



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 3, 2007	January 24, 2007	February 21, 2007	March 21, 2007
April 18, 2007	May 16, 2007	June 20, 2007	July 18, 2007
August 15, 2007	September 19, 2007	October 17, 2007	November 21, 2007
December 19, 2007			

V. Duties of the Board

The Planning and Zoning Board makes recommendations to the City Commission on the following items:

- Site Plan Level IV
- Public Purpose Use Approvals
- Vacations of Streets and Alleys
- Plat Approvals
- Rezoning
- Development of Regional Impact (DRI)
- Land Use Plan Amendments
- Ordinance Amendments

The Planning and Zoning Board has final approval on the following items (may be subject to call-up by the City Commission):

- Site Plan Level II (Appeal of Development Review Committee denial)
- Site Plan Level III
- Conditional Use 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, JANUARY 24, 2007

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 January 3, 2007 Minutes

1. **Transacta Prive Developers, Ltd. / Orion Resort** **46-R-06**

Request: ** **Site Plan Level IV / 340 Room Hotel / 3,100 SF Retail / 8,100 SF Restaurant and Bar / ABA**

Legal Description: All of Block G, Birch Ocean Front Subdivision No. 2, according to the plat thereof, as recorded in P.B. 21, P. 22, of the Public Records of Broward County, Florida

Address: 700 North Atlantic Boulevard

General Location: Bounded by State Road A1A, Belmar Street, Breakers Avenue and Vistamar Street

DEFERRED FROM THE NOVEMBER 15, 2006 MEETING

2. **Premier Bayshore Developers, LLC** **136-R-06**

Request: ** **Site Plan Level IV / Waterway Use / Mixed Use / 63 Multifamily Units / 1175 SF Office / IOA**

Legal Description: Lots 3, 4, 5, and 6, Block 7, Birch Ocean Front Subdivision according to the plat thereof, recorded in P.B. 19, P. 26, of the Public Records of Broward County, Florida

Address: 529, 533, 537 and 545 Bayshore Drive

General Location: East side of Bayshore Drive, south of Terramar Street

3. **Leontarakis Del Mar, LLC** **25-R-06**

Request: ** **Site Plan Level III / Waterway Use / 10 Multi-Family Units / IOA**

Legal Description: Lots 10 and 11, Block 11, Lauder Del Mar, according to the plat thereof, recorded in P.B. 7, P. 30 of the Public Records of Broward County, Florida

Address: 1 North Birch Road

General Location: NW Corner of Birch Road and Valencia Street

4. **City of Fort Lauderdale / Poinciana Park** **124-R-06**

Request: ** **Site Plan Level III / Conditional Use / Relocate Poinciana Park Storage Tank and Pumping Station / Park**

Legal Description: All of the unnumbered block lying between Blocks 62 and 64, "Croissant Park", P.B. 4, P. 28

Address: 401 S.E. 21 Street

General Location: North of SW 21 Street, West of South Federal Highway

5. **Salmice & Soilise Alcime / Glory Land Plat** **9-P-06**

Request: ** **Plat Approval / B-2**

Legal Description: Lot 6, Block 2 of Arrowhead Estates according to the plat thereof as recorded in P.B. 21, P. 27 of the Public Records of Broward County, Florida, less the South 300 feet thereof

Address: 2100 N.W. 22 Street

General Location: West side of NW 21 Avenue, South of NW 22 Street

6. **River Oaks Landing, LLC and Dad & Lad, LLC** **4-Z-06**

Request: ** * **Rezone RD-15 to RC-15**

Legal Description: Parcel "A" of the R.B.F. Plat, according to the Plat thereof oas recorded in P.B. 155, P. 35 of the Public Records of Broward County, along with various acreage in 16-50-42 unplatted lands.

Address: 2200 S.W. 19 Avenue

General Location: West of SW 19 Avenue, North of SW 24 Street

7. **River Oaks Landing, LLC and Dad & Lad, LLC** **21-P-06**

Request: ** **Plat Approval / RC-15 and CR**

Legal Description: Parcel "A" of the R.B.F. Plat, according to the Plat thereof as recorded in P.B. 155, P. 35 of the Public Records of Broward County, along with various acreage in 16-50-42 unplatted lands.

Address: 2200 S.W. 19 Avenue

General Location: West of SW 19 Avenue, North of SW 24 Street

8. Oakland Park, LLC / Ark Condos

129-R-06

Request: ** Conditional Use / Mixed Use / 46 Multifamily Units / 6,233 SF Commercial Use / CB

Legal Description: All of lots 1 through 7 inclusive of Block 29, "LAUDERDALE BEACH EXTENSION UNIT B", according to the plat thereof, as recorded in P.B. 29, P. 22, of the Public Records of Broward County, Florida, together with the two (2) Alleys lying within the confines of the Plat and now vacated

Address: 3200 East Oakland Park Boulevard

General Location: Northwest corner of NE 33rd Avenue and NE 30th Court

9. Ricardo Alvear / BP Rozen Plat

11-P-06

Request: ** Plat Approval / B-1

Legal Description: A portion of the north 235.00 feet of the west 225.00 feet of lot 1 of "W.C. Valentine's Subdivision of Section 9, Township 50 South, Range 42 East" according to the plat thereof as recorded in plat book "B" at page 29 of the public records of Dade County, Florida.

Address: 1776 West Broward Boulevard

General Location: Southeast corner of West Broward Boulevard and Northwest 18th Avenue

10. John and Sara Jolly / Jolly Fields

21-P-05

Request: ** Plat Approval / RS-8

Legal Description: The West 225 feet of the East 225 feet of Lot 46 of the Subdivision of Section 9, Township 50 South, Range 42 East, according to the plat of said Subdivision made by W.C. Valentine, surveyor, recorded in P.B. "B", P. 29, of the Public Records of Dade County, Florida.

Address: 1131 SW 9 Avenue

General Location: West side of SW 9 Avenue approximately one block north of Davie Boulevard

11. Old Florida Corporation

20-P-06

Request: Vacation of Right-of-Way

Legal Description: A tract of land situated within the NW quarter of Sec. 35, Township 49 South, Range 42 East, specifically the northern 20' of NE 18 Street that is adjacent to and south of Parcel A, Lero Development Plat, P.B. 76, P. 41, of the Public Records of Broward County, Florida

Address: 1311 NE 18 Street

General Location: NE 18 Street west of NE 15 Avenue and east of the Florida East Coast Railroad Tracks

12. 17th Street Marina Investments, LLC / The Sails

79-R-06

Request: ** **Site Plan Level III / Waterway Use / Conditional Use / Parking Reduction / 350 Room Hotel with 14,000 SF Spa and 4,000 SF Fitness Center / 8,900 SF Restaurant / 2,000 SF Bar / 33,857 SF Office / 29,617 SF Retail / 150 Boat Dry Dock Storage / 30 Boat Wet Slip Marina / B-1**

Legal Description: West 5 feet of Parcel "B" less the South 35 feet thereof, and all of Parcel "A" less the South 35 feet thereof, of the subdivision of HARBOR HEIGHTS, according to the plat thereof, as recorded in P.B. 34, P. 33, of the Public Records of Broward County, Florida; including a portion of Section 13, Township 50 South, Range 42 East

Address: 2150 SE 17th Street

General Location: South of 17th Street Causeway, just east of Port Everglades

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.