

RESULTS
CITY OF FORT LAUDERDALE
PLANNING AND ZONING BOARD MEETING

WEDNESDAY, JULY 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 June 18, 2008 Minutes

1. Anthony Family, LTD / Paseo Del Mar Jenni Morejon 90-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 / B-1

Legal Description: Acreage in Progresso, Blocks 228, 229 and 230, P.B. 2, P. 18, as recorded in the Public Records of Miami-Dade County, Florida

Address: 1600 East Sunrise Boulevard

General Location: Southside of East Sunrise Boulevard Between N.E. 16 Avenue and the Alley East of N.E. 17 Avenue

DEFERRED TO THE AUGUST 20, 2008 MEETING.

2. City of Fort Lauderdale / Fast-Track Items –ULDR Amendments Adrienne Ehle 10-T-08

Request: ** * Council of Fort Lauderdale Civic Associations – Ad Hoc Reform Committee – Fast-Track ULDR Amendments

Description: An ordinance amending the Unified Land Development Regulations:

- 47-5.30 RS-4.4 Table of Dimensional Requirements
- 47-19.2.Z Roof Mounted Structures
- 47-19.4.D. Enclosure Requirements
- 47-19.4.E. Materials and Construction Methods
- 47-20.5.C. Site Circulation
- 47-20.5.D. Drive Aisles
- 47-21.2. Landscape and Tree Preservation Requirements Definitions
- 47-21.10.A. Landscape Requirements Chart
- 47-21.10.B. Landscape Requirements
- 47-25.3.A.3.b.iii. Screening of Rooftop Mechanical Equipment

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

3. **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 SEPTEMBER 17, 2008 MEETING WITH THE CONDITION THAT NO MORE DEFERRALS WILL BE GRANTED FOR THIS ITEM.

4. **Cortez Hotel / Cortez Property Development, LLC** **Anthony Fajardo** **148-R-07**

Request: ** **Site Plan Level IV / Hotel / PRD**

Legal Description: Lots 7 and 8, Block 4 – AMENDED PLAT OF LAS OLAS BY THE SEA SUBDIVISION, according to the plat thereof recorded in P.B. 1, P. 6, of the Public Records of Broward County, Florida. Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 14,978 square feet or 0.3438 acres more or less

Address 2926 Cortez Street

General Location SE corner of Cortez Street and Seabreeze Boulevard

DENIED 5-4.

5. **Julie and Timothy Hager / Larry Atwell and Kevin Kichar** **Yvonne Redding** **5-Z-08**

Request: ** * **Rezone RS-8 to ROA**

Legal Description: Lots 3, 4 and 5, Block 20, CROISSANT PARK, according to the plat thereof as recorded in P.B. 4, P. 28, of the Public Records of Broward County, Florida

Address 1300 and 1310 SE 1 Avenue

General Location East side of SE 1 Avenue south of SE 13 Street

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

6. **Holman Automotive, Inc.** **Deborah Rutkowski** **7-P-08**

Request: ** **Plat Review**

Legal Description: Parcel "A" according to the plat of "RESUBDIVISION OF BLOCKS 220 AND 221 PROGRESS" as recorded in Plat Book 60, Page 30 of the Public Records of Broward County, Florida, together with portion of Block 219, and other various parcels.

Address: 700 E. Sunrise Blvd.

General Location: East of Federal Highway and South side of East Sunrise Blvd.

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

7. 200 Brickell Ltd.

Michael Ciesielski

89-R-07

Request: **

Site Plan Level III / 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 9-0. 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. If no City Commission meeting is to be held within the time frames provided, the motion shall be considered at the next regularly scheduled City Commission meeting, which could take place on the following date: September 3, 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.

8. Housing Authority of Fort Lauderdale / Kennedy Homes Plat

Thomas Lodge

21-P-07

Request: **

Plat Review

Legal Description:

Block 1, Dr. Kennedy Homes Housing Project, according to the plat thereof, as recorded in P.B. 15, P. 70, of the Public Records of Broward County, Florida, less the land described as Parcel No. 163 for Right-of-Way, in Official Records Book 9853, P. 146, of the Public Records of Broward County, Florida

Address

1004 West Broward Boulevard

General Location

South side of Broward Boulevard between SW 9 and SW 11 Avenue

DEFERRED TO THE AUGUST 20, 2008 MEETING.

