

**RESULTS**  
**CITY OF FORT LAUDERDALE**  
**PLANNING AND ZONING BOARD MEETING**

**WEDNESDAY, MARCH 19, 2008**

**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 February 20, 2008 Minutes**

**1. Ocean Wave Associates, LLC. / Ocean Wave Beach Anthony Fajardo 122-R-07  
Resort**

**Request: \*\* Site Plan Level IV / 328 Room Hotel with 8,000 sf Restaurant Use and 750 sf Retail Use / ABA**

**Legal Description:** All of said Block "C", BIRCH OCEAN FRONT SUBDIVISON, according to the plat thereof, as recorded in Plat Book 19, Page 26, of the Public Records of Broward County, Florida

**Address:** 525 North Fort Lauderdale Beach Boulevard

**General Location:** NW corner of Viramar Street and State Road A1A

**APPROVED 8-1 WITH THE FOLLOWING CONDITIONS:**

- 1) Final DRC shall be subject to obtaining permits from the Florida Department of Environmental Protection (FDEP); and**
- 2) The piazza shall remain open to the public during hours of operation for the restaurant and retail uses.**

**RECOMMENDED TO CITY COMMISSION**

**2. City of Fort Lauderdale / Fire Station 46 Renee Cross 6-T-07**

**Request: \* City and County Land Use Plan Map Amendment / Park to Community Facilities**

**Legal Description:** A portion of tract "A" "Lake Lauderdale Recreation Area" according to the plat thereof, recorded in P.B. 134, P. 38, of the Public Records of Broward County, Florida

**Address:** 1515 Northwest 19 Street

**General Location:** South border of Mills Pond Park

**DEFERRED UNTIL THE MAY 21, 2008 MEETING.**

3. **Water Supply Facilities Work Plan Comprehensive Plan Amendments** Eric Silva 1-T-08

**Request: \*** Text Amendment: Water Supply Facilities Work Plan  
Legal Description: N/A  
Address: N/A  
General Location: Citywide

**APPROVED 9-0 AS PRESENTED. 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)

**DENIED 9-0.**

5. **P.H. D Development, LLC.** Yvonne Redding 126-R-07

**Request: \*\*** Site Plan Level III / Cluster Development / RD-15  
Legal Description: Lots 32, 33 & 34, Block 8, Lauderdale, According to P.B. 2, P. 9, of the Public Records of Broward County, Florida  
Address: 203 SW 10 Street  
General Location: North side of SW 10 Street and West of FEC Railroad

**APPROVED 8-1 WITH THE FOLLOWING CONDITIONS:**

- 1) Site plan approval shall be valid as provided in ULDR Sec. 47-24.1.M;
- 2) The applicant shall record a maintenance agreement for the common areas, prior to final site plan approval; and
- 3) Final DRC approval.

**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 (April 20, 2008).

6. **Pier 17** **Anthony Fajardo** **12-ZR-07**

**Request: \*\* \***

**Site Plan Level IV / Rezoning with Commercial Flexibility Allocation / Waterway and Conditional Use Approval (RS-8 to CB and XP)/ Marina with 26 wet boat slips, 6,510 SF Crew Club Building, and 23,276 SF Garage/Storage**

Legal Description:

XP portion:

A portion of Tract "A", "BOSSERT ISLES" according to the plat thereof as recorded in P.B. 46, P. 42, of the Public Records of Broward County, Florida.

CB portion:

A portion of Block "A", "YELLOWSTONE PARK AMENDED" according to the plat thereof as recorded in P.B.15, P. 3, of the Public Records of Broward County, Florida.

Address:

1500 SW 17 Street

General Location:

Southern terminus of SW 18 Avenue

**APPROVED 9-0 WITH THE FOLLOWING CONDITIONS:**

- 1) **Prior to final DRC approval: Prior to any land excavation, the applicant agrees to obtain authorization from the Broward County Environmental Protection Department that states any soil or groundwater contamination on this property has been mitigated;**
- 2) **A Management contract shall be required prior to CO issuance; and**
- 3) **The rezoning shall not take effect until such time a building permit is prepared to be issued for a principal building approved as part of the development site.**

**RECOMMENDED TO CITY COMMISSION**

7. **200 Brickell Ltd.** **Michael Ciesielski** **89-R-07**

**Request: \*\***

**Site Plan Level III Review/ Approval of Signage in RAC-CC**

Legal Description:

Lots 1,2,3,4, 5, and the E. 70 feet of Lots 6 and 7, and the N. 20 feet and the E. 70 feet of Lot 8, Block 26, TOWN OF FORT LAUDERDALE, P.B. "B", P. 40, Dade County, Florida

Address:

200 Brickell (SW 1 Avenue)

General Location:

SE corner of SW 1 Avenue and SW 2 Street

**DEFERRED TO THE APRIL 16, 2008 MEETING**

8. **ADZ, LLC. / Depot Offices** **Adrienne Ehle** **3-ZR-07**

**Request: \*\***

**Rezoning with Commercial Flex Allocation / RMM-25 to CB / 4,928 SF Office Building**

Legal Description:

The south 12.4 feet of the west 64.5 feet and the south 3.09 feet of the east 70.5 feet of Lot 20 and all of Lots 21, 22, 23 and 24, Block 144 of "Progresso", according to the plat thereof, as recorded in P.B. 2, P. 18 of the Public Records of Miami-Dade County, Florida

Address:

421 NE 11 Street

General Location:

NW corner of NE 11 Street and NE 5 Avenue

**APPROVED 9-0 WITH THE FOLLOWING CONDITION:**

- 1) **Rezoning shall be subject to applicant obtaining building permits.**

**RECOMMENDED TO CITY COMMISSION**

## 9. 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.