

**PLANNING AND ZONING BOARD  
CITY OF FORT LAUDERDALE  
CITY HALL COMMISSION CHAMBERS – 1<sup>ST</sup> FLOOR  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA  
WEDNESDAY, OCTOBER 16, 2013 – 6:30 P.M.**

**Cumulative**

<b>Board Members</b>	<b>Attendance</b>	<b>June 2013-May 2014</b>	
		<b>Present</b>	<b>Absent</b>
Patrick McTigue, Chair	P	5	0
Leo Hansen, Vice Chair	P	5	0
Brad Cohen (arr. 6:32)	P	4	1
Stephanie Desir-Jean	P	4	1
Michael Ferber (arr. 6:41)	P	4	1
James McCulla	P	4	1
Michelle Tuggle (arr. 6:36)	P	5	0
Tom Welch	P	4	1
Peter Witschen	P	4	1

It was noted that a quorum was present at the meeting.

**Staff**

Cynthia Everett, City Attorney  
D'Wayne Spence, Assistant City Attorney  
Eric Engmann, Urban Design and Development  
Thomas Lodge, Urban Design and Development  
Yvonne Redding, Urban Design and Development  
Randall Robinson, Urban Design and Development  
Anthony Fajardo, Chief Zoning Examiner  
Diana Alarcon, Director of Transportation and Mobility  
J. Opperee, Recording Secretary, Prototype, Inc.

**Communications to the City Commission**

**Motion** made by Vice Chair Hansen, seconded by Ms. Tuggle, that the Planning and Zoning Board recommends that the City undertake a multimodal transportation study of 17<sup>th</sup> Street and its surrounding areas. In a voice vote, the **motion** passed unanimously.

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- | <b><u>Case Number</u></b>             | <b><u>Applicant</u></b>    |
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| 1. Pledge of Allegiance               |                            |
| 2. Approve September 18, 2013 Minutes |                            |
| 3. 16P13**                            | Gaddis Capital Corporation |

4. 53R13\*\* \* Art Institute Investment LLC / Seminole River Landing
5. 12P13\*\* \* Coral Ridge Golf Course, Inc. / 3850 Federal
6. 6Z13\*\* \* Coral Ridge Golf Course, Inc. / 3850 Federal
7. 7Z13\*\* \* Holman Automotive, Inc. / BMW MINI Automotive Sales Facility
8. 10T13\* City of Fort Lauderdale / Event Banner Signs
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.

Chair McTigue called the meeting to order at 6:30 p.m. and all stood for the Pledge of Allegiance. The Chair introduced the Board members, and Chief Zoning Examiner Anthony Fajardo introduced the Staff members present. Attorney Spence explained the quasi-judicial process used by the Board.

Chair McTigue advised that Applicants and their agents are allotted 15 minutes of speaking time. Individuals are allowed three minutes, and representatives of civic entities have five minutes.

Mr. Cohen arrived at 6:32 p.m.

**Motion** made by Mr. McCulla, seconded by Mr. Welch, to approve [the minutes of the September 18 meeting]. In a voice vote, the **motion** passed unanimously.

Robert Lochrie, representing the Applicants for Items 3, 4, 5, and 6, requested that Items 5 and 6 be heard first. The Board agreed to this request by unanimous consensus. Attorney Spence advised that while Items 5 and 6 will be heard together, each Item will be voted upon separately.

The following Items were taken out of order on the Agenda.

5. Coral Ridge Golf Course, Inc./ 3850 Federal Eric Engmann 12P13

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

Legal Description: A portion of the North one-half (N ½) of Section 24, Township 49 South, Range 42 East, City of Fort Lauderdale, Broward County, Florida.

General Location: East side of North Federal Highway between NE 22<sup>nd</sup> Avenue and NE 25<sup>th</sup> Avenue  
District: 1

6. **Coral Ridge Golf Course, Inc. / 3850 Federal**                      **Thomas Lodge**                      **6Z13**

**Request: \*\* \***                      **Rezoning from: Parks, Recreation and Open Space (P) to: Residential Single Family/Low Density District (RS-4.4)**

Legal Description: A portion of the North one-half (N ½) of Section 24, Township 49 South, range 42 East, City of Fort Lauderdale, Broward County, Florida.

General Location: East side of North Federal Highway between NE 22<sup>nd</sup> Avenue and NE 25<sup>th</sup> Avenue  
District: 1

Disclosures were made, and any members of the Board wishing to speak on this Item were sworn in.