9. Jerry Lobel / Dejohn / Enterprise Plat

Thomas Lodge

14-P-08

Request: **

Plat Review

Legal Description:

The west 46.52 feet of Lot 12, and the east 43.48 feet of Lot 13, Block H, of amended plat of portions of Lauderdale Manors Addition, and Block 158, Chateau Park, Section-B, according to the plat thereof, recorded in P.B. 31, P. 26, of the Public Records of Broward County, Florida

Address

1241 West Sunrise Boulevard

General Location

North side of West Sunrise Boulevard between NW 9 Avenue and NW 15 Avenue

APPROVED AS PRESENTED 8-1. RECOMMENDED TO CITY COMMISSION.

10. **Pine Crest Central Energy Plant / Pine Crest Preparatory School, Inc.** Adrienne Ehle

48-R-08

Request: **

Site Plan Level III / Addition to Existing School Facility / CF-S

Legal Description:

Parcel 2: Parcel "A" of PCS Plat, according to the plat thereof as recorded in P.B. 142, P. 44, of the Public Record of Broward County, Florida; together with those certain vacated Rights-of-Way lying adjacent to NE 62 Street as shown on said plat of PCS Plat, and more fully described in Ordinance No. C-97-42 recorded in Official Records Book 27309, P. 419, of the Public Records of Broward County, Florida

Address

1501 NE 62 Street

General Location

East of Dixie Highway at the Northwest corner of NE 62 Street and NE 18 Avenue

APPROVED AS PRESENTED 9-0. 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. If no City Commission meeting is to be held within the time frames provided, the motion shall be considered at the next regularly scheduled City Commission meeting, which could take place on the following date: September 3, 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.

11. **Annexation Areas – Rezoning of Non-Residential Properties – Melrose Park**

8-Z-08

Request: ** *

Rezoning:

Broward County B-2 to City of Fort Lauderdale B-1

Broward County I-1 to City of Fort Lauderdale CF-HS

Broward County RM-15 to City of Fort Lauderdale CF

~~Broward County RS-5 to City of Fort Lauderdale GB~~

Broward County B-2 to City of Fort Lauderdale CF

General Differences:

B-2 to B-1: If rezoned will prohibit Bus Terminals, Convenience Stores, Dinner Theater, Essential Services and Utilities, Medical Research Laboratory, Mobile Collection Center, Nightclub, ~~Places of Worship~~, Recording and Broadcast Studio, Schools, Shopping Center, Skateboard Facility, Skating Rink, and Wireless Communications Facilities, which are permitted under current zoning.

I-1 to CF-HS: If rezoned will prohibit Accessory dwelling, Civic and cultural centers, Community residential facilities, Essential services, Fire protection facilities, Governmental administration offices, Health clinics, Library, museum, art gallery, Outdoor events, Parks, public, Police protection facilities, Wireless communication facilities

~~**I-1 to CF-H:** If rezoned will prohibit Civic and Cultural Centers, Community Residential Facilities, Educational Centers, Fire Protection Facilities, Governmental Administration Offices, Health Clinics, Libraries, Museums, Art Galleries, Public Parks, Police Protection Facilities, and Wireless Communication Facilities, which are permitted under current zoning.~~

RM-15 to CF: If rezoned will prohibit all Residential Dwellings, Golf Courses, Temporary Sales Office, Home Offices, Yard Sales, Bed and Breakfast, Off-site parking lots and Outdoor Events, which are permitted under current zoning.

~~**RS-4 to CB:** If rezoned will prohibit Single-Family Dwellings, Golf Courses, Family Day Care Homes, Home Office, Temporary Sales Office, Yard Sales, Off-site Parking Lots, Outdoor Events and Wireless Communications Facilities, which are permitted under current zoning.~~

B-2 to CF: If rezoned will prohibit Adult entertainment, Adult Video Store, Amusement Center, Amusement Park, Appliance Store, Auction house, Auditorium, Automobile, Truck, and RV Sales, Rental or lease, Automobile detailing, repair garage, paint shop or body shop, Awning and Canvas shop, Bank or financial institution, Bar, Lounge, Barber Shop, Beauty Shop, Bakery, Billiard Center, Pool Hall, Bingo Hall, Boarding and Breeding Kennels, Boat Buildings with repair or dry storage, Boat Sales, Bookstore, Newsstand, Bottled Glass Storage, Filling or distribution, Bowling Center, Bus Terminal, Car wash, Catering, Clothing Store, Coin Laundry, Convenience store, Courier Service, Dance Club, Delicatessen, Department Store, Dinner Theater, Dry cleaner or laundry, Electronics sales or repair, Flooring Store, Florist, Funeral Home, Mortuary, Furniture Store, Gasoline Station, Gym or Fitness Center, Hardware Store, Hobby or Craft Store, Laboratory, Lawn or Garden Shop, Library, Museum, Art Gallery, Nightclub, Offices, Package Liquor Store, Parts Store, Pharmacy, Plant and Produce Sales, Post Office, Photocopy Center, Recording or Broadcasting Studio, Repair Shop, Restaurant, Retail Store, Shopping Center, Skateboard Facility, Skating Rink, Supermarket, Swimming Pool, Theater, Tool Rental, Upholstery shop, Veterinary clinic, Video Store Wireless Communication Facility, which are permitted under current zoning.

