



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, FEBRUARY 21, 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 24, 2007 Minutes

- 1. Azurite Corporation, Ltd. / Yacht Haven 23-R-05**

Request: ** **Site Plan Level III / Waterway Use / Conditional Use Permit / Mixed Use Development with Flex Allocation / 75,486 SF Office, 329 Multifamily Units, 5,266 SF Clubhouse, 48 Slip Marina / B-2**

Legal Description: Tract A, Yacht Haven Plat, according to the plat thereof, as recorded in P.B. 157, P. 17 of the Public Records of Broward County, Florida

Address: 2323 West State Road 84

General Location: North of State Road 84, West of Interstate 95

DEFERRED FROM THE JANUARY 3, 2007 MEETING

- 2. City of Fort Lauderdale / Konover Annexation Site 10-T-06**

Request: ** **Land Use Map Amendment / Annexed Area Designate Commercial Land Use**

Legal Description: A portion of the Southeast quarter of Section 5, Township 50 South, Range 42 East, Broward County, Florida

Address: 2400 block of West Broward Boulevard

General Location: North side of West Broward Boulevard west of I-95

DEFERRED FROM THE JANUARY 3, 2007 MEETING

- 3. City of Fort Lauderdale / Cypress Creek Annexation Site 9-T-06**

Request: ** * **Land Use Map Amendment / Annexed Area County Industrial to City Commercial Land Use**

Legal Description: Parcel "A", Cypress Financial Center as recorded in P.B. 125, P. 48 of the Public Records of Broward County, Florida, together with Lot 1, Block 2, North Andrews Industrial and Commercial Center No. 1, as recorded in P.B. 44, P. 49 of the Public Records of Broward County, Florida

Address: N/A

General Location: Cypress Creek Road and I-95 south of the Park 'N Ride Lot

DEFERRED FROM THE JANUARY 3, 2007 MEETING

4. City of Fort Lauderdale / Rock Island Annexation Area 8-T-06

Request: ** * **Land Use Map Amendment / Designate Various Land Uses**

Legal Description: A portion of Sections 28 and 29, Township 49 South, Range 42 East, Broward County, Florida.

Address: N/A

General Location: Between NW 19 Street and NW 26 Street and between NW 31 Avenue and NW 21 Avenue

DEFERRED FROM THE JANUARY 3, 2007 MEETING

5. City of Fort Lauderdale / Twin Lakes Annexation Area 7-T-06

Request: ** * **Land Use Map Amendment / Designate Various Land Uses**

Legal Description: A portion of Section 16, Township 49 South, Range 42 East, Broward County, Florida

Address: N/A

General Location: Area generally bounded by NW 15 Avenue on the west, Powerline Road on the east, Commercial Boulevard on the north and Prospect Road on the south

DEFERRED FROM THE JANUARY 3, 2007 MEETING

6. Riverland Development Ltd. / Riverland Village 3-Z-06

Request: ** * **Rezoning / RMM-25 to B-2 / Commercial Land Use**

Legal Description: Lot 3, Block 85, "Westwood Heights," according to the Plat thereof, as recorded in P.B. 6, P. 34

Address: 921 SW 27 Avenue

General Location: West side of SW 27 Avenue, between SW 9 Street and SW 10 Street

7. Riverland Development Ltd. / Riverland Village 122-R-06

Request: ** * **Site Plan Level III / Conditional Use Permit / Mixed-Use Development with Flex Allocation / 16 Multifamily Units with 2,444 SF Retail / B-2**

Legal Description: Lots 1, 2, and 3, less the East 14 feet of Lot 1 for right-of-way purposes, Block 85, "Westwood Heights," according to the Plat thereof, as recorded in P.B. 6, P. 34, together with Lots 1 and 2 and an alley between Lots 2 and 3, "Maryfield," according to the Plat thereof, as recorded in P.B. 46, P. 44, of the Public Records of Broward County, Florida

Address: 921 SW 27 Avenue

General Location: West side of SW 27 Avenue, between SW 9 Street and SW 10 Street

8. 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.