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

		June 2014-May 2015	
Board Members	**Attendance**	**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 Heidelberger	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.

Communications to City Commission

Motion made by Mr. McCulla, seconded by Mr. Cohen, that his suggestion that the City review, improve, or eliminate Condition #2 for rezoning be sent forth to the City Commission for consideration. In a voice vote, the **motion** passed unanimously.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chair McTigue called the meeting to order at 6:32 p.m. and all stood for the Pledge of Allegiance. He extended a welcome to new Board member Richard Heidelberger. 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.

Chair McTigue stated that Applicants and their agents are allowed 15 minutes to present their items; representatives of associations or groups are allowed five minutes to speak, and individuals are allowed three minutes.

II. APPROVAL OF MINUTES

Motion made by Mr. McCulla to approve the December 18, 2014 minutes. The Board approved the minutes by consensus.

III. AGENDA ITEMS

Index

	Case Number	Applicant
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.

Chair McTigue noted that the Applicants of Items 7 and 8 have requested that these Items be deferred.

Motion made by Mr. Witschen, seconded by Ms. Desir-Jean, to defer until a date certain of February 18, 2015. In a voice vote, the **motion** passed 7-0. (Vice Chair Hansen abstained. A memorandum of voting conflict is attached to these minutes.)

1. **Applicant / Project:** Broward County Board of County Commissioners / Broward Addiction Recovery Center (BARC)

   Request: ** Site Plan Level III / Conditional Use

Case Number:	R14051
General Location:	325 SW 28 Street
Legal Description:	A Parcel of Land Being All of Lots 1, 2, 3, 4, 5, 6, 22, 23, 24 and 25, Block 12 of the Corrected Plat of Everglades Land Sales Company's Second Addition to Lauderdale, Florida, as recorded in Plat Book 1, Page 52, of the Public Records of Miami-Dade County, Florida, and a Portion of that Certain Vacated Alley per City of Fort Lauderdale Ordinance No. C-92-22, as Recorded in Official Records Book 19751, Page 442 of the Public Records of Broward County, Florida.
Case Planner:	Eric Engmann
Commission District:	4

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

Scott Backman, representing the Applicant, recalled that this Item appeared before the Board in December 2014, at which time the Board recommended approval of rezoning the subject property to Community Facility (CF).

Paul Faulk, Director of the Broward Addiction Recovery Center (BARC), explained that the facility has been part of the Broward community for 40 years. It serves approximately 4500 individuals per year who seek assistance for substance abuse and mental health issues. The facility includes a detox unit, non-residential day treatment, and administrative services.

Mr. Faulk described the recovery process at BARC, emphasizing that clients may be only minor felons. There are no recorded issues between clients and nearby businesses, schools, or homes.

Mr. Backman stated that the current BARC facility is located in the Sailboat Bend neighborhood, which is a high-density residential zoning district. Because the existing building is outdated and overgrown, BARC is seeking relocation to a property surrounded on all sides by community facilities or industrial uses, with the closest residential development more than one quarter-mile away. An interlocal agreement between the Fort Lauderdale City Commission and the Broward County Commission determined the parameters for the facility, including orientation and location of the building.

Criteria for Social Service Residential Facilities (SSRFs) include requirement of a State license, satisfaction of conditional use requirements, address of adverse impacts such as noise and traffic, floor area requirements, and 1500 ft. separation from other SSRFs or licensed child day care facilities. BARC has submitted a detailed narrative describing its compliance with the conditional use, which is included in the backup materials. The facility is consistent and compatible with the City's Comprehensive Plan.

Charles Michelson, architect, showed renderings of the facility's site plan, noting that the site is self-contained and surrounded by a fence 6 ft. to 8 ft. in height. A new sidewalk and street lighting are planned as part of the project, as well as off-street parking. The Applicant will also work with Staff to relocate 11 parking spaces currently on the west side of the building.

Susan Nyamora, also representing the Applicant, explained that she is an alumna of BARC. She described her experience at the facility, noting that it provided a supportive environment that allowed her to benefit from treatment. She is now the Executive Director of the South Florida Wellness Network.

Eric Engmann, representing Urban Design and Planning, stated that the Application is for conditional use to allow a Level V SSRF to operate on the subject property. The request would allow the existing BARC facility to relocate to the property. The SSRF use is subject to conditional use requirements, adequacy requirements, SSRF requirements, and neighborhood compatibility criteria. The site is designed to internalize its use, which will contain parking, recreation, and other outdoor uses within the walls of the facility.

