

**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 – 15 minutes (Those associated with a project must speak during the applicant's presentation time.) Should additional presentation time be necessary, a written request must be submitted to Planning staff, including the basis for the request, no less than eight (8) days prior to the Board meeting. Staff will confer with the Board Chair and the request for additional time will be included in the staff report. Additional time may be allowed by the Chair.
- 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 - 5 minutes
  - Individuals - 3 minutes

Additional time may be granted by the Chair upon request. Requests should be made as soon as is practical.

- 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 22, 2004	April 21, 2004	July 21, 2004	October 20, 2004
February 18, 2004	May 19, 2004	August 18, 2004	November 17, 2004
March 17, 2004	June 16, 2004	September 15, 2004	December 15, 2004

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 (DRI)
- 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
- 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.

**AGENDA**

**REGULAR MEETING OF THE PLANNING AND ZONING BOARD**  
**WEDNESDAY, DECEMBER 17, 2003**

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

**TIME OF MEETING:** 6:30 P.M.

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Pledge of Allegiance

Approval of November 19, 2003 Meeting Minutes

**NOTICE:** The next meeting of the **Planning and Zoning Board** will be held on  
**Thursday, January 22, 2004 at 6:30 p.m.**  
(Rescheduled due to City Commission being held on January 21, 2004)

1. **Maison Saint-Antoine, LLC/** **13-P-03**  
**Old Progresso Village**  
Request: Vacate 15 feet of alley lying W. of Lots 1-11,  
and E. of Lots 33-42, Block 320, Progresso,  
P. B. 2, P. 18; together with that portion of the  
alley lying N. of Tract "A", S&R Investment Co.  
Plat, P. B. 76, P. 26  
Location: 600 and 700 Blocks of NW 1 Avenue and  
NW 2 Avenue
  
2. **Susan Prescott** **8-P-03**  
Request: Vacate a portion of SW 6 Avenue  
between Lot 43, Block 13, River Section  
of Croissant Park, P. B. 7, P. 50 and Lot 24,  
Block 14, Plat of Lauderdale, P. B. 2, P. 9  
Location: A portion of SW 6 Avenue between SW 10  
Street and SW 11 Street
  
3. **Sunrise Middle River Hotel** **33-R-02**  
Request:\*\* Site Plan Approval/Waterway Use/B-1  
Acreage in 36-49-42  
Location: 2025 NE 10 Street

**THE APPLICANT HAS REQUESTED TO DEFER THIS ITEM UNTIL THE  
FEBRUARY 18, 2004 REGULAR MEETING**

4. **Calvary Chapel** **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 N.W. 62 Street (Cypress Creek Road)
5. **Calvary Chapel** **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 N.W. 62 Street (Cypress Creek Road)
6. **Calvary Chapel** **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 N.W. 62 Street (Cypress Creek Road)
7. **City of Fort Lauderdale** **9-T-03**  
Request:\* Amend ULDR Section 47-13.20, *Downtown RAC Review Process and Special Regulations* to provide requirements for the allocation of any dwelling units in excess of the 5,100 dwelling in the Downtown RAC authorized to be allocated by the City's Comprehensive Plan. These regulations are proposed to include a requirement that any development proposing to utilize any of the dwelling units in excess of the 5,100 must meet the design guidelines that are a part of the City' Consolidated Master Plan as approved by the City Commission.
8. **Fifth Avenue Partners, Ltd./Bank of America** **96-R-03**  
Request:\*\* Signage Approval/RAC-CC  
First Federal of Broward, P. B. 94, P. 20  
Revised And Additional Plat of Stranahans's  
Subdivision, P. B. 3, P. 187  
M. A. Hortt's Subdivision, P. B. 2, P. 3  
Location: 401 E. Las Olas Blvd.

9. **Ira Lang/Jersey Mike's Subs** **83-R-03**  
Request:\*\* Parking Reduction/B-1  
Coral Ridge Addition, P. B. 41, P. 47  
Block 12, S. ½ of Lot 15  
Block 12, Lots 16 & 17  
Location: 5441 N. Federal Highway
10. **Alfredo Leon/The New Fort Lauderdale Group, Inc.** **94-R-03**  
Request:\*\* Site Plan Approval/Cluster Homes/  
RD-15  
Lauderdale Beach Extension, Unit B,  
P. B. 29, P. 22  
Block 17, Lots 17 & 18  
Location: 2512-2520 NE 32 Avenue & 3210 NE 26 Street
11. **Mozaic 1230 LLC** **99-R-03**  
Request:\*\* Site Plan Approval/Cluster Homes/RM-15  
Progresso, P. B. 2, P. 18  
Block 105, Lots 39-42  
Location: 1228-1234 NE 12 Avenue
12. **Hibiscus LLC/The Grove at River Oaks** **52-R-03**  
Request:\* \*\* Site Plan Approval/Mixed Use/Allocation  
of Flex Units/B-2  
Tract "D", Beta Plat, P. B. 172, P. 98-99  
Location: 1351 SR 84
13. **For the Good of the City**
- Public Records/Annual Report (Memo #03-2283)

*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.