

**PLANNING AND ZONING BOARD
CITY OF FORT LAUDERDALE
CITY HALL COMMISSION CHAMBERS – 1ST FLOOR
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA
WEDNESDAY, AUGUST 21, 2013 – 6:30 P.M.**

Cumulative

Board Members	Attendance	June 2013-May 2014	
		Present	Absent
Patrick McTigue, Chair	P	3	0
Leo Hansen, Vice Chair	P	3	0
Brad Cohen	P	2	1
Stephanie Desir-Jean	P	2	1
Michael Ferber	P	3	0
James McCulla	P	3	0
Michelle Tuggle	P	3	0
Tom Welch	P	2	1
Peter Witschen	P	3	0

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 Development
Tom Lodge, Urban Design and Development
Yvonne Redding, Urban Design and Development
Anthony Fajardo, Chief Zoning Examiner
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

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	<u>Case Number</u>	<u>Applicant</u>
1.	35R11	Shaw Temple AME Zion Church, Inc. / Shaw Temple AME Zion Church
2.	55R13**	Panama Land Company SA / AquaVita Las Olas
3.	10P13**	GDC Broward RB LLC, Riverbend South LLC and others listed on the application / Riverbend Marketplace
4.	4Z13***	GDC Broward RB LLC, Riverbend South LLC and others listed on the application / Riverbend

- 5. 8T13* Marketplace
- 6. City of Fort Lauderdale
- 7. Communications to City Commission
- 7. For the Good of the City

4. **GDC Broward RB LLC, Riverbend South LLC and others listed on the application / Riverbend Marketplace** Thomas Lodge 4Z13

Request: * * * Rezoning General Business (B-2), Mobile Home Park (MHP), Community Business (CB), Residential Mid Rise Multifamily/Medium High Density District (RMM-25) to Boulevard Business (B-1)

Legal Description: Being a portion of WOODLAND PARK – UNIT #1, Plat Book 30, Page 45, and a portion of the northwest ¼ of the northeast ¼ of Section 8, Township 50 South, range 42 East, Fort Lauderdale, Broward County, Florida.

General Location: 2400 W Broward Blvd

District: 3

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 requests are for rezoning and plat approval. He recalled that in November 2012, the Board had voted to recommend transmittal of the Land Use Plan for a portion of the property, converting it from multi-family residential to commercial. This transmittal was approved by the City Commission and sent to the State. Due to a new State statute, the Applicant is allowed to proceed with rezoning and platting while the Land Use Plan amendment continues through the approval process; however, the rezoning and plat approval would not be effective until the City Commission adopts the amendment to the Land Use Plan.

The plat is for the perimeter of the entire property, and outlines access points, restrictions, dedications, and future dedications that would be made as part of the parcel’s redevelopment. The rezoning request would “clean up” various zoning districts that exist on the property, including B-1, B-2, mobile home park, multi-family residential, and CB. Rezoning the entire parcel to B-1 would make the property consistent with the underlying commercial land use. A conceptual site plan has been submitted to the DRC.

Mr. Lochrie concluded that the project has been presented to the Riverland Civic Association, as well as the neighborhoods of Melrose Manors and Melrose Park.

Mr. Cohen asked if Gatlin Construction was associated with the project. Mr. Lochrie confirmed this, stating that one of the key components of the site is expected to be a Wal-Mart. Mr. Cohen disclosed that he has met with the president of this construction company in relation to a different project that is unrelated to the Application at hand.

Eric Engmann, representing Urban Design and Development, explained that the Application for Item 3 would consolidate 37 parcels and vacate interior rights-of-way in order to create a 36-acre parcel for future commercial development. A plat note would limit this development to a maximum of 350,000 sq. ft. of commercial usage.

Tom Lodge, also representing Urban Design and Development, stated that the Application for Item 4 would rezone six separate parcels, totaling 24.99 acres, to B-1 for the development of a new commercial shopping center. Staff recommends approval of the request with the condition that the zoning is contingent upon the transmittal of a Comprehensive Plan amendment.

Mr. McCulla asked if both the plat and rezoning are contingent upon the approval of the Land Use Plan amendment. Mr. Lochrie clarified that this is the case for the rezoning request; the plat is not necessarily contingent upon the approval of the amendment. County Staff will recommend denial of the plat until the Land Use Plan has been re-certified.

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

Ms. Desir-Jean asked when the proposed Land Use Plan amendment would come before the Board for discussion. Mr. Lodge replied that this amendment has already come before the Board and has gone to the City Commission for its first reading. Its second reading has not yet occurred. He explained that a Land Use Plan amendment requires two transmittals to the State, two hearings by the Broward County Commission, two hearings by the Broward County Planning Council, and two hearings by the City Commission.

Ms. Parker confirmed that the Board had approved the amendment on November 28, 2012. At present, the next step in the approval process will be a first hearing by the Broward County Commission on September 10, 2013.

Motion made by Ms. Tuggle, seconded by Mr. Cohen, to approve Item 3, 10P13.

Ms. Desir-Jean asked what would happen regarding tonight's recommendations if the Land Use Plan amendment does not pass. Attorney Spence said the Board's action on the Items would not be effective, and the Items would not come before the Board again.

In a roll call vote, the **motion** passed 9-0.

Motion made by Mr. McCulla, seconded by Ms. Tuggle, to approve Item 4, 4Z13. In a roll call vote, the **motion** passed 9-0.

Attorney Spence clarified that his comment regarding the Board's actions in the event the Land Use Plan amendment did not pass were intended for Item 4, as the rezoning

would be affected by the land use change. The plat approval, however, would not be contingent upon the Land Use Plan amendment, although it was noted that the County would recommend denial of the plat until the amendment is adopted.