

**PLANNING AND ZONING BOARD
CITY OF FORT LAUDERDALE
CITY HALL COMMISSION CHAMBERS – 1ST FLOOR
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA
WEDNESDAY, SEPTEMBER 17, 2014 – 6:30 P.M.**

Cumulative

Board Members	Attendance	June 2014-May 2015	
		Present	Absent
Patrick McTigue, Chair	P	4	0
Leo Hansen, Vice Chair	P	4	0
Brad Cohen	P	4	0
Stephanie Desir-Jean (6:44-9:09)	P	3	1
Michael Ferber	P	4	0
James McCulla	P	4	0
Michelle Tuggle	P	3	1
Tom Welch	A	3	1
Peter Witschen (dep. 10:45)	P	3	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
Jim Hetzel, Urban Design and Planning
Yvonne Redding, Urban Design and Planning
Randall Robinson, Urban Design and Planning
Anthony Fajardo, Zoning Administrator
Alia Awwad, Department 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 6:30 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.

Chair McTigue stated that Applicants and their agents have 15 minutes in which to make their presentations to the Board; representatives of associations and groups are allowed five minutes, and individual speakers have three minutes.

II. APPROVAL OF MINUTES

Motion made by Ms. Tuggle, seconded by Mr. Ferber, to approve. In a voice vote, the **motion** passed unanimously.

III. AGENDA ITEMS

Index

<u>Case Number</u>	<u>Applicant</u>
1. R14033**	Stephen K. Tilbrook, Esq. / Aquablu Fort Lauderdale
2. R14032**	Venice Ventures 29, LLC / Aquamar Las Olas
3. Z14003** *	Holman Automotive, Inc. / Holman Rezoning
4. V14004**	Sarah Owen Del Negri / Flagler Residential Alley Reservation Vacation
5. T14009	City of Fort Lauderdale / ULDR Amendment
6. Z14005	City of Fort Lauderdale / Rezoning Executive Airport Parcels 25, 26, 27, and 19-B

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.

- Applicant / Project:** Stephen K. Tilbrook, Esq. / Aquablu Fort Lauderdale

Request: ** Site Plan Level III; Waterway Use; 45-unit Multi-family Residential Development with Yard Modifications & Conditional Use for height exceeding 150 feet

Case Number: R14033

General Location: 920 Intracoastal Drive

Legal Description: Lot 7, Block 1, SUNRISE, according to the plat thereof, as recorded in plat book 28, page 42 of the public records of Broward County, Florida AND parcel "B", resubdivision of lots 3, 4, 5 and 6, block 1, SUNRISE, according to the plat thereof, as recorded in plat book 68, page 41 of the public records of Broward County, Florida.

Case Planner: Randall Robinson

Commission District: 1

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

Stephen Tilbrook, representing the Applicant, requested 35 minutes for his presentation, as well as two minutes for rebuttal following public comment. The Board agreed by consensus to allow 30 minutes total for presentation and rebuttal.

Dennis Eisinger, also representing the Applicant, noted similar projects on which the development team has worked, citing the importance of neighborhood compatibility, smart growth, and environmental awareness to the developers. He asserted that the Applicant has been in communication with neighbors in an adjacent building via email, letters, meetings, and a recent public forum.

Ms. Desir-Jean arrived at 6:44 p.m.

Mr. Tilbrook advised that the project before the Board will consist of 45 luxury condominium units, including a net increase of 29 units. He showed photographs of the existing site, noting that it is zoned RMH-60, which would allow 60 multi-family residential units per acre. Most locations in Fort Lauderdale with this high-intensity zoning designation are waterfront sites.

Rebecca Bradley, landscape architect for the Applicant, reviewed the existing conditions for pedestrians, which include large expanses of asphalt, backout parking, and a lack of sidewalks and shade trees. Gage Couch, also representing the Applicant, reviewed the site plan, including the integration of landscaping. He pointed out the entry courtyard on the site, which provides a buffer from the street and sidewalk and includes large shade trees. All trash and utilities will be handled internally on the site, and a small beach area, pool, and enclosed gardens are planned for the back of the property. Backout parking will be removed and power lines will be undergrounded.

Reinaldo Borges, architect for the Applicant, noted that the development team has worked closely with Urban Design and Planning Staff on the project. He pointed out that the proposed building will reduce setbacks and provide terraces and transparency to the street. The building is intended to be sustainable in its use of water and energy resources and recycled materials.