Mr. Lochrie recalled that in January 2013, the Board reviewed a Land Use Plan Amendment for a 21.8 acre portion of the property, formerly known as American Golf Course. The Amendment has since been approved by the City Commission, the State, and the County Commission, and will come back to the City for final adoption. The property is being platted and rezoned. He showed an aerial view of the subject property, noting that the entire site includes two golf courses, one of which is the former American Golf Course property, closed since 2005.

The property is comprised of 62 acres, of which approximately 36 acres will remain open space and will be returned to golf course use as a practice facility. A 4 acre parcel of open space will be zoned as a Park and dedicated to the City. Since the project's previous appearance before the Board, some lots have been reconfigured and buffer areas have been added, although the boundaries of the subject land use area have not changed.

The Applicant is requesting rezoning to RS-4.4, which is the most restrictive single-family zoning district in the City. The Applicant also requests a private road for this subdivision, although public access will be maintained up to the entrance of the park. An easement will be dedicated to the City for utilities and first responders' ingress and egress.

Ms. Tuggle arrived at 6:36 p.m. and provided disclosures for Items 5 and 6.

Eric Engmann, representing Urban Design and Development, stated that the plat application would subdivide 21.8 acres of the subject property into 36 single-family lots. The Applicant also requests relief from ULDR Section 47-24.5.D.1.h, which requires public streets as part of a subdivision. The Board may waive this requirement if public safety, convenience, and welfare are adequately addressed. Staff recommends approval of the Application.

Thomas Lodge, representing Urban Design and Development, added that the Applicant wishes to rezone 21.82 acres of land from Parks, Recreation, and Open Space to RS-4.4. The Applicant plans to redevelop the site in order to construct 36 single-family lots. The Future Land Use Plan is currently being amended from Parks and Open Space to Irregular Residential in order to maintain consistency between the ULDR and the Comprehensive Plan. Staff recommends approval, contingent upon the associated Comprehensive Plan Amendment.

There being no questions from the Board at this time, Chair McTigue opened the public hearing. As there were no members of the public wishing to speak on this Item, Chair McTigue closed the public hearing and brought the discussion back to the Board.

Mr. Ferber arrived at 6:41 p.m. and provided disclosures for Items 5 and 6.

**Motion** made by Vice Chair Hansen, seconded by Mr. McCulla, to approve [Item] number 5. In a roll call vote, the **motion** passed 9-0.

**Motion** made by Mr. Witschen, seconded by Mr. McCulla, to approve Item number 6. In a roll call vote, the **motion** passed 9-0.

3. **Gaddis Capital Corporation**

**Randall Robinson**

**16P13**

<b>Request: **</b>	Right-of Way Vacation / Portion of NE 5 <sup>th</sup> Street
Legal Description:	LOTS 1 THROUGH 8, BLOCK 5, LESS ROAD RIGHT-OF-WAY, HOLMBERG AND McKEE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 112, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.
General Location:	South of NE 5 <sup>th</sup> Street Between Federal Highway and NE 7 <sup>th</sup> Avenue
District:	2

Disclosures were made, and any members of the public wishing to speak on this Item were sworn in.

Mr. Lochrie stated that this Application requests the vacation of a 10 ft. alley. An alley was vacated through this site some years ago, which allowed for the new development. The Applicant has purchased the remainder of the property and plans a new configuration of the project's design once the alley is vacated. The City will regain both vehicular and pedestrian access through the site to provide contiguous improved access from 5<sup>th</sup> Street to 4<sup>th</sup> Street.

Randall Robinson, representing Urban Design and Development, advised that the Applicant wished to vacate the alley on the north side of the block.

Vice Chair Hansen asked if the Application would allow greater flexibility for ingress and egress. Mr. Robinson referred the Board members to Exhibit 1, which shows the conceptual future development plan and Master Plan for the block. The parking at the location currently meets retail requirements, and no parking reduction has been requested.

There being no further questions from the Board at this time, Chair McTigue opened the public hearing. As there were no members of the public wishing to speak on this Item, Chair McTigue closed the public hearing and brought the discussion back to the Board.

**Motion** made by Mr. McCulla, seconded by Mr. Witschen, to approve [Item 3]. In a roll call vote, the **motion** passed 9-0.

