

**PLANNING AND ZONING BOARD  
CITY OF FORT LAUDERDALE  
CITY HALL – CITY COMMISSION CHAMBERS  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA  
WEDNESDAY, FEBRUARY 17, 2016 – 6:30 P.M.**

**Cumulative**

<b>Board Members</b>	<b>Attendance</b>	<b>June 2015-May 2016</b>	
		<b>Present</b>	<b>Absent</b>
Patrick McTigue, Chair	P	9	0
Leo Hansen, Vice Chair	P	7	2
Theron Clark	A	5	1
Stephanie Desir-Jean	A	8	1
Steven Glassman	P	8	1
Rochelle Golub	P	8	1
Richard Heidelberg	P	6	3
Catherine Maus	P	7	2
James McCulla	A	7	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  
Lee Feldman, City Manager  
Eric Engmann, Urban Design & Planning  
Karlann Grant, Urban Design and Planning  
Randall Robinson, Urban Design and Planning  
Anthony Fajardo, Chief Zoning Administrator  
Don Morris, Beach CRA Manager  
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 6:34 p.m. and all recited the Pledge of Allegiance. The Chair 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.

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

## II. APPROVAL OF MINUTES

Mr. Glassman noted that the testimony of Mary Fertig on p.17 of the December 16, 2015 minutes did not reflect the points made by Ms. Fertig in testimony made elsewhere on the same issue. It was clarified that it is not possible to amend an individual's statement based on intent.

**Motion** made by Ms. Maus, seconded by Mr. Heidelberger, to approve the December 16, 2015 minutes. In a voice vote, the **motion** passed unanimously.

**Motion** made by Ms. Golub, seconded by Mr. Heidelberger, to approve the January 19, 2016 minutes. In a voice vote, the **motion** passed unanimously.

## III. AGENDA ITEMS

### Index

<u>Case Number</u>	<u>Applicant</u>
1. R15062**	City of Fort Lauderdale / Las Olas Corridor Improvements
2. PL16001**	Curtis T. Bell Trust / 315 Flagler Plat
3. 35R11	Shaw Temple A.M.E. Zion Church / Shaw Temple A.M.E. Zion Church
4. T15005*	City of Fort Lauderdale / Amend Unified Land Development Regulations (ULDR)

### 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.

#### 2. Applicant / Project: Curtis T. Bell Trust / 315 Flagler Plat

<b>Request: **</b>	Plat Review
<b>Case Number:</b>	PL16001
<b>General Location:</b>	315 NW 1 <sup>st</sup> Avenue
<b>Legal Description:</b>	A portion of Lot 2, Block 3, 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.

Said land being in the City of Fort Lauderdale, Broward County, Florida and containing 22,797 square feet or 0.5233 acres more or less.

**Case Planner:** Eric Engmann

**Commission District:** 2

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

Leigh Kerr, representing the Applicant, stated that the request complies with the subdivision adequacy requirements of City Code, as well as the land use and zoning for the site. The Applicant concurs with the Staff Report.

Eric Engmann, representing Urban Design and Planning, advised that the Application requests to plat a 0.52 acre property. The plat is restricted to a 220-room hotel with 7000 sq. ft. of commercial space and 120 residential units. There is also an associated Site Plan Level II application for a hotel, which was heard by the DRC in January 2016. Staff recommends approval of the request.

Ms. Golub asked if plat approval would be the appropriate time to express concern that the half-acre site may not be able to support a 17-story hotel/condominium. Mr. Engmann confirmed that the site plan for the proposed hotel is not considered as part of this request, but the Site Plan Level II process.

There being no other 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 Ms. Maus, seconded by Mr. Glassman, to approve. In a roll call vote, the **motion** passed 6-0.