



## 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 16, 2008  
May 21, 2008  
September 17, 2008

February 20, 2008  
June 18, 2008  
October 15, 2008

March 19, 2008  
July 16, 2008  
November 19, 2008

April 16, 2008  
August 20, 2008  
December 17, 2008

## 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

Purpose: Act in an advisory capacity to the City Commission, conduct investigations and hold public hearings upon all proposals to change zoning regulations or to vacate and abandon streets and alleys; study any existing City plans with the view to improve same so as to provide for development, general improvement and probable future growth of the City, and from time to time make recommendations to the City Commission for changes in the Comprehensive Plan; review and recommend approval or disapproval all plats to be presented to the City Commission; perform such other duties as may from time to time be assigned by the City Commission or prescribed by ordinance

## 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](http://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**  
**CITY OF FORT LAUDERDALE**  
**PLANNING AND ZONING BOARD MEETING**

**WEDNESDAY, APRIL 16, 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 March 19, 2008 Minutes**

1. **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 FROM THE MARCH 19, 2008 MEETING**

2. **VYCO I New River, LLC.** **Yvonne Redding** **9-Z-07**  
**Request: \*\* \*** **Rezoning/C-1 (County) to B-2/Industrial Land Use**  
Legal Description: All that part of Government Lot 4 and the North 1/2 of the NW ¼ of the SW ¼ of Section 20, Township 50 south, Range 42 east  
Address: 3000 State Road 84  
General Location: North side of I-595 and South of State Road 84
3. **Dan Lockhart / Westport Ship Yard** **Yvonne Redding** **27-R-07**  
**Request: \*\*** **Site Plan Level III / Conditional Use Permit / Waterway Use / B-3 / Industrial Land Use**  
Legal Description: Portion of Parcel "A" and "B", in H.V. Plat, according to P.B. 85, P. 27, of the Public Records of Broward County, Florida  
Address: 2957 State Road 84  
General Location: North of State Road 84 and West of Secret Woods Nature Center

4. **Bay Colony Exxon, Inc. / Landings Plaza** **Thomas Lodge** **22-P-07**  
**Request: \*\*** **Plat Review**  
Legal Description: A portion of the West ½ of the East ½ of the West ½ of the Northeast ¼ of Section 13, Township 49 South, Range 42 East, Together with a portion of the West ½ of the Southeast ¼ of the Southwest ¼ of the Southeast ¼ of section 12, Township 49 South, Range 42 East, City of Fort Lauderdale, Broward County, Florida  
Address: 5556 N Federal Hwy  
General Location: Northeast corner of Federal Highway and NE 55 Court
5. **City of Fort Lauderdale and RDM Development** **Thomas Lodge** **2-Z-08**  
**Request: \*\* \*** **Rezoning / B-2 to RMM-25 / NW-RAC Land Use**  
Legal Description: Lots 25 and 26, Block D of "Fort Lauderdale Land & Development Co. Block 6", According to the Plat thereof, as recorded in Plat Book 1, Page 57 of the Public Records of Miami-Dade County, Florida.  
Address: 721 and 723 NW 2 Street  
General Location: North side of NW 2 Street, between NW 7 Avenue and NW 8 Avenue
6. **MSC Cluster Development** **Jenni Morejon** **113-R-07**  
**Request: \*\* \*** **Site Plan Level III / 5-unit Cluster Development / RD-15**  
Legal Description: Lots 6, 7, and 8, Block 8 of Osceola Park, according to the plat thereof, as recorded in P.B. 9, P. 46, of the Public Records of Broward County, Florida  
Address: 2354 SW 18 Avenue  
General Location: Approximately 100-feet north of SW 24 Street on the east side of SW 18 Avenue
7. **Aqua Lofts Townhomes, LLC. / Aqua Lofts** **Ella Parker** **140-R-05**  
**Request: \*\*** **Request to Extend Site Plan Approval for Previously Approved Site Plan Level III / Conditional Use for Mixed Use Development with Flex Allocation / RMM-25**  
Legal Description: Lots 9, 10, 11, 12, 13, 22, 23, 24, 25 and 26, Block 22, Everglades Land Sales Company First Addition to Lauderdale, according to the plat thereof, as recorded in P.B. 2, P. 15, of the Public Records of Dade County, Florida. Together with the North 8.0 feet of a 16 foot alley lying south of and adjacent to said Lots 22, 23, 24, 25 and 26 and the south 8 feet of said 16 foot alley lying north of and adjacent to said Lots 9, 10, 11, 12 and 13  
Address: 701 SE 19 Street  
General Location: South of S.E. 18 Court, north of S.E. 19 Street, east of Federal Highway, west of Miami Road

**8. Il Lugano, LLC. / Il Lugano Hotel Ella Parker 123-R-07**

**Request: \*\* Site Plan Level III / Proposed Restaurant Use at Previously Approved Development**

Legal Description: Lots 13, 14 and 15, Block 1, Galt Ocean Mile, according to the plat thereof, recorded in P.B. 34, P. 16 of the Public Records of Broward County, Florida and all that part of Lot 1, Block 12, in said Galt Ocean Mile, which lies south of the southern boundary line of Parcel "A", Coral Ridge Towers, according to the map or plat thereof, as recorded in P.B. 53, P. 24, of the Public Records of Broward County, Florida

Address: 3333 NE 32 Avenue

General Location: East of the Intracoastal Waterway, west of NE 32 Avenue, between NE 33 Street and NE 34 Street

**9. A1A Trader, LLC. / Yankee Trader, North Ella Parker 143-R-07**

**Request: \*\* Site Plan Level IV / Renovations to Existing Hotel and Parking Reduction**

Legal Description: Lots 1 through 7, inclusive Block 8, Lauder Del Mar, according to the plat thereof, as recorded in P.B. 7, P. 30, of the Public Records of Broward County, Florida, and also a portion of Government Lot 3, in Section 6, Township 50 South, Range 43 East, Broward County, Florida

Address: 331 North Fort Lauderdale Beach Boulevard

General Location: West of Fort Lauderdale Beach Boulevard (A-1-A), east of Birch Road, north of Granada Street, south of Bayshore Drive

**10. A1A Trader, LLC. / Yankee Trader, South Ella Parker 144-R-07**

**Request: \*\* Site Plan Level IV / Renovations to Existing Hotel and Parking Reduction**

Legal Description: Lots 1 through 7, inclusive Block 8, Lauder Del Mar, according to the plat thereof, as recorded in P.B. 7, P. 30, of the Public Records of Broward County, Florida, and also a portion of Government Lot 3, in Section 6, Township 50 South, Range 43 East, Broward County, Florida

Address: 301 North Fort Lauderdale Beach Boulevard

General Location: West of Fort Lauderdale Beach Boulevard (A-1-A), east of Birch Road, north of Seville Street, south of Granada Street

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

**Rezoning of two (2) parcels (from RMM-25 to B-2)**

Legal Description:

1. Lots 31 and 32, Block 19, of "North Lauderdale", P.B. 1, P. 48, Dade County

2. Lots 19 thru 23, and the South ½ of the abutting vacated 10 foot alley as described in Book 13946, Page 94, Block A of Fort Lauderdale Land & Development Co., Block 6, P.B.1, P. 57

Address:

1. 416 NW 7 Terrace

2. 725 NW 3 Street

General Location:

1. East side of NW 7 Terrace between NW 4 Street and NW 5 Street

2. Northeast corner of NW 8 Avenue and NW 3 Street

**12. 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.