

## **PLANNING AND ZONING BOARD AGENDA/MEETING FORMAT**

**The applicant/agent must be present at the start of the meeting due to the possibility of the board calling the items on the agenda out of order**

**I. Meeting Format**

The following format shall be used; however, the Chairperson in special circumstances may impose variations.

- Identification of item by Chairperson.
- Applicant's or Agent's presentation. (Those associated with a project must speak during the applicant's presentation time.)
- Staff presentation with summary of letters received (when applicable).
- Questions to staff from Board.
- Public Hearing – testimony from the public.
  - Representative of Associations and Groups
  - Individuals
- Board discussion – questions to applicants/agents and staff by the Board
- Final comments from the applicant or agent.
- Public Hearing closed. (No further public comment unless specifically requested by a Board member.)
- Return to the Board for final comments, motion, second and vote. All motions are stated in the positive and include all staff recommendations, unless otherwise noted. A simple majority vote is required.

**II. Sign-In Sheet**

Those who address the Planning and Zoning Board during the public hearing portion must legibly record their name and address on the sign-in sheet at the recording secretary's table while the preceding person is speaking. The primary purpose of the sign-in sheet is to assist staff in recording the minutes.

**III. Minutes**

A copy of the official minutes will be available to the public and can be picked up at the Construction Services Bureau, 300 N. W. 1 Avenue, after the Planning and Zoning Board meeting of the following month.

**IV. Planning and Zoning Board Meeting Dates**

(Third Wednesday of the month at 6:30 p.m. unless otherwise noted.)

### **Meeting Dates**

January 15, 2003	April 23, 2003	July 16, 2003	October 15, 2003
February 19, 2003	May 21, 2003	August 20, 2003	November 19, 2003
March 19, 2003	June 18, 2003	September 17, 2003	December 17, 2003

All applications must be submitted complete with the appropriate reviews and signatures (when required).

**V. Duties of the Board**

The Planning and Zoning Board makes recommendations to the City Commission on the following items:

- Vacations of Streets and Alleys
- Central Beach Area Developments of Significant Impact
- Development of Regional Impact (DRIs)
- Historic Designations and Changes
- Land Use Plan Amendments
- Ordinance Amendments
- Plat Approvals
- Rezonings
- Public Purpose Use Approvals

The Planning and Zoning Board has final approval on the following items (may be subject to call-up by the City Commission):

- Central Beach Developments of Intermediate Impact

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- Central Beach Development of Limited Impact (Appeals from Administrative Review Committee)
- Setbacks and Site Plan Approvals on properties adjacent to the New River in the RAC-TMU districts
- Site Plans and Conditional Use Approvals for Mixed-Use Projects and other Conditional Uses
- Business/Industrial and Multiple Family Residential site plans and uses on Waterways
- Social Service Residential Facilities (SSRF) and Child Care Conditional Use and Site Plan Approvals
- Parking Reduction Requests

Agenda and Results of the meetings can be viewed on our website at [www.ci.fort-lauderdale.fl.us](http://www.ci.fort-lauderdale.fl.us) under Documents/Agendas. You may also contact the City of Fort Lauderdale Planning and Zoning Services office at (954) 828-5264 with questions pertaining to the agenda.

*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, please contact the City Clerk at (954) 828-5002 two (2) days prior to the meeting, and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.*

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.

**CITY OF FORT LAUDERDALE**

**MEETING OF THE PLANNING AND ZONING BOARD**

**AUGUST 20, 2003**

CITY HALL  
CITY COMMISSION CHAMBERS  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FL 33301

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**SPECIAL MEETING: 5:00 P.M.**

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Pledge of Allegiance

1. **T. Kobayashi & C. March/Flagler Junction** Jimmy Koeth 130-R-02  
Request:\*\* Site Plan Level III Review/Conditional  
Use/RAC-UV  
Progresso, P. B. 2, P. 18 (D)  
Block 290, Lots 6-24;  
Lots 25-34, less the W. 10'  
Location: 721 N.E. 4 Avenue
  
2. **For the Good of the City**  
Procedures of the conduct of the Planning and Zoning Board meetings.

