

**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**  
**THURSDAY, DECEMBER 18, 2014 – 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	7	0
Leo Hansen, Vice Chair	P	7	0
Brad Cohen	A	6	1
Stephanie Desir-Jean	A	5	2
Michael Ferber	P	7	0
James McCulla	P	7	0
Michelle Tuggle (arr. 6:36)	P	6	1
Tom Welch	P	6	1
Peter Witschen	P	6	1

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  
Tom Lodge, Urban Design and Planning  
Gene Dempsey, Urban Forester, Public Works Department  
Adrienne Ehle, Public Works Department  
Glen Hadwen, Public Works Department  
Jim Koeth, Public Works Department  
Kimberly Pearson, Chief Landscape Plans Examiner  
Mohammed Malik, Chief Zoning Examiner  
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

**I. AGENDA ITEMS**

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<b><u>Case Number</u></b>	<b><u>Applicant</u></b>
1. T14013*	City of Fort Lauderdale / Unified Land Development Regulations (ULDR) Amendment
2. PL14011**	New Prime Land, LLC / "New Prime Land" Plat



Chair McTigue requested clarification of the proposed facility's proximity to a school. Mr. Engmann confirmed that the property is located 1500 ft. from a child care facility. Mr. Backman pointed out, however, that any day care facility located at the alternative high school is not considered a child day care facility in the ULDR.

Attorney Spence clarified that the Item before the Board is not approval of an SSRF, but a rezoning. Three criteria must be met for its approval:

1. Consistency with the City's Comprehensive Plan
2. Substantial changes in the character of development in or near the area support the proposed rezoning
3. The character of the area is suitable for the uses permitted within the proposed zoning district and compatible with surrounding districts and uses

He noted that while not all the materials provided by the Applicant are relevant to the rezoning request, they will be relevant to future site plan approval. Mr. Engmann added that a conditional use application for the property will come before the Board at a future meeting, and will include the site plan.

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

Kelly Allen, private citizen, stated that she owns several properties in the industrial park bordering the subject property. She opposed the request because she felt the area was not suitable for the facility, as it includes little parking, insufficient security, and a concealed railroad spur. She concluded that most nearby businesses are unaware of the proposed facility, and requested meetings between these businesses and the Applicant.

Cliff Iacino, President of the Edgewood Civic Association, said he felt the County is attempting to convert the entire City block into a campus. He felt the primary issue was one of safety, noting the proximity of the alternative school to the proposed facility, and requested that the Board not approve of the Application.

Lois Wexler, County Commissioner, advised that the criteria for approval of the Application have been met, and requested that the Board vote to approve it.

Debbie Mast, private citizen, read a letter she had written to the Board requesting that approval of the Application be denied, as the business community has not had an opportunity to address its concerns with the proposed rezoning. She also noted the proximity of a public school, a sports facility, and a public park to the proposed facility.

Rocky Rodriguez, President of the Broward County Substance Abuse Advisory Board, stated that BARC has provided detoxification and outpatient services for over 40 years.

He emphasized its positive impact on the community, and pointed out that it has existed in a residential neighborhood without any major incidents.

Don Maines, Vice President of the BARC Advisory Board, noted that crime statistics may be inflated because the existing facility is located near the Fort Lauderdale Police Department. He pointed out that 40% of clients served by BARC live within the City.

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.

It was emphasized that the only issue before the Board was the proposed rezoning, which would make the parcel more compatible with the surrounding neighborhood. Use of the site was not under consideration at this time.

**Motion** made by Ms. Tuggle, seconded by Vice Chair Hansen, to approve. In a roll call vote, the **motion** passed 6-1 (Mr. McCulla dissenting).

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Chair

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Prototype

[Minutes prepared by K. McGuire, Prototype, Inc.]