

**CITY OF FORT LAUDERDALE  
PLANNING AND ZONING BOARD MEETING  
Wednesday, June 19, 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**

**Approval of the May 14 and May 15, 2013 Minutes**

1. **Premier Developers V, LLC. / 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:                      1180 N. Federal Hwy

District:                      2

2. **Tiffany House LP / Tiffany House/The Escape Hotel**                      **Randall Robinson**                      **1ZPUD08A1**

**Request: \*\* \***                      **Site Plan Level IV – Amendment to approved PUD development plan**

Legal Description:                      Lots 1, 2, 3, and 4, Block 8, BIRCH OCEAN FRONT SUBDIVISION, according to the plat thereof, as recorded in Plat Book 19, Page 26, of the public records of Broward County, Florida, and Lots 15, 16, and 17, BIRCH ESTATES, according to the plat thereof, as recorded in Plat Book 23, Page 24, of the public records of Broward County, Florida.

General Location:                      Southwest corner Riomar Street and Birch Road

District:                      2

3. New Mount Olive Missionary Baptist Church, Inc. Thomas Lodge 8Z12

**Request: \*\* \*** **Rezoning Residential Mid Rise Multifamily/Medium High Density District (RMM-25) to Community Facility-House of Worship (CF-H)**

Legal Description: Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block "B", FORT LAUDERDALE LAND AND DEVELOPMENT COMPANY SUBDIVISION OF BLOCK 6, according to the plat thereof, as recorded in Plat Book 1, Page 57, of the public records of Dade County, Florida.

General Location: Southwest corner of NW 8 Avenue and NW 4 Street

District: 3

**Applicant requests DEFERRAL to July 17, 2013 regular meeting.**

4. New Mount Olive Missionary Baptist Church, Inc. Thomas Lodge 9Z12

**Request: \*\* \*** **Rezoning Residential Mid Rise Multifamily/Medium High Density District (RMM-25) to Community Facility-House of Worship (CF-H)**

Legal Description: Lots 33 and 34, Block 18, NORTH LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, Page 48, of the public records of Dade County, Florida; AND the West one-half (W ½) of that certain 15.00 foot alley, lying East of and adjacent to said Lots 31 and 32.

General Location: East side of NW 8 Avenue between NW 4 Street and NW 5 Street

District: 3

**Applicant requests DEFERRAL to July 17, 2013 regular meeting.**

5. New Mount Olive Missionary Baptist Church, Inc. Thomas Lodge 10Z12

**Request: \*\* \*** **Rezoning Residential Mid Rise Multifamily/Medium High Density District (RMM-25) to Community Facility-House of Worship (CF-H)**

Legal Description: Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 33, 34, 35, 36, 40, 41, 42, 43, 44, 45, 46, 47 and 48, Block 17, NORTH LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, Page 48, of the public records of Dade County, Florida.

General Location: South side of NW 5 Street between NW 8 Avenue and NW 9 Avenue

District: 3

**Applicant requests DEFERRAL to July 17, 2013 regular meeting.**

6. New Mount Olive Missionary Baptist Church, Inc. Thomas Lodge 11Z12

**Request: \*\* \*** **Rezoning Residential Mid Rise Multifamily/Medium High Density District (RMM-25) to Community Facility-House of Worship (CF-H)**

Legal Description: Lots 28, 29, 30, 31, 32, 33, 34, 35 and 36, Block "B", FORT LAUDERDALE LAND AND DEVELOPMENT COMPANY SUBDIVISION OF BLOCK 6, according to the plat thereof as recorded in Plat Book 1, Page 57, of the public records of Dade County, Florida.

General Location: Northwest corner of NW 3 Street and NW 8 Avenue

District: 3

**Applicant requests DEFERRAL to July 17, 2013 regular meeting.**

**7. New Mount Olive Missionary Baptist Church, Inc.                      Thomas Lodge                      2P13**

**Request: \*\*                      Vacation of Right-of-Way**

Legal Description:                      All that certain 15.00 foot platted Alley in Block 17, NORTH LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, Page 48 of the public records of Dade County, Florida, lying West of and adjacent to Lots 1 through 24 inclusive, of said Block 17 AND lying East of and adjacent to Lots 25 through 48 inclusive of said Block 17.

