



## 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](http://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, NOVEMBER 19, 2008**

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

**SPECIAL WORKSHOP:** 5:30 P.M.  
Presentation: North US 1 Urban Design Plan

**TIME OF MEETING:** 6:30 P.M.

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**Pledge of Allegiance**

**Approval of the October 15, 2008 Minutes**

1. **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
- DEFERRED FROM THE OCTOBER 15, 2008 MEETING.**
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2. **Rahn Bahia Mar Ltd. / Beachwalk at Bahia Mar** **Ella Parker** **29-R-08**
- Request: \*\*** **Site Plan Level IV / Restaurant and Marina Office Use / Parking Reduction Request / Request for Application of Prior Zoning Regulation / SBMHA**
- Legal Description: Part of Bahia Mar according to the plat thereof recorded in P.B. 35, P. 39 of the Public Records of Broward County, Florida, lying west right-of-way line of Seabreeze Boulevard
- Address: 701 Seabreeze Boulevard
- General Location: West of Seabreeze Boulevard, east of the Intracoastal Waterway, south of Hall of Fame Drive and north of Harbor Drive

3. **Soverign Development Group IX, Inc. / Whiddon/Ergon / 441 Plat**      **Thomas Lodge**      **11-P-08**  
**Request: \*\***      **Plat Review**  
Legal Description:      A Parcel of land being a portion of the Southwest One Quarter of Section 18, Twp 50 South, Range 42 East, of the "RIVERLAND CROSSINGS" Plat, as recorded in P.B. 171, P. 71, of the Public Records of Broward County, Florida  
Address:      2100 S State Road 7  
General Location:      Located at the Southeast corner of State Road 7 and Riverland Road
4. **Public School Concurrency ULDR Amendments**      **Eric Silva**      **13-T-08**  
**Request: \***      **ULDR Text Amendments**  
Legal Description:  
Address:  
General Location:      Citywide
5. **Park Land Use Plan Amendments - Recreation and Open Space**      **Eric Silva**      **14-T-08**  
**Request: \***      **Comprehensive Plan Amendments**  
Legal Description:  
Address:  
General Location:      Various parks and future park sites
6. **Park Land Use Plan Amendments - Conservation**      **Eric Silva**      **15-T-08**  
**Request: \***      **Comprehensive Plan Amendments**  
Legal Description:  
Address:  
General Location:      Various parks and future park sites
7. **Flagler Fort Lauderdale Development, LLC / Alexan**      **Michael Ciesielski**      **69-R-08**  
**Request: \*\***      **Site Plan Level III Review/Approval of Signage in RAC-CC**  
Legal Description:      Lots 1 thru 26, Block 2, NORTH LAUDERDALE, P.B. 2, P. 25, of the Public Records of Broward County, Florida.  
Address:      411 NE 5 Street  
General Location:      City block bounded on the north by NE 6 Street, on the east by NE 5 Avenue, on the south by NE 5 Street, and on the west by NE 4 Avenue

**Request:**

**Alley Vacation**

Legal Description:

A portion of the alley lying in Block D-1 according to the plat of "Dixie Cut-off Section Croissant Park" as recorded in P.B. 6, P. 5, of the Public Records of Broward County, Florida

Address:

3245 South Andrews Avenue

General Location:

North side of SW 33 Street, between the FEC tracks and South Andrews Avenue

**9. 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.