



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, DECEMBER 19, 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 November 28, 2007 Minutes

1. **Wool Family, LTD.** **Yvonne Davidson** **101-R-07**
Request: ** **Conditional Use Approval Cell Tower Site Plan / B-3 / Commercial Land Use**
Legal Description: Buell No 2 34-2, Lot 5 and Lot 6 less beg at SW Cor, E 39.86, NW 30.01 to E R/W/L FEC RR, SW ALG E R/W/L 26.10 to POB
Address: 1315 NE 12 Ave
General Location: North of NE 13 Street and West of NE 12 Avenue

2. **The Las Olas Company / Riverside Hotel Addition** **Ella Parker** **78-R-07**
Request: ** **Site Plan Level III Review / 245, 661 SF Addition; Hotel, Office, Restaurant and Retail Use / RAC-EMU**
Legal Description: A parcel of land being a portion of Lots 1, 2, 3, 4, 5 and 6, Block 1, and Lots 10, 11 and 12, Block 11, COLLEE HAMMOCK, as recorded in P.B. 1, P. 17, of the Public Records of Broward County, Florida and being a portion of the unnumbered lots lying south of East Las Olas Boulevard, lying east of the east right-of-way line of Federal Highway (U.S. 1), lying north of the New River, and lying west of the west line of Blocks 1 and 11, of said COLLEE HAMMOCK, said unnumbered Lots as per the Re-Subdivision of Block "A" EDGEWATER as recorded in P.B. 2, P. 6, of the Public Records of Broward County, Florida
Address: 610 East Las Olas Boulevard
General Location: South side of Las Olas Boulevard, North of the New River, between SE 6 Avenue and SE 8 Avenue

3. **The Las Olas Company / Riverside Hotel Addition** **Adrienne Ehle** **12-P-07**

Request: **Right-of-Way Vacation / RAC-EMU Zoning**

Legal Description: A parcel of land being a portion of the 50 ft. Right-of-Way for SE 4 Street (Brickell Boulevard) Colee Hammock as shown on the plat thereof, as recorded in P.B. 1, P. 17 of the Public Records of Broward County, Florida

Address: SE 4 Street

General Location: SE 4 Street located south of Las Olas Boulevard, north of the New River, east of SE 6 Avenue, and west of SE 8 Avenue

4. **Sovereign Development Group IX, Inc./Value Place LLC Plat** **Anthony Fajardo** **15-P-07**

Request: ** **Plat Review**

Legal Description: A portion of the north 1,000 feet of the south 1,035 feet of the east 500 feet of the west 533 feet of the southwest one-quarter (SW ¼) of Section 18, Township 50 south, Range 42 east.

Address: 2100 South State Road 7

General Location: Approximately 260 feet south of Riverland Road on the east side of State Road 7 (access from Riverland Road)

5. **City of Fort Lauderdale** **Don Morris** **7-T-07**

Request: * **Amend the Unified Land Development Regulations (ULDR) by establishing a new Section for "Annexed Areas" (Section 47-39)**

Legal Description: N/A

Address: N/A

General Location: N/A

6. City of Fort Lauderdale / Riverland Road Rezoning

Don Morris

14-Z-07

Request: ** *

Rezoning / Broward County RS-5 and R1-C to City of Fort Lauderdale RS-6.85A / Broward County RS-5 to City of Fort Lauderdale RS-6.85B / Broward County RS-3 to City of Fort Lauderdale RS-3.52 / Broward County RD-10 to City of Fort Lauderdale RD-12.22

Irregular Residential Land Use

General Differences:

RS-5 and R1-C to RS-6.85A: RS-6.85A If rezoned will prohibit non-profit Neighborhood Social and Recreational Facilities, Golf Courses, Place of Worship, Temporary Sales Offices, Off-Site Parking Lots and Wireless Communication Facilities, which are permitted under current zoning. The minimum required floor area for those properties currently zoned R1-C will change from 600 square feet to 800 square feet.

RS-5 to RS-6.85B: RS-6.85B If rezoned will prohibit Temporary Sales Offices, Off-Site Parking Lots and Wireless Communication Facilities, which are permitted under current zoning. There are also some differences in the accessory structure setback requirements.

RS-3 to RS-3.52: RS-3.52 If rezoned will prohibit Golf Courses, Place of Worship, Temporary Sales Offices, Off-Site Parking Lots, Outdoor Events and Wireless Communication Facilities, which are permitted under current zoning.

RD-10 to RD-12.22: If rezoned will prohibit Wireless Communication Facilities, which are permitted under current zoning.

Address:

N/A

General Location:

The entire area is generally bounded by SW 14 Street on the North, the New River on the South, SW 35 Avenue on the West, and just East of the SW 28 Terrace on the East

7. City of Fort Lauderdale / Melrose Park Rezoning

Don Morris

15-Z-07

Request: ** *

Rezoning / Broward County RS-4 to City of Fort Lauderdale RS-6.70 / Broward County RD-9 to City of Fort Lauderdale RS-6.70 / Broward County RD-10 to City of Fort Lauderdale RM-33.5 / Broward County RM-10 to City of Fort Lauderdale RM-12.67 / Broward County RM-15 to City of Fort Lauderdale RM-33.5 / Broward County RM-15 to City of Fort Lauderdale RM-16.0

Irregular Residential Land Use

General Differences:

RS-4 to RS-6.70: RS-6.70 If rezoned will prohibit Off-Site Parking Lots, Outdoor Events and Wireless Communication Facilities. The RS-6.70 requires a minimum floor area of 1,000 square feet for dwelling units, where a minimum of 800 square feet is required under current zoning. There are differences in the accessory structure setback requirements.

RD-9 to RS-6.70: RS-6.70 If rezoned will prohibit Duplexes, Townhouses, Off-Site Parking Lots, Outdoor Events and Wireless Communication Facilities. The RS-6.70 requires a minimum lot area of 7,500 square feet and a minimum floor area of 1,000 square feet for dwelling units, where a minimum lot area of 3,300 square feet and a minimum floor area of 800 square feet is required under current zoning. There are differences in the accessory structure setback requirements.

RM-10 to RM-12.67: No change proposed.

RD-10 to RM-33.5: RM-33.5 if rezoned will permit Multi-Family Dwellings and Bed and Breakfasts.

RM-15 to RM-33.5: No change proposed.

RM-15 to RM-16.0: No change proposed.

Address:

N/A

General Location:

The entire area is generally bounded by Broward Boulevard on the North, SW 12 Street on the South, State Road 7 on the West, SW 31 Avenue on the East

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.