

**PLANNING AND ZONING BOARD
CITY OF FORT LAUDERDALE
CITY HALL COMMISSION CHAMBERS – 1ST FLOOR
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA
WEDNESDAY, JULY 18, 2012 – 6:30 P.M.**

Cumulative

Board Members	Attendance	June 2012-May 2013	
		Present	Absent
Patrick McTigue, Chair	A	1	1
Leo Hansen, Vice Chair	P	2	0
Stephanie Desir-Jean	A	1	1
Michael Ferber	P	2	0
James McCulla	P	2	0
Michelle Tuggle	P	2	0
Tom Welch	P	2	0
Peter Witschen	A	1	1

It was noted that as of 6:48 p.m., a quorum was present at the meeting.

Staff

Ella Parker, Acting Urban Design and Planning Manager
D'Wayne Spence, Assistant City Attorney
Anthony Fajardo, Urban Design and Development
Thomas Lodge, Urban Design and Development
Randall Robinson, Urban Design and Development
Diana Alarcon, Director of Transportation and Mobility
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

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	<u>Case Number</u>	<u>Applicant</u>
1.	8P11**	Holman Automotive, Inc. / Holman BMW
2.	7P12**	The Pearl at Flagler Village
3.	4Z12** *	Victoria's Corporate Plaza, LLC
4.	5Z12** *	Sunset Presbyterian Church of Fort Lauderdale
5.	6Z12** *	Premiere Automobile Sales, Inc. / Hertz Rental Car
6.	Communication to the City Commission	
7.	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.

Vice Chair Hansen called the meeting to order at 6:48 p.m. and all stood for the Pledge of Allegiance.

Motion made by Mr. McCulla, seconded by Mr. Welch, to approve the minutes of the June 20, 2012 meeting. The Board approved the minutes by consensus.

Vice Chair Hansen introduced the Board members and Acting Urban Design and Planning Manager Ella Parker introduced the Staff members present.

Vice Chair Hansen advised that Item 5 will be deferred until the August 15, 2012 meeting; in addition, Item 1 must also be deferred until the August 15 meeting, as Mr. McCulla has a conflict, resulting in a lack of quorum for this specific item.

2. The Pearl at Flagler Village

Randall Robinson

7P12

Request: **	Right-of-way Vacation
Legal Description:	Lots 1 through 12, Block 33, AMENDED PLAT OF NORTH LAUDERDALE, according to the plat thereof, recorded in Plat Book 1, Page 182, of the public records of Dade County, Florida. LESS right-of-way for U.S. No. 1; AND Lots 1 through 24, Block 32, AMENDED PLAT OF NORTH LAUDERDALE, according to the plat thereof, recorded in Plat Book 5, Page 25, of the public records of Dade County, Florida, Less portions of Lots 15, 16 and 17 of said Block 32; AND ALSO a portion of N.E. 5th Terrace lying between said Blocks 32 and 33, Now Vacated per City of Fort Lauderdale Ordinance C-00-75 and recorded in Official Records Book 31283, Page 1657, Broward County Records.
Address:	495 N. Federal Highway
General Location:	400 block NE 5 th Terrace
District:	2

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

Robert Lochrie, representing the Applicant, showed an aerial photograph of the property, explaining that in 2000, the City Commission vacated a portion of 5th Terrace, which has been retained as a utility easement. The request would vacate a small piece at the southern end of this street.

When the Applicant presented a redevelopment plan for the site, the original intent was to make use of all the land in the parcel, including the area that had been vacated; however, Staff requested that as an alternative, the plan should provide for both pedestrian and vehicular access from 5th Terrace through the property, which would present a different configuration.

This led to the Application before the Board, which would vacate the area where the cul-de-sac would have been and provide a 27 ft. pedestrian and vehicular access easement. The easement would be incorporated into the property's site plan, and 5th Terrace would be redirected slightly to the west in order to link to another portion of the access easement, which is granted in the block to the north of the property. The easement would provide 20 ft. of vehicular access and 7 ft. of pedestrian access.

The developer will also include significant public enhancements around the entire site, including a 12 ft. sidewalk along Federal Highway to the north, a large pedestrian plaza, and an urban court in the center of the project, which would be open to the public during the day.

Randall Robinson, representing Urban Design and Development, stated that the Application calls for the vacation of a 40x106 ft. portion of the public right-of-way. He explained that the Downtown Master Plan calls for the vacation and westward realignment of 5th Street, as only very narrow lots are left between 5th Terrace and Federal Highway. The realignment would result in the creation of more buildable lots. He concluded that Staff supports the Application for vacation.

Ms. Parker clarified that the 27 ft. easement noted by Mr. Lochrie will actually be a 40 ft. easement.

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

Motion made by Ms. Tuggle, seconded by Mr. McCulla, to approve. In a roll call vote, the **motion** passed 5-0.