

**Staff**

Ella Parker, Urban Design and Planning Manager  
Gus Ceballos, Assistant City Attorney  
D'Wayne Spence, Assistant City Attorney  
Jim Hetzel, Urban Design and Planning  
Florentina Hutt, Urban Design and Planning  
Randall Robinson, Urban Design and Planning  
Benjamin Restrepo, Department of Transportation and Mobility  
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

**Communications to City Commission**

None.

**I. CALL TO ORDER / PLEDGE OF ALLEGIANCE**

Chair Hansen called the meeting to order at 6:30 p.m. and all recited the Pledge of Allegiance. The Chair introduced the Board members present, and Urban Design and Planning Manager Ella Parker introduced the Staff members present.

Chair Hansen suggested that Items 3 and 4 be transposed on the Agenda.

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**V. AGENDA ITEMS**

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	<b><u>Case Number</u></b>	<b><u>Applicant</u></b>
1.	Z17008* **	St. Thomas Aquinas High School Inc.
2.	V17006**	St. Thomas Aquinas High School Inc.
3.	R16066**	Riverwalk Plaza Associates, LLP
4.	V16011**	The Las Olas Company Inc.
5.	T17004*	City of Fort Lauderdale

**Special Notes:**

**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.

It was determined that Items 1 and 2 would be presented together.

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<b>1. CASE:</b>	<b>Z17008</b>
<b>REQUEST: * **</b>	Rezone from Residential Multifamily Mid Rise/ Medium High Density (RMM-25) to Community Facility (CF)
<b>APPLICANT:</b>	St. Thomas Aquinas High School Inc.
<b>PROJECT NAME:</b>	St. Thomas Aquinas High School Parking Lot
<b>GENERAL LOCATION:</b>	2801 SW 12 <sup>th</sup> Street
<b>ABBREVIATED LEGAL DESCRIPTION:</b>	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.
<b>CURRENT ZONING:</b>	Residential Multifamily Mid Rise/ Medium High Density (RMM-25)
<b>PROPOSED ZONING:</b>	Community Facility (CF)
<b>CURRENT LAND USE:</b>	Residential Medium-High Density
<b>COMMISSION DISTRICT:</b>	3
<b>CASE PLANNER:</b>	Florentina Hutt

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<b>2. CASE:</b>	<b>V17006</b>
<b>REQUEST: **</b>	Right-of Way Vacation
<b>APPLICANT:</b>	St. Thomas Aquinas High School Inc.

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<b>PROJECT NAME:</b>	St. Thomas Aquinas High School Parking Lot
<b>GENERAL LOCATION:</b>	A portion of SW 27 <sup>th</sup> Terrace between SW 11 <sup>th</sup> Court and SW 12 <sup>th</sup> Street
<b>ABBREVIATED LEGAL DESCRIPTION:</b>	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.
<b>CURRENT ZONING:</b>	Residential Multifamily Mid Rise/ Medium High Density (RMM-25)
<b>PROPOSED ZONING:</b>	Community Facility (CF)
<b>CURRENT LAND USE:</b>	Residential Medium-High Density
<b>COMMISSION DISTRICT:</b>	3
<b>CASE PLANNER:</b>	Florentina Hutt

Disclosures were made at this time. Ms. Desir-Jean advised that she would abstain from voting on Items 1 and 2 due to a potential conflict.

Dawn Meyers, representing the Applicant, stated that Items 1 and 2 relate to a parking lot between St. Thomas Aquinas High School, an adjacent church, and other community uses. Item 1 requests rezoning of a parcel from RMM-25 to CF, which is consistent with surrounding uses. Item 2 requests vacation of a remnant portion of SW 27<sup>th</sup> Terrace, which has been fenced off for some time.

The consolidated parking lot will be improved by reducing the number of driveways to and from the parcel from four to two. It is being re-paved, and drainage improvements, landscaping, sidewalks, fencing, lighting, and Americans with Disabilities Act (ADA) improvements are being added. On-street parking improvements are planned for SW 28<sup>th</sup> Avenue. The lot will provide shared parking for both the school and the church.

At present, the parking lot includes 117 spaces. The planned reconfiguration will allow it to include up to 254 spaces.

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Ms. Meyers addressed the vacation requested in Item 2, explaining that both the subject portion and a diagonal street have not been used to the north or south of the site for many years.

Mr. Tinter requested clarification of where access points for the parking lot will be located. Ms. Meyers replied that these points will be on SW 11<sup>th</sup> Court and SW 12<sup>th</sup> Street, with no access onto Riverland Road.

Ms. Meyers also clarified that the parking lot is being rezoned to CF rather than XP in order to maintain consistency with other surrounding uses. CF also allows for additional potential uses at a later date, as the school or other facilities may wish to expand in the future.

