



CITY OF FORT LAUDERDALE

**DRAFT**  
**PLANNING AND ZONING BOARD**  
**CITY OF FORT LAUDERDALE**  
**CITY HALL – CITY COMMISSION CHAMBERS**  
**100 NORTH ANDREWS AVENUE**  
**FORT LAUDERDALE, FLORIDA**  
**WEDNESDAY, FEBRUARY 21, 2018 – 6:30 P.M.**

**Cumulative**

<b>Board Members</b>	<b>Attendance</b>	<b>June 2017-May 2018</b>	
		<b>Present</b>	<b>Absent</b>
Leo Hansen, Chair	P	9	0
Catherine Maus, Vice Chair	P	8	1
John Barranco	P	9	0
Howard Elfman	P	8	1
Rochelle Golub	P	8	1
Richard Heidelberger	P	6	3
Alan Tinter	A	8	1

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

**Staff**

Ella Parker, Urban Design and Planning Manager  
Lynn Solomon, Assistant City Attorney  
Shari Wallen, Assistant City Attorney  
Linda Mia Franco, Urban Design and Planning  
Karlanne Grant, Urban Design and Planning  
Jim Hetzel, Urban Design and Planning  
Nicholas Kalargyros, Urban Design and Planning  
Tyler Laforme, Urban Design and Planning  
Christine Fanchi, 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 6:32 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.

**II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM**

**Motion** made by Vice Chair Maus, seconded by Ms. Golub, to approve. In a voice vote, the **motion** passed unanimously.

### III. PUBLIC SIGN-IN / SWEARING-IN

Chair Hansen advised that individuals representing boards or associations have five minutes to speak, while individuals representing themselves are allotted three minutes. Any individuals wishing to speak on any Items on tonight's Agenda were sworn in at this time.

### IV. AGENDA ITEMS

#### Index

<u>Case Number</u>	<u>Applicant</u>
1. PL17005**	Leigh Robinson Kerr & Associates, Inc.
2. R17037**	Florida Power & Light
3. Z17010* **	Gospel Arena of Faith, Inc.
4. V17010**	Gospel Arena of Faith, Inc.
5. Z17009* **	Development 4Life Partners, LP
6. PL17007**	Development 4Life Partners, LP
7. L17003* **	City of Fort Lauderdale and Envision Uptown, Inc.
8. T18001*	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.

Chair Hansen advised that there has been a request for Item 7 to be heard first on tonight's Agenda. The Board members had no objection to this request.

Chair Hansen also noted that the Applicant of Item 2 has requested that this Item be deferred until the March 2018 meeting.

**Motion** made by Vice Chair Maus, seconded by Mr. Elfman, to defer Item 2 to the next meeting date. In a voice vote, the **motion** passed unanimously.

The following Item was taken out of order on the Agenda.

**Motion** made by Vice Chair Maus, seconded by Mr. Heidelberger, to approve. In a roll call vote, the **motion** passed 6-0.

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<b>3. CASE:</b>	<b>Z17010</b>
<b>REQUEST: * **</b>	Rezoning from Residential Multifamily Mid Rise/ Medium High Density (RMM-25) to North West Regional Activity Center-Mixed Use east (NWRAC-MUe)
<b>APPLICANT:</b>	Gospel Arena of Faith, Inc.
<b>PROJECT NAME:</b>	The Six13
<b>GENERAL LOCATION:</b>	613 NW 3 <sup>rd</sup> Avenue - North of NW 6 <sup>th</sup> Street, west of NW 3 <sup>rd</sup> Avenue, south of NW 7 <sup>th</sup> Street and east of NW 4 <sup>th</sup> Avenue
<b>ABBREVIATED LEGAL DESCRIPTION:</b>	Lots 17, 18, 31, and 32, Block 322, PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the public records of Dade County, Florida.
<b>CURRENT ZONING:</b>	Residential Multifamily Mid Rise/ Medium High Density (RMM-25)
<b>PROPOSED ZONING:</b>	North West Regional Activity Center-Mixed Use east (NWRAC-MUe)
<b>LAND USE:</b>	Northwest Regional Activity Center (NW-RAC)
<b>COMMISSION DISTRICT:</b>	2 – Dean Trantalis
<b>CASE PLANNER:</b>	Linda Mia Franco, AICP