General Location:                      North side of NW 4<sup>th</sup> Street between NW 8<sup>th</sup> Avenue and NW 9<sup>th</sup> Avenue

District:                      3

**Applicant requests DEFERRAL to July 17, 2013 regular meeting.**

**8. New Mount Olive Missionary Baptist Church, Inc.                      Thomas Lodge                      3P13**

**Request: \*\*                      Vacation of Right-of-Way**

Legal Description:                      All that certain 10.00 foot platted Alley in Block "B", FORT LAUDERDALE LAND AND DEVELOPMENT COMPANY SUBDIVISION OF BLOCK 6, Fort Lauderdale, Florida, according to the plat thereof, as recorded in Plat Book 1, Page 57, of the public records of Dade County, Florida, lying South of and adjacent to Lots 1 through 18 inclusive of said Block "B" AND North of and adjacent to Lots 19 through 36 inclusive of said Block "B".

General Location:                      East side of NW 9<sup>th</sup> Avenue between NW 3<sup>rd</sup> Street and NW 4<sup>th</sup> Street

District:                      3

**Applicant requests DEFERRAL to July 17, 2013 regular meeting.**

**9. New Mount Olive Missionary Baptist Church, Inc.                      Thomas Lodge                      65R12**

**Request: \*\*                      Site Plan Level III – Increase in Maximum Dimensional Requirements**

Legal Description:                      Lots 3 through 36 inclusive and Lots 40 to 48 inclusive, Block 17, NORTH LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, Page 48, of the public records of Dade County, Florida. TOGETHER WITH: Lots 25 through 34 inclusive, Block 18, NORTH LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, Page 48, of the public records of Dade County, Florida, and the West one-half of that certain 15 foot alley (now vacated) lying East of and adjacent to said lots 25 through 34, now vacated. AND ALSO TOGETHER WITH: Lots 1,2,3,4,5,6,7,8,22,23,24,25,26,27,28,29,30,31,32,33,34,35 and 36, Block "B", FORT LAUDERDALE LAND AND DEVELOPMENT COMPANY SUBDIVISION OF BLOCK 6, Fort Lauderdale, Florida, according to the plat thereof, as recorded in Plat Book 1, Page 57, of the public records of Dade County, Florida.

General Location:

District:                      3

**Applicant requests DEFERRAL to July 17, 2013 regular meeting.**

10. **69<sup>th</sup> Street Properties LP / Aldi** **Thomas Lodge** **45R13**

**Request: \*\*** **Parking Reduction**

Legal Description: All of lots 5, 6, 7, 8, 9 and 10, Block 39, and Parcel "B" of CORAL RIDGE ISLES, according to the Plat thereof, as recorded in Plat Book 45, Page 47, of the Public Records of Broward County, Florida.

General Location: Northwest corner of NE 18<sup>th</sup> Avenue and Commercial Boulevard

District: 1

11. **AZDD, LLC. / Aquarius** **Thomas Lodge** **28R13**

**Request: \*\*** **Site Plan Level III – Waterway Use**

Legal Description: Lots 3, 4 and 5 of BEACHWAY HEIGHTS – UNIT "B", According to the plat thereof, as recorded in Plat Book 25, Page 27, of the Public Records of Broward County, Florida.

General Location: East of Bayview Drive on the south side of NE 14<sup>th</sup> Street

District: 1

12. **Lofts at Tarpon River LLC /** **Randall Robinson** **9P13**  
**Pinnacle at Tarpon River Plat**

**Request: \*\*** **Plat Review**

Legal Description: Parcel B of Pat's Plat, Plat Book 54 Page 5

General Location: Northeast corner SE 9 Street and SE 2<sup>nd</sup> Avenue

District: 4

13. City of Fort Lauderdale

Anthony Fajardo

7T13

**Request: \*** **Amendment to City's Unified Land Development Regulations (ULDR) revising Section 47-18.31, Social Service Facility to provide for levels of facilities based on number of clients and types of services offered and to include separation criteria based on the level of facility proposed.**

General Location: Citywide  
District: All Districts

14. Election of Chair and Vice Chair

15. Communication to the City Commission

16. For the Good of the City

**Special Notes:**

\*PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE PLANNING & ZONING BOARD IS PROHIBITED BY SUNSHINE LAW. PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

**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 a 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 19<sup>th</sup> Avenue, after the Planning and Zoning Board meeting of the following month, or can be viewed on our website at [www.fortlauderdale.gov](http://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](http://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.