

**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, NOVEMBER 20, 2013 – 6:30 P.M.**

**Cumulative**

<b>Board Members</b>	<b>Attendance</b>	<b>June 2013-May 2014</b>	
		<b>Present</b>	<b>Absent</b>
Patrick McTigue, Chair	P	6	0
Leo Hansen, Vice Chair	P	6	0
Brad Cohen	P	5	1
Stephanie Desir-Jean	P	5	1
Michael Ferber	P	5	1
James McCulla	P	5	1
Michelle Tuggle	P	6	0
Tom Welch	P	5	1
Peter Witschen	P	5	1

It was noted that a quorum was present at the meeting.

**Staff**

D'Wayne Spence, Assistant City Attorney  
Thomas Lodge, Urban Design and Development  
Yvonne Redding, Urban Design and Development  
Dr. Jay Sajadi, Engineering Department  
Anthony Fajardo, Chief Zoning Examiner  
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

**Communications to City Commission**

None.

**Index**

- | <b><u>Case Number</u></b>               | <b><u>Applicant</u></b>                             |
|---|---|
| 1. Pledge of Allegiance                 |   |
| 2. Approve October 16, 2013 Minutes     |   |
| 3. 13Z12** *                            | Lauderdale Yacht Club                               |
| 4. 56R13**                              | Lauderdale Yacht Club                               |
| 5. 5Z13** *                             | Harbor Park Warehouse, LLC                          |
| 6. 17P13**                              | Harbor Park Warehouse, LLC                          |
| 7. 60R13**                              | Harbor Park Warehouse, LLC / Harbor Park Apartments |
| 8. 11T13*                               | Downtown Master Plan Amendment                      |
| 9. Communication to the City Commission |   |

## 10. For the Good of the City

<b>3. <u>Lauderdale Yacht Club</u></b>	<b><u>Planner</u></b> Thomas Lodge	<b><u>Case #</u></b> 13Z12
<b>Request: ** *</b>	<b>Rezone from Residential Low Rise Multifamily/Medium High Density District (RML-25) to Parks, Recreation and Open Space (P)</b>	
Legal Description:	Lots 19 and 20, Block 10, LAUDERDALE HARBORS SECTION "A", according to the plat thereof, as recorded in Plat Book 9, Page 1, of the public records of Broward County, Florida.	
General Location:	1725 SE 12 Street	
District:	4	

Disclosures were made by the Board members. Chair McTigue recused himself from Items 3 and 4.

Attorney Spence noted that the Applicant is requesting Site Plan Level 3 Review as well as rezoning for the subject property. If Site Plan Level 3 Review is approved by the Board, this would constitute final approval; however, the rezoning request will receive final approval from the City Commission. Although Site Plan Review is typically based upon existing zoning regulations, the Applicant has requested that the Board review the site plan based upon the proposed zoning, which is also before the Board. This would mean if the site plan is approved, it would be contingent upon the City Commission's approval of the rezoning. Should the City Commission make any changes to the rezoning, the Site Plan Level 3 Review would come back before the Board.

Any members of the public wishing to speak on these Items were sworn in at this time.

Stephanie Toothaker, representing the Applicant, showed a PowerPoint presentation on the Application, stating that the rezoning request would rezone the subject property from RML-25 to P, with a conditional use approval for yacht club uses. She advised that the Site Plan Level 3 Review due to the property's location on a waterway. The Applicant has met with the Rio Vista Civic Association, as well as with the owner of the parcel immediately to the west of the subject property, to share the site plan and rezoning plans. The Applicant's intention is to use this parcel for overflow parking for the Yacht Club, particularly when events are held.

The site plan includes a 10 ft. landscape buffer to the west and 26 parking spaces, with a 5 ft. sidewalk along SE 12<sup>th</sup> Street. A buffer wall would be constructed between the proposed parking lot and the property immediately to the west.

Tom Lodge, representing Urban Design and Development, stated that the Applicant wishes to rezone 12,500 sq. ft. of land from RML-25 to P, or Parks, Recreation, and Open Space. A portion of the site would be rezoned to construct a parking lot that would

service the yacht club use. The surrounding properties are zoned RS-4.4, RML-25, and RS-8. Staff recommends approval of the request.

The Applicant also proposes that the parking lot be a conditional use as part of the rezoning, if rezoning is approved by the City Commission. Yacht club uses are considered conditional uses within P zoning districts if the criteria for conditional use and waterway use are met. No additional structures are currently proposed for the site. The Applicant plans a 10 ft. buffer on the western boundary of the property, including trees, landscaping, and a 5 ft. screen wall, between the parking lot and the multi-family property located to the west. Staff recommends approval of this request, subject to the condition that site plan approval shall be conditioned upon the City Commission's approval, at second reading, of the associate rezoning application.

Mr. McCulla asked if the lack of structures on the subject property was a condition. Mr. Lodge clarified that this was not the case, but confirmed that if the Applicant wished to construct a building on the site, this would require subsequent approval.

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

William Stacey, private citizen, stated that he resides at the property to the west of the subject parcel. While he did not object to the Application, he asserted that proper notice was not provided to his neighborhood, as the signs for tonight's meeting have been lying on the ground for some time.

As there were no other 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.

Ms. Tuggle asked when notice of the meeting was posted. Ms. Toothaker said the property was posted in compliance with ULDR regulations; she noted that she had re-posted some fallen signs, and the City had mailed notice to residents within the appropriate range. Mr. Witschen asked if neighbors across the canal, located to the south, received notice of the meeting. Ms. Toothaker said these residents received notice in the mail, but the Applicant did not meet with them.

**Motion** made by Mr. McCulla, seconded by Mr. Witschen, to approve Item 3. In a roll call vote, the **motion** passed 8-0. (Chair McTigue abstained. A memorandum of voting conflict is attached to these minutes.)

**Motion** made by Mr. McCulla, seconded by Mr. Witschen, to approve Item 4, including the conditional use for a yacht club, subject to approval of Item 3 by the City Commission.

Attorney Spence recommended that the **motion** specify the action requested rather than the item number.

Mr. McCulla **amended** his **motion** as follows: **motion** to recommend approval of Site Plan Level 3 and conditional use for yacht club, as described in Item 4, subject to approval of the rezoning by the City Commission. Ms. Desir-Jean **seconded** the **motion**.

In a roll call vote, the **motion** passed 8-0. (Chair McTigue abstained. A memorandum of voting conflict is attached to these minutes.)