Mr. Tilbrook stated that the Applicant has conducted extensive community outreach, meeting with residents of the Corinthian Condominium Association and the Sunrise Intracoastal Civic Association on May 28, 2014. He characterized the results of the initial outreach as favorable. Communications continued throughout the summer and the Applicant addressed Development Review Committee (DRC) comments, with additional presentations to the Bonnet House Board of Directors and the Historic Preservation Board (HPB). He noted that Bonnet House provided a letter of no opposition and the HPB gave the project a favorable review.

When DRC approval was received in August and follow-up meetings with the Corinthian Condominium Association and the Sunrise Intracoastal Civic Association were planned, Mr. Tilbrook noted that the mood of the surrounding community appeared to change. He observed that most individuals who attended the meeting liked the architecture and expected that the site would be redeveloped.

Mr. Tilbrook concluded that the project is compatible with the surrounding community, as it is less dense than other projects in the area, such as the Corinthian and Sunrise Harbor. The Applicant is also sensitive to the impact of the project on views from the Corinthian, which he asserted would be unimpeded to the east and toward the waterfront.

Randall Robinson, representing Urban Design and Planning, stated that the request is for Site Plan Level III review for a 45-unit multi-family residential development with yard modifications, waterway use, and conditional use. The proposed use of the property is consistent with other residential uses in the area. The project features clear glass treatments and 20 ft. side setbacks to preserve views of the waterway and reduce the impact of the building's mass.

In order to mitigate perceived adverse impacts to the surrounding neighborhood, the project will incorporate the following modifications:

- A fully screened parking garage;
- Landscaped plaza to mitigate the scale of the building to pedestrians;
- The rectilinear character of the tower is similar to surrounding buildings;
- Landscaping along the perimeter of the project, including shade trees, palm trees, and ground vegetation.

The project is a permitted use within the RMH-60 zoning district and is generally compatible with existing waterfront high-rise developments along the Intracoastal Waterway. It will have limited effects on traffic generation, as there will be a net increase of only 29 units. The overall ground level public realm experience is expected to be a significant improvement over the current environment. The project will provide transition to a lower-scale neighboring single-family neighborhood to the south.

Mr. Robinson stated that the project is compatible with adjacent properties in terms of height, setback, and volume and has greater side and rear setbacks than the building directly to its north. The pedestal is set back 25 ft. from the front property line. The project includes landscaping and pedestrian amenities that encourage interaction with the street, and there is continuity of scale with adjacent properties.

The Board members discussed the proposed building in relation to the properties surrounding it, as well as the specific circumstances allowing its height. Mr. Robinson explained that the context in this case was the 23-story height of the Corinthian. Ms. Parker added that Staff's analysis also considered neighborhood compatibility, including

building mass and scale, floor plate size, and light and air at the street level. Mr. Tilbrook stated the Corinthian has a height of 201 ft. as measured from the crown of the street, while Aquablu would have a height of 227 ft. from the same level.

Ms. Desir-Jean asked if approval of the project would establish a precedent for size and scope. Ms. Parker replied that Staff considers projects in the context of specific sites, which means the analysis for the Application would not be analyzed in the same way as other lots in the area. She confirmed that when the project was submitted to the DRC, its height was lower and the project was differently articulated in many ways.

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

David Damerou, private citizen, pointed out that the project is allowed to include 60 units per acre, although it proposes only 45 units.

Jane Grant, private citizen, felt the price of the Aquablu units would help sustain the value of units in the Corinthian Condominium, and that the project would be an aesthetic enhancement to the neighborhood.

Alan Levy, private citizen, spoke in favor of the project's development team and their prior work.

Jack Almeleh, resident of the Corinthian Condominium, pointed out that the project is planned for a plot only .75 acres in size. As the subject parcel is zoned to contain a structure no more than 150 ft. in height, he felt the structure should adhere to this size limit.

Diane Marchand, resident of the Corinthian, wished to know the depth of the project's terrace configurations and the extent to which they would protrude onto the 20 ft. waterway setback.

David Gillman, resident of Sunrise Tower, objected to the parking garage wall at street level, as well as the project's effect on parking in the neighborhood.

Joe Scerbo, private citizen, did not feel the heights of nearby buildings should influence the Board's decision on the proposed project. He stated that buildings should not be planned to exceed the limits of Code, and expressed concern with ingress/egress on the subject property.