4. Art Institute Investment LLC / Seminole River Landing Randall Robinson 53R13

**Request:** \*\* \* Site Plan Level III; Waterway Use; Mixed Use development, Residential Flex Allocation

**Legal Description:** Parcel "A", OCEAN WORLD, according to the Plat thereof as recorded in Plat Book 124, Page 20, of the Public Records of Broward County, Florida. Said lands situate in the City of Fort Lauderdale, Broward County, Florida

**General Location:** North Side of SE 17<sup>th</sup> Street at Eisenhower Blvd.

**District:** 4

Disclosures were made, and any members of the public wishing to speak on this Item were sworn in.

Mr. Lochrie stated that the Application requests site plan approval and the allocation of residential flex for a parcel of property on 17<sup>th</sup> Street. He showed an aerial view and photos of the area. The subject property, which is a portion of the Art Institute property, is a surface parking lot behind this building. There are no sidewalks or other pedestrian amenities in this area.

Mr. Lochrie continued that the Application would add 394 residential units behind this building, as well as a structured parking garage. A retail or restaurant use is proposed for the corner of the property, as requested by the local neighborhood association. Large outdoor seating areas are proposed for the west side of the building, with a pedestrian plaza and new street through the property. The street will be a private drive with public access, and will link the 17<sup>th</sup> Street Causeway access road to a roadway to the north. All deliveries, loading, and trash access will be moved to a garage structure.

Approximately 14,000 sq. ft. of public amenities and outdoor space, not including landscape area, will be provided on the site. The residential units to the north will be in a U-shaped configuration, facing interior courtyards. Because the area is zoned B-1, the maximum height is 150 ft. or 15 stories. The proposed project would be 77 ft. and 8 stories. Mr. Lochrie showed multiple renderings of the area, noting that parallel parking is provided along the property's central drive.

He noted that while Code requires 53,000 sq. ft. of open space, the Applicant will provide 93,000 sq. ft. The Applicant has also worked with the Harbordale Civic Association, which provided input on the project's uses. This Association has expressed concern regarding traffic in the area of 15<sup>th</sup> Avenue; as a result, the Applicant wishes to work with both the Association and the City to determine if traffic calming devices can be incorporated into this location.

In addition to the Applicant's traffic study, pedestrian traffic counts for 17<sup>th</sup> Street and Eisenhower Boulevard will be generated in January, during the peak of the season. The results of this study will be provided to the City, and signal timing, additional striping, or other limited improvements may be made by the Applicant. This study can be extended to the west to provide additional pedestrian data, as requested by the Association, although Mr. Lochrie observed that the Applicant would not be responsible for work in this area. The Applicant also proposes to work with the City and County to place a speed limit sign on Grand Road.

Mr. Lochrie advised that the Applicant plans to incorporate green elements on the roof deck of the building, including trellises and landscaping material on the corners of the parking garage near the Port Condominium. Another trellis is proposed for the center of the parking facility. A green wall will be provided to the east of this garage.

Mr. Robinson stated that the Site Plan Level 3 Application includes waterway use and mixed use with residential flex allocation.

There being no further questions from the Board at this time, Chair McTigue opened the public hearing.

Marilyn Mammano, President of the Harbordale Civic Association, read a letter to the Board members which stated that the Association has worked with the Applicant on issues related to the development, including the design and use of public space on 17<sup>th</sup> Street, the effect of “cut-through” traffic on 15<sup>th</sup> Street, and pedestrian safety along SE 17<sup>th</sup> Street. While the Association’s membership was generally receptive to the project, they preferred that a restaurant or food store be placed on the corner instead of a bank. The Application has since been modified to include one of these uses if economically feasible.

Ms. Mammano continued that the Association also expressed concerns about the generation of additional traffic, pointing out the regularity of pedestrian fatalities on 17<sup>th</sup> Street. Although the Applicant’s traffic study found that traffic would increase “to unacceptable levels” on the main roads near the project, the Applicant was not required to take any action other than payment of transit impact fees. The Association felt the traffic consultant’s estimate of a 15% rate of project traffic to SE 15<sup>th</sup> Street was unrealistic.

Ms. Mammano advised that the Association feels they can work with the Applicant and the City to add traffic calming devices to this section of the roadway before final approval is granted to the project. She pointed out that the pedestrian study, however, will not be completed prior to the project’s approval, and asserted that any improvements offered by the Applicant should be clarified before the project is approved.

She requested that the following conditions for approval be added:

- The Applicant should continue to work with the community and City to bring traffic calming measures to SE 15<sup>th</sup> Street from Cordova Road to Federal Highway;
- The Applicant should continue to work with the community and City to refine the scope of the pedestrian study and commit to making pedestrian improvements.

