

**CITY OF FORT LAUDERDALE
PLANNING AND ZONING BOARD MEETING
Wednesday, December 18, 2013**

RESULTS

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

Recommended for Approval, 8-0 to City Commission.

- 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

Recommended for Approval, 8-0 to City Commission, with conditions:

1. Subject surface parking lot will be used by employees only
2. The placement of shade structures as currently proposed is subject to approval of ULDR amendment to section 47-23.9, Interdistrict Corridor Requirements.

- 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

Recommended for Approval, 8-0 to City Commission, with conditions:

1. A temporary utility easement shall be retained until such time as the engineering certificate is recorded evidencing that any utilities in the vacation area have been relocated or abandoned.
2. Any city infrastructure known or unknown found to be within the vacated area shall be relocated at the expense of the applicant, and the relocated facilities shall be required to be inspected and accepted by the City's Public Works Department.
3. Any other utility infrastructure known or unknown and found to be within the vacated area shall be relocated at the expense of the applicant, and the relocated facilities shall be required to be inspected and accepted by the applicable utility agency or service provider.

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

Recommended for Approval, 8-0 to City Commission with conditions.

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

Recommended for Approval, 8-0 to City Commission with conditions.

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

Recommended for Approval, 8-0 to City Commission with conditions.

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

Deferred to next meeting.

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