

DRAFT
PLANNING AND ZONING BOARD
CITY OF FORT LAUDERDALE
CITY HALL COMMISSION CHAMBERS – 1ST FLOOR
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA
THURSDAY, DECEMBER 18, 2014 – 5:30 P.M.

Cumulative

Board Members	Attendance	June 2014-May 2015	
		Present	Absent
Patrick McTigue, Chair	P	7	0
Leo Hansen, Vice Chair	P	7	0
Brad Cohen	A	6	1
Stephanie Desir-Jean	A	5	2
Michael Ferber	P	7	0
James McCulla	P	7	0
Michelle Tuggle (arr. 6:36)	P	6	1
Tom Welch	P	6	1
Peter Witschen	P	6	1

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
Tom Lodge, Urban Design and Planning
Gene Dempsey, Urban Forester, Public Works Department
Adrienne Ehle, Public Works Department
Glen Hadwen, Public Works Department
Jim Koeth, Public Works Department
Kimberly Pearson, Chief Landscape Plans Examiner
Mohammed Malik, Chief Zoning Examiner
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

I. AGENDA ITEMS

Index

<u>Case Number</u>	<u>Applicant</u>
1. T14013*	City of Fort Lauderdale / Unified Land Development Regulations (ULDR) Amendment
2. PL14011**	New Prime Land, LLC / "New Prime Land" Plat

3. PL14009** McElliot Development Inc. / "Jacob's Hammock" Plat
4. Z14007** * Broward County Board of County Commissioners /
 Broward Addiction Recovery Center (BARC)

4. **Applicant / Project:** Broward County Board of County Commissioners / Broward Addiction Recovery Center (BARC)

Request: ** * Rezone from Heavy Commercial/ Light Industrial (B-3) to Community Facility (CF)

Case Number: Z14007

General Location: 325 SW 28th Street

Legal Description: A Parcel of Land Being All of Lots 1, 2, 3, 4, 5, 6, 22, 23, 24 and 25, Block 12 of the Corrected Plat of Everglades Land Sales Company's Second Addition to Lauderdale, Florida, as recorded in Plat Book 1, Page 52, of the Public Records of Miami-Dade County, Florida, and a Portion of that Certain Vacated Alley per City of Fort Lauderdale Ordinance No. C-92-22, as Recorded in Official Records Book 19751, Page 442 of the Public Records of Broward County, Florida.

Case Planner: Eric Engmann

Commission District: 4

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

Scott Backman, representing the Applicant, explained that the Application would rezone a parcel owned by Broward County that is the intended site of the Broward Addiction and Recovery Center (BARC). The Broward County Commission and the Fort Lauderdale City Commission have entered into an interlocal agreement that requires the rezoning of a portion of this property from B-3 to Community Facility (CF). The site plan for the property is currently being reviewed by the DRC. The Applicant agrees with all of Staff's recommendations.

Eric Engmann, representing Urban Design and Planning, stated that the portion of property to be rezoned consists of 1.64 acres. He described the parcel's location, noting that the site's remaining 1.17 acres are already zoned CF. The site is located in an established sector of CF properties, including uses such as government services and schools. CF zoning and uses also exist to the north and west of the property, with industrial zoning and uses to the south and east. The nearest residential property is more than .25 mile from the subject site.

The rezoning will allow for greater separation of the proposed Social Service Residential Facility (SSRF) use from other uses located to the west. Staff recommends approval of the Application. Mr. Engmann noted that Staff has received six letters in opposition to the project, which are available in the backup materials.

Chair McTigue requested clarification of the proposed facility's proximity to a school. Mr. Engmann confirmed that the property is located 1500 ft. from a child care facility. Mr. Backman pointed out, however, that any day care facility located at the alternative high school is not considered a child day care facility in the ULDR.

Attorney Spence clarified that the Item before the Board is not approval of an SSRF, but a rezoning. Three criteria must be met for its approval:

1. Consistency with the City's Comprehensive Plan
2. Substantial changes in the character of development in or near the area support the proposed rezoning
3. The character of the area is suitable for the uses permitted within the proposed zoning district and compatible with surrounding districts and uses

He noted that while not all the materials provided by the Applicant are relevant to the rezoning request, they will be relevant to future site plan approval. Mr. Engmann added that a conditional use application for the property will come before the Board at a future meeting, and will include the site plan.

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

Kelly Allen, private citizen, stated that she owns several properties in the industrial park bordering the subject property. She opposed the request because she felt the area was not suitable for the facility, as it includes little parking, insufficient security, and a concealed railroad spur. She concluded that most nearby businesses are unaware of the proposed facility, and requested meetings between these businesses and the Applicant.

Cliff Iacino, President of the Edgewood Civic Association, said he felt the County is attempting to convert the entire City block into a campus. He felt the primary issue was one of safety, noting the proximity of the alternative school to the proposed facility, and requested that the Board not approve of the Application.

Lois Wexler, County Commissioner, advised that the criteria for approval of the Application have been met, and requested that the Board vote to approve it.

Debbie Mast, private citizen, read a letter she had written to the Board requesting that approval of the Application be denied, as the business community has not had an opportunity to address its concerns with the proposed rezoning. She also noted the proximity of a public school, a sports facility, and a public park to the proposed facility.

Rocky Rodriguez, President of the Broward County Substance Abuse Advisory Board, stated that BARC has provided detoxification and outpatient services for over 40 years.

He emphasized its positive impact on the community, and pointed out that it has existed in a residential neighborhood without any major incidents.

Don Maines, Vice President of the BARC Advisory Board, noted that crime statistics may be inflated because the existing facility is located near the Fort Lauderdale Police Department. He pointed out that 40% of clients served by BARC live within the City.

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.

It was emphasized that the only issue before the Board was the proposed rezoning, which would make the parcel more compatible with the surrounding neighborhood. Use of the site was not under consideration at this time.

Motion made by Ms. Tuggle, seconded by Vice Chair Hansen, to approve. In a roll call vote, the **motion** passed 6-1 (Mr. McCulla dissenting).

Chair

Prototype

[Minutes prepared by K. McGuire, Prototype, Inc.]