Paul McGee, private citizen, said he was concerned the project's height could set an unwanted precedent in the surrounding neighborhood, and asked the Board to consider the area's future development.

Cleaette Fritz, resident of the Corinthian, pointed out the character of the surrounding neighborhood, which she did not feel was appropriate for the project's density. She added that there were several errors included in the Staff Report, and expressed concern for emergency access to the parcel.

Tony Schifano, Vice President of the Sunrise Intracoastal Homeowners' Association, advised that 95 parking spaces are required for the proposed 45 units, and pointed out that accommodating these spaces on a .75 acre site creates the need for a taller building. He stated that the project would contribute to a wall of buildings along the Intracoastal Waterway.

Andres Calderon, private citizen, said although he was in favor of the project, he did not feel it should be allowed to exceed zoning requirements for the area.

Rochelle Golub, private citizen, did not feel there was a compelling reason for the approval of 45 units and more than 150 ft. in height on a small lot. She advised that the renderings provided by the Applicant did not adequately show the narrowness of the street, and did not believe the project would contribute to the pedestrian experience.

Jim Concannon, President of the Sunrise Intracoastal Homeowners' Association, stated that the organization's Board of Directors voted to oppose the Application as currently offered, as it would set an unacceptable precedent for the area. He expressed concern for the area's infrastructure, including stormwater drainage.

Sandra Stafford, private citizen, advised that she is a resident of the existing building on the subject parcel. She asserted that Aquablu would help improve property values in the area.

Ralph Meola, resident of the Corinthian, pointed out that both parties have presented inaccurate information at tonight's meeting, and urged the Board to determine what was accurate.

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.

Mr. Tilbrook asserted that the subject parcel was deserving of special consideration, and felt a project limited to 150 ft. in height would not have been supported by Staff. He stated that the Applicant has offered concessions to neighboring properties by moving several facilities to the north side of the building, and concluded that the project will not set a precedent for the area, as it is specific to its site. He added that it is possible to lower the building's height by approximately 26 ft. if necessary, making it the same height as the Corinthian at 201 ft.

The Board members reviewed the project, noting that a height reduction could be made a condition of approval. Mr. Tilbrook confirmed that this would not affect setbacks or the

building's pedestal. Mr. Eisinger and Mr. Voorhees noted that this change was not previously planned and would be offered as a concession to the project's neighbors.

Mr. Witschen stated that he was concerned with the project's compatibility with other structures to the south. Mr. Tilbrook clarified that although the Applicant is willing to lower the height of the building, its floor plate, tower, and setbacks would remain the same. It was also noted that the project presented in the Application is essentially the same project that was previously presented to the DRC, with no adjustments to its size.

Attorney Spence clarified that the Board is reviewing the project as presented in the materials, based upon the criteria outlined in Code, as well as Staff's review of the project. He pointed out that the Board will also need Staff's opinion regarding the project with the proposed height modification, including whether or not the change in height will affect their recommendation.

Mr. McCulla observed that although the public had repeatedly urged the Board to make no exception to Code for the proposed project, Code does permit the approval of variations to its limits through the conditional use process. He also reviewed the RMH-60 zoning, which is difficult to fit onto a site with significant setbacks in all four directions. He concluded that he did not believe establishing precedence was always negative.

The Board members discussed the Applicant's offer to reduce height, with Mr. Witschen noting that he would like more information on the project's parking and other aspects not brought forward at tonight's meeting. Mr. Cohen agreed, stating that he would also like to see the proposed changes before voting on the project. Vice Chair Hansen added that he felt the building's pedestal, rather than its total height, was the greater neighborhood compatibility issue, and would not be resolved by reducing the height of the building.

Mr. Tilbrook requested that the Board vote on the Application tonight, as the offered height reduction would result in a revision of less than 10%, including adjustment of floor-to-floor heights and loss of some units. He noted, however, that neither the building's pedestal height nor its parking would be affected by this change. Attorney Spence advised the Board may not consider a motion to defer the Item, as the Applicant has the right to request a vote. Ms. Tuggle expressed concern that the Board would not have a way to determine if the proposed height reduction would adequately address some of the concerns raised by members of the public.

Attorney Spence explained that if the Application is denied at tonight's meeting, the Applicant may appeal to the City Commission; the Commission may also elect to call up the Application within 30 days.

