



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, OCTOBER 15, 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 September 17, 2008 Minutes

1. **Jean Shallenberger / Bliss Window** **Yvonne Redding** **11-ZR-07**

Request: ** * **Rezoning from RMM-25 to XP**

Legal Description: Lots 25, 26, 27, 28, 29, 30 and 31, Block 259, PROGRESSO, P.B. 2, P.18, of the Public Records of Miami Dade County, Florida

Address 804-812 NW 1st Avenue

General Location Corner of NW 1 Avenue and NW 8 Street

DEFERRED FROM THE AUGUST 20, 2008 MEETING

2. **Assemblies of the First Born, Inc.** **Thomas Lodge** **12-Z-08**

Request: ** * **Rezone from RD-15 to CF-H**

Legal Description: Lots 40, 41, 42, 43, 44, 45, 46, 47 and 48, Block 130 of PROGRESSO, According to the plat thereof, as recorded in P.B. 2, P. 18 of the Public Records of Dade County, FL. Said lands situate, lying and being in Broward County, FL.

Address: 1140 NW 9 Avenue

General Location: Located half way between West Sunrise Blvd and NW 13 Street on NW 9 Avenue.

DEFERRED FROM THE SEPTEMBER 17, 2008 MEETING

3. **City of Fort Lauderdale / Coontie Hatchie Landings Park** **Michael Ciesielski** **38-R-08**

Request: ** **Site Plan Level IV / Public Purpose Use/ Waterway Use**

Legal Description: Lot 43, Valentine's Subdivision, P.B. "B", P. 29, of the Public Records of Dade County, Florida

Address: 1116 SW 15 Avenue

General Location: East Side of SW 15 Avenue approximately ½ block north of Davie Boulevard

DEFERRED FROM THE SEPTEMBER 17, 2008 MEETING

4. **Sherborn Development, LLC.** **Yvonne Redding** **27-R-06**
- Request: **** **Site Plan Level III / Time Extension**
- Legal Description: Lots 3, 4, and 5, Beach Way Heights, Unit "B", according to the plat thereof, as recorded in P.B. 25, P. 27, of the Public Records of Broward County, Florida
- Address: 2756 NE 14 Street
- General Location: South of NE 14 Street and East of Bayview Drive
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5. **The Pantry of Broward** **Yvonne Redding** **14-Z-08**
- Request: ** *** **Rezone from RMM-25 to XP Parking Lot**
- Legal Description: Lot 34, Block 321 of Progresso P.B. 2, P. 18, of the Public Records of Miami-Dade County, Florida
- Address: 614 NW 3 Avenue
- General Location: East of NW 3 Avenue and North of NW 6 Street
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6. **The Pantry of Broward** **Yvonne Redding** **63-R-08**
- Request: **** **Site Plan Level III / Conditional Use / B-3 and XP**
- Legal Description: Lots, 29, 30, 31, 32, 33 and 34, Block 321 of Progresso P.B. 2, P. 18, of the Public Records of Miami-Dade County, Florida
- Address: 610 NW 3 Avenue
- General Location: East of NW 3 Avenue and North of NW 6 Street
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7. **EL-AD FL BEACH, LLC / ELAD** **Ella Parker** **43-R-08**
- Request: **** **Site Plan Level IV / Hotel, Multi-Family Units & Retail Use / PRD**
- Legal Description: Lots 15 and 16 of Parcel A, Lot 12 of Parcel D, Lots 13 and 14 less the north 48 feet of Lot 14, the north 48 feet of Lot 14 of Parcel H, Lot 17 of Parcel I, Block 5 of AMENDED PLAT OF LAS OLAS BY THE SEA SUBDIVISION, according to the Plat thereof as recorded in Plat Book 1, Page 16 of the Public Records of Broward County, Florida
- Address: 2939 Banyan Street
- General Location: North of Banyan Street, South of Poinsettia Street, East of Seabreeze Boulevard, West of Almond Road.

- 8. One Financial Center, LTD Thomas Lodge 15-P-08**
- Request: ** Plat Review**
- Legal Description: A portion of Block E of the REVISED AND ADDITIONAL PLAT OF STRANAHAN'S SUBDIVISION OF LANDS IN THE TOWN OF FORT LAUDERDALE, according to the plat thereof, as recorded in P.B. 3, P. 187, of the public records of Dade County, Florida
- Address: 100 SE 3 Avenue
- General Location: Located on the east side of SE 3 Avenue between East Broward Boulevard and SE 2 Street
- 9. West Bay Residences Randall Robinson 42-R-08**
- Request: ** Site Plan Level III / Conditional Use with Flex Allocation / B-1**
- Legal Description: The south 623.00 feet of the west 124.58 feet of the east 760.63 feet of Government Lot 1, Section 14, Township 50 south, Range 42 east, lying south of the centerline of the north fork of the Seminole River as shown on the plat of LAUDERDALE HARBORS, as recorded in P.B. 9, P. 57, of the Public Records of Broward County, Florida, less the south 403 feet thereof, said lands situated in Fort Lauderdale, Broward County, Florida
- Address: 1825 SE 17 Street
- General Location: North side of 17 Street Causeway and west of Intracoastal
- 10. City of Fort Lauderdale / Northfork Riverfront Park Michael Ciesielski 15-Z-08**
- Request: ** Rezoning from B-1 to P (Park)**
- Legal Description: All of Parcel "A", J.E.T. SON Plat, P.B. 130. P. 12, of the Public Records of Broward County, Florida, said lands situate lying and being in the City of Fort Lauderdale, Florida.
- Address: 200 NW 18 Avenue
- General Location: East side of NW 18 Avenue, approximately two blocks north of West Broward Boulevard
- 11. City of Fort Lauderdale / Northfork Riverfront Park Michael Ciesielski 79-R-08**
- Request: ** Site Plan Level III / Waterway Use / P**
- Legal Description: All of Parcel "A", J.E.T. SON Plat, P.B. 130. P. 12, of the Public Records of Broward County, Florida, said lands situate lying and being in the City of Fort Lauderdale, Florida.
- Address: 200 NW 18 Avenue
- General Location: East side of NW 18 Avenue, approximately two blocks north of West Broward Boulevard

Request: ** **Change zoning district from Broward County RD-10 (10 dwelling units per acre) to City of Fort Lauderdale P (Park) zoning district**

Legal Description: Lot 2 of Block 1 of "Rohan Acres" according to the plat thereof as recorded in P.B. 22, P. 43, Broward County, Florida. Said lands situate, lying and being in the City of Fort Lauderdale, Broward County and containing 41,178 square feet (.945 acres)

Address: 1750 SW 29 Avenue

General Location: Southeast of 17 Street and 29 Avenue

13. For the Good of the City

- Charter Amendment Question on City November 4, 2008 Ballot (City Clerk and City Auditor)
- Neighborhood Development Criteria Revisions (NDCR) Initiative – Project Update
- North US 1 Urban Design Plan Implementation – Schedule November PZB Workshop

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.