



PLANNING AND ZONING BOARD MEETING

City Commission Chambers

City Hall

100 N Andrews Avenue Fort Lauderdale, FL 33301

February 20, 2019

6:30 PM

AGENDA RESULTS

- I. CALL TO ORDER / PLEDGE OF ALLEGIANCE
- II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM
- III. PUBLIC SIGN-IN / SWEARING-IN
- IV. AGENDA ITEMS:

1.	CASE:	R18058
	REQUEST: **	Site Plan Level IV Review: 115 Multifamily Residential Units, 168 Hotel Rooms, 3,600 Square Feet Restaurant Use, and 3,156 Square Feet Retail Use
	APPLICANT:	Bayshore Hotel LLC and 3030 Bayshore Properties LLC
	PROJECT NAME:	Bayshore Hotel
	GENERAL LOCATION:	3016 Bayshore Drive
	ABBREVIATED LEGAL DESCRIPTION:	Birch Estates 23-24 B Lots 4,5,6,7
	ZONING DISTRICT:	A-1-A Beachfront Area (ABA)
	LAND USE:	Central Beach Regional Activity Center
	COMMISSION DISTRICT:	2 – Steven Glassman
	CASE PLANNER:	Tyler LaForme

RECOMMENDED FOR APPROVAL (5-4) TO CITY COMMISSION, WITH STAFF CONDITIONS, AND THAT THE PROJECT SHALL NOT OPERATE AS A CONDO HOTEL, AND REVISING CONDITION 4, REQUIRING THE APPLICANT TO CONSTRUCT ASSOCIATED INFRASTRUCTURE IMPROVEMENTS TO CONNECT THE PROJECT TO PUMP STATION D-31, SUBJECT TO REVIEW AND APPROVAL BY THE PUBLIC WORKS DEPARTMENT:

1. Applicant will be required to pay a Park Impact Fee for the proposed residential units prior to issuance of building permit in accordance with ULDR Sec. 47-38A, Park Impact Fees.
2. This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a Planning and Zoning Board or City Commission agenda, a written response from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.

3. Pursuant to the Unified Land Development Regulations (“ULDR”), Section 47-25.2.P, this site is located in an area that the City has identified as an archaeologically significant zone. The applicant is required to contract with an archaeologist to provide a shovel test survey that includes samples from throughout the project site and states whether the development site holds archaeological significance. The archaeologist must state within the report if further testing on the site is required and/or if monitoring by the archaeologist is required during ground disturbing activity once construction commences. All preliminary reports from the archaeologist must be submitted, prior to final DRC approval, to both the Case Planner and Historic Preservation Planner. If monitoring is required, the applicant must also provide a letter of agreement with the archaeologist stating that they will be present during phases of the project that include ground disturbing activity. For any questions contact Trisha Logan, Historic Preservation Planner, at 954-828-7101 or at tlogan@fortlauderdale.gov.
4. In accordance with the Water and Wastewater Capacity Availability letter issued by the City Public Works Department dated December 10, 2018, the existing 8-inch sewer on Bayshore Drive and the downstream 10-inch sewer on North Birch Road do not have sufficient capacity to serve the project and convey the flow downstream to the existing 15-inch sewer on North Birch Road and to pumping station D-31. Public Works has reviewed possible alternatives to address the wastewater adequacy for this project and determined that a new 10-inch gravity sewer main can be installed by the applicant on North Birch Road to connect to the existing manhole at the intersection of North Birch Road and Riomar Street (approx. 1 block north of the project). The existing manhole is served by pump station D-41 which has adequate capacity to serve this project. If the gravity sewer installation at North Birch Road is not feasible due to potential conflicts with existing infrastructure, the applicant will construct a private lift station on-site to be connected to the existing 18-inch force main in North Birch Road. The applicant shall be required to coordinate the design requirements and construction of these improvements with the City to their satisfaction. Applicant voluntarily assumes responsibility for the design, permitting and construction of said improvements in order to meet adequacy requirements per ULDR section 47-25.2;
5. All proposed private features encroaching within the right of way along North Birch Road and Bayshore Drive (i.e. water features, raised planters, landscape walls), are subject to a separate Design Review Committee (DRC) submittal and Revocable License Agreement approval. These features shall not conflict with ULDR requirements and the public use of the right of way. As indicated on plans, these features have no structural value and are not being used to overcome the grade differential between the site and existing right of way and therefore will not impact the functionality/ access to the site or site plan requirements if removed/ revoked in the future. Applicant shall be responsible for removing all revocable features and restoring right of way as need if so requested by the City. Prior to issuance of building permit a copy of the recorded revocable license shall be provided.
6. Prior to final DRC sign off, provide additional information on plans to verify that the proposed garage ramps do not exceed 12% slope in accordance with ULDR section 47-20.9 (i.e. ramp length, floor elevation).
7. Prior to final DRC sign off, provide a cross section along east side of development to ensure site runoff is retained onsite. Also, clarify what is being proposed along the southern boundary of the site. Sections appear to propose a raised landscape area and retaining wall. How these improvements are coordinated with the existing power poles to remain on this area, and is the utility easement owner(s) okay with the proposed retaining wall/ foundation encroachment within the utility easement? Provide correspondence accordingly.
8. Prior to final DRC sign off, include dimension on landscape plans to confirm the required horizontal clearance from existing 6 inch water main (Bayshore Drive) and 12 inch water main (North Birch Road) is provided (10' from larger trees, and 5' from smaller trees). Applicant indicates a root barrier is being provided to protect the utilities, however, the root barrier only extends 18" below sidewalk/ pavement while utilities are generally 36 inches below the pavement/ ground. If proper horizontal clearance is not provided (5' min. for smaller trees and 10' for larger trees), please provide correspondence from Public Works (Rick Johnson/ Keith Hutchison) accepting the proposed clearance/ alternative requirements.
9. Prior to final DRC sign off, survey shall be updated to be based on a title commitment or Opinion of

