

**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 Planning and Zoning Board in special circumstances may impose variations.

- Identification of item by Chairperson.
- Disclosure of each Board member's communication or site visits related to the item.
- Swearing In of anyone to provide testimony regarding the item.
- 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, 700 N. W. 19 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 19, 2006	April 19, 2006	July 19, 2006	October 18, 2006
February 15, 2006	May 17, 2006	August 16, 2006	November 15, 2006
March 15, 2006	June 21, 2006	September 20, 2006	December 20, 2006

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
- Site Plan Level IV
- Development of Regional Impact (DRI)
- Historic Designations and Changes
- Land Use Plan Amendments

- Ordinance Amendments
- Plat Approvals
- Rezonings
- Public Purpose Use Approvals
- Conditional 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

VI. **Lobbying**

Section 2-260 – 2-266 of the Code of Ordinances of the City of Fort Lauderdale requires that anyone communicating by any means with City employees, City Manager, City committee or board members or City Commissioners must register as a lobbyist prior to communicating with such persons. Lobbying forms must be notarized and filed with the City Clerk. An annual lobbying expenditure form must also be filed. Failure to comply with the lobbying regulations may cause a person to be subject to certain penalties as provided in the Code.

Agenda and Results of the meetings can be viewed on our website at www.fortlauderdale.gov under Documents/Agendas. You may also contact the City of Fort Lauderdale Planning and Zoning Services office at (954) 828-5259 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, JULY 19, 2006

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 the June 21, 2006 Minutes

1. **Key Village, LLC/MG-3 Developer Group** **2-Z-06**
Request: * * * Rezone from MHP to RML-25

Legal Description: Lots 6 through 20 in Block 38, of "Westwood Heights", according to the plat thereof, recorded in P.B. 6, P. 34 of the Public Records of Broward County, Florida

Address: 475 SW 27th Avenue

General Location: NW corner of SW 4 Place and NW 27 Avenue

2. **Marine Center Annex** **3-P-06**
Request: * * Plat Approval "Lauderdale Marine Center"
(Industrial Zoning)

Legal Description: Portions of the southwest quarter (SW ¼) of Section 16, Township 50 south, Range 42 east, Fort Lauderdale, Broward County, Florida

Address: 1601 S.W. 20 Street

General Location: Approximately 150 feet west of SW 15 Avenue on the north side of SW 20 Street

CONTINUED FROM THE JUNE 21, 2006 MEETING

3. **Lauderdale Marine Center Annex** **76-R-05**
Request: * * Site Plan Level III/Waterway and
Conditional Use Industrial (Zoning)
Marina Facility 67,700 sq. ft. of Commercial/
Storage Use with 32 Boat Slips and 45 Dry Storage Spaces

Legal Description: Portions of the southwest quarter (SW ¼)
of Section 16, Township 50 south, Range 42
east, Fort Lauderdale, Broward County, Florida

Address: 1601 S.W. 20 Street

General Location: Approximately 150 feet west of SW 15th
Avenue on the north side of SW 20th Street

CONTINUED FROM THE JUNE 21, 2006 MEETING

4. **Prestige Builders II, Inc./The Harbours** **110-R-05**
Request: ** Site Plan Level III / Waterway Use
(RMM-25 Zoning) 24 Multi-Family Units

Legal Description: Lots 5, 6 and 7 of Nurmi Isles Island No. 4,
according to the plat thereof as recorded in
P.B. 24, P. 43 of the Public Records of
Broward County, Florida

Address: 21 through 49 Isle of Venice Drive

General Location: West side of Isle of Venice Drive,
approximately 350 feet North of
East Las Olas Boulevard

CONTINUED FROM THE JUNE 21, 2006 MEETING

5. **Paul Allen/Park Lane Townhomes** **124-R-05**
Request: ** Site Plan Level III/Conditional Use
For Mixed Use Development/ RMM-25/
Employment Center/ 10 Multi-Family
Units with Flex Allocation

Legal Description: All of Lot 19, Lot 20, and Lot 21 Block 26
“Everglade Land Sales Company’s First
Addition to Lauderdale, Florida” according
To the plat thereof as recorded in plat book
11 at page 15 of the public records of
Broward County, Florida.