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<b>4. CASE:</b>	<b>V17010</b>
<b>REQUEST: **</b>	Right-of-Way Vacation: Alley Vacation
<b>APPLICANT:</b>	Gospel Arena of Faith, Inc.
<b>PROJECT NAME:</b>	The Six13 Alley Vacation
<b>GENERAL LOCATION:</b>	613 NW 3 <sup>rd</sup> Avenue -15-foot wide North/South alley, north of NW 6 <sup>th</sup> Street, west of NW 3 <sup>rd</sup> Avenue, south of NW 7 <sup>th</sup> Street and east of NW 4 <sup>th</sup> Avenue
<b>ABBREVIATED LEGAL DESCRIPTION:</b>	The West 7.50 feet of Lots 17 to 23; AND the East 7.50 feet of Lots 26 to 32; AND ALSO that portion of Lot 25, lying North of the North right-of-way line of N.W. 6 <sup>th</sup> Street, All in Block 322, PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the public records of Dade County, Florida.
<b>ZONING DISTRICT:</b>	North West Regional Activity Center-Mixed Use east (NWRAC-MUe) and Residential Multifamily Mid Rise/ Medium High Density (RMM-25)
<b>LAND USE:</b>	Northwest Regional Activity Center (NW-RAC)
<b>COMMISSION DISTRICT:</b>	2 – Dean Trantalis
<b>CASE PLANNER:</b>	Linda Mia Franco, AICP

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Disclosures were made at this time.

Robert Lochrie, representing the Applicant, requested that Items 3 and 4 be heard in a single presentation and voted upon separately. The Board agreed to this request.

Mr. Lochrie stated that the property is the subject of a development agreement, and its conceptual plans have gone before the Northwest Community Redevelopment Agency's (CRA's) Advisory Board and the CRA Board. The Northwest Regional Activity Center's (RAC's) zoning was previously approved by both the Planning and Zoning Board and

the City Commission as a means to provide the opportunity for positive redevelopment along the Sistrunk Corridor and Northwest RAC.

The zoning district in which most of the subject property is located is the Northwest RAC Mixed-Use East (MUE) District. The project is one of the first to be brought forward using the guidelines and Master Plan requirements included within this zoning district. The rezoning and alley vacation before the Board tonight are necessary in order to advance the project through Site Plan review.

Rezoning is necessary to unify the single parcel, which is owned by a single entity but divided into two zoning districts. The southern portion of the property is zoned Northwest RAC MUE, while a northern portion is zoned RMM-25. The Applicant requests rezoning of the entire parcel to Northwest RAC MUE, which is consistent with the zoning located east of the property.

An alley reservation currently runs through the center of the property, although this area was never dedicated nor used as an alley and the City has determined the reservation is no longer warranted. The Applicant agrees with all Staff conditions.

Linda Mia Franco, representing Urban Design and Planning, noted a minor correction to the Staff Report: in both cases, the only Applicant is the Gospel Arena of Faith, Inc.

Ms. Franco reviewed the criteria for rezoning, which include the following:

- Proposed zoning of Northwest RAC MUE is consistent with the City's Land Use Plan and Comprehensive Land Use, and furthers redevelopment efforts in the Northwest RAC
- Site Plan review is underway to ensure that design standards in the Northwest Master Plan are met
- Character of the proposed rezoning will not adversely affect the character of development in or near the area under consideration
- Proposed use is consistent with the underlying Land Use and neighborhood zoning districts and neighborhood Master Plan
- Character of the area is suitable for the uses permitted by the proposed zoning district

Ms. Franco noted that the proposed right-of-way vacation has gone before the Development Review Committee (DRC) and all comments have been addressed. She reviewed the criteria for right-of-way vacation, which include:

- Right-of-way and other public place is no longer needed for public purposes
- Right-of-way is not currently used for pedestrian or vehicular traffic
- Closure of the right-of-way provides safe areas for vehicles to turn and exit the area
- Closure of the right-of-way shall not adversely affect pedestrian traffic

- All utilities located within the right-of-way or other public place have been or will be relocated pursuant to a relocation plan, and the owners of the utilities have consented to the vacation
- Adequacy and neighborhood compatibility have been addressed

Staff recommends approval of the requests, with the conditions that any known or unknown City infrastructure within the vacated area shall be relocated at the Applicant's expense. Relocated facilities will be required to be inspected by the City's Public Works Department. The vacating Ordinance will be in full force or effect on the date of certificate as provided by the City Engineer and recorded in the public records of Broward County, Florida.

Mr. Elfman asked if the Applicant has had any conversations with the resident located in the RMM-25 zoning district directly behind the subject property. Mr. Lochrie replied that the Applicant has held meetings with the neighborhood association and will continue to reach out to the project's direct neighbors.

There being no further questions from the Board at this time, Chair Hansen opened the public hearing.

Ron Centamore, President of the Progresso Village Civic Association, advised that the project has been presented to and approved by the neighborhood membership. They feel it is a strong starting point to spur further development west of the railroad tracks. The developer worked closely with the neighborhood on various design concepts.

J. J. Hankerson, Vice President of the Progresso Village Civic Association, stated that the neighborhood has met with the Applicant several times and feels the project will have a positive effect on the community.

As there were no other 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. Elfman, to approve Item Z17010. In a roll call vote, the **motion** passed 6-0.

**Motion** made by Vice Chair Maus, seconded by Ms. Golub, to approve Item V17010 with Staff conditions. In a roll call vote, the **motion** passed unanimously.