

**RESULTS**

**REGULAR MEETING OF THE PLANNING AND ZONING BOARD**  
**WEDNESDAY, APRIL 21, 2004**

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

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

Pledge of Allegiance

Approval of March 17, 2004 Meeting Minutes

1. **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  
  
**ACTION: DEFERRED UNTIL JUNE 16, 2004 REGULAR MEETING**
2. **Sunrise Middle River Hotel** **30-P-02**  
Request:\*\* Plat Approval/"Sunrise Middle River Hotel"/  
B-1  
Acreage in 36-49-42  
Location: 2025 NE 10 Street  
  
**ACTION: DEFERRED UNTIL JUNE 16, 2004 REGULAR MEETING**
3. **R. Saporiti/Riverland Village Plat** **3-P-03**  
Request:\*\* Plat Approval/"Riverland Village"  
Rohan Acres, P.B. 22, P. 43  
Block 1, a Portion of Lot 6  
Location: East Side of SW 29 Ave. immediately South of  
SW 19 Street, if extended  
  
**ACTION: APPROVED (6-1); RECOMMENDED TO CITY COMMISSION  
WITH CONDITION THAT THE \$5,000 IMPACT FEE BE PAID  
PRIOR TO THE SIGNING OF THE PLAT**
4. **Southern Port Land, Inc./Dockside Lofts** **137-R-03**  
Request:\*\* Site Plan Review/Waterway Use/RMM-25  
Herzfeld's Addition to Lauderdale Harbors  
P.B. 35, P. 22  
Block 3, Lots 11 and 12  
Location: 1480-1490 S.E. 15 Street  
  
**ACTION: APPROVED 7-0; RECOMMENDED TO CITY COMMISSION**

5. **Michael and Cassandra Champion /Champion Plat** **12-P-03**  
Request: Plat Approval/Rohan Acres, P. B. 22, P. 43  
Block 4, Lot 8  
Location: 1990 S.W. 31 Avenue  
**ACTION: APPROVED (5-2); RECOMMENDED TO CITY COMMISSION WITH CONDITION THAT THE IMPACT FEES BE PAID PRIOR TO THE SIGNING OF THE PLAT**
6. **Everglades LLC** **32-R-04**  
Request:\*\* Site Plan Amendment to Conditional Use,  
Mixed Use, Waterway/B-1  
Everglades LLC Plat, P.B. 172, P. 104  
Location: 1801 S.E. 17 Street  
**ACTION: APPROVED (6-1); RECOMMENDED TO CITY COMMISSION**
7. **Jeff Hendricks Homes** **105-R-03**  
Request:\* \*\* Site Plan Review/3-Story Cluster Homes  
Coral Ridge North Addition, P.B. 24, P. 5,  
Block 4, Lot 14  
Location: 2718, 2720, 2722 N.E. 20 Court  
**ACTION: WITHDRAWN BY STAFF**
8. **Arthur and Shirley Stone/** **18-P-03**  
**Fort Lauderdale Antique Car Museum**  
Request:\* Vacate a portion of Flagler Avenue lying west  
of and adjacent to Block 36, Croissant Park,  
P.B. 4, P. 28  
Location: Flagler Avenue btw. S.W. 15 Street and S.W.16 Street  
**ACTION: APPROVED (5-2); RECOMMENDED TO CITY COMMISSION WITH CONDITIONS**
9. **Robert Ader/The Shark Restaurant and Bar** **118-R-03**  
Request:\*\* Parking Reduction/Coral Ridge Commercial  
Boulevard Addition, P.B. 43, P.13  
Block3, Lot 9  
Location: 2925 East Commercial Boulevard  
**ACTION: APPROVED (7-0); RECOMMENDED TO CITY COMMISSION**

10. **Fifth Avenue Partners, Ltd./Sign Modification for City Center** **5-R-04**  
Request: Sign Modification for City Center/First Federal of Broward Portion Tract B, P.B. 94, P. 20, Broward County; together with additional Plat of Stranahan Subdivision, Lots 3, 14 and 15, Block G, P.B. 3, P. 187, Miami-Dade County  
Location: 401 East Las Olas Boulevard  
**ACTION: APPROVED (6-1) WITH CONDITION THAT THE W-4 SIGN BE KEPT WITHIN THE LOCATION OF THE CURRENT RAILING AND WOULD BE LESS THAN THE 11'4" PROPOSED**
11. **City of Fort Lauderdale** **49-R-03**  
Request:\* \*\* Conditional Use/Replacement of Poinciana Park Storage Tank and Pumping Station Croissant Park, P.B. 4, P. 28  
All of the Unnumbered Block lying between Blocks 62 and 64  
Location: 401 S.E. 21 Street  
**ACTION: APPROVED (5-2); RECOMMENDED TO CITY COMMISSION WITH CONDITION THAT ADDITIONAL LANDSCAPING BE PROVIDED**
12. **City of Fort Lauderdale** **50-R-03**  
Request:\* \*\* Public Purpose Use/Replacement of Second Avenue Storage Tank and Pumping Station Progresso, P.B. 2, P. 18.  
Block 321, Lots 1 through 11  
Location: 631 N.W. 2 Avenue  
**ACTION: DEFERRED UNTIL JUNE 16, 2004 MEETING (5-1)**
13. **City of Fort Lauderdale** **12-R-04**  
Request:\* \*\* Public Purpose Use/Replacement of Fire Station 47  
Acreage in 8-50-42  
Location: 1000 S.W. 27 Avenue  
**ACTION: DEFERRED UNTIL JUNE 16, 2004 MEETING (6-0)**
14. **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.