Address: 708 SE 20th Street

General Location: Approximately 330 feet east of Federal
Highway on the south side of SE 20 Street

6. **Landmark Investments, LLC/Park Lane Townhomes** **134-R-05**
Request: ** Site Plan Level III/Conditional Use
For Mixed Use Development/ RMM-25/
Employment Center/ 10 Multi-Family
Units with Flex Allocation

Legal Description: Lot 10, Block 26, Everglades Land Sales Company's first addition according to the Plat thereof, recorded in plat book 2, page 15, of the public records of Dade County, Florida.

Address 605 SE 21st Street

General Location: Approximately 145 feet east of Federal Highway on the north side of SE 21 Street

7. **Aqua Lofts Townhomes, LLC./Aqua Lofts** **140-R-05**
**Request: ** Site Plan Level III/Conditional Use
For Mixed Use Development/ RMM-25/
Employment Center/40 Multi-Family
Units with Flex Allocation**

Legal Description: Lots 9,10, 11, 12, 13, 22, 23, 24, 25, 26, Block 22, Everglades Land Sales Company First Addition to Lauderdale, according to the plat thereof, as recorded in Plat Book 2, Page 15, of the public records of Dade County, Florida. Together with the north 8.0 feet of a 16 foot alley lying South of and adjacent to said Lots 22, 23, 24, 25, and 26 and the South 8 feet of said 16 foot alley lying North of and adjacent to Said Lots 9, 10, 11, 12, and 13.

Address: 800 S.E. 18 Court / 709 S.E. 19 Street

General Location: South of S.E. 18 Court, north of S.E. 19 Street, east of Federal Highway, west of Miami Road

8. **Riverbend Corporate Park, LLC./Riverbend Corporate Park** **49-R-06**
**Request: ** Site Plan Level III/Waterway Use/
Corporate Office Park with Retail Uses
/B-1, B-2 and County B-3 Zoning 179,957
SF Office Use & 77,040 SF Commercial Use**

Legal Description: Tracts "A" and "B" of "The R.E.B. Plat" according to the Plat thereof as recorded in P.B. 74, P. 43 of the Public Records of Broward County, Florida; together with all of the N.W. 2 Street Right-of-Way in said Plat; together with a portion of the S.E. ¼ of Section 5, Township 50 South, Range 42 East, Broward County, Florida

Address: 2201 West Broward Boulevard

General Location: North side of Broward Boulevard, between

N.W. 22 Avenue and N.W. 25 Avenue

9. **Robert Williamson/CVS Pharmacy Store, #3285** **11-ZR-05**
**Request: ** Site Plan Level IV/Rezoning RMM-25 to B-1/
Commercial Flex Allocation in Employment
Center Land Use Category**

Legal Description: Lots 13,14,15,16, 20, 21,22 and 23, together with a portion of Lots 17, 18, and 19, and the 15 foot wide alley, Block 18, "Corrected Plat of Everglade Land Sales Company's First Addition to Lauderdale," P.B. 2, P. 15.D

Address: 1700 South Federal Highway

General Location: SE Corner of U.S. 1 and SE 17 Street

10. **Robert Williamson/CVS Pharmacy Store, #3285** **27-P-05**
Request Alley Vacation/B-1 and RMM-25

Legal: That portion of the 15' wide alley running east and west and abutting Lots 13, 14, 15,16, 19, 20, 21 and 22 in Block 18, "Corrected Plat of Everglade Land Sales Company's First Addition to Lauderdale", P.B. 2, P. 15D

Address: 1700 South Federal Highway

General Location: E/W alley east of U.S. 1 between SE 17 Street and S.E. 18 Street

11. **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.