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**REGULAR MEETING: 6:30 P.M.**

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Pledge of Allegiance

Approval of July 16, 2003 Meeting Minutes

1. **Henderson Mental Health Center** Angela Csinsi 80-R-02  
Request:\*\* Site Plan Level III Review/Parking  
Reduction/Development greater than 10,000  
gross sq. ft./CB & B-2  
Acreage in 8-50-42  
A portion of the N.E. ¼  
Location: 330 S.W. 27 Avenue
  
2. **Calvary Chapel** Kevin Erwin 11-Z-03  
Request:\* \*\* Rezone Airport, Industrial Park (AIP) to  
Community Facility (CF)  
Harris Corporation, P. B. 100, P. 15  
A portion of Tract A  
Location: 2401 NW 62 Street (Cypress Creek Road)

3. **Calvary Chapel** Kevin Erwin 12-Z-03  
Request:\*\*\* Rezone Airport, Industrial Park (AIP) to  
Community Facility (CF)  
Vantage Industrial Park, P. B. 89, P. 1  
A portion of Parcel A  
Location: 2401 NW 62 Street (Cypress Creek Road)
4. **Calvary Chapel** Kevin Erwin 15-Z-03  
Request:\*\*\* Rezone Airport, Industrial Park (AIP) to  
Community Facility (CF)  
Harris Corporation, P. B. 100, P. 15  
A portion of Tract A  
Location: 2401 NW 62 Street (Cypress Creek Road)
5. **Henry Geniale** Kevin Erwin 3-R-03  
Request:\*\* Site Plan Approval/Waterway Use/  
Yard Modifications/RMM-25  
Coral Ridge, P. B. 21, P. 50  
Block 10, Lots 9-10  
Location: 2765, 2769-2771 NE 14 St.
6. **M&A Partnership/Banana Joe's Sidewalk Café** Jimmy Koeth 84-R-01  
Request:\*\* Site Plan Review/SLA  
Barcelona Beach, P. B. 29, P. 11  
Lots 1 & 2  
Location: 837 N. Ocean Drive (A1A)
7. **Jack & Jill Children's Center, Inc.** Lois Udvardy 7-ZR-03  
Request:\*\*\* Rezone Residential Multifamily Midrise/  
Medium High Density (RMM-25) to  
Exclusive Use Parking Lot (XP)  
Seminole Forest, P. B. 14, P. 16  
Block 1, 27-31  
Site Plan: Block 1, Lots 10-15/Boulevard Business (B-1)  
Block 1, Lots 16-26/Community Facility (CF)  
Block 1, Lots 27-31/Proposed Exclusive Use  
Parking Lot (X-P)  
Location: East side of N.W. 14 Avenue between  
W. Broward Blvd. and N.W. 1 Street
8. **William Patrick Regis/Leaf & Vine** Don Morris 140-R-02  
Request:\*\* Parking Reduction/B-1  
Colee Hammock, P. B. 1, P. 17  
Block 26, a portion of Lot 13  
Location: 1221 E. Las Olas Boulevard

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|-----------|---------------------------------------|---|----------------|
| <b>9.</b> | <b><u>City of Fort Lauderdale</u></b> | <b>Don Morris</b>   | <b>13-Z-03</b> |
|           | A. Request:* **                       | Rezone County M-2 to Heavy Commercial/<br>Light Industrial Business (B-3)<br>Acreage located immediately West of I-95,<br>South of the New River, and North and East<br>of the Marina Bay property.   |                |
|           | Location:                             | 2698 SW 23 Avenue   |                |
|           | B. Request:* **                       | Rezone County B-3/C-1/R-1-C/R-3<br>to General Business (B-2) and to Heavy<br>Commercial/Light Industrial Business (B-3)<br>Bounded by the New River on the North, SR 84<br>to the South, unincorporated Broward County to<br>the West and the Marina Bay development to the East. |                |
|           | Location:                             | 2275, 2323, 2475, 2491 and 2251 State Road 84<br>and 2700 SW 25 Terrace   |                |
|           | C. Request:* **                       | Rezone County B-3/C-1/M-3 to Heavy<br>Commercial/Light Industrial (B-3) and to<br>Industrial (I)<br>North and South side of State Road 84,<br>West of SW 30 Avenue.   |                |
|           | Location:                             | 2945, 2965, 2980, 3000 and 3001 State Road 84   |                |

**10. For the Good of the City**

*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.