

**RESULTS
CITY OF FORT LAUDERDALE
PLANNING AND ZONING BOARD MEETING**

WEDNESDAY, FEBRUARY 16, 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 January 18, 2010 Minutes

1. Holy Cross Long Term Care, Inc. Michael Ciesielski 76R10

Request: ** Conditional Use Approval of a Level V Social Service Residential Facility in a B-1 Zoning District

Legal Description: Lots 1, 2, and 3, Block 1, Mary Knoll, P.B. 39, P. 48, of the Public Records of Broward County, Florida

Address: 2331 NE 53 Street (previously listed as 1223 NE 53 Street)

General Location: NW corner of North Federal Highway and NE 53 Street

District: 1

APPROVED 9-0 WITH THE FOLLOWING CONDITIONS:

Motion to approve Conditional Use Approval of a Level V Social Service Residential Facility in a B-1 Zoning District approved with following conditions:

A. Conditions for Project Site Plan:

- 1. The project shall include an 8 foot tall concrete panel wall, with no openings, along the west property line.**
- 2. The project shall include landscaping on the east and west sides of concrete paved wall.**
- 3. The building exit door leading to the west bufferyard shall be for emergency exit only, and shall be quipped with a delayed egress lock and exit alarm.**
- 4. The west emergency exit and west bufferyard shall be furnished with motion sensor lighting and shall be monitored by a full time security camera.**
- 5. There shall be no client use, nor recreational use, in the west buffer yard or along the west side of the building. Client outdoor access shall be limited to only the patio area on the north side of the project.**
- 6. The project shall include a locked gate preventing access from the patio area (on north side of facility) to the west buffer yard.**
- 7. The project parking areas shall include signage and curbing to restrict exiting vehicles to east bound only egress to North Federal Highway.**
- 8. The project parking areas shall include entrance signage identifying the west parking area for employees only, and the east parking area for general and service use.**
- 9. The project parking areas shall accommodate off-street service by emergency vehicles.**

10. The project shall include a new roof for the building, with flat concrete tiles.
- B. Conditions for Facility Operations:**
1. This conditional use approval for a Social Service Residential Facility Level V shall be limited to a sub acute medical detoxification facility, as set forth in Chapter 397, Florida Statutes, and meet all of the conditions provided in this conditional use approval.
 2. The facility shall be a short term care facility, which limits of the length of stay for clients to not greater than 21 consecutive days or until the client is medically stabilized.
 3. The facility shall provide in-patient services only, and no outpatient service nor client visitation are permitted.
 4. The facility shall only admit clients who have been diagnosed with a substance abuse disorder.
 5. The facility shall be a voluntary care facility, and no clients will be admitted against their will.
 6. The facility shall be an adult care facility, and no juvenile clients will be admitted.
 7. The facility shall not admit acute psychiatric patients.
 8. The facility shall not admit clients remanded by the criminal justice system.

Roll Call Vote 9-0 (unanimous)

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: March 1 and March 15, 2011. 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.

2. Amera Federal 400, LTD.

Yvonne Redding

7P10

Request: **

Right-of-Way Vacation

Legal Description:

Portion of the 10' alley lying adjacent to lots 9 through 24, Block 5, HOLMBERG & McKEE's SUBDIVISION, according to P.B. 1, P. 112 of the Public Records of Dade County, Florida

Address:

400 North Federal Highway

General Location:

North of NE 4 Street and East of Federal Highway

District:

2

APPROVED 9-0 WITH THE FOLLOWING CONDITIONS:

1. A utility easement shall be retained within the vacated segment of the alley; however, the utility easement shall be vacated when the utilities are relocated.
2. If any relocations are required, the full cost shall be borne by the applicant and the relocation plan shall be reviewed and approved by the Engineering Department.

3. Final DRC approval

RECOMMENDED TO CITY COMMISSION.

3. Communication to the City Commission

4. 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.