Mr. Glassman pointed out that no members of the Melrose Manor or Riverland civic associations attended the Applicant's required public participation meeting. He asked if the Applicant held any discussions with representatives of these organizations. Ms. Meyers replied that the presidents of both associations were emailed and invited to the public participation meeting, although they did not attend. Neither party stated any objections to the project.

Florentina Hutt, representing Urban Design and Planning, stated that the request in Item 1 is for rezoning from Residential Multi-family Mid-rise Medium Density (RMM-25) to Community Facility (CF). The rezoning will affect a 2.67 acre parcel to allow for parking lot expansion to serve St. Thomas Aquinas High School. Surrounding properties are designated CF and Community Facility-House of Worship (CF-H). Staff recommends approval of the request.

Ms. Hutt addressed Item 2, right-of-way vacation for a portion of SW 27<sup>th</sup> Terrace between SW 11<sup>th</sup> Court and SW 12<sup>th</sup> Street. The request was reviewed by the Development Review Committee (DRC) and all comments have been addressed. Staff finds that the subject portion of the right-of-way is no longer needed for public purpose.

This Application is also subject to the City's Public Participation Ordinance and was addressed at the same meeting as Item 1. Staff recommends approval of the request with the following conditions of approval:

- Any City infrastructure, known or unknown, 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
- Any other utility infrastructure, known or unknown, found to be within the vacated area shall be relocated at the expense of the Applicant, and relocated facilities shall be required to be inspected and accepted by the applicable utility agency or service provider
- 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

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County, Florida; the certificate shall state that all conditions of vacations have been met and a copy of the recorded certificate must be provided by the Applicant to the City

There being no further questions from the Board at this time, Chair Hansen opened the public hearing. As there were no individuals wishing to speak on this Item, Chair Hansen closed the public hearing and brought the discussion back to the Board.

**Motion** made by Vice Chair Maus, seconded by Mr. Tinter, to approve Item 1. In a roll call vote, the **motion** passed 7-0. (Ms. Desir-Jean abstained. A memorandum of voting conflict is attached to these minutes.)

**Motion** made by Vice Chair Maus, seconded by Mr. Elfman, to approve Item 2 with Staff conditions. In a roll call vote, the **motion** passed 7-0. (Ms. Desir-Jean abstained. A memorandum of voting conflict is attached to these minutes.)

It was determined that Item 3 would be heard in order, prior to Item 4.

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<b>3. CASE:</b>	<b>R16066</b>
<b>REQUEST: **</b>	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.
<b>APPLICANT:</b>	Riverwalk Plaza Associates, LLP
<b>PROJECT NAME:</b>	Riverwalk Residences of Las Olas
<b>GENERAL LOCATION:</b>	333 N New River Drive East
<b>ABBREVIATED LEGAL DESCRIPTION:</b>	Wheeler's sub. blk. B Ft. Lauderdale 3-59 D lot 25 less W 15 for ST, 26, 27 & riparian rights, 28 & riparian rights.
<b>ZONING DISTRICT:</b>	Regional Activity Center – City Center (RAC-CC)
<b>CURRENT LAND USE:</b>	Downtown Regional Activity Center (D-RAC)
<b>COMMISSION DISTRICT:</b>	4
<b>CASE PLANNER:</b>	Randall Robinson

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Disclosures were made at this time. Ms. Desir-Jean advised that she would abstain from voting on Item 3 due to a potential conflict.

Courtney Crush, representing the Applicant, stated that the subject property is located in the Downtown Regional Activity Center (Downtown RAC) – City Center. This zoning area includes high density and intensity with no parking requirements. The Applicant is currently processing a Site Plan, which has been reviewed and approved by City Staff.

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areas can slow the affordable housing development policy update, which is tied to certain City efforts, such as the Uptown project, that involve land use amendments.

**Motion** made by Mr. Tinter, seconded by Mr. Elfman, to approve moving the recommendations forward to the City Commission. In a voice vote, the **motion** passed unanimously.

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It was noted that the regular Board meeting for the month of September will be held on Monday, September 18, 2017.

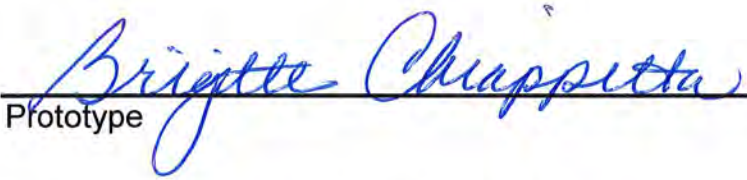
There being no further business to come before the Board at this time, the meeting was adjourned at 11:25 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.



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Chair



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Prototype

[Minutes prepared by K. McGuire, Prototype, Inc.]