Title with an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale (provided survey is based on title commitment from 08/30/2015). Also, provide background information on title notes items #7 through #11 since the only items depicted on survey appears to be items #7 and #8.

10. Prior to final DRC sign off, depict location of relocated street light poles along Bayshore Drive in coordination with proposed improvements.
11. Prior to final DRC sign off, revise Section 1A, on page LC-101, to depict proposed water feature wall (within sight triangle) does not exceed 2.5' in height from adjacent edge of pavement (rather than sidewalk) in accordance with ULDR section 47-35.
12. Prior to final DRC sign off, depict striping for no parking on proposed turnaround areas where dead-end parking is proposed.
13. Prior to issuance of building permit, applicant shall coordinate with FPL on any additional requirements related to access and maintenance of existing power poles to remain along southern boundary of property line.
14. Prior to issuance of building permit, applicant shall provide details per city standards for the proposed bio-swales along North Birch Road and Bayshore Drive in coordination with Public Works.
15. Prior to final certificate of occupancy issuance, applicant shall record a 20' corner chord permanent right-of-way easement on southeast corner of North Birch Road and Bayshore Drive intersection per ULDR Section 47-24.5.D.p.
16. Prior to final certificate of occupancy issuance, applicant shall record a permanent Sidewalk Easement as appropriate along east side of North Birch Road to accommodate portion of pedestrian clear path that may be located beyond public right-of-way and/or right-of-way easement dedication.
17. Prior to final certificate of occupancy issuance, applicant shall record a 10' x 15' (min.) permanent Utility Easement for the proposed 4 Inch water meter off North Birch Road.
18. Prior to final certificate of occupancy issuance, applicant shall coordinate Maintenance Agreement with the City for property frontage along Bayshore Drive and North Birch Road. Proposed special improvements for this project within adjacent city right-of-way to be maintained in perpetuity by property owner include: asphalt pavement, curb and gutter, valley gutter, landscape, structural soil, landscape walls/ raised planters, irrigation, root barriers, pedestrian lighting, concrete driveways, specialty paving sidewalks and water features as depicted on maintenance agreement exhibit sheet LC-201.
19. Light poles shall be placed beyond fifteen (15) feet of trees.

2.	CASE:	R17057
	REQUEST: **	Site Plan Level III Review: Waterway Use and Yard Modification for Seven Multi-Family Residential Units
	APPLICANT:	94-96 Hendricks Isle, LLC.
	PROJECT NAME:	94 Hendricks
	GENERAL LOCATION:	94 Hendricks Isle
	ABBREVIATED LEGAL DESCRIPTION:	Lot 3, Block 4, of "Victoria Isles", According to the Plat Thereof, as Recorded in Plat Book 15, Page 67, of the Public Records of Broward County, Florida
	ZONING DISTRICT:	Residential Mid-Rise Medium High Density (RMM-25)
	LAND USE:	Medium-High

