

AGENDA

REGULAR MEETING OF THE PLANNING AND ZONING BOARD

WEDNESDAY, DECEMBER 18, 2002

PLACE OF MEETING: City Hall, 1st Floor
City Commission Chambers
100 North Andrews Avenue
Fort Lauderdale, FL 33301

TIME OF MEETING: 6:30 P.M.

Pledge of Allegiance

Approval of October 30, 2002 and November 20, 2002 Meeting Minutes

1. **Natchez Resort 1997, Ltd.** **55-R-01**

Request:** a. Site plan Approval/ABA (Ocean Place)
Birch Ocean Front No. 2, P.B. 21, P. 22
b. Approval for Application
of Prior Zoning Regulation
(Section 47-26.A 1)of the
Unified Land Development
Regulations (ULDR)

Location: 3109 and 3115 Vistamar St./725 and
735 N. Atlantic Blvd. (N. Fort Lauderdale Beach Blvd.

(This item was deferred from the October 30, 2002)

2. **Fort Lauderdale Nissan, Inc.** **16-P-02**

Request: Vacate alley abutting
Lots 7, 8, 9, 10 and 18,
Block 6, Everglade Land Sales
Company's First Addition to
Lauderdale, Florida, P.B. 2, P. 15 (D)
and alley abutting Parcel "A", A Replat
of a portion of Block 6, Everglade Land
Sales Company's First Addition to Lauderdale,
P.B. 66, P. 34

Location: Alley on the east side of S. Federal Hwy.,
between S.E. 13 St. and S.E. 14 St.

(This item was deferred from the November 20, 2002)

**3. City of Fort Lauderdale/N. W. Progresso
Community Redevelopment Agency/Rezoning**

11-Z-02

A. Request:* ** Rezone RM-15 (Residential Multifamily Low Rise/Medium Density) to RMs-15 (Residential Low Rise Multifamily/Medium Density):
Lots 4 through 25 inclusive, Block 1; Lots 8 through 25 inclusive, Block 2; Lots 1 through 8 inclusive, and Lots 18 through 25 inclusive, Block 3; Lots 1 through 16 inclusive, Block 4; Lots 1 through 12 inclusive, Block 5; Lots 8 through 25 inclusive, Block 6; Lots 2 through 7 inclusive, Block 7, All of River Gardens, as recorded in P. B. 19, P. 23.

Along with,

Lot 4 of Riviera Hacienda, as recorded in P.B. 58, P. 25.

B. Request:* ** Rezone RMM-25 (Residential Multifamily Mid Rise/Medium High Density) to RMs-15 (Residential Low Rise Multifamily/Medium Density):
Lot 9 through 17 inclusive, Block 3, of River Gardens, as recorded in P. B. 19, P. 23.

C. Request:* ** Rezone CB (Community Business) to RMs-15 (Residential Low Rise Multifamily/Medium Density):
The south 50 feet of Lot 1, Block 7, of River Gardens, as recorded in P. B. 19, P. 23.

D. Request:* ** Rezone CB (Community Business) to RM-15 (Residential Low Rise Multifamily/Medium Density):
Lots 1 through 3 inclusive, Block 1, less the north 10 feet for road right of way; Lots 1 through 7 inclusive, Block 2, less the north 10 feet for road right of way; Lots 1 through 7 inclusive, Block 6, less the north 10 feet for road right of way; the north 150 feet of Lot 1, Block 7, less the north 10 feet for road right of way, all of River Gardens, as recorded in P. B. 19, P. 23.

Location: Area bounded to the north by NW 6th Street (Sistrunk Boulevard); to the south by the North Fork of the New River; to the west by NW 24th Avenue; and to the east by the railroad right-of-way and I-95.

(This item was deferred from the November 20, 2002 meeting)

- 4. School Board of Broward County **1-ZPUD-02****
Request: * ** Rezoning CF to PUD
Including Site Plan Approval (The Village at Sailboat Bend)
Parcel "A", Administrative Facility,
P. B. 137, Page 19
Location: 1320 SW 4 Street

- 5. School Board of Broward County **13-P-02****
Request: Vacate a portion of the right-of way
of SW 14 Avenue Abutting Parcel "A",
Administrative Facility, P. B. 137, P. 19
Location: The East portion of the SW 14 Avenue
cul-de-sac, located approximately 61' North
of the New River

- 6. School Board of Broward County **14-P-02****
Request: Vacate a portion of the right-of-way
of SW 4 Street Abutting Parcel "A",
Administrative Facility, P. B. 137, P. 19
Location: The West half (1/2) of the SW 4 Street
cul-de-sac, located West of SW 12 Avenue

- 7. Charles Willard **22-P-02****
Request: Vacate a portion of SW 14 Avenue
Lot 20, Block 2, River Highlands Plat
P. B. 10, P. 3
Location: 425 SW 14 Avenue, adjacent to Lot 20

- 8. Eduardo Bereciartua **64-R-02****
Request: ** Amend Site Plan/Modification
of Yards/Waterway Use Approval/
RMM-25
Lauderdale Isles Unit "A"
Amended Plat, P. B. 16, P. 33,
Block 3
Location: 45 Hendricks Isle

9. **City of Fort Lauderdale/Riverside Park**

85-R-02

Request:** Public Purpose Use Approval/
Site Plan Approval/P/Community
Center, Riverside Add. Amended Plat
P. B.1, P.13 B, Block 2, Lots 1-5 and
Lots 22-30, and the vacated alley in Block 2
Location: 1130 SW 5th Place

10. **“For the Good of the City”**

* - On these items, the Planning and Zoning Board will act as the Local Planning Agency (LPA). Recommendation of approval for these items will include a finding of consistency with the City's Comprehensive Plan and the criteria for rezoning (in the case of rezoning requests).

** - These items are quasi-judicial. Board members disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.

NOTES

Board members are to retain all plans, reports and exhibits provided for each agenda item that is deferred.

Please be advised that **all materials, drawings and/or models used in presentations** to the Board **become public record**. Photo reproductions of all such presentation materials shall remain with the Board's Recording Secretary following the presentation. If photo reproductions are not available at the conclusion of the presentation, applicants shall submit all such presentation materials to the Recording Secretary and may, at a later date, arrange with staff to have these presentation items photographed or reproduced for the **public record**.

Board members are advised that plans and renderings used in presentations may deviate from the plans provided to the Board that have been reviewed by the Development Review Committee and staff. Plans proffered by applicants during presentations to the Board **may not** reflect a proposal that meets the ULDR provisions.

<http://www.ci.fort-lauderdale.fl.us/documents/pzb/pzbagenda.htm>

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may 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 at 954-828-5002, and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.