As there were no other members of the public wishing to speak on this Item, Chair McTigue closed the public hearing and brought the discussion back to the Board.

**Motion** made by Mr. Witschen, seconded by Mr. Cohen, to approve [Item 4].

Attorney Spence noted that the **motion** must include Staff conditions of approval. Mr. Robinson clarified that these conditions include an impact fee to be paid to Broward County Schools, as well as a park impact fee to be paid to the City. Conditions related to transportation and mobility are also included in the Staff Report.

Mr. Lochrie clarified that the Applicant had no objection to Staff's conditions. He reiterated that the Applicant agreed to perform pedestrian counts and observations, which would be included in a technical memorandum to the City; if deficiencies are noted at 17<sup>th</sup> Street and Eisenhower Boulevard, recommendations to improve signals and other minor physical modifications would be made.

Mr. McCulla asked if this would be sufficient to satisfy the members of the Harbordale Civic Association. Ms. Mammano replied that the Association wished to include an assurance on the record that acknowledged the community's concerns and described the Applicant's additional commitments. She concluded that the Association wished its conditions to be made part of any recommendation made by the Board.

Mr. McCulla asked if the Applicant's continuing commitment to work with the Association was sufficient, as Ms. Mammano's letter had been read into the public record. Ms. Mammano said this was satisfactory. Attorney Spence clarified, however, that the Association's requested conditions were not part of the Board's **motion** to approve: the Board may only determine whether or not an Applicant's project meets the criteria of Code.

Vice Chair Hansen asked if there was a long-range plan to address these issues on 17<sup>th</sup> Street. Mr. McCulla requested that this discussion be deferred to the portion of the meeting related to the good of the City.

Ms. Desir-Jean asked if the subject property can be accessed from 15<sup>th</sup> Street. Mr. Lochrie showed an aerial view of how access would occur.

Mr. Witschen and Mr. Cohen repeated their **motion** and **second** as follows: **motion** made by Mr. Witschen, seconded by Mr. Cohen, to approve [Item 4] including Staff conditions. In a roll call vote, the **motion** passed 9-0.

7. Holman Automotive, Inc. / BMW - MINI Yvonne Redding 7Z13  
Automotive Sales Facility
- Request: \*\* \* Rezoning from: Residential Mid Rise Multifamily/Medium High Density District (RMM-25) to: Boulevard Business (B-1)
- Legal Description: CROISSANT PARK, lot 4 thru 7 according to Plat Book 4 Page 28 of PRBC and together with the west half of vacated alley vacated in official records book 10277, page 786 of PRBC.
- General Location: 500 SE 14 Court
- District: 4

Disclosures were made, and any members of the public wishing to speak on this Item were sworn in.

Steve Weary, representing the Applicant, stated that the request would rezone 29,672 sq. ft. of property from RMM-25 to B-1. He characterized this as “cleaning up” existing zoning districts that have been in place for some time. The proposed use for the subject property is an automotive dealership with related accessory uses.

Mr. Weary stated that the rezoning will create a single contiguous B-1 zoning district that is consistent with the underlying land use of South Regional Activity Center (RAC). Following discussions with City Staff, the Applicant has voluntarily agreed to restrict some of the uses allowed in B-1 zoning. This restriction would eliminate uses including bars, nightclubs, liquor stores, and adult gaming centers.

He continued that the Applicant has met with the Poinciana Park Civic Association, which led to further modification of plans for the property. Mr. Weary explained that the Association was concerned with the potential for increased traffic through the surrounding neighborhood. The Applicant plans to instruct his staff to limit test and service drives to major arteries within the area, including Federal Highway, SE 17<sup>th</sup> Street, Andrews Avenue, and Davie Boulevard. He showed a conceptual site plan of the subject property, noting that a site plan application is currently going through the City’s development review process.

Mr. Witschen asked if automotive servicing would be handled on Andrews Avenue. Mr. Weary confirmed this. Mr. Witschen requested that this be added to the restrictions offered by the Applicant.

Mr. Ferber asked if the automotive use is already existent on the property. Mr. Weary said the property was recently purchased with the intent to develop it into the desired use. At present, there is limited vehicle storage on the property, although this is not entirely a conforming use.

