

DRAFT
PLANNING AND ZONING BOARD
CITY OF FORT LAUDERDALE
CITY HALL COMMISSION CHAMBERS – 1ST FLOOR
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA
TUESDAY, JANUARY 20, 2015 – 5:30 P.M.

Cumulative

Board Members	Attendance	June 2014-May 2015	
		Present	Absent
Patrick McTigue, Chair	P	8	0
Leo Hansen, Vice Chair	P	8	0
Brad Cohen	P	7	1
Stephanie Desir-Jean (dep. 8:10)	P	6	2
Michael Ferber	P	8	0
Richard Heidelberg	P	1	0
James McCulla	P	8	0
Peter Witschen	P	7	1

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
Tom Lodge, Urban Design and Planning
Yvonne Redding, Urban Design and Planning
Lorraine Tappen, Urban Design and Planning
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

III. AGENDA ITEMS

Index

<u>Case Number</u>	<u>Applicant</u>
1. R14051**	Broward County Board of County Commissioners / Broward Addiction Recovery Center (BARC)
2. R14052**	Muno 1000 LLC and Brobee, LLC / Beach House
3. R14049**	740 Bayshore LLC / Bayshore 740
4. ZR14002** *	Prestons Holding Land Trust / Parking Lot
5. R14053**	Holman Automotive, Inc. / Lauderdale BMW / Mini Service Facility
6. PL14007**	Premier Riva, LLC / "Riva Residences" Plat

- 7. L14001* Angelyn Whiddon, et al / River's Edge
- 8. Z14006** Angelyn Whiddon et al / River's Edge
- 9. T14007* City of Fort Lauderdale / ULDR Amendment
- 10. PL15002** City of Fort Lauderdale / "3110" Plat

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.

9. Applicant / Project: City of Fort Lauderdale / ULDR Amendment

- Request: *** Amendments to ULDR Section 47-18.31, *Social Service Facility* to amend the development standards and provide additional zoning districts to allow for Food Distribution Centers and Outdoor Food Distribution Centers.
- Case Number:** T14007
- General Location:** City-wide
- Case Planner:** Eric Engmann
- Commission District:** City-wide

Mr. Engmann of Urban Design and Planning advised that the Item is a proposed amendment to the existing Social Service Facility Ordinance of the ULDR. When multiple changes to this portion of the Code were made the previous year, the City Commission expressed concern that the areas in which these facilities may be located were concentrated in the City's center. The subject uses are primarily food distribution centers, including outdoor centers.

Staff reviewed several options, restrictions, and additional zoning districts for these uses, and recommend allowing these uses as conditional use within the B-2 and Industrial zoning districts, which were indicated in the backup materials. Mr. Engmann noted that because the Northwest Regional Activity Center (RAC) will soon be rezoned, the uses will not be permitted in this area.

Another proposed change is allowing the uses' hours of operation to extend beyond the 7 a.m.-7 p.m. hours stated in the existing Ordinance. This is because the restriction of hours could limit the operations of crisis centers and other facilities that may need to operate beyond this time frame.

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

Charles King, private citizen, stated that while the proposed amendment addresses his concern for concentration of the subject uses in the City's center, he was not certain the amendment goes far enough. He felt the uses should be distributed throughout the entire City.

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

Motion made by Vice Chair Hansen, seconded by Mr. Witschen, to approve as is. In a roll call vote, the **motion** passed 5-2 (Mr. Cohen and Mr. Heidelberger dissenting).