

**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, MAY 16, 2012 – 6:30 P.M.**

**Cumulative**

<b>Board Members</b>	<b>Attendance</b>	<b>June 2011-May 2012</b>	
		<b>Present</b>	<b>Absent</b>
Patrick McTigue, Chair	P	11	0
Leo Hansen, Vice Chair	A	10	1
Stephanie Desir-Jean (6:45)	P	10	1
Michael Ferber	P	4	0
James McCulla	P	10	1
Michelle Tuggle	A	7	4
Tom Welch	P	10	1
Peter Witschen	P	8	2

It was noted that 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  
Yvonne Redding, Urban Design and Development  
Randall Robinson, Urban Design and Development  
Mohammed Malik, Chief Zoning Examiner  
Diana Alarcon, Director of Transportation and Mobility  
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

**Communications to City Commission**

~~Motion made by Mr. Witschen, seconded by Mr. Welch, to encourage the City Commission to call a meeting of interested community groups, stakeholders, and City advisory bodies to further discuss the proposed Urban Agriculture Ordinance. It is hoped that these groups would be able to give the City Commission additional direction on the proposed Ordinance by August 2012. In a voice vote, the motion passed 5-1 (Mr. McCulla dissenting).~~

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	<b><u>Case Number</u></b>	<b><u>Applicant</u></b>
1.	<del>8P11**</del>	<del>Holman Automotive, Inc. / Holman BMW</del>

- ~~2. 3P12\*\* Fourth Street Land Development, LLC~~
- ~~3. 1Z12\*\* \* Romelio Riveron~~
- ~~4. 3T12\* City of Fort Lauderdale~~
- ~~5. 9T12\* City of Fort Lauderdale~~
- ~~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.

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 Acting Urban Design and Planning Manager Ella Parker introduced the City Staff members present. Attorney Spence explained the quasi-judicial process used by the Board.

~~Motion made by Mr. Welch, seconded by Mr. McCulla, to approve the minutes of the April 18, 2012 meeting. In a voice vote, the motion passed unanimously.~~

~~Chair McTigue stated that Item 1 will be deferred until the June 20, 2012 meeting. In a voice vote, the Board agreed to defer Item 1 by unanimous consensus.~~

**2. Fourth Street Land Development, Yvonne Redding 3P12**  
**LLC.**

**Request: \*\* Right-of-Way Vacation**

**Legal Description:** ~~Lots 1-15 and 40-54, Block "B" FORT LAUDERDALE LAND AND DEVELOPMENT COMPANY, plat book 1, page 57~~

**General Location:** ~~10' Wide Alley which runs north of NE 3<sup>rd</sup> Street and west of NE 3<sup>rd</sup> Avenue~~

**District:** ~~4~~

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

~~Robert Lochrie, representing the Applicant, stated that the request is to vacate a portion of a platted alley. He showed an aerial photograph of the property, noting~~

~~In a roll call vote, the motion passed 5-1 (Mr. McCulla dissenting).~~

**5. City of Fort Lauderdale**

**Anthony G. Fajardo**

**9T12**

**Request: \* Revision to Section 47-20. PARKING AND LOADING REQUIREMENTS –  
CENTRAL BEACH ZONING DISTRICTS & GALT SHOPPES**

**General Location: Barrier Island**

**Commission District: 1 & 2**

**Item deferred from April 18, 2012 meeting**

Mr. Fajardo recalled that this Item was deferred from the April 18, 2012 meeting. It was originally part of a larger Item, including City-wide recommendations as well as recommendations specific to the central beach area; however, the Board voted to separate out the portion of the Item concerning the beach. The City-wide portion will be discussed further at a workshop planned for the following week, and will be brought back before the Board in June.

Staff recommendations are based on the Barrier Island Parking Study, which began in May 2010 and was completed in August 2011. The study examined three areas along the barrier island, including the central beach/commercial area, the Sunrise Lane commercial area, and the Galt/north beach commercial area.

The Barrier Island Parking Study considered the distinct characteristics of each area and made recommendations based on these characteristics, existing parking, and parking demand. The results were two recommendations:

- Option 1: separate recommendations for each of the three areas;
- Option 2: all three areas would be kept consistent with one another, with a percentage reduction.

Mr. Fajardo stated that Staff has chosen to recommend Option 1. The recommendations involve parking specifically related to non-residential uses, including retail, financial, personal services, medical office, professional office, hotel, restaurant, bar, and nightclub. The Board is asked to consider whether or not each area's unique characteristics merit separate recommendations for the areas.

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

Fred Carlson, director of the Central Beach Alliance (CBA) and liaison to City government, stated that Option 1, which provides separate recommendations for the three areas of the barrier island, is the best choice. He noted that the CBA

has also studied parking issues in the area, as they are concerned about longer-term parking facilities. He concluded that the CBA feels the parking study addressed the necessary issues, and felt a slight reduction in parking requirements was appropriate.

Courtney Crush, land use attorney, stated she was in favor of the proposed parking modifications for the beach area.

Dev Motwani, beach business owner, said he was in favor of the proposal, and thanked the Board for separating the beach recommendations from the City-wide recommendations. He recalled that the parking study had been suggested by the Economic Development Advisory Board after seeing the Beach Master Plan, and praised Staff's management of the process, which included several public meetings. He felt the Option 1 reduction was reasonable, as it is "fine-tuned...in the individual areas."

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 approve as recommended by Staff. In a roll call vote, the **motion** passed 6-0.

**6. ~~Communications to the City Commission~~**

~~Motion made by Mr. Witschen, seconded by Mr. Welch, to encourage that the Commission, while in the process of going through Ordinance review and approval, would call a meeting of the appropriate community groups that were mentioned here on the record, and endeavor to come back with a "tweaked" bill to satisfy some of the areas the current Ordinance doesn't go far enough; and while moving that forward, put the committee together and have a response from the committee by when they come back after the August break. In a voice vote, the motion passed 5-1 (Mr. McCulla dissenting).~~

**7. ~~For the Good of the City~~**

~~None.~~

~~Chair~~ 

~~Prototype~~ 