

**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

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.

1. **Item of Discussion**

Consider Motion to set a Special Hearing to review the following case on or after May 2, 2013 and prior to May 15, 2013:

Marina Lofts - Case 51R12 / Downtown Fort Lauderdale Waterfront 18, LLC
Request: Site Plan Level IV Review; Development in the Regional Activity Center – Transitional Mixed Use District on land abutting New River & Parking Reduction.

Legal Description: Portions of TOWN OF FORT LAUDERDALE, according to the Plat thereof, as recorded in Plat Book "B", Page 40, of the Public Records of Dade County, Florida lying and being in Broward County, Florida ALSO TOGETHER WITH: Parcels "A", "B" and "C", GROCERY PLAT, according to the plat thereof, as recorded in Plat Book 153, Page 15, of the public records of Broward County, Florida

General Location: South side of New River between FEC Railroad and SW 4th Avenue

District: 4

3. **Saint John United Methodist Church** **Yvonne Redding** **2Z13**

Request: ** * **Rezone Residential Single Family/Low Medium Density District (RS-8) to Community Facility – House of Worship (CF-H)**

Legal Description: Lot 16 and 17, Block 1, DORSEY PARK FIRST ADDITION, PB 21, Page 30B

General Location:

1509 & 1513 NW 5 Street
District: 3

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

Reverend Simon Osunlana, pastor of Saint John United Methodist Church, stated that the church has been in the City since 1964. The rezoning request is for two lots that were purchased across the street from the church to serve as parking lots.

Steve Torp, architect, explained that the request is for rezoning from single-family residential to house of worship. The vacant lot will be improved for occasional use in the event that overflow parking is necessary. The sanctuary property currently in use will be brought up to Code with landscaping and parking, and the

vacant lot will have minimal paving and as much grass parking as possible. A mature tree will be maintained on the vacant lot, which will also feature landscaping buffers, setbacks, and property lighting.

Mr. McCulla asked what properties were located on either side of the lot. Mr. Torp said a vacant lot is located on one side of the parcel and a residential lot on the other side, with residential property at the back. The Church has sent letters to the surrounding neighborhood, advising the residents of the planned improvement. Rev. Osunlana noted that he had received several letters in support of the project, and no letters of objection.

Yvonne Redding, representing Urban Design and Development, stated that the church has purchased two parcels, currently zoned RS8, to be rezoned to CFH. The proposed uses are allowed within the Northwest Regional Activity Center (RAC), which is the property's underlying land use. The Church plans a small expansion in the future, which will make the additional parking necessary.

Mr. Cohen asked if use of grass parking areas is permitted. Ms. Redding replied that grass parking is permitted for CFH parking if a percentage of the total parking is paved. Parking on the church site itself is paved. The recently purchased lots are intended to serve overflow parking.

Ms. Tuggle asked if the rezoning would be to parking only. Ms. Redding advised that the requested zoning is CFH, which allows parking as an accessory use to the church. A structure would not be allowed on the parcel due to setback requirements and neighborhood compatibility.

Chair McTigue asked if the parking lot would be paved in the future, or if the parcel would serve only as overflow parking. Ms. Redding said a major expansion would have to occur in order for paving to be required.

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

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.