

# RESULTS

## REGULAR MEETING OF THE PLANNING AND ZONING BOARD WEDNESDAY, OCTOBER 17, 2007

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

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

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### Pledge of Allegiance

### Approval of the September 19, 2007 Minutes

**1. DeMartini Right of Way Vacation Thomas Lodge 5-P-07**

**Request:** Vacate a Portion of NE 5 Street Right-of-Way / RS-8 / Medium-Low Land Use

**Legal Description:** A portion of NE 5 Street, lying between Blocks 13 and 24, RE-AMENDED PLAT OF A PORTION OF VICTORIA PARK, according to the plat thereof, as recorded in P.B.15, P. 52 of the Public Records of Broward County, Florida

**Address:** 500 North Victoria Terrace

**General Location:** Eastern Terminus of NE 5 Street

**APPROVED 7-1 WITH THE FOLLOWING CONDITION: MAINTENANCE OF THE VACATED PORTION SHALL BE TAKEN CARE OF SEPARATELY AND JOINTLY. RECOMMENDED TO CITY COMMISSION**

**2. Fort Lauderdale Boat Club Ella Parker 99-R-06**

**Request: \*\*** Site Plan Level III Review / Waterway Use / Conditional Use for Marina / Industrial Zoning (I)

**Legal Description:** Lots 1 and 2, Block 9, Brickell's Subdivision, of Section 17, Township 50 South, Range 42 East, according to the amended plat thereof recorded in P.B. 1, P. 72, of the Public Records of Dade County, Florida, less right-of-way for the Seaboard System Railroad

**Address:** 1915 SW 21 Avenue

**General Location:** West of I-95, East of SW 22 Avenue, South of Flamingo Park, North of S. Fork of New River

**APPROVED 5-3 WITH THE FOLLOWING CONDITONS: SUBJECT TO STAFF CONDITIONS, EASEMENT TO BE ADDRESSED THROUGH EITHER ABANDONMENT OR ISSUANCE OF RELEASES. 6 FOOT WALL TO BE CONSTRUCTED PRIOR TO CONSTRUCTION, ASPHALT TO BE REMOVED ON RESIDENTIAL SIDE OF PROPERTIES AND SOD TO BE REPLACED AND AS MATURE LANDSCAPING AS POSSIBLE TO BE INSTALLED PURSUANT TO LANDSCAPING PLAN. SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW. IMPORTANT: In order to comply with Section 47-26.A.2 (City Commission Request for Review), please provide a statement of intent to review to Jonda K. Joseph, City Clerk, as soon as a decision has been reached, or within 30 days of this notice (November 16, 2007).**

**3. Habitat for Humanity of Broward, Inc. / Knight Plat Anthony Fajardo 14-P-07**

**Request: \*\* \* Plat Approval**

Legal Description: The east one-half (E ½ ) of Lot 2 and all of Lot 3, Block 1, "Arrowhead Estates", according to the Plat thereof, as recorded in P.B. 21, P. 27, of the public records of Broward County, Florida.

Address: 2224 NW 26<sup>th</sup> Street

General Location: Approximately 670 feet west of NW 21<sup>st</sup> Avenue on the south side of NW 26<sup>th</sup> Street

**APPROVED 8-0. RECOMMENDED TO CITY COMMISSION**

**4. Key Village, LLC / Key Village Anthony Fajardo 2-Z-06**

**Request: \*\* \* Rezoning / MHP to RML-25 / Medium High**

Legal Description: Lots 6 through 20, Block 38, "Westwood Heights," according to the Plat thereof, as recorded in P.B. 6, P. 34, of the public records of Broward County, Florida.

