

**RESULTS**  
**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.

---

**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

**APPROVED AS PRESENTED 8-0 WITH THE FOLLOWING CONDITIONS:**

1. That the four (4) building identification flat signs located immediately above the building identification flat signs shall be limited to "logo" signs. The "logo" signs must be directly related to and serve to support the building identification flat sign immediately below it.
2. That the ground level store signs (including the requested store sign that does not front on a vehicular travel way) be limited to one (1) sign for each individual store per street front and that these signs do not extend beyond the ground floor level.
3. That the number of under-canopy signs be limited to one sign per entranceway for each of the ground floor businesses.
4. That only four (4) flat secondary signs be permitted at any one time and that, in addition to meeting all the ULDR requirements for size, there shall be a limit of no more than two (2) of these signs on any one elevation at any one time. Furthermore, there shall be no more than one "secondary" flat sign installed on any one elevation that is above seventy feet six inches (70' 6").

**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 (May 20, 2008).

**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

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

**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

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

- 1. The 14 conditions of approval of the Fort Lauderdale Marine Advisory Board:**
- 2. That confirmation is provided that the Applicant has obtained a waiver to extend into the waterway, as well as a confirmation of the dimensions.**
- 3. If such a waiver has not yet been obtained, then the Applicant will be required to obtain same.**
- 4. That confirmation is obtained from the Zoning Administrator that Site Plan Level III complies with the ULDR Section 47-19.3.**

**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 (May 20, 2008).**

**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

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

**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

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

**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

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

1. Provisions satisfactory to the City Attorney shall be made for a five (5') foot recordable easement along the front, side and rear property lines for use by owners of the dwelling units.
2. The applicant must have a recorded maintenance agreement for the common areas.

**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 (May 20, 2008).**

**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

**APPROVED AS PRESENTED 7-2 WITH THE FOLLOWING CONDITIONS:**

1. All previous conditions of approval apply.
2. That the property be maintained as agreed to by the applicant, including painting shutters, trim and fence, cleaning roofs and general maintenance and site clean up.

**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 (May 20, 2008).

**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

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

1. Applicant shall enter into a valet parking agreement as required by ULDR Sec. 47-20 and as approved by the City Attorney.
2. All landscape improvements and proposed 5-foot pedestrian walkway as shown on plan sheet LP-1 shall meet all ULDR and any other applicable requirements, *i.e.*, ADA compliance.
3. Any public access easements and maintenance/developer agreements to be finalized and approved prior to final DRC.
4. All previous conditions of site plan approval apply.
5. Staff shall revisit the street lighting issue within the next 30 days, in an attempt to address the concerns of both the Applicant and the neighbors, the cost of which shall in no event exceed \$1,000 per light post to be paid by Applicant, and as approved by the City Engineer.

**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 (May 20, 2008).

**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

**APPROVED AS PRESENTED 6-3 WITH THE FOLLOWING CONDITIONS:**

1. A parking reduction order must be executed and recorded in the public records of Broward County at the applicant's expense, prior to Final DRC approval.
2. Archaeological monitoring by a qualified archaeologist is to be conducted as specified and approved by the Broward County Historical Commission Archaeologist.
3. Proposed streetscape materials and colors to be approved by the Beach CRA Engineering Design Manager prior to building permit. Applicant shall enter into a maintenance agreement associated with the improvements.
4. Per the City's Landscape Representative, all street trees to be at least 12 feet to 14 feet in height with a 6 foot clear trunk.
5. Applicant shall maintain and replace the proposed wall-mounted trellis along the exterior of the parking garage facades as necessary to ensure plant material is continually living.
6. Applicant shall enter into an off-site/valet parking agreement as required by the ULDR Sec. 47-20 and as approved by the City Attorney.
7. Per the City's Transportation Representative, applicant shall comply with any Broward County shared use path requirements.

**RECOMMENDED TO CITY COMMISSION.**

<b>10.</b>	<b><u>A1A Trader, LLC. / Yankee Trader, South</u></b>	<b>Ella Parker</b>	<b>144-R-07</b>
	<b>Request: **</b>	<b>Site Plan Level IV / Renovations to Existing Hotel and Parking Reduction</b>	
	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	

**APPROVED AS PRESENTED 5-4 WITH THE FOLLOWING CONDITIONS:**

1. A parking reduction order must be executed and recorded in the public records of Broward County at the applicant's expense, prior to Final DRC approval.
2. Archaeological monitoring by a qualified archaeologist is to be conducted as specific and approved by the Broward County Historical Commission Archaeologist.
3. Proposed streetscape materials and colors to be approved by the Beach CRA Engineering Design Manager prior to building permit. Applicant shall enter into a maintenance agreement associated with the improvements.
4. Per the City's Landscape Representative, all street trees to be at least 12 feet to 14 feet in height with a 6 foot clear trunk.
5. Applicant shall maintain and replace the proposed wall-mounted trellis along the exterior of the parking garage facades as necessary to ensure plant material is continually living.
6. Applicant shall enter into an off-site/valet parking agreement as required by the ULDR Sec. 47-20 and as approved by the City Attorney.
7. Per the City's Transportation Representative, applicant shall comply with any Broward County shared use path requirements.

**RECOMMENDED TO CITY COMMISSION.**

**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

**APPROVED AS PRESENTED 9-0. RECOMMENDED TO CITY COMMISSION.**

**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.