

**RESULTS  
PLANNING & ZONING BOARD  
CITY OF FORT LAUDERDALE**

**WEDNESDAY, JUNE 18, 2008 – 6:30 P.M.  
CITY HALL  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
100 N. ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA**

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- 1. 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 NW 19 Street
- General Location:                      South border of Mills Pond Park

**DENIED 4 – 5.**

- 2. VYCO I New River, LLC.                      Yvonne Redding                      2-P-08**
- Request: \*\*                      Plat Approval / B-2**
- 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 9 – 0. RECOMMENDED TO THE CITY COMMISSION.**

**3. VYCO I New River, LLC.**

**Yvonne Redding 26-R-08**

**Request: \*\* Site Plan Level III / Waterway Use / B-2**  
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 9 – 0. WITH THE FOLLOWING CONDITIONS:**

- 1. Site plan approval shall be valid as provided in ULDR Sec. 47-24.1.M**
- 2. A conditional use permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application.**
- 3. The Marine Advisory Board has recommended this project with conditions, included in your plan package.**
- 4. Final DRC approval.**

**SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW.**

**IMPORTANT:** In order to comply with *Sec. 47-26.A.2, City Commission Request for Review*, the motion to set a hearing to review the application shall be considered within 30 days of the decision by the lower body, which could take place on the following City Commission meeting date(s): July 15, 2008. Please provide a statement of intent via e-mail, to Jonda K. Joseph, City Clerk, and copy Greg Brewton, Planning and Zoning Department Director if you would like to review the application.

**4. CJB Real Estate Management, L.P. / CVS # 0410**

**Thomas Lodge 1-ZR-08**

**Request: \*\* \* Rezoning with Flex Allocation / Rezone RMM-25 to CB**  
Legal Description: Lots 10 and 11, Block 2, "Coral Ridge Addition A", P.B. 41, P. 30 and Lots 9, 9A, 12, 12A, Block 2, "Coral Ridge Addition A", P.B. 41, P. 30  
Address: 1815 East Commercial Boulevard  
General Location: North of Commercial Boulevard between NE 18 Terrace and NE 18 Avenue

**DEFERRED TO THE JULY 16, 2008 MEETING.**

**5. Arthur and Shirley Stone / Concentra Medical Center                      Thomas Lodge                      147-R-07**

**Request: \*\*                      Site Plan Level III / Parking Reduction / CB**  
Legal Description:                      Lots 1, 2, 3 and 4, Block 22, "Croissant Park", P.B. 4, P. 28  
Address                      1347 South Andrews Avenue  
General Location                      North of SW 14 Street between Andrews Avenue and SW 1 Avenue

**APPROVED 9 – 0 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.**
- 2) Facility will not be subdivided into individual medical offices.**

**SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW.**

**IMPORTANT:** In order to comply with *Sec. 47-26.A.2, City Commission Request for Review*, the motion to set a hearing to review the application shall be considered within 30 days of the decision by the lower body, which could take place on the following City Commission meeting date(s): July 15, 2008. Please provide a statement of intent via e-mail, to Jonda K. Joseph, City Clerk, and copy Greg Brewton, Planning and Zoning Department Director if you would like to review the application.

**6. Giacobbe Plat / Raffio Giacobbe, Sr.                      Thomas Lodge                      1-P-08**

**Request: \*\*                      Plat Approval / RML-25**  
Legal Description:                      The South 75.22 feet of Parcel "D", HARBOR BEACH EXTENSION, according to the plat thereof recorded in P.B. 31, P. 13, of the Public Records of Broward County, Florida, said 75.22 feet being measured at right angles to the south line of said Parcel "D", said lands situate, lying and being in City of Fort Lauderdale, Broward County, Florida and containing 11,640 square feet or 0.2672 acres more or less.  
Address                      1832 South Ocean Drive  
General Location                      East side of South Ocean Drive between Marion Drive and Grace Drive