COMMISSION DISTRICT: 2 – Steven Glassman

CASE PLANNER: Yvonne Redding

DEFERRED (9-0) TO MAY 15, 2019 PLANNING AND ZONING BOARD MEETING

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- 3. CASE: R18011**
- REQUEST: **** Site Plan Level IV Review: 205 Hotel Units, 381 Space Parking Facility and 5,310 Square Feet Commercial/Retail Use
- APPLICANT:** Beach Boys Plaza Inc. % Hamuy
- PROJECT NAME:** Beach Boys Plaza
- GENERAL LOCATION:** 401 South Fort Lauderdale Beach Boulevard
- ABBREVIATED LEGAL DESCRIPTION:** Lot 1 and 2, of "Las Olas By The Sea" re-amended Plat Book 1, Page 16 of the Public Records of Broward County, Florida
- ZONING DISTRICT:** A1A – Beach Front District (ABA)
- LAND USE:** C Regional Activity Center
- COMMISSION DISTRICT:** 2 – Steven Glassman
- CASE PLANNER:** Yvonne Redding

RECOMMENDED FOR APPROVAL (7-2) TO CITY COMMISSION, WITH STAFF CONDITIONS:

1. **At time of permit submittal, applicant will be required to pay a Park Impact Fee for the proposed hotel units prior to issuance of building permit in accordance with ULDR Sec. 47-38A;**
2. **Prior to final DRC, applicant shall provide a final School Capacity Availability Determination (SCAD) letter that confirms that school capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.**
3. **After review of the results and recommendations provided in the Phase I of the Cultural Resource Assessment of the Beach Boys Plaza site, it is recommended that the DRC application receive final sign-off with the contingency that a Phase II Cultural Resource Assessment be conducted in conjunction with applications for any necessary demolition permits to perform the additional testing. Once the Phase II Cultural Resource Assessment is complete it shall be provided to the Historic Preservation Board Liaison prior to the issuance of foundation or building permits. Dependent on the results from the Phase II Cultural Resource Assessment, further testing or mitigation may be recommended to take place prior to the issuance of a foundation or building permit. Additionally, monitoring may also be required during ground disturbing activity which would require the archaeologist to be on site while this portion of the construction is occurring. If this is recommended, a letter of agreement with the archeologist shall be submitted to the Historic Preservation Board Liaison stating that they will be present during phases of the project that include ground disturbing activity.**

The selected archaeological consultant shall first provide a draft management plan in preparation of the Phase II Cultural Resource Assessment that identifies the locations of testing and monitoring within the site which shall be approved by the Historic Preservation Board Liaison. Following the submittal and approval of the management plan, the Phase II Cultural Resource Assessment shall be conducted to provide further data on the deposits within the site, determine the boundary of the site, and to confirm as to whether the site meets the criteria for National Register Eligibility.

4. **Prior to Final DRC, the applicant must comply with ULDR Section 47-25.2.P. regarding archaeological resources by documenting compliance from the State, County, or other agency/entity with jurisdiction over archaeological matters and submitting this information to**

the City.

5. Prior to issuance of Final Certificate of Occupancy (C.O.), applicant shall record a public right-of-way easement along the east side of State Road A1A/Seabreeze Boulevard consisting of approximately twenty-two and a half (22.5) feet to complete half of minimum eighty-five (85) foot right-of-way section required per the Broward County Trafficways Plan as approved by the Florida Department of Transportation (FDOT).
6. Prior to issuance of Final C.O., applicant shall record a public right-of-way dedication or right-of-way easement along the west side of State Road A1A/S. Fort Lauderdale Beach Boulevard consisting of one and a half (1.5) feet to complete half of minimum seventy-three (73) foot right-of-way section required per the Broward County Trafficways Plan as approved by the FDOT.
7. Prior to issuance of Final C.O., applicant shall record a public pedestrian sidewalk access easement along the east side of State Road A1A/Seabreeze Boulevard to accommodate a portion of the required pedestrian clear path located outside of existing right-of-way and proposed right-of-way easement as approved by the FDOT.
8. Prior to issuance of Final C.O., applicant shall record a cross-access easement agreement with private property owner immediately to the north, as approved by the FDOT (per their Pre-Application Letter dated 11/16/2018).
9. Prior to issuance of Final C.O., applicant shall record a ten (10) foot by fifteen (15) foot utility easement for any four (4) inch or larger water meter vault located within the proposed development and outside of existing right-of-way and proposed right-of-way easements to facilitate City maintenance access as approved by the City Engineer.
10. Prior to issuance of Final C.O., applicant shall coordinate Maintenance Agreement with the FDOT for property frontage along State Road A1A/Seabreeze Boulevard.
11. Prior to Final Development Review Committee (DRC) approval, applicant shall:
 - a. Provide documentation showing FDOT and Broward County Highway Construction & Engineering Division (BCHCED) concurrence with location/configuration of irregular centerline alignment of State Road A1A/Seabreeze Boulevard right-of-way adjacent to this project, as well as with delineation of proposed right-of-way easements required per the Broward County Trafficways Plan.
 - b. Provide utility "no objection" letters from AT&T, Comcast, FP&L, and Teco for construction of proposed stairs and sidewalk dining area improvements within existing 15' Utility Easement/Public R/W Easement located along the adjacent State Road A1A/S Fort Lauderdale Beach Boulevard right-of-way.

