



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 22, 2009
May 20, 2009
September 16, 2009

February 18, 2009
June 17, 2009
October 21, 2009

March 18, 2009
July 15, 2009
November 18, 2009

April 15, 2009
August 19, 2009
December 16, 2009

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, July 15, 2009

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 17, 2009 Minutes

1. **Broward County Board of County Commissioners** **Michael Ciesielski** **7-Z-09**

Request: ** * **Rezone from B-3 to CF**

Legal Description: Lots 1 thru 6 and Lots 22 thru 25, Block 12, "Everglade Land Sales Company's Corrected Plat, P.B. 1, P. 52., of the Public Records of Dade County, Florida, together with the N ½ of a vacated alley lying adjacent to Lots 1 thru 6 and the S ½ of the vacated alley lying adjacent to Lots 22 thru 25 as described in City Ordinance C-92-22.

Address: 330 SW 27 Street

General Location: West of SW 3 Avenue between SW 27 Street and SW 28 Street

District: 4

DEFERRED FROM THE MAY 20, 2009 MEETING

2. **Riverbend South, LLC / Riverbend South I – Supervisor of Elections** **Randall Robinson** **5-ZR-09**

Request: ** * **Rezoning with Flex Allocation and site plan approval / from B-1 (Boulevard Business) & MHP (Mobile Home Park) to B-1 & CB (Community Business)**

Legal Description A portion of Parcel B, all of Parcel C, amended Plat of blocks 4, 5, 6, 7 and 14 of Woodland Park-Unit 1, according to the Plat thereof, as recorded in P.B. 30, P. 45 of the Public Records of Broward County, Florida, and a portion of the east one-half (E ½) of the northwest one-quarter (N.W. ¼) of the northeast one quarter (N.E. ¼) of section 8, Township 50 South, Range 42 East, Broward County, Florida

Address 2400 W. Broward Boulevard

General Location West side of SW 24 Avenue, approximately 285' south of Broward Boulevard

District: 3

3. Riverbend South, LLC / Riverbend South I – Randall Robinson 2-P-09

SW 26th Avenue

Request: **Vacation of Right-of-Way of SW 26 Avenue between Broward Boulevard and SW 2 Street**

Legal Description: A portion of Southwest 26th Avenue (Southwest 24 Avenue per plat), amended plat of Blocks 4, 5, 6, 7 and 14 of Woodland Park – Unit 1, according to the plat thereof, as recorded in P.B. 30, P. 45 of the Public Records of Broward County, Florida

Address: 2400 W. Broward Boulevard

General Location SW 26 Avenue between Broward Boulevard and SW 2 Street

District: 3

4. City of Fort Lauderdale / Flagler Heights Park Thomas Lodge 4-P-09

Request: **Vacation of Alley**

Legal Description: That portion of the 15 Foot Alley in Block 3, 'AMENDED PLAT OF BLOCKS 1-2-3-4-5-6-7-8-25-26-27-28-29-30-31 AND 32, OF NORTH LAUDERDALE", According to the plat thereof, recorded in Plat Book 1, Page 182, of the public records of Miami-Dade County, Florida. Lying North of the South line of lot 4 of said block 3; All less the North 20.00 feet thereof.

Address: 310 NE 6 Street

General Location Located on the Southeast corner of NE 6 Street and NE 3 Avenue

District: 2

5. TSC Lake Ridge, LLC Thomas Lodge 5-P-09

Request: **Vacation of Alley**

Legal Description: Lot 7, Block 2, LAKE RIDGE ADDITION, according to the Plat thereof as recorded in P.B. 34, P. 14 of the Public Records of Broward County, FL

Address: 1251 North Federal Highway

General Location Southwest corner of US 1 and NE 13 Street

District: 2

6. Rahn Bahia Mar, Ltd. / Bahia Mar Park

Ella Parker

3-ZPUD-08

Request: ** * **Rezone from SBMHA to PUD with Site Plan Review**

Legal Description: All that 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, excepting therefrom Parcel 1; also excepting therefrom the north 80 feet of parcel 34.

Address: 801 Seabreeze Boulevard

General Location West of Seabreeze Boulevard, east of the Intracoastal Waterway, south of Hall of Fame Drive and north of Harbor Drive

District: 2

7. City of Fort Lauderdale

Michael Ciesielski

9-Z-09

Request: ** * **Rezone from S-2 (County Zoning) to P (City Zoning)**

Legal Description: Parcel "A", Osswald Park, P.B. 143, P.29, less the Tyrone Bryant Branch Library and less the additional Right-of-Way as dedicated by Broward County Resolution # 90-3490 as recorded in the Official Records Book # 17975, Page 962 of Broward County

Address: 2220 NW 21 Avenue

General Location East side of NW 21 Avenue between NW 22 and NW 26 Streets

District: 3

8. 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.