Mr. Tilbrook estimated that the 27 ft. height adjustment would be roughly similar to removing two floors, although he noted that there could be adjustments in floor-to-floor

height. No more than four units would be lost from the density, resulting in 41 total units. The project would require 86 parking spaces.

Motion made by Mr. McCulla to approve the Item as presented with the exception of a reduction to 201 ft. in overall height, with Staff conditions and a reduction of 4 units.

Ms. Parker requested clarification from the Applicant regarding the pool setback. Mr. Tilbrook explained that it was brought to his attention during the meeting that in the RMH-60 zoning district, pools at grade must be within the setback.

Mr. McCulla **withdrew** his **motion**, then **reinstated** the **motion** upon clarification of the pool setback issue, including acknowledgement that the pool must be placed within the setback. Ms. Desir-Jean **seconded** the **motion**.

In a roll call vote, the **motion** passed 5-3 (Mr. Cohen, Vice Chair Hansen, and Chair McTigue dissenting).

The Board took a brief recess at this time from 9:09 p.m. to 9:21 p.m. Ms. Desir-Jean left the meeting at this time.

2. <u>Applicant / Project:</u>	Venice Ventures 29, LLC. / Aquamar Las Olas
Request: **	Site Plan Level III; Waterway Use; 20-unit Multi-family Residential Development with Yard Modification
Case Number:	R14032
General Location:	21, 31 and 41 Isle of Venice
Legal Description:	Lots 5, 6 and 7, NURMI ISLES, according to the plat thereof, as recorded in plat book 24, page 24 of the public records of Broward County, Florida
Case Planner:	Yvonne Redding
Commission District:	2

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

Frank Paredes, representing the Applicant, stated that the request is for a 5-story multi-family project located on Isle of Venice. Instead of a single large building on the site, the Application is for three "pod" buildings, which will create view corridors. The project proposes 20 units with ground floor amenities, including a pool in the rear. The majority of parking will be located beneath the building's footprint. The Applicant will provide 44 parking spaces, as well as four spaces outside the building for guest parking. The Applicant agrees with all Staff recommendations for the project, and requests three 2 ft. 6 in. setbacks in order to place fire stairs within the footprint of the building.

Yvonne Redding, representing Urban Design and Planning, stated that the project is within the RMM-25 zoning district and requests a waterway use modification to allow a pool and deck in the rear yard. The Application also requests a modification to allow the fire stairs to encroach into the 27.5 ft. rear yard requirement. The project will include clear vistas between the individual buildings. Dockage shown on the Site Plan will be applied for under a separate permit.

There being no 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 brought the discussion back to the Board.

Motion made by Mr. McCulla, seconded by Ms. Tuggle, to approve as presented. In a roll call vote, the **motion** passed 7-0.

3. **Applicant / Project:** Holman Automotive, Inc. / Holman Rezoning
- Request: ** *** Rezone from Planned Residential Office (ROC), Residential Office (RO) and Residential Mid Rise Multifamily /Medium High Density (RMM-25) to Boulevard Business (B-1)
- Case Number:** Z14003
- General Location:** 410, 414 and 418 SE 14 Court and 421, 501, 505 and 509 SE 15th Street
- Legal Description:** Lots 8, 9, 10, 18, 19, 20 and 21 along with ½ of the vacated alley to the east of Lot 21, of Block 51-L, CROISSANT PARK, according to the plat thereof, as recorded in plat book 4, page 28 of the public records of Broward County, Florida
- Case Planner:** Yvonne Redding
- Commission District:** 4

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

Steve Wherry, representing the Applicant, stated that the request is for rezoning a portion of property from various residential zoning designations to B-1, which would allow an auto dealership at the location. The Applicant has met with the Poinciana Park Civic Association and prepared conceptual site plans that met with the Association's endorsement. He showed a layout of the property, noting that the surrounding uses on the Federal Highway corridor are commercial, with only small pockets of residentially zoned property. The Applicant plans to add a small coffee shop inside the sales facility in order to encourage pedestrian activity.

Mr. Wherry advised that mail notice was sent to all neighboring properties within 300 ft., although the Applicant has not reached out door-to-door for support from neighbors outside the block. Representatives of Holman Automotive have been regularly attending

Civic Association meetings. The property is intended to be a sales facility with a parking structure and will not include service, which would take place at another location.