4.

CASE:	R15056E1
REQUEST: **	Site Plan Extension Request (24 months) for a Previously Approved Site Plan Level III Review of a Waterway Use and Modification of Required Yards for 6 Multifamily Residential Units
APPLICANT:	1324 Bay View Drive LLC
PROJECT NAME:	1324 Bay View Drive Multifamily
GENERAL LOCATION:	1324 Bay View Drive
ABBREVIATED LEGAL DESCRIPTION:	Lot 18 and the Southwesterly 10 feet of lot 17, "Beach Way Heights Unit "B", Plat Book 25, Page 27 of the Public Records of Broward County, Florida
ZONING DISTRICT:	Residential Multifamily Mid Rise/ Medium High Density (RMM-25)
LAND USE:	Medium-High Density Residential
COMMISSION DISTRICT:	1 - Heather Moraitis

CASE PLANNER: Yvonne Redding

RECOMMENDED FOR APPROVAL (9-0) TO CITY COMMISSION, WITH STAFF CONDITIONS:

1. Applicant shall address the requirements of the new Florida Building Code at the time of building permit submittal.
 2. Prior to submittal of building permit, the applicant shall provide information including drawings that indicate the new Florida Building Code does not impact the overall architectural style and finish of the originally approved design.
 3. Applicant will be required to pay a Park Impact Fee for the proposed residential units prior to issuance of building permit in accordance with ULDR Sec. 47-38A, Park Impact Fees.
 4. This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a Planning and Zoning Board or City Commission agenda, a written response from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.
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5. **CASE:** R18079

REQUEST: Site Plan Level III Review: Conditional Use for Social Service Residential Facility (SSRF) Level IV and Associated Parking Reduction

APPLICANT: Henderson Behavioral Health, Incorporated

PROJECT NAME: Henderson Behavioral Health Crisis Stabilization Unit

GENERAL LOCATION: 330 SW 27th Avenue

ABBREVIATED LEGAL DESCRIPTION: HendersonMental Health Center 173-5 B Parcel A

ZONING DISTRICT: Community Business (CB) and General Business (B-2)

LAND USE: Medium-High Density Residential and Commercial

COMMISSION DISTRICT: 3 - Robert McKinzie

CASE PLANNER: Randall Robinson

APPROVED (9-0) SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW PERIOD, WITH STAFF CONDITIONS:

1. As applicable to an SSRF, Applicant shall pay a Park Impact Fee for the proposed residential units prior to issuance of building permit in accordance with ULDR Sec. 47-38A.
2. Prior to final DRC sign off, provide plat amendment and finding of adequacy (expired per plat) approvals from Broward County modifying the platted non-vehicular access line along SW 27th Ave to allow for the (2) proposed driveway openings as depicted on site plan. Right turn only signage required at driveway openings per plat. Provide confirmation from Broward County indicating no additional right of way dedication will be required along SW 27th Ave to comply with Broward County Trafficways plan.
3. Prior to final DRC sign off, provide a current signed and sealed boundary and topographic survey based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title

commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.). Verify existing drainage inlet information on SW 27th Ave is correct, provide and correct rim elevations accordingly. Survey indicates plat is subject to a FPL easement; however easement is not depicted on survey. Please depict accordingly.