Staff has provided two conditions for approval of the request, which are included in the backup materials. They also recommend an additional technical condition that requires the site plan to be conditioned upon the approval of the associated rezoning from B-3 to CF by the City Commission. Staff recommends approval of the proposed use.

Mr. Engmann further clarified that the western portion of the County-owned property will remain open until another project is approved at the location. No SSF or SSRF may be constructed on this lot. Mr. Backman advised that the County's ultimate goal will be to sell this lot. Vice Chair Hansen expressed concern with this plan, as the lot is located across the street from a school, and suggested that street trees or shade structures be added to the property.

Attorney Spence observed that if the Board wished to make placing trees or other features on the lot a condition of approval, the condition must be tied to the criteria for approval and found to be a necessary requirement. Mr. Backman pointed out that the lot is not included in the current Application, but advised that the Applicant would be happy to work with Staff in the future to address the concerns raised by Vice Chair Hansen.

The Board discussed the concern as well, including the management plan for the property, which would address visitors to the facility. Mr. Cohen reiterated that the empty lot is separate from the Application, and questioned the Board's authority to establish requirements for it. Mr. Witschen stated that he would like to see a full management plan for the new facility.

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

Cliff Iacino, President of the Edgewood Civic Association, stated that locating the BARC facility across the street from two schools could result in negative synergy between its clients and the students at those schools. He noted that neither he nor another representative of the Civic Association has attended Development Review Committee (DRC) meetings related to the Application, nor has the Association seen a presentation on the site plan since 2003. He confirmed that the primary concerns are buffering or landscaping, and expressed a desire to help make the facility work in its new setting.

Mr. Iacino added that the Civic Association does not want the facility to use 28th Street for ingress/egress, and would prefer any egress to be located on 27th Street, as this would prevent vehicles from entering the residential neighborhood.

The Board expressed concern with there being no presentation from the County to the Edgewood Civic Association. Mr. Backman asserted that this was not accurate, as Mr. Iacino had participated in the process that resulted in the interlocal agreement between the City and County, and has been aware of the DRC process. He added that the Applicant was not invited to address the Association regarding the current site plan.

Kellie Allen, private citizen, stated she owns a business in an industrial area near the subject property. She advised that she and other owners within the industrial park were also not presented with a site plan for the facility. She expressed concern with the possibility of crime in this area, as well as the fact that the east/west roads in the area do not have sidewalks and could place pedestrians at risk.

Ms. Desir-Jean asked if burglaries have previously been an issue in the industrial park. Ms. Allen advised that she was not aware of any such issues. She concluded that her concern was primarily with the individuals who would use the BARC facility.

Tim Nast, private citizen, reiterated that the Edgewood Civic Association had not been presented with a site plan for the proposed facility until the previous weekend. He expressed concern with the ingress/egress of the facility, stating that the community would prefer this to be located on 27th Street rather than 28th Street.

Mr. Nast also noted that the facility would be located less than 1500 ft. from the school property, which includes day care for children. It was suggested that the school is not considered a day care facility. Attorney Spence explained that there is a difference in interpretation between the City and County on this matter that is addressed in the settlement agreement, and on that basis, the City is processing the application.

Maureen Kielian, private citizen, stated that BARC serves individuals with health concerns who need treatment. She emphasized the need to increase the number of beds in the facility in order to serve this need, and pointed out that Joint Commission regulations require safety and a management plan.

Don Maines, Vice President of the BARC Advisory Board, advised that relocating the facility has been an issue for several years because members of the surrounding community do not want it there. He noted that the subject property is appropriately zoned for the facility, and asked that the process move forward so BARC can continue to serve clients.

Rocky Rodriguez, President of the Broward County Substance Abuse Advisory Board, stated that he has served on this board for more than 30 years. He did not feel the sentiments expressed by residents at tonight's meeting were representative of the majority, and emphasized the history of the project, noting that it has prevailed in multiple court cases.

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.

Ms. Desir-Jean asked if the Applicant accepted a condition of approval related to parking spaces. Mr. Backman confirmed this, advising that the Applicant will work with Staff on alternate arrangements that will not affect the rest of the site plan.

The Board discussed the Application further, with Mr. McCulla requesting clarification of what is included in the settlement agreement. Attorney Spence explained that the County originally submitted an application for two sites; however, Staff determined that the distance requirement between these sites and the school would not allow the application to be processed in that form. As a result, the City and County entered into mediation, arriving at the agreement that the BARC facility be pushed farther away from the school and the other proposed SSRF facility would not be included in the application. While Staff did not change its position on the distance requirement, they agreed to allow the current Application to be processed.

