



CITY OF FORT LAUDERDALE

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). Additional time may be granted by the Chair upon request.
- Requests should be made as soon as is practical.
 - Representative of Associations and Groups - 5 minutes
 - Individuals - 3 minutes
- 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

January 19, 2006
February 15, 2006
March 15, 2006

April 19, 2006
May 17, 2006
June 21, 2006

July 19, 2006
August 16, 2006
September 20, 2006

October 18, 2006
November 15, 2006
December 20, 2006

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
- Rezoning
- 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, OCTOBER 18, 2006

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

TIME OF WORKSHOP: 5:30 P.M.

TIME OF MEETING: 6:30 P.M.

**WORKSHOP: EVALUATION AND APPRAISAL REPORT (EAR) BASED
COMPREHENSIVE PLAN AMENDMENTS**

REGULAR MEETING:

Pledge of Allegiance
Approval of the September 20, 2006 Minutes

1. Port St. Lucie Projects, LLC/Aquavista Plat 19-P-06

Request: ** Plat Approval / RMH-25 Zoning

Legal Description: 8-49-42, Comm at N.W. Corner of N.W. ¼ SLY 1039.48, ELY 328, SLY 30 to POB, Con SLY 318.31, ELY 125, NLY 317.28, WLY 125 to POB

Address: 3050 N.W. 68 Street

General Location: South of N.W. 68 Street, West of N.W. 31 Avenue

DEFERRED FROM THE SEPTEMBER 20, 2006 MEETING

2. Rickel & Antweiler/Comfort Suites Hotel 54-R-06

Request: ** Site Plan Level III / Waterway Use / 88-Room Hotel / B-1 Zoning

Legal Description: Coral Ridge Properties 28-8 B, Lot 4 N1/3 of S1/2, Lot 4 S2/3 of N1/2

Address: 2201 North Federal Highway

General Location: West side of Federal Highway, south of Oakland Park Boulevard. The parcel is bordered on the west side by the Middle River

DEFERRED FROM THE SEPTEMBER 20, 2006 MEETING

3. Broward County / Palmdale

4-Z-05

Request: ** * Rezoning from B-3 to Utility

Legal Description: Parcel "A", 1-B Palmdale Plat, according to the plat thereof, as recorded in P.B. 112 P. 9, of the Public Records of Broward County, Florida

Address: 301 N.W. 66 Street

General Location: South of McNab Road and east of the CSX Railroad Tracks

**DEFERRED FROM THE SEPTEMBER 20, 2006 MEETING
APPLICANT REQUESTING CONTINUANCE TO THE NOVEMBER 15, 2006 MEETING**

4. Broward County / Palmdale

88-R-05

Request: ** * Public Purpose Use Approval

Legal Description: Parcel "A", 1-B Palmdale Plat, according to the plat thereof, as recorded in P.B. 112 P. 9, of the Public Records of Broward County, Florida

Address: 301 N.W. 66 Street

General Location: South of McNab Road and east of the CSX Railroad Tracks

**DEFERRED FROM THE SEPTEMBER 20, 2006 MEETING
APPLICANT REQUESTING CONTINUANCE TO THE NOVEMBER 15, 2006 MEETING**

5. Val. M. Steele/Steele Condominiums

51-R-06

Request: ** Site Plan Level III / Waterway Use / Three (3) Multi-Family Units / RMM-25

Legal Description: Lot 3, Block 11, Riviera, according to the plat thereof recorded P.B. 6, P. 17 of the Public Records of Broward County, Florida

Address: 369 Sunset Drive

General Location: Approximately 100-feet west of Riviera Isle Drive (SE 25 Avenue), on the south side of Sunset Drive

6. Lauderdale Marine Center Plat

3-P-06

Request: ** Plat Approval / 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

DEFERRED FROM THE SEPTEMBER 20, 2006 MEETING

7. Lauderdale Marine Center Annex

76-R-05

Request: ** Site Plan Level III / Waterway Use / Conditional Use Approval for a Marina Facility with 67,700 SF of Commercial / Storage Use with 29 Boat Slips and 45 Dry Storage Spaces / 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

DEFERRED FROM THE SEPTEMBER 20, 2006 MEETING

8. City of Fort Lauderdale/Fire Station #29

110-R-06

Request: ** Public Purpose Use / Replace Existing with New 14,534 SF Building / CF

Legal Description: Office of the Fire Marshal – Fire Station No. 5 – A portion of the S.W. ¼ of the N.W. ¼ of Section 36, Township 49 South, Range 42 East, City of Fort Lauderdale, Broward County, Florida

Address: 2002 N.E. 16 Street

General Location: One block west of the 1600 block of Federal Highway to the east of Lake Melva including approximately a 40-foot wide strip of land that extends east from the south east side of the property to Federal Highway (US-1)

9. Rio Colony Plat

10-P-06

Request: ** Plat Approval / RD-15

Legal Description: The east ½ of the following described lands: (Prior to dedication of public right of ways as defined here after.) The east 40.46 feet of Lot 1, LESS the south 50 feet for road purposes, and LESS the north 25 feet for road purposes, and Lot 17, LESS the east 354 feet thereof, and LESS the north 25 feet of the west 240.52 feet for road purposes, all of F.A. Barrett's Subdivision of the west ½ of Section 21, Township 50 South, Range 42 East, according to the Plat thereof, recorded in Plat Book 1, Page 46 of the Public Records of Dade County, Florida, said lands situate, lying and being in Broward County, Florida.

Address: 1710 SW 24 Street

General Location: Approximately 1,100 feet west of SW 15 Avenue on the south side of SW 24 Street

10. Rio Colony

150-R-05

Request: **

Site Plan Level III / 16 Cluster Homes / RD-15

Legal Description:

The east ½ of the following described lands: (Prior to dedication of public right of ways as defined here after.) The east 40.46 feet of Lot 1, LESS the south 50 feet for road purposes, and LESS the north 25 feet for road purposes, and Lot 17, LESS the east 354 feet thereof, and LESS the north 25 feet of the west 240.52 feet for road purposes, all of F.A. Barrett's Subdivision of the west ½ of Section 21, Township 50 South, Range 42 East, according to the Plat thereof, recorded in Plat Book 1, Page 46 of the Public Records of Dade County, Florida, said lands situate, lying and being in Broward County, Florida.

Address:

1710 SW 24 Street

General Location:

Approximately 1,100 feet west of SW 15 Avenue on the south side of SW 24 Street

11. Lauderdale Storage, LLP

16-P-06

Request: **

Plat Approval / B-3

Legal Description:

A portion of the Northeast one-quarter (N.E. ¼) of Section 8, Township 50 South, Range 42 east of the City of Fort Lauderdale, Broward County, Florida

Address:

540 SW 27 Avenue

General Location:

East side of SW 27 Avenue, North of SW 6 Street

12. CKA Homes of Miami Road/Southport Lofts

43-R-06

Request: **

Site Plan Level III / Conditional Use for Mixed Use Development / 5 Townhomes with Allocation of Flexibility Units / RMM-25 / Employment Center

Legal Description:

Lots 15 and 16, Block 28, Everglade Land Sales Company's First Addition to Lauderdale, according to the Plat thereof, as recorded in P.B. 2, P. 15, of the public records of Dade County, Florida., together with that portion of the West ½ of that certain vacated alley lying east of and adjacent to Lots 15 and 16

Address:

2110-2118 South Miami Road

General Location:

East side of South Miami Road between SE 21 Street and SE 22 Street

13. 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.