

**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, APRIL 16, 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	11	0
Leo Hansen, Vice Chair (6:33)	P	11	0
Brad Cohen	P	10	1
Stephanie Desir-Jean	P	9	2
Michael Ferber	P	10	1
James McCulla	P	9	2
Michelle Tuggle (6:33)	P	11	0
Tom Welch	P	9	2
Peter Witschen	P	9	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  
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. Z14001** *	Church of Intercession, Inc. / Wilton Arbor
2. PL14004**	Sarria Holdings II, Inc. / Sarria Plat
3. PL14002**	Land Parcel FLL, LLC / Catering Facility

**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.

1. **Applicant / Project:** Land Parcel FLL, LLC / Catering Facility

<b>Request: **</b>	Plat Approval
<b>Case Number:</b>	PL14002
<b>General Location:</b>	204 NW 4th Street; The south side of NW 4th Street between NW 5 <sup>th</sup> Avenue and the Railroad Tracks.
<b>Legal Description:</b>	The N 150 feet of Lot 1, Block 4, "Town of Fort Lauderdale," PB B, P 40, PBDC, Less W 50 feet and E 60 feet of Lot 1, (Abbreviated).
<b>Case Planner:</b>	Eric Engmann
<b>Commission District:</b>	2

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

Barbara Hall, representing the Applicant, explained that the request is for a perimeter plat of roughly one acre, which would allow for the relocation of an existing catering facility to a new location. The plat allows 5000 sq. ft. of commercial use, and the catering facility is anticipated to include just under 3000 sq. ft. on the first floor of the property and just under 2000 sq. ft. on its second floor. Ms. Hall noted that in the future, the plat will not include a non-vehicular access line shown in renderings of the property.

The parcel will eventually have access to the reconstructed 2<sup>nd</sup> Avenue, which does not yet exist. There is an existing eastern boundary wall that will abut a 50 ft. right-of-way. Catherine Donn, also representing the Applicant, clarified that in addition to the right-of-way there is a 10 ft. buffer easement. Eric Claussen, representing All Aboard Florida, explained that the 10 ft. easement is being preserved for the potential need for rail to exceed the right-of-way.

Mr. Engmann described the dimensions and location of the proposed plat, noting that the property is zoned B-3 and lies within the Northwest Regional Activity Center (RAC) future land use. Staff recommends approval of the Application.

There being no further questions from the Board at this time, Chair McTigue opened the public hearing. 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 Ms. Tuggle, to approve. In a roll call vote, the **motion** passed 9-0.