

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

Cumulative

Board Members	Attendance	June 2013-May 2014	
		Present	Absent
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 17th Street and its surrounding areas. In a voice vote, the **motion** passed unanimously.

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- | <u>Case Number</u> | <u>Applicant</u> |
|---------------------------------------|----------------------------|
| 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

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 22nd Avenue and NE 25th 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 22nd Avenue and NE 25th 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.