Ms. Redding stated that the Applicant plans to add seven new lots to the parcel rezoned B-1 the previous year. Because the corridor is very narrow, they hope to expand B-1 zoning further into the neighborhood. She noted that another auto dealership to the north similarly extends B-1 uses into the surrounding neighborhood.

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

Camille Fenn, private citizen, stated that the Application before the Board tonight is very different from the presentation shown the previous year. She pointed out that the site is in one of the most congested areas in the City, and advised that the Applicant is in negotiations to move another dealership to the nearby area, which would bring an estimated total of 680 cars in the neighborhood. She concluded that many residents of the surrounding neighborhood had not received notice of tonight's hearing.

Ms. Fenn noted that most of the properties along 14th Court are single-family residences, and characterized the recent Civic Association meetings as "shutting down" those residents who were opposed to the project. She asserted that many people present at these meetings were not in favor of the development. Mr. Ferber suggested, however, that the residential quality of life in this area might already be affected by its proximity to Federal Highway.

Conrad Akers, private citizen, stated that he did not feel employees of the automotive dealership would limit themselves to Federal Highway rather than driving into the residential area. He noted that there are residential properties planned for the area, including new townhouses and apartments, which he felt might not be constructed if the dealership encroaches into the neighborhood.

Earle Fischer, private citizen, asserted that he did not want to have a parking garage next to his side yard or a significant increase in traffic on his street. He characterized the Applicant's offer on his property as insufficient.

D.J. Parker, Acting Secretary/Treasurer of the Poinciana Park Civic Association, stated that she owns several rental properties in the subject neighborhood. She felt the Applicant would construct a signature building that would be an improvement on the property, and concluded that she is in favor of the project.

Mr. Wherry observed that notices were mailed to 52 households in the area and signs were posted on the property. He clarified that many of the issues raised by members of the public dealt with the property's site plan rather than the proposed rezoning, and that the Applicant has not received counteroffers from Ms. Fenn or Mr. Fischer regarding the offers made on their properties. He pointed out that the original 4-story structure

planned for the site has been reduced to a single story with rooftop parking, and buffers and extensive landscaping will be added, in addition to green and metal screening.

As there were no members of the public wishing to speak on this Item, Chair McTigue closed the public hearing and brought the discussion back to the Board.

The Board members discussed the Application, noting that the request seems to be for "spot zoning" that would change the character of the residential neighborhood. Vice Chair Hansen advised that he did not feel there was sufficient reason to change the zoning of various lots and affect neighboring properties that were originally planned in a certain way. Mr. McCulla noted that the B-1 zoning along Federal Highway does not have sufficient depth, and suggested that this zoning should be characterized as "expanding" rather than spot zoning.

The members also noted that placing B-1 zoning beside a residential parcel can affect a property owner's quality of life, with Mr. Witschen pointing out that whether or not the Applicant will ultimately be a good neighbor to the remaining residents is in question. There was agreement among the Board members that they would be more comfortable with the Application if the Applicant were able to acquire the entire block. Mr. Ferber noted that the remaining homeowners could seek rezoning to B-1 on their own if they wished to sell their lots.

Attorney Spence clarified that should the Board deny the Application, a two-year time period must pass before an Applicant may request rezoning again. Vice Chair Hansen and Chair McTigue suggested amending the Application to include the four lots furthest to the east but not the lots located to the west at this time.

Robert Bamonte, representing Holman Automotive, stated that the Applicant had made offers to buy the entire block, based on the market value of the properties; however, some homeowners did not make a counteroffer. All contracts to buy include a six-month closing contingency to allow the Applicant to achieve rezoning. This contingency will expire in November 2014. Mr. Bumonti explained that if he cannot acquire the properties under contract, the garage building would have to be made taller in order to hold all the cars on-site. He concluded that he would be willing to accept a 30-day deferral of the Application.

Motion made by Mr. Cohen, seconded by Mr. Witschen, to approve the deferment [to October 15, 2014]. In a roll call vote, the **motion** passed 7-0.

Mr. Witschen left the meeting at 10:45 p.m.