4. Prior to final DRC sign off, provide the following utility horizontal clearance note on landscape plans: A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development).
5. Prior to final DRC sign off, provide correspondence from Public Works (Thomas Lawrence) regarding the maintenance of the proposed private force main connection that is within the right of way (north of the property boundary).
6. Prior to issuance of building permit, provide pump curves and pump specifications to the onsite Private Lift Station and include hydraulic analysis/calculations.
7. Prior to issuance of final Certificate of Occupancy issuance, applicant shall coordinate Maintenance Agreement with the City and Broward County for property frontage along SW 27th Ave. Proposed special improvements for this project within adjacent right-of-way to be maintained in perpetuity by property owner include: landscape, structural soil, flexipave and irrigation.
8. All proposed improvements adjacent and within SW 27th Ave are subject to Broward County Highway Construction and Engineering Division (BCHCED) review and approval.
9. Please be advised that any City right-of-way closure over seventy-two (72) hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission

6. **CASE:** R18068

REQUEST: Site Plan Level III Review: Waterway Use and Yard Modification for 10 Multifamily Residential Units

APPLICANT: Rio Vista Properties, LLC.

PROJECT NAME: 1507 SE 15th Street

GENERAL LOCATION: 1507 SE 15th Street

ABBREVIATED LEGAL DESCRIPTION: Herzfels Add to Lauderdale Harbors 35-22 B Lot 16,17 Blk 2

ZONING DISTRICT: Residential Multifamily Mid Rise/ Medium High Density (RMM-25)

LAND USE: Medium-High Density Residential

COMMISSION DISTRICT: 4 – Ben Sorensen

CASE PLANNER: Randall Robinson

APPROVED (7-1) SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW PERIOD, WITH STAFF CONDITIONS:

1. Applicant shall pay a Park Impact Fee for the proposed residential units prior to issuance of building permit in accordance with ULDR Sec. 47-38A.
2. Residential units are subject to School Board of Broward County public school concurrency

review and mitigation. As applicable, applicant shall provide a student mitigation satisfaction letter from the Broward County School Board prior to Final DRC approval.

3. Prior to final DRC sign off, provide a survey based on an updated Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar.
4. Prior to final DRC sign off, depict sight triangle on landscape plans per ULDR section 47-2.2.Q.
5. Prior to final DRC sign off, provide additional grades on all corners of the site to demonstrate on-site retention and harmonization between existing and proposed grades.
6. Prior to final DRC sign off, provide correspondence from Public Works and address the remaining comments from water and sewer as indicated on follow up correspondence provided to applicant on 01/03/19 and stormwater drainage (Elkin Diaz on 01/09/19), inclusive of the horizontal clearance requirement from the proposed trees and existing 12" RCP storm pipe along the western boundary of the property.
7. Prior to final DRC sign off, provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements. Perpetual maintenance of newly constructed exfiltration trenches, inlets, etc. within adjacent City Right-of-Way will typically revert back to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.
8. Prior to issuance of final Certificate of Occupancy a 2' drainage easement shall be recorded along the west side of the property (adjacent to the existing 3' storm sewer easement) to provide a total 5' drainage easement within the property for access and maintenance of the existing 12 inch storm water outfall pipe. No private improvements or utilities shall be installed within easement.
9. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Department of Sustainable Development for Maintenance of Traffic. Prior to submitting Administrative Review (i.e. DRC Level I) application to request Revocable License Agreement, please contact Dennis Girisgen at 954-828-5123 or djirisgen@fortlauderdale.gov to discuss proposed scope of closure within City Right-of-Way.
10. Applicant shall provide additional screening within the garage to shield interior garage lighting fixtures on the ceiling, to ensure sufficient shielding so lights cannot be seen outside the garage, and install a solid surface along the north elevation to screen vehicular lights facing the canal.

7. **CASE:** R18025

REQUEST: Site Plan Level IV Review: 311 Multifamily Residential Units and 13,200 Square Feet of Retail / Restaurant Use

APPLICANT: KT Seabreeze Atlantic, LP.

PROJECT NAME: 3000 Alhambra

GENERAL LOCATION: 3000 Alhambra Street

ABBREVIATED LEGAL DESCRIPTION: Lots 1 through 20, Block 5, LAUDER DEL MAR, according to the Plat thereof, as recorded in Plat Book 7, Page 30 of the public records of Broward County, Florida

ZONING DISTRICT: A-1-A Beachfront Area (ABA)

LAND USE: Central Beach Regional Activity Center (C-RAC)

COMMISSION DISTRICT: 2 – Steven Glassman

CASE PLANNER: Jim Hetzel

DEFERRED (9-0) TO JUNE 19, 2019 PLANNING AND ZONING BOARD MEETING

V. COMMUNICATION TO THE CITY COMMISSION

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

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.