

**PLANNING AND ZONING BOARD
CITY OF FORT LAUDERDALE
CITY HALL COMMISSION CHAMBERS – 1ST FLOOR
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA
WEDNESDAY, APRIL 17, 2013 – 6:30 P.M.**

Cumulative

Board Members	Attendance	June 2012-May 2013	
		Present	Absent
Patrick McTigue, Chair	P	10	1
Leo Hansen, Vice Chair	P	10	1
Brad Cohen	P	8	0
Stephanie Desir-Jean	P	9	2
Michael Ferber	P	9	2
James McCulla	P	10	1
Michelle Tuggle	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
Jenni Morejon, Urban Design and Development
Anthony Fajardo, Urban Design and Development
Tom Lodge, Urban Design and Development
Todd Okolichany, Urban Design and Development
Yvonne Redding, Urban Design and Development
Randall Robinson, Urban Design and Development
Linda Mia Franco, Urban Design and Development
Tom White, City Landscape Architect
Al Battle, Northwest CRA Director
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

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	<u>Case Number</u>	<u>Applicant</u>
1.	Item of Discussion	
2.	1Z13** *	City of Fort Lauderdale / Townsend Park
3.	2Z13** *	Saint John United Methodist Church

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4. 7ZR12** * Second Avenue Properties / Boat Owners Warehouse
5. 4P13** Gunther Motors Company / Gunther Motors Plat
6. 1P13** New Mount Olive Baptist Church, Inc. / New Mount Olive Baptist Church Plat
7. 1T13* Downtown RAC Flexibility Units
8. 6T13* City of Fort Lauderdale
9. 3Z13** * City of Fort Lauderdale
10. 3T13* City of Fort Lauderdale
11. 4T13* City of Fort Lauderdale
12. 5T13* City of Fort Lauderdale
13. Communication to the City Commission
14. For the Good of the City

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.

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. Attorney Spence explained the quasi-judicial process used by the Board.

Chair McTigue advised that Applicants are allowed 15 minutes for their presentations; representatives of associations and groups are allowed five minutes, and individual speakers are allowed three minutes each.

Motion made by Ms. Tuggle, seconded by Mr. McCulla, to approve the minutes of the March 20, 2013 minutes. In a voice vote, the **motion** passed unanimously.

Roosevelt Walters, private citizen, said he is a friend of the church and supports 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. Tuggle, seconded by Mr. McCulla, to approve. In a roll call vote, the **motion** passed 9-0.

4. Second Avenue Properties / Boat Owners Warehouse Thomas Lodge 7ZR12

Request: ** *

Site Plan Level IV Review / 2,570 SF addition with Rezoning from Residential Low Rise Multifamily/Medium Density District (RM-15) to Exclusive Use – Parking Lot (X-P) with Commercial Flex Allocation

Legal Description:

The East one-half of Lot 21 and all of Lots 22, 23, 24 and 25, Block 126, LAUDERDALE, according to the plat thereof, as recorded in Plat Book 2, Page 9, of the public records of Dade County, Florida. All less the South 25.00 feet thereof. Together with the south 65.00 feet of lots 1 and 2, less the West 5.00 feet of the South 65 feet of said Lot 2, Block 126, LAUDERDALE, according to the plat thereof, as recorded in PB 2, Page 9, of the public records of Dade County, FL.

General Location: 311 SW 24 Street

District: 4

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

Jeff Eisensmith, representing the Applicant, stated that Second Avenue Properties owns a retail facility on SW 24 Street as well as a vacant lot directly to the north. The retail facility currently houses Boat Owners Warehouse, which serves the leisure and commercial boating community. The expansion project for this facility would increase its size from roughly 7200 sq. ft. to 9900 sq. ft. This expansion is necessary due to direct competition located in the immediate neighborhood.

The expansion will consist of 92 ft. running parallel to SW 24 Street and another 15 ft. that wraps around to the north. The proposed design complies with City regulations related to glazing, and consists of a lighthouse entrance, in keeping with the facility's nautical theme. The Applicant's request is for rezoning of the vacant lot to XP. This would add approximately 10 parking spaces to the facility, which are necessary due to the expansion. Employees will be asked to use this lot instead of the existing lot immediately to the east of the retail facility.

Mr. Eisensmith added that the ULDR defines XP as an exclusive-use district that is established to protect the character of the existing neighborhood. It is adjacent to and supportive of adjacent commercial areas. The XP classification allows for low commercial uses to be placed within a compatible residential area. The 10 parking spaces will be located inside a 5 ft. wall, and will be landscaped in order to cover as much of the lot as possible from the adjacent neighborhood. All lighting is designed to face inward so it does not disturb the neighborhood. The site plan has been modified with input from both the Development Review Committee (DRC) and Staff.

Mr. Cohen requested clarification that the parking lot abuts a residential site. Mr. Eisensmith confirmed this. He advised that the Applicant had sent letters to residential neighbors, and the meeting was posted on the property. The Applicant did not receive any responses.

Mr. Lodge stated that the request is for the construction of a 2492 sq. ft. expansion to an existing store, as well as a parking lot across the alley to the north. The request includes the rezoning of a 6175 sq. ft. parcel from RM-15 to XP, which is an exclusive-use parking lot. The XP designation is consistent with the City's Comprehensive Plan, and the proposed rezoning is permitted, subject to the allocation of commercial flexibility acreage. The XP zoning district is intended to be restricted to parking only and to serve as a buffer between existing commercial and residential areas. Staff recommends approval of the Application.

Vice Chair Hansen asked if coming before the Board was the preferred venue for a rezoning of this nature rather than the Board of Adjustment. Mr. Lodge replied that in order to receive the XP designation, an Applicant must flex in the commercial acreage to allow the land use for the parking lot. In this case the flex allocation means going before the Board of Adjustment was not an option.

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