

**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 20, 2015 – 5:30 P.M.**

**Cumulative**

<b>Board Members</b>	<b>Attendance</b>	<b>June 2014-May 2015</b>	
		<b>Present</b>	<b>Absent</b>
Patrick McTigue, Chair	P	11	1
Leo Hansen, Vice Chair	P	11	1
Brad Cohen (arr. 6:44)	P	11	1
Stephanie Desir-Jean	P	9	3
Michael Ferber	P	12	0
Richard Heidelberger	P	5	0
James McCulla	P	12	0
Peter Witschen	P	10	2

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

**Communications to the City Commission**

None.

**I. AGENDA ITEMS**

**Index**

<b><u>Case Number</u></b>	<b><u>Applicant</u></b>
1. PL15004**	Robert Black / Palm Cove Estates Plat
2. Z15002** *	Holman Automotive Inc. / Holman Automotive
3. PL15001**	Maroone Ford, LLC (contract purchaser 1413 FED, LLC)
4. T15001*	City of Fort Lauderdale

**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.

3. **Applicant / Project:** Maroone Ford, LLC ( contract purchaser 1413 FED, LLC)
- Request: \*\*** Plat Approval
- Case Number:** PL15001
- General Location:** 1413 N Federal Hwy
- Legal Description:** A parcel of land being a portion of the southwest one-quarter (S.W ¼) of the northwest (N.W. ¼) of section 36, township 49 south, range 42 east, together with a portion of the northwest one-quarter (N.W ¼) of the southwest one-quarter (S.W. ¼) of said section 36, township 49 south, range 42 east. Said lands situate lying and being in the City of Fort Lauderdale, Broward County, Florida, and containing 2, 4860 acres (108288 square feet) more or less).
- Case Planner:** Karlanne Grant
- Commission District:** 2

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

Jessica Joly, representing the Applicant, explained that the subject property is approximately 2.5 acres consisting of a used car dealership building. The Applicant plans to purchase the property, demolish the existing building, and construct a 38,000 sq. ft. furniture store. The property has not previously been platted. The Application has been reviewed by City Staff and the City's Engineering Department.

Karlanne Grant, representing Urban Design and Planning, advised that the proposed plat includes a note restricting it to 40,000 sq. ft. of furniture store use on tract A, with no freestanding or drive-through facilities permitted without the approval of the Board of County Commissioners. The internal layout of the site is currently being reviewed by the DRC. Staff recommends approval of the Application.

Mr. McCulla requested clarification of the precision of the plat note, which refers specifically to furniture store use rather than commercial use. Ms. Joly replied that this is in line with the future proposed use of the property, as the parking requirements for a furniture store are different from commercial parking requirements. This will be addressed further through the site plan process.

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 returned the discussion to the Board.

**Motion** made by Mr. McCulla, seconded by Mr. Witschen, to approve. In a roll call vote, the **motion** passed 8-0.