

**DRAFT**  
**PLANNING AND ZONING BOARD**  
**CITY OF FORT LAUDERDALE**  
**CITY HALL COMMISSION CHAMBERS – 1<sup>ST</sup> FLOOR**  
**100 NORTH ANDREWS AVENUE**  
**FORT LAUDERDALE, FLORIDA**  
**WEDNESDAY, OCTOBER 17, 2012 – 6:30 P.M.**

**Cumulative**

<b>Board Members</b>	<b>Attendance</b>	<b>June 2012-May 2013</b>	
		<b>Present</b>	<b>Absent</b>
Patrick McTigue, Chair	P	4	1
Leo Hansen, Vice Chair	P	4	1
Brad Cohen	P	2	0
Stephanie Desir-Jean	P	4	1
Michael Ferber	A	4	1
James McCulla	P	4	1
Michelle Tuggle	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**

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  
Yvonne Redding, Urban Design and Development  
Mohammed Malik, Chief Zoning Examiner  
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

**Communications to City Commission**

**Motion** made by Mr. Witschen, seconded by Ms. Desir-Jean, to request that Staff develop a process that would not require Items such as 17R12A and 18R12A, both of which relate to sign approval, to come before the Planning and Zoning Board (and also streamline the review process for residential uses in the residential office districts, which currently require the Board's review). Staff has prepared revised code language that will streamline the review process for signage in the Regional Activity Centers and anticipates making additional code improvements in the near future to address the communication in full.

**Index**

<b><u>Case Number</u></b>	<b><u>Applicant</u></b>
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1. 17R12A\*\* 1 E Broward Boulevard
2. 18R12A\*\* 200 E Broward Boulevard
3. 41R11\*\* Las Olas Property Management, LLC
4. 50R12\*\* Certain Properties, LLC
5. 12Z12\*\* \* Key Village Charter School
6. 1P12\*\* St. Jerome Catholic Church and School
7. 10P12\*\* Ninth Street Property, LLC / French Village
8. 11P12\*\* Ninth Street Property, LLC / French Village
9. 4T12\* Neighborhood Compatibility
10. 5T12\* Adult Gaming Centers
11. 11T12\* Photovoltaic Solar Systems
12. Communication to the City Commission
13. 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 6:32 p.m. and all stood for the Pledge of Allegiance. The Chair introduced the Board members, and Acting Urban Design and Planning Manager Ella Parker introduced the Staff members present. Attorney Spence explained the quasi-judicial process used by the Board.

It was noted that Items 1 and 2 were inadvertently mislabeled, and were not quasi-judicial Items.

**Motion** made by Mr. Welch, seconded by Ms. Tuggle, to approve the minutes of the September 19, 2012 meeting. In a voice vote, the **motion** passed unanimously.

Attorney Spence noted a correction to the July 18, 2012 minutes: p.3, Item 2 should state "Ms. Parker clarified that the 40 ft. easement noted by Mr. Lochrie would actually be a 27 ft. easement." He requested that the Board move to approve this correction to the previously adopted minutes.

**Motion** made by Vice Chair Hansen, seconded by Mr. McCulla, to approve. In a voice vote, the **motion** passed unanimously.

3. Las Olas Property Management, LLC.

Yvonne Redding

41R11

**Request: \*\***

**Site Plan Level IV - Restaurant/Bar**

Legal Description:	Lot 14, Block 6, LAS OLAS BY THE SEA, according to the re-amended plat as recorded in PB 1, Pg 16, PRBC, less the south 20 feet thereof.
General Location:	235 Almond Avenue
District:	2

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

Steve Carbone explained that he is an owner of the business at this location. The property formerly housed a hair salon and a realty company; the owners have made this into a single unit, where they plan to operate a bar and grill.

Ms. Desir-Jean requested more information on the business. Mr. Carbone characterized the restaurant as a “mom and pop” establishment. He added that the request was approved 7-0 by the Board of Adjustment and is endorsed by the Central Beach Alliance.

Ms. Redding advised that the Applicant appeared before the Board of Adjustment because they did not meet the measurement requirement for their liquor license. A parking bond for \$28,000 has been posted with the Department of Transportation and Mobility, as the location does not currently provide its own parking.

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.

Mr. McCulla asked if the Application required specific approval to open a restaurant and bar in a resort area. Ms. Parker confirmed this, stating that certain uses are designated within the area; those not designated are left to the Board’s discretion to determine whether or not the uses are tourist-related. She recalled that the Board has previously requested a review of these uses, with the possibility that some may be approved without presentation before the Board.

Mr. McCulla suggested that Staff review the liquor license distance requirement in addition to the list of approved uses.

In a roll call vote, the **motion** passed 8-0.