

**RESULTS**  
**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.

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**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 1<sup>st</sup> Avenue

**General Location** Corner of NW 1 Avenue and NW 8 Street

**APPROVED AS PRESENTED 6-0 (MR. MCTIGUE ABSTAINED). RECOMMENDED TO CITY COMMISSION.**

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.

**APPROVED AS PRESENTED 7-0. RECOMMENDED TO CITY COMMISSION.**

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

**APPROVED 5-2 WITH THE FOLLOWING CONDITIONS:**

1. That the applicant will comply with any archeological requirements that Broward County may have for this site including archeological monitoring of the site during any excavation and ground disturbance activities, or additional survey work on this site which satisfy archeological survey standards.
2. That pursuant to the request made by the Riverside Park Residents' Association at the October 1, 2008 meeting with City staff, the City shall plant landscaping along the six (6') high fence and that the City shall explore the feasibility of moving the entrance to the parking lot from the south side of the parking lot to the north side of the parking lot.

**RECOMMENDED TO CITY COMMISSION.**

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

**APPROVED 4-3 WITH THE CONDITION THAT GROUND COVER BE PROVIDED ON THE ENTIRE SURFACE AREA AND BE MAINTAINED. 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 dates: October 21, 2008 and November 4, 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

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

**APPROVED AS PRESENTED 7-0. RECOMMENDED TO CITY COMMISSION.**

**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

**APPROVED 7-0 WITH THE CONDITION THAT THE OUTDOOR LIGHTING MEET ALL CODE REQUIREMENTS. 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 dates: October 21, 2008 and November 4, 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

**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.

**APPROVED AS PRESENTED 6-1. RECOMMENDED TO CITY COMMISSION.**

**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

**APPROVED AS PRESENTED 7-0. RECOMMENDED TO CITY COMMISSION.**

**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<sup>th</sup> Street Causeway and west of Intracoastal

**DEFERRED TO THE NOVEMBER 19, 2008 MEETING.**

**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

**APPROVED AS PRESENTED 7-0. RECOMMENDED TO CITY COMMISSION.**

**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

**APPROVED AS PRESENTED 7-0. 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 dates: October 21, 2008 and November 4, 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