Attorney Spence concluded that the Board must review the Application based on the Code criteria for a conditional use, recognizing that approval is contingent upon the City Commission's approval of rezoning the parcel. The interlocal agreement does not interfere with the Board's independence in reviewing the site plan.

Mr. Backman read a provision of the settlement agreement, which notes that the site plan presented in the Application is substantially the same as the site plan previously discussed by the City Commission. Section 2.2 of the agreement states that the County agrees that site plans and permit applications for BARC Central on the eastern parcel of the property shall provide for a front entrance to the facility facing primarily to the south or east, with pedestrian/vehicular ingress and egress from SW 28th Street, with use of 27th Street as needed for safety, delivery, and traffic circulation requirements.

Motion made by Mr. Cohen, seconded by Ms. Desir-Jean, to approve pursuant to Staff conditions. In a roll call vote, the **motion** passed 7-1 (Mr. McCulla dissenting).

2. **Applicant / Project:** Muno 1000 LLC. and Brobee, LLC. / Beach House

   Request: ** Site Plan Level III Review: Zero-Lot-Line dwellings

   Case Number: R14052

   General Location: 2512 and 2516 NE 32 Ave. & 3200 and 3210 NE 26 St.

   Legal Description: Lots 17 and 18, Block 17 of "LAUDERDALE BEACH EXTENSION UNIT B", according to PB 29, PG 22, of the PRBC, FL.

   Case Planner: Yvonne Redding

   Commission District: 2

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

Ms. Desir-Jean left the meeting at 8:10 p.m.

Chip Falkanger, representing the Applicant, stated that the request is for a four-unit development on a site zoned for up to six units in the form of a cluster development, and for four units or two duplexes by right. The project will include two-story single-family homes under a zero lot line approval process, with varying roof lines, new sidewalks around the perimeter of the property, and shade trees and landscaping in rights-of-way.

Yvonne Redding, representing Urban Design and Planning, advised that the project is located in an RD-15 zoning district, which allows single-family homes, duplexes, cluster developments, and zero lot line developments. She explained that zero lot line developments shift units to allow for wider setbacks on one side rather than a 5 ft. setback on both sides. The tallest of the four structures will be a maximum of 29 ft. The development will provide two spaces in each garage, with overflow parking in driveways. The Applicant has met with the local neighborhood association.

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

Joe Holland, private citizen, noted that the Item's backup materials include inconsistencies in renderings and do not reflect the elevations of two buildings. He advised that the property directly abuts RS-8 zoning, which is not correctly reflected in the Staff Report. Mr. Holland added that the renderings made it difficult to understand the project's setbacks, and concluded that the neighborhood organization with which the Applicant had met is not officially recognized by the City.

Jeff Fenster, private citizen, stated that the Dolphin Isles neighborhood is in need of new development. He characterized the neighborhood association as opposed to the proposed development, and noted that the street on which the lot is located is zoned for duplexes and quadruplexes. He urged the Board to approve the Application.

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 Vice Chair Hansen, seconded by Mr. Heidelberger, to approve.

Mr. Ferber asked if zero lot line development required deed restrictions between the individual unit owners. Ms. Redding confirmed this, stating that a condition of approval is that provisions satisfactory to the City Attorney shall be made for the zero lot line property owners to grant a recordable easement over a 3 ft. area into the yard, abutting the side of the structure on the lot line, for the use of the owner of the adjacent property for the maintenance of the building.

Vice Chair Hansen **amended** his **motion** to include Staff conditions.

In a roll call vote, the **motion** passed 6-1 (Mr. Witschen dissenting).

3. **Applicant / Project:** 740 Bayshore LLC / Bayshore 740

Request: **	Site Plan Level IV Review: Multifamily Use
Case Number:	R14049
General Location:	740 Bayshore Drive
Legal Description:	BIRCH OCEAN FRONT SUB NO 2 21-22 B LOT 6 BLK 15
Case Planner:	Lorraine Tappen
Commission District:	2

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

Jeff Falkanger, representing the Applicant, stated that the proposed project has been approved by the Historic Preservation Board as well as the nearby Bonnet House. The Applicant has also met multiple times with adjacent neighbors and the Central Beach Alliance.