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|---------------------------------------|---|
| 4. <u>Applicant / Project:</u> | Sarah Owen Del Negri / Flagler Residential Alley Reservation Vacation |
| Request: ** | Vacate portion of Alley Reservation |
| Case Number: | V14004 |

General Location: Portion of alley reservation extending 375 feet south of NE 7 St between NE 2 Ave and NE 3 Ave

Legal Description: A portion of that certain platted 15 foot Alley Reservation in Block 317, Progresso, according to plat thereof as recorded in Plat Book 2, page 18 of the public records of Dade County, Florida. Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 5,625 square feet or 0.1291 acres more or less.

Case Planner: Eric Engmann

Commission District: 2

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

Robert Lochrie, representing the Applicant, explained that the request is for vacation of an alley reservation. The alley itself does not physically exist, but was reserved under a 1911 deed. The Applicant plans to dedicate a 15 ft. easement to the City in case the alley is ever activated to the south.

Eric Engmann, representing Urban Design and Planning, confirmed that the Applicant has demonstrated that the ULDR criteria for a vacation have been met. Staff recommends approval of the Application, subject to the three conditions listed in the Staff Report.

There being no 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 brought the discussion back to the Board.

Motion made by Mr. McCulla, seconded by Vice Chair Hansen, to approve. In a roll call vote, the **motion** passed 6-0.

5. **Applicant / Project:** City of Fort Lauderdale / ULDR Amendment

Request: Amendments to ULDR Section 47-14; General Aviation Districts, amending intent and purpose, list of permitted and conditional uses, limitations on permitted and conditional uses, and dimensional requirements for GAA and AIP districts.

Case Number: T14009

General Location: City-wide

Case Planner: Jim Hetzel

Commission District: City-wide

Jim Hetzel, representing Urban Design and Planning, stated that the Item is a proposed text amendment to the ULDR for Section 47-14, General Aviation Airport (GAA) zoning district. The amendment is intended to address concerns identified by the Federal Aviation Administration (FAA) regarding inconsistent land use and zoning matters for

properties owned by the City that are part of the Executive Airport. The subject parcels contain Lockhart Stadium, the Fort Lauderdale Baseball Stadium, and vacant parcels to the south. The City has taken several steps to address these concerns, including changing the parcels' land use identifying the zoning category to establish a framework for proceeding. Mr. Hetzel noted a correction to the proposed text amendment language under "Intent and Purpose," which is clarified in the Staff Report.

It was also clarified that Commercial Recreational Use may include uses such as amusement park, professional sports club, stadium, or athletic fields. This designation will provide a framework for the intended use, which is a Schlitterbahn Water Park.

There being no 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 brought the discussion back to the Board.

Motion made by Vice Chair Hansen, seconded by Mr. McCulla, to approve. In a roll call vote, the **motion** passed 6-0.

6. **Applicant / Project:** City of Fort Lauderdale / Rezoning Executive Airport Parcels 25, 26, 27, and 19-B
- Request:** Rezone from Parks, Recreation and Open Space (P), and Commerce Center (CC) to General Aviation Airport (GAA)
- Case Number:** Z14005
- General Location:** The north side of Commercial Boulevard between NW 12th Avenue and NW 15th Avenue, 1305 NW 55 Street, 1350 NW 55 Street, 1201 W Commercial Boulevard.
- Legal Description:** A portion of Tract 1, "F-X-E Plat", according to the plat thereof, recorded in plat book 119, page 4, of public records of Broward County, Florida, also known as Florida Executive Airport Parcels 25, 26, 27, and 19-B
- Case Planner:** Jim Hetzel
- Commission District:** 1

Attorney Spence advised that although it is not marked as such on the Agenda, the Item was quasi-judicial. Disclosures were made, and any members of the public wishing to speak on this Item were sworn in.

Mr. Hetzel advised that this Application would rezone parcels of the Florida Executive Airport (FXE) plat to GAA. The rezoning is necessary in order to bring the property into compliance with issues identified by the FAA regarding inconsistent land use and zoning issues.

There being no 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 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 6-0.

IV. COMMUNICATION TO THE CITY COMMISSION

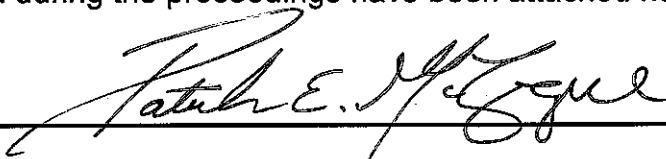
None.

V. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

None.

There being no further business to come before the Board at this time, the meeting was adjourned at 10:54 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.



Chair



Prototype

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