

**PLANNING AND ZONING BOARD
CITY OF FORT LAUDERDALE
CITY HALL COMMISSION CHAMBERS – 1ST FLOOR
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA
WEDNESDAY, NOVEMBER 28, 2012 – 6:30 P.M.**

Cumulative

Board Members	Attendance	June 2012-May 2013	
		Present	Absent
Patrick McTigue, Chair	P	5	1
Leo Hansen, Vice Chair	P	5	1
Brad Cohen	P	3	0
Stephanie Desir-Jean (6:36)	P	5	1
Michael Ferber	P	5	1
James McCulla	P	5	1
Michelle Tuggle	P	6	0
Tom Welch	P	5	1
Peter Witschen	P	5	1

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

Staff

Ella Parker, Acting Urban Design and Planning Manager
D'Wayne Spence, Assistant City Attorney
Anthony Fajardo, Urban Design and Development
Tom Lodge, Urban Design and Development
Todd Okalichany, Urban Design and Development
Yvonne Redding, Urban Design and Development
Jay Sajadi, City Engineer
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

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	<u>Case Number</u>	<u>Applicant</u>
1.	53R12**	Grand Birch Condominiums
2.	62R12**	Grupo Alco International, LLC / 1110 Seminole Drive
3.	69R12*	Ocean Wine and Spirits
4.	13T12*	Gatlin Development Company, Inc. / Riverbend Marketplace
5.	81R12A**	L&A Beach Holdings, LLC / Tsukuro Restaurant
6.	83R12**	Genesis Capital Partners / 110 Tower

- 7. Communication to the City Commission
- 8. For the Good of the City

4. Gatlin Development Company, Inc. / Riverbend Marketplace Thomas Lodge 13T12
(formerly
11T12)

Request: * **Land Use Plan Amendment**

Legal Description: A parcel of land lying within the northwest one-quarter (NW ¼) of the northeast one-quarter (NE ¼) of Section 8, Township 50 South, Range 42 east, Broward County, Florida.

General Location: South of Broward Boulevard on the west side of SW 24th Avenue.

District: 3

Robert Lochrie, representing the Applicant, stated that the request is for a portion of a larger 33 acre site, which has had several different uses over the years, including a mobile home park and assorted retail uses. The property currently has a number of different zoning categories, including B-1, B-2, Mobile Home Park, and RMM-25. The request is for a land use plan change to a 23-24 acre interior portion of the site. The current land use designation is Medium/High Residential, which allows 25 units per acre. The proposal would convert this designation to Commercial, with the intent of bringing in a regional shopping center including retail, restaurant, and other uses. Mr. Lochrie observed that there have been no developments of this nature in the area for over 40 years.

He continued that Staff recommends approval of the project, as its impacts fall within allowed norms. The Applicant has met with several homeowners' and civic associations in the area, which have approved the proposed project. If the land use plan amendment is approved by the City Commission, County, and State, the property will appear before the Board again in the future with regard to rezoning and plat changes.

Mr. Lodge advised that the land use designation would be amended from Medium/High Residential to Commercial for a 23.88 acre portion of a 33 acre site. Staff has determined that the amendment would further goals, policies, and objectives set forth by the Applicant for the subject property, and recommends approval of the request.

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

Virgil Niederriter, president of the Riverland Civic Association, asserted that he and other representatives of homeowners' associations in the area were "elated"

that the property was to be developed. He asked that the Board approve the project.

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 Ms. Desir-Jean, seconded by Mr. Cohen, for approval of this Item.

Vice Chair Hansen commented that a recent public workshop discussed reducing the number of lanes on Broward Boulevard from three to two in an attempt to slow traffic in the area. He recommended that the entities considering this change be made aware of the project in order to ensure the development was not hindered. Mr. Niederriter advised that his association has participated in this workshop and hopes to encourage more bus service in the area.

Ms. Parker stated that the traffic discussion would be taken into consideration when the project's site plan is submitted to the Development Review Committee (DRC).

In a roll call vote, the **motion** passed 9-0.