Mr. Falkanger explained that the project was first approved by the City eight years ago. Its current layout relocates all parking to the rear of the property, allows tandem parking, and places landscaping at the front of the property. The project will consist of eight units located in four stories over parking, resulting in a five-story project. He concluded that the Applicant did not feel this five-story building would impede the view from other buildings in the area, and showed photographs of the view from a nearby condominium. The height is 50 ft. at roof level, with a roof staircase at 60 ft. 9 in. The maximum allowable height in the area is 120 ft.

Lorraine Tappen, representing Urban Design and Planning, advised that the request is for Site Plan Level IV review due to the reduced yards on the proposed site. The site is 0.28 acre, with a height of just below 61 ft. for its highest element, located in the North Beach residential district. The proposed side yard setbacks are 20 ft. and the rear setback is reduced to 10 ft.

The site plan accommodates several recommendations included in the draft Central Beach Master Plan, including narrowed roadways, street trees, and reduction of pedestrian conflicts. Because the Central Beach Master Plan is currently being updated, Staff recommends the condition that if it is updated before a permit is issued for the proposed project, the streetscape plans associated with the Application must be updated before approval and construction.

Ms. Tappen noted that the City is now encouraging tandem parking and on-street parking, which improve the pedestrian experience by providing a buffer between pedestrians and the roadway. Ms. Parker added that tandem parking typically occurs on private residential development, where individual owners may share control over two spaces for one unit.

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

Christopher Kelly, private citizen, advised that he is a resident of La Rive, which is adjacent to the proposed project. He stated that his residents' association was not consulted with regard to the Application, and submitted a petition signed by six additional unit owners in his building. He explained that their primary concern is that the project will obstruct or diminish the view from La Rive, which currently looks onto Bonnet Park as well as some lower buildings.

Gary Meade, representing the Holiday Isle Yacht Club Board of Directors, stated that his building was also not consulted regarding the Application. He expressed concern with some of the pedestrian elements proposed by the project, including a crosswalk that extends into his building's parking area and will take up more than two parking spaces. Mr. Falkanger clarified that this would use only one existing space, which is located in a City right-of-way. The crosswalk was recommended by City Staff.

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. McCulla, to move forward with conditions. In a roll call vote, the **motion** passed 7-0.

At this time the Board took a brief recess from 8:51 to 8:59 p.m.

4. **Applicant / Project**: Prestons Holding Land Trust / Parking Lot

Request: ***	Rezone Residential Mid Rise Multifamily/Medium High Density District (RMM-25) to X-Exclusive Use Parking Lot.
Case Number:	ZR14002
General Location:	223 SE 10th Terrace
Legal Description:	COLEE HAMMOCK 1-17 B LOT 1, LOT 2 E1/2 BLK 14
Case Planner:	Lorraine Tappen
Commission District:	4

Disclosures were made, and any members of the public wishing to speak on this Item were sworn in. Chair McTigue stated that due to a conflict, he would step down as Chair while this Item was heard. Vice Chair Hansen assumed control of the meeting at this time.

Courtney Crush, representing the Applicant, explained that the request is for a 19-space parking lot in an Exclusive Use – Parking (XP) zoning district. The site will provide neighborhood parking as an amenity to commercial areas.

Ms. Crush continued that the property is presently zoned RMM-25. Several other lots in the area are used for parking. The subject property is 8000 sq. ft. and is currently vacant. The proposal is for 19 parking spaces on the parcel. The site plan provides landscaping buffers and additional street trees. Traffic will enter from the north and exit through an existing alley.

XP zoning includes criteria intended to ensure that low-intensity uses are appropriately located and have no negative impacts on the surrounding area. Parking may extend no further than 125 ft. into the RMM-25 neighborhood and may not be separated from a commercial business area by more than 50 ft.

Ms. Tappen of Urban Design and Planning advised that the Application includes the following Staff condition: that the site and placement of pay stations will be coordinated between the Applicant and the City prior to permit submittal.

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

Motion made by Mr. Witschen, seconded by Mr. Cohen, to approve with Staff conditions. In a roll call vote, the **motion** passed 6-0.

Chair McTigue rejoined the Board at this time and resumed control of the Chair.