Yvonne Redding, representing Urban Design and Development, stated that the Applicant plans to rezone the property from RMM-25 to B-1. The underlying land use of South RAC encourages a mixture of professional, office, and commercial uses while maintaining the residential character of certain areas. The Federal Highway district is expected to be developed in a manner that will encourage high-quality commercial uses along with other types of developments. Staff feels the requested rezoning is compliant with the Comprehensive Plan, as it will not introduce new uses into the area.

One additional residential lot will be added as well. The parcels to the west of the subject property have been zoned to Residential Office since 1983, which means additional buffering is not required; however, the Applicant plans a 17.5 ft. landscape buffer for this boundary. Staff is supportive of the rezoning request.

Vice Chair Hansen asked if Staff discussed how far back into a neighborhood redevelopment should occur. Ms. Redding replied that there is no limit associated with the land use category. Mr. Ferber agreed that the existing residential properties that share the block with the subject property are vestigial, as deeper commercial zoning on Federal Highway has come into the area.

Ms. Desir-Jean stated that she had received an email from a property owner who owns two residential office properties to the west of the subject property. Ms. Redding stated that there are only two remaining residentially zoned parcels in the surrounding area, as others are zoned RO and ROC.

There being no further questions from the Board at this time, Chair McTigue opened the public hearing.

Lynn Christine Waterbury, private citizen, explained that she had only recently learned about the Application. She advised that she was approached some months ago by an entity who was interested in purchasing her two properties, which are zoned RO. Ms. Waterbury stated that her properties are located in a quiet portion of the neighborhood that does not have a great deal of cut-through or evening traffic, which means the subject block is predominantly used for residential purposes. Her properties are adjacent to the property to be rezoned.

Ms. Waterbury concluded that she was not made aware of any meetings of the local Civic Association, and was concerned that other property owners in the area might also be unaware of this meeting. She noted that her property lies 5 ft. from the requested zoning. She asserted that the Applicant has already been using the subject property in a manner not compliant with its current zoning.

Mr. Witschen asked if Ms. Waterbury had reported the Applicant's current nonconforming activity to Code Enforcement. Ms. Waterbury said she had not, as she only recently became aware of this use.

Ms. Tuggle asked what Ms. Waterbury hoped to gain with relation to the Application. Ms. Waterbury replied that she felt the Application should be delayed until nearby property owners have been appropriately notified. Ms. Redding observed that required signage regarding tonight's meeting was posted on the subject property 15 days prior to the meeting, and mailings were sent to property owners within 300 ft. of the property 10 days in advance of the meeting.

Mr. Cohen asked when Ms. Waterbury had purchased her properties. Ms. Waterbury replied that this occurred in 1992; the lots were zoned for residential use. She noted that the individual to whom she had spoken about selling her property had stated the buyer may be interested in a future purchase. For this reason, she felt the plans being presented to the Board may not be the Applicant's final intentions regarding the use of their parcel. Ms. Redding advised

that the subject property has gone through the Development Review Committee (DRC) process, and will be a sales location only, not a service center.

Chair McTigue recalled that the Applicant has proposed a 17 ft. landscape buffer to separate the subject parcel from Ms. Waterbury's properties. Ms. Waterbury stated that one of her buildings is 5 ft. from the property line, which she did not consider to be sufficient distance. Ms. Desir-Jean asked if Ms. Waterbury felt another type of business would have a lesser impact on her properties. Ms. Waterbury cited the example of a nearby medical center, which has not affected her properties. She concluded that it was the proposed use to which she objected.

As there were no other members of the public wishing to speak on this Item, Chair McTigue closed the public hearing and brought the discussion back to the Board.

**Motion** made by Mr. Cohen to approve [Item 7].

Mr. Witschen **seconded** the **motion** and offered the following amendment: that there will be not any service provided on that facility, whether it's allowed for [in] B-1 or not. Mr. Cohen accepted the amendment.

Attorney Spence recalled that the Applicant had also proffered two conditions, and requested that these be stipulated in the **motion** as well. He also asked that the Applicant advise whether or not he was willing to accept the condition proposed by Mr. Witschen. Mr. Weary said the Applicant accepted the **amendment**.

Mr. Cohen restated his **motion** as follows: **motion** to approve with Applicant's proffer [and the restriction to exclude service from among B-1 uses]. Mr. Witschen **seconded** the restated **motion**. In a roll call vote, the **motion** passed 9-0.

8. City of Fort Lauderdale / Event Banner Signs                      Anthony Greg Fajardo                      10T13

Request: \*                      Amendment to the City's Unified Land Development Regulations ("ULDR"): proposed revision to Section 47-22.3.C. Banner Signs; providing an exception to the prohibition on banner signs, revising the application requirements, modifying limitations on the period of time and locations for the display of banner signs, and allowing for posting of an annual refundable deposit associated with the cost of removal of banner signs.