**APPROVED AS PRESENTED 9 – 0. RECOMMENDED TO THE CITY COMMISSION.**

**7. Temporary Fire Station # 49 / City of Fort Lauderdale**

**Anthony Fajardo 53-R-08**

**Request: \***

**Site Plan Level IV / Public Purpose / ABA**

Legal Description:

A parcel of land being a portion of lots 9, 10 and 11, block 2, a portion of the north 100 feet of Block "B" and a portion of Sunset Boulevard, all as shown on that certain plat Las Olas By The Sea Plat, according to the reamended plat thereof, as recorded in P.B. 1, P. 16, of the Public Records of Broward County, Florida; and a portion of Parcel "B", International Swimming Hall of Fame Complex, according to the plat thereof recorded in P.B. 138, P. 19, of the Public Records of Broward County, Florida

Address

501 South Fort Lauderdale Beach Boulevard

General Location

SE corner of SE 5 Street and Seabreeze Boulevard

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

1. All requests for relief from ULDR requirements for the Temporary Fire Station No. 49 facility are for a period not to exceed ninety (90) days from the issuance of Certificate of Occupancy (CO) for the permanent Fire Station No. 49 facility located at 1015 Seabreeze Boulevard as approved under Ordinance C-07-76.
2. Upon vacation of the Temporary Fire Station No. 49 facility the subject site shall be restored to its prior condition as a public parking facility. Restoration of the site shall include, but shall not be limited to landscaping, paving, restriping and installation of a multi-space parking meter subject to approval by Parking and Fleet Services.

**RECOMMENDED TO CITY COMMISSION.**

**8. Fairwinds on the Ocean / Fort Lauderdale Beach Associates, LLC**

**Anthony Fajardo 9-P-08**

**Request:**

**Site Plan Level IV / Right-of-way Vacation / RMH-60**

Legal Description:

A portion of North Atlantic Boulevard (Atlantic Avenue per Plat), 50.00 foot right-of-way as shown on, "Lauderdale Beach", according to the plat thereof as recorded in P.B. 4, P. 2 of the Public Records of Broward County, Florida.

Address

North Atlantic Boulevard

General Location

North Atlantic Boulevard between NE 22<sup>nd</sup> Street and NE 23<sup>rd</sup> Street

**APPROVED 7 – 1 WITH THE FOLLOWING CONDITIONS:**

1. The vacating ordinance shall be in full force and effect on the date a certificate executed by the City Engineer is recorded in the public records of Broward County. This certificate shall state that the existing facilities have been abandoned. A copy of the recorded certificate shall be submitted to the Planning and Zoning Department.
2. An eight (8) foot public access easement abutting the east property line of the subject site shall be provided from the NE 22<sup>nd</sup> Street right-of-way to the NE 23<sup>rd</sup> Street right-of-way. This easement shall remain open to the public at all times.
3. A sixteen (16) foot wide public access easement abutting the south property line of the subject site shall be provided from the A1A right-of-way to the NE 22<sup>nd</sup> right-of-way. This easement shall remain open to the public at all times.
4. The applicant shall provide mitigation loss of all metered parking spaces located on NE 22<sup>nd</sup> Street in existence prior to the proposed vacation subject to approval by Parking and Fleet Services.
5. Relocation of the utilities are subject to acceptance by the Utility Bureau.
6. The Applicant shall be required to enter into an agreement that it will maintain all improvements (i.e., street furniture, lighting, pavers, walls, monuments, landscaping, irrigation, trees) in the public right-of-way and easements that they are installing, with the exception that the intersection of NE 23<sup>rd</sup> Street and A1A, where the intersection and traffic signal improvements will be done, will be a FDOT maintenance issue, and with the exception of Willingham Park.

