



## 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 19, 2010  
May 19, 2010  
September 15, 2010

February 17, 2010  
June 16, 2010  
October 20, 2010

March 17, 2010  
July 21, 2010  
November 17, 2010

April 21, 2010  
August 18, 2010  
December 15, 2010

## 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, March 17, 2010**

**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 February 17, 2010 Minutes**

**1. City of Fort Lauderdale Yvonne Redding 24R10**

**Request: \*\* \*** **Site Plan Level III - Waterway Use Approval / Public Purpose Use Approval/Sailboat Bend Preserve/ Requesting Relief from Parking Requirements / "P" Zoning District**

Legal Description: Lots 1 thru 10, Block 4 and Lots 1 thru 7 Block 3, River Highlands, P.B. 10, P. 3, of the Public Records of Broward County, with a portion of vacated SW 2 Court and a portion of vacated SW 14 Way

Address: 1401 SW 2<sup>nd</sup> Court

General Location West of SW 14 Avenue and East of the New River

District: 4

**2. City of Fort Lauderdale Yvonne Redding 25R10**

**Request: \*\* \*** **Site Plan Level III - Waterway Use Approval / Public Purpose Use Approval/Bill Keith Preserve/ Requesting Relief from Parking Requirements / "P" Zoning District**

Legal Description: E F Marshals Sub Rev Plat 1-2 B 16-50-42, and Lot 17 lying in W1/2 of W1/2 of NE ¼ of SW 1/4

Address: 1720 SW 17 Street

General Location South of SW 17 Street, North of the New River

District: 4

3. **Bay Colony Exxon, Inc. / Burger King**

**Thomas Lodge**

**78R09**

**Request: \*\* \*                    Site Plan Level III / Waterway Use / Change of Use: 2,956 SF Gas Station Use to 2,956 Restaurant with Drive-Thru Facilities / B-1 Zoning District**

Legal Description:            All that part of the West ½ of the East ½ of the West ½ of the Northeast ¼ of Section 13, Township 49 South, Range 42 East, Lying East of the East right-of-way line of US Highway No. 1, and North of the North right-of-way line of NE 55<sup>th</sup> Court, as shown on the Plat of "CORAL RIDGE COMMERCIAL BOULEVARD-ADDITION NO 1", According to the plat thereof, Recorded in Plat Book 52, Page 17, of the Records of Broward County, Florida; Together with a part of that portion of the West ½ of the Southeast ¼ of the Southwest ¼ of the Southeast ¼ of Section 12, Township 49 South, Range 42 East, Lying East of the Easterly right-of-way line of US Highway No. 1

Address:                        5556 North Federal Highway

General Location            NE corner of NE 55 Court and North Federal Highway

District:                        1

**Request: \*\*** Amend the City’s Comprehensive Plan. The Proposed Amendments Include Changes to the Future Land Use Map Changes as indicated below:

<u>PARK NAME</u>	<u>FROM</u>	<u>TO</u>
<b>FLAMINGO PARK:</b>	<b>Industrial</b>	<b>Park Open-Space</b>
<b>HORTT:</b>	<b>Community Facilities</b>	<b>Park Open-Space</b>
<b>SOUTH MIDDLE RIVER:</b>	<b>Residential Medium</b>	<b>Park Open-Space</b>
<b>GORE:</b>	<b>Residential Medium</b>	<b>Park Open-Space</b>

Legal Description: Flamingo Park:  
 FLAMINGO PARK SECTION C, 38-30 b, PARCEL E.

Hortt:  
 ALL OF HORTT ELEMENTARY SCHOOL SITE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

South Middle River:  
 PARCEL A  
 A PORTION OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 49 SOUTH, RANGE 42 EAST) BROWARD COUNTY, FLORIDA  
 PARCEL B  
 THE NORTH 135 FEET OF THE WEST 200 FEET OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼, SECTION 34, TOWNSHIP 49 SOUTH, RANGE 42 EAST, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Gore:  
 A PARCEL OF LAND IN THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 16, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA

Address: Flamingo Park - 1600 SW 21 Way  
 Hortt Park - 1700 SW 14 Ct.  
 South Middle River Park - 1718 NW 6 Ave.  
 Gore Park - 1611 SW 9 Ave.

General Location City Wide

Districts: 2 & 3

**4. Communication to the City Commission**

**5. 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.