APPROVED WITH PROPOSED CHANGES SHOWN ABOVE 9-0. RECOMMENDED TO CITY COMMISSION.

12. **Annexation Areas – Rezoning of Non-Residential Properties – Riverland Road**

9-Z-08

Request: ** *

Rezoning:

Broward County A-3 to City of Fort Lauderdale U
Broward County B-1 to City of Fort Lauderdale CB
Broward County B-3 to City of Fort Lauderdale P
Broward County I-1 to City of Fort Lauderdale CF-S
Broward County S-1 to City of Fort Lauderdale P
Broward County RS-5 to City of Fort Lauderdale CF-H
Broward County RS-5 to City of Fort Lauderdale CF-~~HS~~

General Differences:

A-3 to U: 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.

B-1 to CB: If rezoned will prohibit Accessory dwellings.

B-3 to P: If rezoned will prohibit Adult entertainment establishments, Adult video store, Amusement center, Appliance store (major), Art gallery, Auction house, Automobile, truck and recreational vehicle accessories; sales and installation, Automobile detailing or cleaning (other than automated car washes), Automobile repair garage (mechanical), Bank or financial institution, Bar, lounge, tavern or pub, Barber shop, beauty salon, nail salon, Bakery, retail, Billiard center or pool hall, Bingo hall, Blood bank, Boarding or breeding kennel, Boat sales, Bookstore, newsstand, Bowling center, Bus terminal, Car wash, Catering or food delivery service, Child care center, Clothing store, Club, private bottle, Club, private fraternal or lodge, Coin laundry, Commercial Water parks, Convenience store, Courier service, Dance club, Delicatessen, Department store, Dinner theater, Dry cleaning or laundry drop-off and pick-up, Electronics sales or repair, Employment agency, Employment agency, day labor, Escort or dating service, Essential services and utilities, Flea market, indoor, Flooring store, Florist, Funeral home, Furniture store, Gasoline station, Glass and mirror shop, Gym or fitness center, Hardware store, Hobby or craft store, Home improvement center, Hotel or motel, Laboratory, Lawn and garden shop, Library, Marina, Mobile collection center, Mortuary, Museum, Nightclub, Offices, Package delivery service, Package liquor, Parts store, Pawnshop, Personal service shops, Pest control service, Pharmacy, Places of worship, Plant or produce sales, Post office, Photocopy or small job printing shop, Recording or broadcasting studio, Repair shop, household and personal items, Restaurant, Retail store, School, Shopping center, Skateboard facility, Skating rink, Supermarket, Swap meet or outdoor flea market, Swimming pool supplies, Tattoo shop, Theater, Tool rental, Upholstery shop, Union hall, Vehicle sales, rental or leasing, Veterinary clinic, Veterinary hospital, Video store, Warehouse, self-storage, Wholesale stores, Wireless communication

I-1 to CF-S: If rezoned will prohibit Adult day care, including commercial facilities, Civic and cultural centers, Community residential facilities, Educational centers, Essential services, Fire protection facilities, Governmental administration offices, Health clinics, Library, museum, art gallery, Public parks, Place of Worship, Police protection facilities, Wireless communication facilities

S-1 to P: If rezoned will prohibit Essential services and Restaurant

RS-5 to CF-H: If rezoned will prohibit Family detached dwelling, Community residential facility, Essential services, Nonprofit neighborhood social and recreational facilities, Golf course, Family day care home, Temporary sales offices, Wireless communication facilities.

RS-5 to CF-HS: If rezoned will prohibit Family detached dwelling, Community residential facility, Essential services, Nonprofit neighborhood social and recreational facilities, Golf course, Family day care home, Temporary sales offices, Wireless communication facilities. ~~**RS-5 to CF-S:** If rezoned will prohibit Family detached dwelling, Community residential facility, Essential services, Nonprofit neighborhood social and recreational facilities, Golf course, Family day care home, Places of worship, Temporary sales offices, Wireless communication facilities.~~

APPROVED WITH PROPOSED CHANGES SHOWN ABOVE 9-0. RECOMMENDED TO CITY COMMISSION.

13. **City of Fort Lauderdale / Proposed New Zoning District – Adrienne Ehle**
RS-8B

11-T-08

Request: ** *

Creation of New Residential Zoning District – 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.

DEFERRED TO THE SEPTEMBER 17, 2008 MEETING

14. **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.