**RECOMMENDED TO CITY COMMISSION.**

**9. Fairwinds on the Ocean / Fort Lauderdale Beach Associates, LLC      Jimmy Koeth      2-ZPUD-08**

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

**Site Plan Level IV / Rezoning / Rezone RMH-60 to PUD**

Legal Description:

Parcel 1: Lots 3, 4, 5, 6, 7, 8, and 9, Block 17, of Lauderdale Beach, according to the Plat thereof, as recorded in Plat Book 4, at Page 2, of the Public Records of Broward County, Florida;

Parcel 2: Lots 24, 25 and 26, Block 2, of Lauderdale Beach, according to the Plat thereof, as recorded in Plat Book 4, at Page 2, of the Public Records of Broward County, Florida;

Parcel 3: Lots 13, 14 and 15, LESS the West 20 feet of said lots, Block 2, of Lauderdale Beach, according to the Plat thereof, as recorded in Plat Book 4, at Page 2, of the Public Records of Broward County, Florida;

Parcel 4: Lots 10, 11, 12, 27 and 28, Block 2, of Lauderdale Beach, according to the Plat thereof, as recorded in Plat Book 4, at Page 2, of the Public Records of Broward County, Florida, LESS the West 20 feet of Lots 10, 11 and 12;

Parcel 5: Lots 1 and 2, Block 17, of Lauderdale Beach, according to the Plat thereof, as recorded in Plat Book 4, at Page 2, of the Public Records of Broward County, Florida;

Parcel 6: Lot 29, Block 2, of Lauderdale Beach, according to the Plat thereof, as recorded in Plat Book 4, at Page 2, of the Public Records of Broward County, Florida;

Parcel 7: Lots 21, 22, and 23, Block 2, of Lauderdale Beach, according to the Plat thereof, as recorded in Plat Book 4, at Page 2, of the Public Records of Broward County, Florida, LESS that portion of Lots 22 and 23;

Parcel 8: Part of Lot 22, in Block 2, of Lauderdale Beach, according to the Plat thereof, as recorded in Plat Book 4, at Page 2, of the Public Records of Broward County, Florida;

Parcel 9: Lots 16, 17, 18 and 19, Block 2, Lauderdale Beach, according to the Plat thereof, as recorded in Plat Book 4, at Page 2, of the Public Records of Broward County, Florida, TOGETHER WITH a portion of Lots 22 and 23, Block 2, Lauderdale Beach, according to the Plat thereof, as recorded in Plat Book 4, at Page 2, of the public records of Broward County, Florida.

Address 2220 North Atlantic Boulevard  
General Location SE corner of SE 5 Street and Seabreeze Boulevard

**APPROVED 6 - 2 WITH THE FOLLOWING CONDITIONS:**

**Staff Conditions:**

- 1) Pathway labeled North/South Accessway on the plans shall be a minimum 10 ft. in clear width. In addition, it will be recorded as a public pedestrian easement. The easement shall permit pedestrians and bicyclists.**
- 2) Atrium lobby for Building 1 shall be transparent, clear glass construction.**
- 3) The beach shower proposed at the NE 23 St. street-end must be located closer to the proposed project than to the single-family residence to the north.**
- 4) The proposed new sidewalk along the Right-Of-Way in the applicant's proposed improvement plan for Willingham Park will be located set back**

from the Right-Of-Way to provide sufficient area to accommodate landscaping between the sidewalk and the street(s).

5) Applicant is required to obtain all applicable environmental permits through all pertinent review agencies.

6) The portion of NE 22 St. not vacated must be maintained by the applicant. In addition, applicant shall assume all liability for this portion of NE 22 St.

7) A portion of North Atlantic Blvd. must be vacated (9-P-08).

8) All conditions listed in the Planning and Zoning staff report (9-P-08).

9) The restaurants, spa, retail, ballroom and meeting rooms: shall not receive a Certificate of Occupancy (CO) until after the hotel has received a CO; only stay in business so long as the hotel is operating; be restricted and controlled by a common hotel operational agreement; and conduct all loading, deliveries, service, parking, etc. through the same facilities that the hotel uses (same loading docks, service areas, valets, etc.).

10) Latest plans package (including binder narratives etc.) submitted to the to the Planning and Zoning Board shall be reviewed by Planning and Zoning staff and other relevant staff members for compliance with the ULDR.