General Location:                      Citywide  
District:                      All Districts

Chief Zoning Examiner Anthony Fajardo explained that this was a proposed ULDR amendment regarding event banner signage. At present, Code requires that banner signs must be applied for through a nonprofit organization, such as an established homeowners' association, and may only be displayed during a two-week time frame, unless the event they are advertising lasts longer than two weeks. Banner signs are limited to certain locations within the City, and there are issues related to refunding the deposits that applicants must pay for them.

Staff has proposed an Ordinance amendment that would address these issues by permitting banner signs for any City co-sponsored event, regardless of the organization associated with that event. The amendment would also allow banner signs to be displayed for up to 30 days as approved by Staff, subject to provisional call-up by the City Commission. If an applicant wishes to display signs for a longer time period, they could directly make this request of the City Commission.

He continued that the amendment would also allow banner signs to be permitted in a larger area, as indicated on the Board members' backup materials. Mr. Fajardo noted that a non-residential corridor of Federal Highway should also be added to these expanded locations, which include major corridors and gateways into the City, such as Federal Highway, Andrews Avenue, and portions of SE 17<sup>th</sup> Street, Las Olas Boulevard, NE 13<sup>th</sup> Street, and Himmarshee.

Regarding deposits, the amendment would allow applicants to make a \$1000 deposit, which would last for one year and could be renewed thereafter. Mr. Fajardo explained that the intent of the deposit was to cover the costs of removing banner signs if an applicant failed to do so.

Vice Chair Hansen asked if there had been any negative discussion of the amendment. Mr. Fajardo replied that he was not aware of any such discussion; instead, there had been a good deal of positive reaction to the proposal. Ms. Tuggle asked if events such as museum displays, which could last for months rather than weeks, would be addressed by the amendment. Mr. Fajardo confirmed this.

Chair McTigue asked what controls existed to prevent the display of banners for multiple small events on an ongoing basis. Mr. Fajardo explained that under the amendment, the City Commission and Mayor could call the item up if they had any concerns regarding the display.

There being no further questions from the Board at this time, Chair McTigue opened the public hearing. As there were no members of the public wishing to speak on this Item, Chair McTigue closed the public hearing and brought the discussion back to the Board.

**Motion** made by Mr. McCulla, seconded by Vice Chair Hansen, to approve [Item 8]. In a roll call vote, the **motion** passed 9-0.

## 9. Communication to the City Commission

Vice Chair Hansen returned the discussion to the issue of 17<sup>th</sup> Street, stating that while it is not an applicant's responsibility to address traffic at this location, traffic-related problems do exist. He suggested that there might be a long-term study to improve pedestrian conditions at this location.

Mr. McCulla noted that there are additional projects planned for this area as well, which could contribute to ongoing conflict between the area's residents and the corridor. There is also a conflict between the City and the County regarding 15<sup>th</sup> Street, 17<sup>th</sup> Street, and Federal Highway. He concluded that he would encourage the City Commission to listen to these concerns, and to direct City Staff to determine how to best coordinate between the City, County, and the Florida Department of Transportation (FDOT) to calm traffic at these locations.

Diana Alarcon, Director of Transportation and Mobility, recommended that any communication to the City Commission direct Staff to consider multimodal forms of transportation. Mr. McCulla agreed with this suggestion.

Ms. Mammano stated that while she is supportive of mixed-use development and multimodal elements of transportation, this type of study would not adequately address the issue currently facing her neighborhood. She asserted that this is an opportune time for the City to implement traffic calming measures on portions of SE 15<sup>th</sup> Street. While she did not expect these measures to prohibit cut-through traffic, she felt they could provide some relief to the area.

**Motion** made by Vice Chair Hansen, seconded by Ms. Tuggle, that the Board recommend to the City Commission that they do a multimodal transportation study of 17<sup>th</sup> Street and the surrounding areas. In a voice vote, the **motion** passed unanimously.

The Board agreed by consensus that the above **motion** would be sent as a communication to the City Commission.

## 10. For the Good of the City

Attorney Spence introduced City Attorney Cynthia Everett at this time.

There being no further business to come before the Board at this time, the meeting was adjourned at 8:16 p.m.

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Chair

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Prototype

[Minutes prepared by K. McGuire, Prototype, Inc.]