

**PLANNING AND ZONING BOARD
CITY OF FORT LAUDERDALE
CITY HALL COMMISSION CHAMBERS – 1ST FLOOR
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA
WEDNESDAY, JULY 15, 2015 – 5:30 P.M.**

Cumulative

Board Members	Attendance	June 2015-May 2016	
		Present	Absent
Patrick McTigue, Chair	P	2	0
Leo Hansen, Vice Chair	P	2	0
Stephanie Desir-Jean	P	2	0
Steven Glassman	P	2	0
Rochelle Golub	A	1	1
Richard Heidelberger	A	0	2
Catherine Maus	A	1	1
James McCulla	P	2	0

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
Florentina Hutt, Urban Design and Planning
Randall Robinson, Urban Design and Planning
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

Communications to the City Commission

None.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chair McTigue called the meeting to order at 6:33 p.m. and all recited the Pledge of Allegiance. The Chair requested that all present observe a moment of silence in memory of former Board member Peter Witschen.

Chair McTigue introduced the Board members, and Urban Design and Planning Manager Ella Parker introduced the Staff members present. Assistant City Attorney D'Wayne Spence explained the quasi-judicial process used by the Board.

II. APPROVAL OF MINUTES

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

III. AGENDA ITEMS

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<u>Case Number</u>	<u>Applicant</u>
1. Z15003** *	Maximo Investments #00 Inc. / Sunshine Gas Station
2. PL14013**	OB Real Estate Holdings 1692 LLC / Coral Ridge LZB Plat
3. Z15004** *	Stephen Tilbrook / First Presbyterian Church of Fort Lauderdale

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.

1. <u>Applicant / Project:</u>	Maximo Investments #00 Inc. / Sunshine Gas Station
Request: ** *	Rezone from Residential Office District (RO) to Boulevard Business (B-1)
Case Number:	Z15003
General Location:	1199 S Federal Highway
Legal Description:	A portion of Lots 23 and 24 in Block 6, Lauderdale, According to the plat thereof, as recorded in Plat Book 2, Page 9 of the Public Records of Dade County.
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.

Linda Socolow, representing the Applicant, showed a PowerPoint presentation, explaining that Sunshine Gas owner Maximo Alvarez has owned the subject property since 1989. The request is to rezone approximately 0.19 acre of the 0.54 acre property from Residential Office (RO) to Boulevard Business (B1). A public participation meeting was held on May 19 and included the presidents of four nearby homeowners' associations. There was no opposition to the project.

The proposed zoning district is located in the South Regional Activity Center (SRAC) and is consistent with the City's Comprehensive Plan. The Applicant worked with the City to arrive at the current design for the site, which will close two of the existing ingress/egress points, leaving two access points remaining. The proposed zoning district will be compatible with surrounding uses.

Mr. McCulla pointed out that there is additional direct egress from a car wash on the site onto Davie Boulevard.

Eric Engmann, representing Urban Design and Planning, stated that the Applicant plans to redevelop the entire parcel by reconstructing the gas station on the property. Many of the ancillary uses on the site must be relocated to the rear of the property, which necessitates the rezoning. The rezoning is consistent and in character with the redevelopment and renovation patterns of surrounding properties and will not introduce additional uses into the established residential neighborhood. Staff recommends approval of the Application.

There being no questions from the Board at this time, Chair McTigue opened the public hearing. As there were no individuals wishing to speak on this Item, the Chair closed the public hearing and brought the discussion back to the Board.

Motion made by Vice Chair Hansen, seconded by Mr. Glassman, to approve.

Ms. Desir-Jean asked if the facility would be open or closed during the renovation process. Ms. Socolow confirmed that the gas station would be closed for approximately two months during the construction process.

In a roll call vote, the **motion** passed 5-0.

IV. COMMUNICATION TO THE CITY COMMISSION

None.

V. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

None.

There being no further business to come before the Board at this time, the meeting was adjourned at 7:53 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.