

**PLANNING AND ZONING BOARD
CITY OF FORT LAUDERDALE
CITY HALL COMMISSION CHAMBERS – 1ST FLOOR
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA
WEDNESDAY, OCTOBER 16, 2013 – 6:30 P.M.**

Cumulative

Board Members	Attendance	June 2013-May 2014	
		Present	Absent
Patrick McTigue, Chair	P	5	0
Leo Hansen, Vice Chair	P	5	0
Brad Cohen (arr. 6:32)	P	4	1
Stephanie Desir-Jean	P	4	1
Michael Ferber (arr. 6:41)	P	4	1
James McCulla	P	4	1
Michelle Tuggle (arr. 6:36)	P	5	0
Tom Welch	P	4	1
Peter Witschen	P	4	1

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

Staff

Cynthia Everett, City Attorney
D'Wayne Spence, Assistant City Attorney
Eric Engmann, Urban Design and Development
Thomas Lodge, Urban Design and Development
Yvonne Redding, Urban Design and Development
Randall Robinson, Urban Design and Development
Anthony Fajardo, Chief Zoning Examiner
Diana Alarcon, Director of Transportation and Mobility
J. Opperee, Recording Secretary, Prototype, Inc.

Communications to the City Commission

Motion made by Vice Chair Hansen, seconded by Ms. Tuggle, that the Planning and Zoning Board recommends that the City undertake a multimodal transportation study of 17th Street and its surrounding areas. In a voice vote, the **motion** passed unanimously.

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- | <u>Case Number</u> | <u>Applicant</u> |
|---------------------------------------|----------------------------|
| 1. Pledge of Allegiance | |
| 2. Approve September 18, 2013 Minutes | |
| 3. 16P13** | Gaddis Capital Corporation |

~~Eric Engmann, representing Urban Design and Development, stated that the plat application would subdivide 21.8 acres of the subject property into 36 single-family lots. The Applicant also requests relief from ULDR Section 47-24.5.D.1.h, which requires public streets as part of a subdivision. The Board may waive this requirement if public safety, convenience, and welfare are adequately addressed. Staff recommends approval of the Application.~~

~~Thomas Lodge, representing Urban Design and Development, added that the Applicant wishes to rezone 21.82 acres of land from Parks, Recreation, and Open Space to RS-4.4. The Applicant plans to redevelop the site in order to construct 36 single-family lots. The Future Land Use Plan is currently being amended from Parks and Open Space to Irregular Residential in order to maintain consistency between the ULDR and the Comprehensive Plan. Staff recommends approval, contingent upon the associated Comprehensive Plan Amendment.~~

~~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.~~

~~Mr. Ferber arrived at 6:41 p.m. and provided disclosures for Items 5 and 6.~~

~~**Motion** made by Vice Chair Hansen, seconded by Mr. McCulla, to approve [Item] number 5. In a roll call vote, the **motion** passed 9-0.~~

~~**Motion** made by Mr. Witschen, seconded by Mr. McCulla, to approve Item number 6. In a roll call vote, the **motion** passed 9-0.~~

3. Gaddis Capital Corporation

Randall Robinson

16P13

Request: ** Right-of Way Vacation / Portion of NE 5th Street

Legal Description: LOTS 1 THROUGH 8, BLOCK 5, LESS ROAD RIGHT-OF-WAY, HOLMBERG AND McKEE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 112, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

General Location: South of NE 5th Street Between Federal Highway and NE 7th Avenue

District: 2

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

Mr. Lochrie stated that this Application requests the vacation of a 10 ft. alley. An alley was vacated through this site some years ago, which allowed for the new development. The Applicant has purchased the remainder of the property and plans a new configuration of the project's design once the alley is vacated. The City will regain both vehicular and pedestrian access through the site to provide contiguous improved access from 5th Street to 4th Street.

Randall Robinson, representing Urban Design and Development, advised that the Applicant wished to vacate the alley on the north side of the block.

Vice Chair Hansen asked if the Application would allow greater flexibility for ingress and egress. Mr. Robinson referred the Board members to Exhibit 1, which shows the conceptual future development plan and Master Plan for the block. The parking at the location currently meets retail requirements, and no parking reduction has been requested.

There being no further 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 Mr. Witschen, to approve [Item 3]. In a roll call vote, the **motion** passed 9-0.

4. ~~Art Institute Investment LLC / Seminole River Landing~~ ~~Randall Robinson~~ ~~53R13~~

~~**Request: ** *** Site Plan Level III; Waterway Use; Mixed Use development, Residential Flex Allocation~~

~~Legal Description: Parcel "A", OCEAN WORLD, according to the Plat thereof as recorded in Plat Book 124, Page 20, of the Public Records of Broward County, Florida. Said lands situate in the City of Fort Lauderdale, Broward County, Florida~~

~~General Location: North Side of SE 17th Street at Eisenhower Blvd.~~

~~District: 4~~

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

~~Mr. Lochrie stated that the Application requests site plan approval and the allocation of residential flex for a parcel of property on 17th Street. He showed an aerial view and photos of the area. The subject property, which is a portion of the Art Institute property, is a surface parking lot behind this building. There are no sidewalks or other pedestrian amenities in this area.~~