Address: 475 SW 27 Avenue

General Location: Northwest corner of SW 4<sup>th</sup> Place and SW 27<sup>th</sup> Avenue

**APPROVED 8-0 WITH THE FOLLOWING CONDITION: THE APPLICANT SHALL BE SUBJECT TO ALL STATE STATUTES REGARDING MOBILE HOME PARKS AND PROVIDE DOCUMENTATION TO THE SAME. RECOMMENDED TO CITY COMMISSION**

**5. Florida Sunrise Propco, LLC / Sunrise Lane Parking Facility Ella Parker 94-R-07**

**Request: \*\* Site Plan Level IV / Proposed Parking Facility & Retail / Sunrise Lane District (SLA)**

Legal Description: Lots 1,2,3,4,5,12,13,14,15, and 25 in Block 1, Atlantic Beach Development, as recorded in P.B. 27, P. 1 of the Public Records of Broward County, Florida

Address: 917 Sunrise Lane

General Location: South of Sunrise Boulevard, North of NE 9 Street, East of Breakers Avenue, West of Sunrise Lane

**APPROVED 8-0 WITH STAFF CONDITIONS. RECOMMENDED TO CITY COMMISSION**

**6. Florida Sunrise Propco, LLC / Stay Social Hotel Ella Parker 132-R-06**

**Request: \*\* Site Plan Level IV / Renovations to Existing Hotel / Sunrise Lane District (SLA)**

Legal Description: Lot 2 in Block 2, Atlantic Beach Development, as recorded in P.B. 27, P. 1 of the Public Records of Broward County, Florida

Address: 999 North Fort Lauderdale Beach Boulevard

General Location: South of Sunrise Boulevard, North of NE 9 Street, East of Sunrise Lane, West of A-1-A

**APPROVED 8-0 WITH STAFF CONDITIONS. RECOMMENDED TO CITY COMMISSION**

7. **2301 SE 17<sup>th</sup> Street, LLC / Pier 66**

**Anthony Fajardo**

**86-R-07**

**Request: \*\* Site Plan Level III / Mixed Use Development / Boulevard Business (B-1)**

Legal Description: All of Tract "A" of the Kimberly Plat, as recorded in P.B. 130, P. 1, of the public records of Broward County, Florida.

Address: 2301 SE 17<sup>th</sup> Street

General Location: North of the intersection of Harbor Drive and SE 17<sup>th</sup> Street

**APPROVED 7-1 WITH THE FOLLOWING CONDITIONS:**

1. Access gates to be relocated by the new parking structure;
2. Trailblazer signs to east bound and west bound SE 17<sup>th</sup> Street to be provided;
3. Pre-application approval by FDOT;
4. Additional parking spaces to be provided if hotel use is converted to condominium in the future;
5. Retail area (5,000 sf) shall not be used as a restaurant; and,
6. Subject to the requirements of the Traffic Impact Report Review.

**SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW.**

**IMPORTANT:** In order to comply with Section 47-26.A.2 (City Commission Request for Review), please provide a statement of intent to review to Jonda K. Joseph, City Clerk, as soon as a decision has been reached, or within 30 days of this notice (November 16, 2007).

8. **RSA-8 Zoning District**

**Greg Brewton**

**5-T-07**

**Request: \* Establish the new RS-8 zoning classification that will regulate single family development**

Legal Description: N/A

Address: N/A

General Location: N/A

**APPROVED 7-1. RECOMMENDED TO CITY COMMISSION**

9. **Comprehensive Plan Text Amendments based on the Evaluation and Appraisal Report**

Eric Silva

4-T-07

**Request:** \*

Amend all Elements of Plan to include the Goals, Objectives and Policies recommended in the City's adopted EAR.

Amend the Permitted Uses section of the Future Land Use Element, as follows:

- Add City approved outdoor events as a permitted use in all categories;
- Identify banks and financial institutions as personal services in the Employment Center-Low and Employment Center-High categories;
- Identify marinas as a heavy commercial use in the Industrial category; and
- Create Local Activity Center, Mixed-Use Residential, Transit Oriented Corridor and Transit Oriented Development land use categories.

Legal Description: N/A

Address: N/A

General Location: Citywide

**APPROVED 7-1 WITH THE FOLLOWING CONDITION: RECOMMENDED THE CITY COMMISSION TRANSMIT THE AMENDMENTS WITH REVISIONS. RECOMMENDED TO CITY COMMISSION**

**10. 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.