

RESULTS

PLANNING AND ZONING BOARD

AUGUST 20, 2003

City Hall
City Commission Chambers
100 N. Andrews Avenue
1st Floor

On August 20, 2003, Item 1 from the Special Meeting and Items 1-5 from the Regular Meeting were discussed and/or deferred to the September 17, 2003 Regular Planning and Zoning Board Meeting. The remaining items were continued on August 27, 2003.

SPECIAL MEETING: 5:00 P.M.

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

ACTION 8/20/03: Approved (4-3); subject to 30-day City Commission Request for Review

2. **For the Good of the City**
• Procedures of the conduct of the Planning and Zoning Board meetings.
ACTION 8/20/03: Deferred to Regular Meeting if time allows.

REGULAR MEETING: 6:30 P.M.

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

ACTION 8/20/03: Approved (7-0); subject to 30-day Commission Request for Review

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)

ACTION: Deferred to September 17, 2003 Planning and Zoning Board meeting

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)

ACTION: Deferred to September 17, 2003 Planning and Zoning Board meeting

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)

ACTION: Deferred to September 17, 2003 Planning and Zoning Board meeting

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.

ACTION 8/20/03: Recommended (4-3) as requested by City Commission

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)

ACTION 8/27/03: Approved (6-0); Subject to 30-day Commission Request for Review

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

ACTION 8/27/03: Approved (6-0); Recommended to City Commission

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

ACTION 8/27/03: Denied (6-0).

9. City of Fort Lauderdale

Don Morris

13-Z-03

- A. Request:* ** Rezone County M-2 to Heavy Commercial/
Light Industrial Business (B-3)
Acreage located immediately West of I-95,
South of the New River, and North and East
of the Marina Bay property.
Location: 2698 SW 23 Avenue

ACTION 8/27/03: Approved (6-0); recommended to City Commission.

- B. Request:* ** Rezone County B-3/C-1/R-1-C/R-3
to General Business (B-2) and to Heavy
Commercial/Light Industrial Business (B-3)
Bounded by the New River on the North, SR 84
to the South, unincorporated Broward County to
the West and the Marina Bay development to the East.
Location: 2275, 2323, 2475, 2491 and 2251 State Road 84
and 2700 SW 25 Terrace

**ACTION 8/27/03: Approved (6-0) to rezone 2275, 2323, 2251 SR 84 and
2700 SW 25 Terrace; deferred 2475 and 2491 SR 84 to November 19, 2003
Planning and Zoning Board meeting.**

- C. Request:* ** Rezone County B-3/C-1/M-3 to Heavy
Commercial/Light Industrial (B-3) and to
Industrial (I)
North and South side of State Road 84,
West of SW 30 Avenue.
Location: 2945, 2957, 2965, 2980, 2990, 3000 and 3001 State Road 84

**ACTION 8/27/03: Approved (6-0) to rezone 2945 including 2957, 2965 and 3001 SR 84;
deferred 2980, 2990, and 3000 SR 84 until September 17, 2003 Planning and Zoning
Board meeting.**

10. For the Good of the City

- Procedures of the conduct of the Planning and Zoning Board meetings.

**ACTION: Procedures regarding the conduct of the Planning and Zoning Board meetings
were discussed, amended, approved and adopted.**

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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.