

**CITY OF FORT LAUDERDALE
PLANNING AND ZONING BOARD MEETING
Wednesday, May 15, 2013**

AGENDA

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

Approve April 17, 2013 Minutes

1. **City of Fort Lauderdale** **Linda Mia Franco** **6T13**
- Request: *** **Amendment to City’s Unified Development Regulations; Revision to Section 47-6, Business Zoning Districts, eliminating convenience stores and liquor stores from the Business Zoning Districts (CB, B-1, B-2, B-3) when located within the Northwest Regional Activity Center Land Use.**
- Project Description: As a first phase of the Implementation of the 2006 Sistrunk Boulevard Urban Design Improvement Plan & 2008 NPF CRA Implementation Plan (NWRAC-MU: Illustrations of Design Standards) staff recommends the elimination of convenience stores (as defined in Section 47-35, *Definitions*) and liquor store uses as indicated in the City of Fort Lauderdale Unified Land Development Regulations (ULDR) from the Community Business (CB), Boulevard Business (B-1), General Business (B-2) and Heavy Commercial/Light Industrial Business (B-3) zoning districts when located within the boundaries Northwest Regional Activity Center (NWRAC) future land use designation as indicated on the City of Fort Lauderdale Future Land Use Map.
- General Location: The area generally lying west of Flagler Avenue to the City limits, north of Broward Boulevard and south of Sunrise Boulevard.
- District: 3
2. **City of Fort Lauderdale** **Linda Mia Franco** **3Z13**
- Request: ** *** **Rezone from Residential Low to Rise to Multifamily/Medium Density (RM-15) District, Community Business (CB) District, General Business (B-2), Heavy Commercial/Light Industrial Business (B-3) District and General Industrial (I) To Northwest Regional Activity Center – Mixed Use east (NWRAC-MUe) & Northwest Regional Activity Center-Mixed Use west (NWRAC-MUw) Zoning Districts**
- General Location: NW 6th Street (Sistrunk Boulevard) corridor from the Florida East Coast Railway to the east to NW 24th Avenue to the west & NW 7th Avenue from NW 6th Street (Sistrunk Boulevard) to the north and NW 2nd Street to the south
- District: 3

Staff request item be WITHDRAWN

3. **City of Fort Lauderdale / Coral Ridge Park** Eric Engmann 43R13
- Request: * **** Public Purpose Request; Shade Structure over playground equipment at Coral Ridge Park
- Legal Description: CORAL RIDGE GALT ADD 27-46B LOT 10 BLK 14
- General Location: 2401 NE 27 Terrace
- District: 1
4. **Retail Plaza Properties LLC/ Karam Plat** Eric Engmann 5P13
- Request **** Plat Approval
- Legal Description: The South one-half (S1/2) of Lot 3, and a portion of Parcel "B", CORAL RIDGE PROPERTIES, PB 28 P 8, PRBC
- General Location: 2949 N. Federal Hwy
- District: 1
5. **CTA Properties, Ltd. / Broward Financial Center** Yvonne Redding 10R13A
- Request:** Sign Approval pursuant to ULDR Sec. 47.22.4.C.13.I
- Legal Description: 2 Financial Plaza PB 118 Pg 6B, Parcel A
- General Location: 500 E. Broward Blvd.
- District: 4
6. **BAC Home Loans** Yvonne Redding 6P13
- Request: **** Right-of-Way Vacation; 5-foot by 74.5-foot portion of NE 27th Avenue
- Legal Description: CORAL RIDGE GALT ADD 27-46 B, LOT 9 BLK 13
- General Location: 2401 NE 27 Avenue
- District: 1
7. **Esposito Enterprises Inc. / Sunrise Spa** Yvonne Redding 27R13
- Request: **** Site Plan Level III; Massage Spa in Sunrise Lane Area (SLA) District
- Legal Description: SEABRIDGE 21-46B, Lot 4 Block BA
- General Location: 2902 E. Sunrise Blvd
- District: 2

8. **Galleria Landings**

Yvonne Redding

47R13

Request: ** Site Plan Level III; Waterway Use

Legal Description: All that portion of the north 400 feet of the south 903.85 feet of the Government Lot 7, section 36, Township 49 south, Range 42 east, Broward County, FL, lying east of Us. Highway No. 1 (Federal Hwy).

General Location:

District: 1180 N. Federal Hwy
2

Item will not be heard on agenda; Applicant is requesting DEFERRAL

9. **Communication to the City Commission**

10. **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.

MEETING FORMAT

I. 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.

II. 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. 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.
- 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
- 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.

III. 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.

IV. Minutes

A copy of the official minutes will be available to the public and can be picked up at the Department of Sustainable Development, 700 N W 19th Avenue, after the Planning and Zoning Board meeting of the following month, or can be viewed on our website at www.fortlauderdale.gov under Documents/Agendas.

V. Planning and Zoning Board Meeting Dates

Third Wednesday of the month at 6:30 p.m. unless otherwise noted

VI. 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
- Rezonings
- 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 DRC denial)
- Site Plan Level III
- Conditional Use Approvals
- Parking Reduction Requests

VII. 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.

VIII. Notes

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) 828-6531 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.