**Board Conditions:**

11) The pathway labeled North/South Accessway on the plans will be accessed by the public during a time period agreed upon by both the City and the applicant, prior to the project proceeding to the City Commission.

12) In accordance with the Central Beach Alliance Membership Minutes of March 27, 2008, the developer agrees to fund and construct the following improvements, items A-E:

“A. Improvements to the east side of A1A from NE 18<sup>th</sup> Street to NE 23<sup>rd</sup> St.:

-Coordinate with FDOT and the City to provide for wider and improved sidewalks with pavers, bike path, and additional landscaping to the east

-Coordinate with FDOT, the City and FPL to install decorative street lighting; and tree canopy to the west of the sidewalk.

-Coordinate with FPL, Comcast and AT&T to bury all lines adjacent to the east right-of-way as part of the above sidewalk, landscaping and lighting improvements and to remove all structural poles.

B. Coordinate with the City of Fort Lauderdale to make landscaping and landscape improvements to Willingham Park pursuant to a plan to be detailed EDSA (to include water/fountain feature and seating.)

C. Reconstruct 23<sup>rd</sup> Avenue from A1A to the sandy beach with enhanced sidewalks, landscaping, new beach shower, bicycle racks and on-street automotive parking spaces. Provide “turn-around” at new terminus of 23<sup>rd</sup>

Avenue with pavers and shade structures to be located east of vehicular access between turn-around and sandy beach.

D. Provide a 16' pedestrian connection (with 8' of paver and 8' of landscaping) and necessary easements to the City for the public's benefit between 22<sup>nd</sup> Avenue and A1A on the Fairwinds property.

E. Provide permanent covered structure over the delivery access area to the north of the enclosed loading area on the south side of the property (adjacent to the Palms).

All improvements listed above are subject to obtaining regulatory approval from the reviewing agencies and subject to obtaining agreements, approvals and (where necessary) easements from any property owner adjacent to such improvements."

13) The applicant shall provide a lifeguard station between NE 18<sup>th</sup> Street and NE 23<sup>rd</sup> Street on the sandy beach. The lifeguard station shall be the same as the City lifeguard stations currently existing on the beach. The City would staff the lifeguard station. The lifeguard station shall be installed according to all relevant regulations.

**RECOMMENDED TO CITY COMMISSION.**

10. **Council of Fort Lauderdale Civic Associations –** Adrienne Ehle  
**Ad Hoc Committee Requests**

Request: **Review Ad Hoc Committee's requests for expedited ULDR changes**  
Description: Fast-Track changes to Unified Land Development Regulations Recommended by the Council of Fort Lauderdale Civic Associations

**Greg Brewton, Director, Planning and Zoning, advised that this item will be brought back before the Planning and Zoning Board at the July 16, 2008 Meeting, when it will be presented in a more formal manner, with the language in ordinance form.**

11. **RS-8B** Adrienne Ehle

Request: **Recommend Ordinance RS-8B**  
Description: An ordinance amending the Unified Land Development Regulations, Sections 47-5.2, 47-5.11 and 47-5.31 to create a new RS-8B zoning district.

**Greg Brewton, Director, Planning and Zoning, advised that this item will be brought back before the Planning and Zoning Board at the July 16, 2008 Meeting, when it will be presented in a more formal manner, with the language in ordinance form.**

12. **For the Good of the City**



- Election of Chair and Vice Chair

**Motion by Ms. Graham  
Seconded by Mr. Welch  
Voice Vote 9-0**

**Motion to nominate Catherine Maus for Planning and Zoning Board Chair, granted.**

**Motion by Mr. Glassman  
Seconded by Ms. Freeman  
Voice Vote 9-0**

**Motion to nominate Pamela Adams for Planning and Zoning Board Vice-Chair, granted.**

- Department Master Plans Workshop

**Master Plans Workshop will be planned for August, 2008, beginning at 5:30 p.m.**