

**CITY OF FORT LAUDERDALE
PLANNING AND ZONING BOARD MEETING
Wednesday, December 18, 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.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

II. APPROVAL OF MINUTES

III. AGENDA ITEMS:

- 1. Applicant / Project:** North Federal 2650 LLC / Chick-Fil-A
Request: ** * Plat Review
Case Number: 11P13
General Location: E. side of N. Federal Highway between NE 26 Street and E. Oakland Park Blvd.
Legal Description: S. 1/2 of Lot 7, Block 61 and all of Lot 21, Block 66, of the "Coral Ridge Galt Addition No. 1," Plat recorded in Plat Book 31, Page 37, Section 25, Township 49 South, Range 42 East, City of Fort Lauderdale, Broward County, Florida.
Case Planner: Eric Engmann
Commission District: 1
- 2. Applicant / Project:** North Federal 2650 LLC/ Chick-Fil-A
Request: ** * Site Plan Level IV; Rezone from Residential Mid Rise Multifamily /Medium High Density District (RMM-25) to Exclusive Use Parking Lot (X-P) with Commercial Flex Allocation for proposed restaurant use
Case Number: 8ZR13
General Location: E. side of N. Federal Highway between NE 26 Street and E. Oakland Park Blvd.
Legal Description: Lot 21, Block 66, CORAL RIDGE ADDITION NO. 1, Plat Book 31, Page 37 of the public records of Broward County, Florida.
Case Planner: Thomas Lodge
Commission District: 1
- 3. Applicant / Project:** GDC Broward RB LLC, Les Wills Riverland Bait Tackle & Gun Shop/ Riverbend Marketplace
Request: ** * Vacation of Right-of-Way
Case Number: 15P13
General Location: Southeast corner of SW 27 Avenue and SW 2 Court.
Legal Description: All that portion of the land recorded in Official Records Book 5642, Page 174, Broward County, Florida, lying 37.00 feet E. of and parallel with, as measured at right angles to, the W. line of the NE ¼ of Section 8, Township 50 South, Range 42 East, Broward County, Florida.
Case Planner: Thomas Lodge
Commission District: 3

4. **Applicant / Project:** Riverbend South LLC, GDC Broward RB LLC, Sunmax LLC, Donald T Swinarski Jr., Brian, Pattulo, Arco Property Management, Carl T. Waldron/ Riverbend Marketplace
Request: ** * Vacation of Right-of-Way
Case Number: 25P13
General Location: E. of SW 27 Avenue, N of SW 2 Court.
Legal Description: All that portion of SW 2nd Street (Being a 60' platted right-of-way) as shown on WOOKLAND PARK (UNIT ONE), Plat Book 10, Page 64, of the public records of Broward County, Florida, lying 37.00 feet East of and parallel with, as measured at right angles to, the W. line of the NE ¼ of Section 8, Township 50 South, Range 42 East, Broward County, Florida.
Case Planner: Thomas Lodge
Commission District: 3
5. **Applicant / Project:** Riverbend South LLC, GDC Broward RB LLC, Sunmax LLC, Donald T. Swinarski Jr., Brian Pattulo, City of Fort Lauderdale, George, Arlene Berger, Les Wills Riverland Bait Tackle & Gun Shop, Inc/ Riverbend Marketplace
Request: ** * Vacation of Right-of-Way
Case Number: 26P13
General Location: E. of SW 27 Avenue, S of SW 2 Street.
Legal Description: All that portion of SW 2nd Court (Being a 30' platted right-of-way) as shown on WOOKLAND PARK (UNIT ONE), Plat Book 10, Page 64, of the public records of Broward County, Florida, lying 37.00 feet E. of and parallel with, as measured at right angles to, the W. line of the NE ¼ of Section 8, Township 50 South, Range 42 East, Broward County, Florida.
Case Planner: Thomas Lodge
Commission District: 3
6. **Applicant / Project:** GDC Broward RB LLC, Carl T. Waldron, George and Arlene Berger/ Riverbend Marketplace
Request: ** * Vacation of Right-of-Way
Case Number: 27P13
General Location: E. of SW 27 Avenue between SW 2 Street and SW 2 Court.
Legal Description: All of SW 26 Avenue, platted as SW 24 Avenue, (being a 50 foot platted right-of-way) as shown on amended plat of Blocks 4,5,6,7 and 14, WOODLAND PARK – UNIT 1, Plat Book 30, Page 45 of the Public Records of Broward County, Florida, less and excepting therefrom a portion of SW 26 Avenue previously vacated as recorded in Official Record Book 46862, Page 994, Broward County, Florida.
Case Planner: Thomas Lodge
Commission District: 3
7. **Applicant / Project:** Downtown Master Plan Amendment
Request: * Amendment to Chapter 4: Design Guidelines of the Downtown Master Plan to include Transit Oriented Development (TOD) guidelines for the purpose of guiding and encouraging future development and redevelopment within proximity to premium transit stations in the Downtown Regional Activity Center (RAC).
Case Number: 11T13
General Location: The amendment applies to the Downtown Regional Activity Center (RAC), generally located south of Sunrise Boulevard, north of the Tarpon River, between S.E. 9th Avenue and N.W. 7th Avenue, in the City of Fort Lauderdale.
Case Planner: Todd Okolichany
Commission District: 2, 3 and 4

NOTE: Staff will ask for a deferral of this item.

IV. COMMUNICATION TO THE CITY COMMISSION

V. 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.

*If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will 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 for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

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 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.