

**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, MARCH 19, 2014 – 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	10	0
Leo Hansen, Vice Chair	P	10	0
Brad Cohen	P	9	1
Stephanie Desir-Jean	P	8	2
Michael Ferber	P	9	1
James McCulla	P	8	2
Michelle Tuggle	P	10	0
Tom Welch	P	8	2
Peter Witschen	P	8	2

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

**Staff**

Ella Parker, Urban Design and Planning Manager  
D'Wayne Spence, Assistant City Attorney  
Eric Engmann, Urban Design and Planning  
Anthony Fajardo, Chief Zoning Administrator  
Yvonne Redding, Urban Design and Planning  
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

**Communications to City Commission**

The Board agreed by unanimous consensus that, as Downtown Fort Lauderdale has been listed as the seventh best Downtown in the United States, Planning Staff should receive some of the credit for this distinction.

**I. CALL TO ORDER / PLEDGE OF ALLEGIANCE**

Chair McTigue called the meeting to order at 6:33 p.m. and all stood for the Pledge of Allegiance. The Chair introduced the Board members, and Urban Design and Planning Manager Ella Parker introduced the Staff members present. Assistant City Attorney D'Wayne Spence explained the quasi-judicial process used by the Board.

**II. APPROVAL OF MINUTES**

Ms. Parker advised that tonight's Agenda had not been advertised in the *Sun-Sentinel*. This does not invalidate the hearing, but allows Items to be heard at the individual Applicants' discretion. In addition, insufficient mail notice was provided for Item 4; for this reason, Staff requested that this Item be deferred.

**Motion** made by Ms. Tuggle, seconded by Mr. Witschen, to approve. In a voice vote, the **motion** passed unanimously.

**Motion** made by Mr. Witschen, seconded by Ms. Desir-Jean, to defer [Item 4] until the next meeting. In a voice vote, the **motion** passed unanimously.

### III. AGENDA ITEMS

#### Index

<u>Case Number</u>	<u>Applicant</u>
1. PL14001**	610 SW 15 ST, LLC / Midtown Fifteen
2. PL14003**	1055, LLC / 1055 Federal Plat
3. V14001**	John T. Loos / Sylvan Lane Vacation
4. Z14001** *	Church of the Intercession, Inc. / Wilton Arbor
5. T14002*	City of Fort Lauderdale

#### **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.

3. <b><u>Applicant / Project:</u></b>	John T. Loos / Sylvan Lane Vacation
<b>Request: **</b>	Right-of-Way Vacation
<b>Case Number:</b>	V14001
<b>General Location:</b>	Portion of a right-of-way west of Seabreeze Blvd. and south of 11 Sylvan Lane.
<b>Legal Description:</b>	Portion of Sylvan Lane as shown on the plat of "A Resubdivision of Harbor Beach Unit One" according to the Plat recorded in PB 19, PG 10 of BCPR.
<b>Case Planner:</b>	Yvonne Redding
<b>Commission District:</b>	4

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

Marla Neufeld, representing the Applicant, explained that the request would vacate a portion of Sylvan Lane, which is currently vacant with neither pedestrian nor vehicular access between Sylvan Lane and A1A. The local homeowners' association and adjacent landowner are supportive of the request. The City has requested a utility easement for the entire vacated area, to which the Applicant has agreed.

Ms. Redding advised that the lot will be split between the two property owners on either side.

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.

**Motion** made by Mr. Witschen, seconded by Mr. Cohen, [to approve] with the clarification that the easement just be for utilities, and all other Staff conditions. In a roll call vote, the **motion** passed 9-0.