

**URBAN DESIGN AND PLANNING DRAFT  
 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, FEBRUARY 19, 2014 – 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	9	0
Leo Hansen, Vice Chair	P	9	0
Brad Cohen (arr. 6:39)	P	8	1
Stephanie Desir-Jean	P	7	2
Michael Ferber	P	8	1
James McCulla	P	7	2
Michelle Tuggle (arr. 6:34)	P	9	0
Tom Welch	A	7	2
Peter Witschen	P	7	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  
 Yvonne Redding, Urban Design and Planning  
 Randall Robinson, Urban Design and Planning  
 Mohammed Malik, Chief Zoning Plans Examiner  
 Diana Alarcon, Director of Transportation and Mobility  
 Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

**Communications to City Commission**

None.

**I. CALL TO ORDER / PLEDGE OF ALLEGIANCE**

Chair McTigue called the meeting to order at 6:32 p.m. and all stood for the Pledge of Allegiance. The Chair introduced the Board members, and Urban Design and Planning Manager Ella Parker introduced the Staff members present. Assistant City Attorney D'Wayne Spence explained the quasi-judicial process used by the Board.

**II. APPROVAL OF MINUTES**

**Motion** made by Mr. McCulla, seconded by Ms. Desir-Jean, to approve the minutes. In a voice vote, the **motion** passed unanimously.

Ms. Tuggle arrived at 6:34 p.m.

### III. AGENDA ITEMS

#### Index

<u>Case Number</u>	<u>Applicant</u>
1. 78R13**	Echo Las Olas, LLC / Echo on Las Olas
2. 77R13**	1800 Las Olas LLC / 1800 Las Olas
3. 9ZR13** *	RWL 8, LLC / Pollo Tropical / Hertz Rent-a-Car
4. 68R13**	Royal Atlantic Developers, LLC / Edwin Verdezoto

#### **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.

<b>1. <u>Applicant / Project:</u></b>	RWL 8, LLC. / Pollo Tropical / Hertz Rent-a-Car
<b>Request: ** *</b>	Site Plan Level IV, Rezone from Residential Mid Rise Multifamily /Medium High Density District (RMM-25) to Community Business (CB) with Flex Allocation of Commercial for proposed restaurant use
<b>Case Number:</b>	9ZR13
<b>General Location:</b>	901 E. Sunrise Blvd. On the NE corner of Sunrise Blvd. and NE 9 <sup>th</sup> Ave.
<b>Legal Description:</b>	Lots 14 – 23 & 26 – 36, Block 177, PROGRESSO, PB 2, P 18, PRDC, less the south 15.00 feet thereof for right-of-way. (abbreviated)
<b>Case Planner:</b>	Yvonne Redding
<b>Commission District:</b>	2

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 for site plan approval and rezoning of a portion of the property to CB, while the rest will continue to be zoned B-1. The Application will add a restaurant and a Hertz dealership to the site. While Code requires 42 parking spaces, the Applicant plans to provide 92 on-site spaces. They also plan to add 126 new trees to the site and make pedestrian

improvements, including pulling the sidewalk back from the curb, adding a landscaping strip with shade trees on either side, and widening the sidewalk to 7 ft.

One row of parking for the restaurant is planned for the front of the property, while the rest will be located in the rear. A landscape buffer is planned for the north side of the property, along with a privacy wall. At the request of the nearby neighborhood association, a dumpster will be moved from the northern end of the property into the parking facility.

Mr. Lochrie advised that the Applicant has addressed additional issues with the neighborhood association, including sidewalks on street frontages all around the property, maintenance of existing road closures, and ensuring no glare from lights will intrude into residential properties

Ms. Redding stated that rezoning 1.1 acre of the northern portion of the property from RMM-25 to CB will allow for a restaurant use and parking on the property. The Hertz site will remain B-1. No used car sales are permitted within this district. The Board is asked to approve the site plan with flex units, and the rezoning request will go before the City Commission.

Mr. Witschen asked if a traffic analysis has been performed regarding turn movement from east to north. Mr. Lochrie replied that the proposed use is beneath the threshold to require a full evaluation, and the Florida Department of Transportation (FDOT) will leave the existing turn lane in place.

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

Shannon Harmeling, representing the Lake Ridge Civic Association, asserted that the Applicant has met all the neighborhood's requests.

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 Vice Chair Hansen, seconded by Mr. Ferber, to approve. In a roll call vote, the **motion** passed 8-0.