5. **Applicant / Project:** Holman Automotive, Inc. / Lauderdale BMW/Mini Service Facility Communications Monopole

Request: **	Site Plan Level III / Conditional Use
Case Number:	R14053
General Location:	2601 S. Andrews Avenue
Legal Description:	Parcels "A" and "B", together with the South ½ of vacated SW 25th Street abutting said Parcel "A", CAUSEWAY LUMBER ADDITION, according to the plat thereof, recorded in Plat Book 57, Page 4, of the Public Records of Broward County, Florida; and Parcel "G", less the South 114.42 feet and less that portion replatted in Plat Book 96, Page 2, CAUSEWAY REPLAT NO. 1, according to the plat thereof, recorded in Plat Book 69, Page 28, of the Public Records of Broward County, Florida; and Parcel "A", CLC PLAT, according to the plat thereof, recorded in Plat Book 135, Page 36, of the Public Records of Broward County, Florida.
Case Planner:	Thomas Lodge
Commission District:	4

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

Doug Snyder, representing the Applicant, advised that his presentation was included in the Board's backup materials.

Tom Lodge, representing Urban Design and Planning, stated that the proposal is for an 80 ft. communication monopole on a 246,569 sq. ft. parcel. The property is zoned B-3, which permits monopoles as a conditional use. The pole may not be co-located on either of the two additional communication towers within one-half mile, as the antenna must be hardwired directly to equipment within the service building.

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, the Chair closed the public hearing and brought the discussion back to the Board.

Motion made by Mr. McCulla, seconded by Mr. Cohen, to approve. In a roll call vote, the **motion** passed 7-0.

6. **Applicant / Project:** Premier Riva, LLC. / "Riva Residences" Plat

Request: **	Plat Approval
Case Number:	PL14007
General Location:	1080 N. Federal Highway
Legal Description:	A portion of the North 400.00 feet of the South 903.85 feet of Government 7, Section 36, Township 49 South, Range 42 East, Broward County, Florida.
Case Planner:	Thomas Lodge

Commission District: 2

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

Mr. Cohen left the room at 9:14 p.m.

Jerry McLaughlin, representing the Applicant, explained that the request is for a plat on a 1.97 acre site previously occupied by a hotel. The Applicant requests that the plat be restricted to 100 high-rise units and 15,000 sq. ft. of commercial use.

Mr. Lodge of Urban Design and Planning stated that the proposed plat and internal layout of the site have been approved by the DRC. Staff recommends approval of the Application.

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, the Chair closed the public hearing and brought the discussion back to the Board.

Motion made by Mr. Witschen, seconded by Mr. McCulla, to approve.

Mr. Cohen returned at 9:17 p.m. and advised that he would vote to approve the Application based on prior review.

In a roll call vote, the **motion** passed 7-0.

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).

10. **Applicant / Project:** City of Fort Lauderdale / "3110" Plat

Request: **	Plat Approval
Case Number:	PL15002
General Location:	3110 SW 8 Avenue
Legal Description:	The South 350 feet of the North 1050 feet of the East one-half (E ½) of the southwest one-quarter (SW ¼) of the Northwest one-quarter (NW ¼) of section 22, Township 50 South, Range 42 East, Broward County, Florida.
Case Planner:	Thomas Lodge
Commission District:	4

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

Mr. Lodge of Urban Design and Planning explained that the Application is for approval of a plat for 217,584 sq. ft. of land. The City proposes a cultural/civic use on the site. The plat includes a restriction to 60,000 sq. ft. of civic, cultural, and educational facility ancillary to recreational use.

Mr. McCulla requested clarification of the uses allowed on the site. Mr. Lodge replied that the site will be leased for a sports training facility to be operated by Nova Southeastern University.

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, the Chair closed the public hearing and brought the discussion back to the Board.

Motion made by Mr. McCulla, seconded by Vice Chair Hansen, to approve. In a roll call vote, the **motion** passed 7-0.

IV. COMMUNICATION TO THE CITY COMMISSION

Mr. McCulla observed that there are three specific criteria that must be met by rezoning requests, including the requirement for a substantial change in the character of an area. He pointed out that this condition is not typically imposed by Staff or the Board, and recommended that it be revised or eliminated.

Motion made by Mr. McCulla, seconded by Mr. Cohen, that his suggestion that the City review, improve, or eliminate Condition #2 for rezoning be sent forth to the City Commission for consideration. In a voice vote, the **motion** passed unanimously.

Vice Chair Hansen returned to the issue of the vacant lot discussed in Item 1, expressing concern that the lot might remain vacant over the long term.

Motion made by Vice Chair Hansen to recommend to the Commission to negotiate with the County to make landscaping improvements on that lot. The **motion** died for lack of second.

V. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

There being no further business to come before the Board at this time, the meeting was adjourned at 9:38 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

Chair

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