



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 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, AUGUST 20, 2008

PLACE OF MEETING: City Hall
City Commission Chambers
100 North Andrews Avenue
Fort Lauderdale, FL 33301

SPECIAL WORKSHOP: 5:30 P.M.
Presentation: City Master Plans Overview

REGULAR MEETING TIME: 6:30 P.M.

- Pledge of Allegiance
- Approval of the July 16, 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 FROM THE JULY 16, 2008 MEETING.

2. **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 FROM THE JULY 16, 2008 MEETING.

3. **Cypress Creek Rezone** **Yvonne Redding** **6-Z-08**
- Request: ** *** **Rezoning from M-3 (County) to B-2 (City) General Business**
- Legal Description: Parcel A, LIGHT SPEED BROWARD CENTER PLAT, according to the plat thereof, recorded in P.B. 177, P. 32, of the Public Records of Broward County, Florida
- Address 6030 North Andrews Avenue
- General Location South of Cypress Creek Road and East of Andrews Avenue Extension
-
4. **Edgewater, LLC.** **Yvonne Redding** **7-Z-08**
- Request: ** *** **Rezoning from RML-25 and RD-15 to RM-15**
- Legal Description: North ½ of Lot 38, F.A. BARRETT'S SUBDIVISION of the west ½ of Section 21, Township 50 South, Range 42 East, according to the plat thereof, recorded in P.B. 1, P. 46, of the Public Records of Dade County, Florida, less the west 396 feet and subject to the right-of-way of SE 15 Avenue
- Address 3325 SW 15 Avenue
- General Location West of SW 15 Avenue and South of SW 32 Place
-
5. **Zayed Yousef Masoud** **Deborah Rutkowski** **13-P-08**
- Request: **** **Plat Approval**
- Legal Description: A portion of the SW ¼ of Section 29, Township 49 South, Range 42 East, Broward County, Florida
- Address 3021 NW 19 Street
- General Location North of NW 19 Street and East of NW 31 Avenue
-
6. **Jean Shallenberger / Bliss Window** **Yvonne Redding** **11-ZR-07**
- Request: ** *** **Rezoning from RMM-25 to XP**
- Legal Description: Lots 27, 28, 29, 30 and 31, Block 259, PROGRESSO, P.B. 2, P.18, of the Public Records of Miami Dade County, Florida
- Address 801-815 North Andrews Avenue
- General Location East of NW 1 Avenue and North of NW 8 Street
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7. **Riverbend Corporate Park of Fort Lauderdale** **Yvonne Redding** **56-R-08**
- Request: **** **Site Plan Level III / Waterway Use / 938 Space Parking Garage with Amended Site Plan / B-1**
- Legal Description: Parcel "A", "Riverbend Corporate Park", P.B. 175, P. 95 through 97 of the Public Records of Broward County, Florida
- Address 2201 West Broward Boulevard
- General Location North of Broward Boulevard and East of NW 25 Avenue

8. **KYGO, LLC.** **Yvonne Redding** **19-P-07**
Request: Right-of-Way Vacation / RAC-CC
Legal Description: All that portion of that certain 14 foot alley lying in Block 46, TOWN OF FORT LAUDERDALE, according to Plat Book "B", page 40 of the Dade County Public Records, FL.
Address 600 block of Andrews Avenue
General Location North of SW 6 Street and West of South Andrews Avenue
9. **Ann Herman Park** **Michael Ciesielski** **28-R-08**
Request: ** Site Plan Level III / Waterway Use
Legal Description: Lot 2, Block 1, Rohan Acres, P.B. 22, P. 43, 44 of the Public Records of Broward County, Florida
Address 1760 SW 29 Avenue
General Location East side of SW 29 Avenue, ½ block south of SW 17 Street
10. **Middle River Terrace Park** **Michael Ciesielski** **10-Z-08**
Request: ** * Rezoning from CB and RM-15 to P (Park)
Legal Description: Parcel "A", Treeloft Square", P.B. 113, P.23, B., together with a portion of Section 35, Township 49, Range 42 East, being more particularly described as follows; the S. 120' of the N. 300' of the W. ½ of the NW ¼ of the NW ¼ of the SW ¼ of Section 35, Township 49, Range 42 East, of the Public Records of Broward County, Florida
Address 1329 NE 7 Avenue (1340 NE 5 Terrace)
General Location East side of Dixie Highway, north of NE 13 Street
11. **Imperial Point Medical Center** **Randall Robinson** **59-R-08**
Request: ** Site Plan Level III / Conditional Use Approval / 21,317 SF Emergency Room Expansion / Community Facility Zoning
Legal Description: A portion of northeast one-quarter of section 12, Township 49 south, Range 42 east and all of parcel "A", Imperial Point Medical Center North as recorded in P.B. 133, P. 44 of the Public Records of Broward County, Florida
Address 6401 North Federal Highway
General Location West side of Federal Highway, 2 blocks north of NE 62 Street
12. **Commodore Club Condo** **Thomas Lodge** **34-R-08**
Request: ** Site Plan Level III / Waterway Use and Yard Modification / RML-25
Legal Description: Lots 12, 13, & 14, Block 10 of "LAUDERDALE HARBORS SECTION A", According to the Plat thereof, as recorded in PB 9, PG 1 of the Public Records of Broward County, Florida.
Address 1532 SE 12 Street
General Location South side of SE 12 Street on the canal east of Cordova Road

13. Fort Lauderdale Executive Airport Renee Cross 41-R-08

Request: ** Public Purpose Use Approval
Legal Description: FXE Plat, Portions of Sections 8, 9,10, 16 and 17, Township 49 South, Range 42 East
Address 6000 NW 21 Avenue
General Location Between NW 62 Street and Commercial Boulevard and between NW 9 Avenue and NW 31 Avenue

14. Lauderdale Marine Center Annex Anthony Fajardo 62-R-08

Request: ** Site Plan Level III / Waterway Use / Conditional Use Approval for a Marina Facility / 40,947 SF Boat Shed / 67,700 SF of Commercial / Storage Use with 29 Boat Slips and 45 Dry Storage Spaces / Industrial Zoning

Legal Description: A portion of Parcel A, Lauderdale Marine Center Plat No. II, according to the plat thereof as recorded in P.B. 176, P. 175-176, of the Public Records of Broward County, Florida.

Address: 1601 SW 20 Street
General Location: Approximately 150 feet west of SW 15 Avenue on the north side of SW 20 Street

15. 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.