

**PLANNING AND ZONING BOARD
CITY OF FORT LAUDERDALE
CITY HALL COMMISSION CHAMBERS – 1ST FLOOR
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA
WEDNESDAY, MARCH 19, 2014 – 6:30 P.M.**

Cumulative

Board Members	Attendance	June 2013-May 2014	
		Present	Absent
Patrick McTigue, Chair	P	10	0
Leo Hansen, Vice Chair	P	10	0
Brad Cohen	P	9	1
Stephanie Desir-Jean	P	8	2
Michael Ferber	P	9	1
James McCulla	P	8	2
Michelle Tuggle	P	10	0
Tom Welch	P	8	2
Peter Witschen	P	8	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
Anthony Fajardo, Chief Zoning Administrator
Yvonne Redding, Urban Design and Planning
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

Communications to City Commission

The Board agreed by unanimous consensus that, as Downtown Fort Lauderdale has been listed as the seventh best Downtown in the United States, Planning Staff should receive some of the credit for this distinction.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chair McTigue called the meeting to order at 6:33 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

Ms. Parker advised that tonight's Agenda had not been advertised in the *Sun-Sentinel*. This does not invalidate the hearing, but allows Items to be heard at the individual Applicants' discretion. In addition, insufficient mail notice was provided for Item 4; for this reason, Staff requested that this Item be deferred.

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

Motion made by Mr. Witschen, seconded by Ms. Desir-Jean, to defer [Item 4] until the next meeting. In a voice vote, the **motion** passed unanimously.

III. AGENDA ITEMS

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<u>Case Number</u>	<u>Applicant</u>
1. PL14001**	610 SW 15 ST, LLC / Midtown Fifteen
2. PL14003**	1055, LLC / 1055 Federal Plat
3. V14001**	John T. Loos / Sylvan Lane Vacation
4. Z14001** *	Church of the Intercession, Inc. / Wilton Arbor
5. T14002*	City of Fort Lauderdale

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:** 1055, LLC. / 1055 Federal Plat
- Request:** ** Plat Approval
- Case Number:** PL14003
- General Location:** 1055 N. Federal Highway
- Legal Description:** Replat of Portions of Tracts 1 & 2, LAKE PARK – UNIT 1, PB 23, PG 36, BCPR
- 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.

Robert Lochrie, representing the Applicant, stated that the request is for boundary plat approval. The property currently has three access points onto Federal Highway; after meetings with the City, County, and the Florida Department of Transportation (FDOT), the Applicant has agreed to create a single access point located at the approximate center of the property. The current land use is Commercial and current zoning is B-1. The Applicant has met with the board and membership of the local neighborhood association as well as residents to the east of the subject parcel.

Yvonne Redding, representing Urban Design and Planning, added that the request would re-plat a portion of a previously platted parcel as well as leftover acreage from another property, comprising 2.25 acres in one development site. Future development will allow 205 multi-family units and 2000 sq. ft. of commercial use on the site. A site plan will come before the Board at a future date.

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. Witschen, seconded by Ms. Desir-Jean, to approve. In a roll call vote, the **motion** passed 9-0.