

RESULTS

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.

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

APPROVED 5-3. 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 (January 20, 2008).

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

APPROVED 6-2 WITH CONDITION FOR APPLICANT TO HAVE A HISTORICAL PRESERVATION CONSULTANT ON APPLICANT'S ARCHITECTURAL TEAM. 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 (January 20, 2008).

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

APPROVED 8-0. RECOMMENDED TO CITY COMMISSION

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)

DEFERRED TO THE MARCH 19, 2008 MEETING

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

APPROVED 8-0. RECOMMENDED TO CITY COMMISSION

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

APPROVED 8-0. RECOMMENDED TO CITY COMMISSION.

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.~~ **RD-12.22**

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

APPROVED 8-0 AS AMENDED ABOVE. RECOMMENDED TO CITY COMMISSION

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.