

**PLANNING AND ZONING BOARD  
CITY HALL COMMISSION CHAMBERS – 1ST FLOOR  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA  
SEPTEMBER 19, 2007 – 6:30 P.M.**

<b>Board Members</b>	<b>Attendance</b>	<b>Cumulative 06/07-05/08</b>	
		<b>Present</b>	<b>Absent</b>
Edward Curtis, Chair	P	4	0
Pamela Adams	A	3	1
Mary Fertig (arrived 6:37pm)	P	3	1
Maria Freeman	A	2	2
Steve Glassman	P	3	1
Rochelle Golub	P	4	0
Mary Graham	P	3	1
Catherine Maus, Vice Chair	P	3	1
Tom Welch	A	2	2

**Staff**

Sharon Miller, Assistant City Attorney  
 Greg Brewton, Planning Department  
 James Koeth, Principal Planner  
 Ella Parker, Planning Department  
 Adrienne Ehle, Planning Department  
 Herb Stanley, Engineering Department  
 Alexandra Grant, Recording Secretary, Prototype, Inc.

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East, lying between State Road 5 ROW and the Middle River together with that part of Government Lot 7 which lies east of the east ROW line of US 1, less the south 903.85 feet thereof, as measured at right angles. Said lands situate, lying and being in Fort Lauderdale, Broward County, Florida.

Address: 1240 North Federal Highway

General Location: On the East side of Federal Highway between NE 13 Street and Sunrise Boulevard

Ms. Miller explained the rules of the quasi-judicial hearing process and swore in those who would testify.

Board members disclosed communications they had regarding this case.

Grant Smith, 1201 SE 5 Court, Fort Lauderdale, 33301, on behalf of the applicant, gave a brief overview of the site along with site plan illustrations. He advised that he met with the Point East Condo Association who had no objections to the application. Also, he received correspondence from the president of the Coral Ridge Neighborhood Association stating no objections.

Mr. Smith explained that the applicant plans to demolish the two-story, 9,800 s.f. administrative building and replace it with a 6,500 s.f. addition to the showroom and service drive. Mr. Smith stated that landscaping that will be consistent with City Code. He added that the landscape behind the property is being brought up to Code.

Mr. Smith stated that circulation on the new site will be greatly improved and views from the street will be much more pleasing. He spoke of the Morse family's presence in the City since 1968 and of their commitment to beautifying the site.

Adrienne Ehle, of the Planning & Zoning Department, clarified that the site plan actually proposes a 6,729 addition. Ms. Ehle stated that with regard to potential impacts on the waterway and neighborhoods east of the Middle River, documents related to the City's special magistrate findings are provided as exhibits. She also stated the site is subject to waterway use requirements.

Chair Curtis opened the public hearing.

Ms. Graham commented that some of the backup documents date back to 2006 and asked if hurricane damage was involved. In response, Ms. Ehle said these documents



extension for an additional 6 months to pull the necessary building permit. He added that all impact fees have already been paid to the City and the County.

Ella Parker, Planner, reported that the Planning and Zoning Board approved a conditional use permit for a total of 20 units on both sides of the alley. She advised this was a single use, mixed use developments including the allocation of residential flexibility units. Ms. Parker stated the applicant is requesting a 6-month extension to March 16, 2008 to pull the building permit.

Chair Curtis asked whether any particular standards apply when an applicant requests an extension. Ms. Parker read aloud a section of the Code, defining "good cause" considerations for extension requests.

Mr. Brewton stated this Board has previously granted extensions to applicants.

Board members disclosed communications they had regarding this case.

Chair Curtis opened the public hearing. There being no members of the public wishing to speak on this item, Chair Curtis closed the public hearing and brought the discussion back to the Board.

**Motion** by Ms. Fertig, seconded by Ms. Maus, to approve the extension to March 16, 2008.

In a roll call vote, the Board approved as follows: Ms. Fertig – yes; Ms. Graham – yes; Ms. Golub – yes; Mr. Glassman – yes; Ms. Maus – yes; Chair Curtis – yes. (Motion passed 6-0).

4.     **Stanton-Pender of Miami Road I, LLC/Splash East**                             Ella Parker                             114-R-05

**Request: \*\***                                             **Request to Extend Site Plan Approval for previously approved Site Plan Level III / Conditional Use for Mixed Use Development with Flex Allocation / RMM-25**

Legal Description                                     Lots 7 and 8, Block 22, EVERGLADES LAND SALES COMPANY'S FIRST ADDITION TO LAUDERDALE, according to the plat thereof, as recorded in P.B. 2, P. 15 of the Public Records of Dade County, Florida.

Address: 801 and 805 S.E. 19 Street

General Location: North side of S.E. 19 Street, between South Federal Highway and Miami Road

**Motion** by Ms. Fertig, seconded by Ms. Graham, to approve to extend issuance of the permit to March 16, 2008. In a roll call vote, the Board approved as follows: Ms. Fertig, yes; Ms. Graham, yes; Ms. Golub, yes; Mr. Glassman, yes; Ms. Maus, yes; Chair Curtis, yes. (Motion passed 6-0).

## **5. For the Good of the City**

Mr. Brewton advised that the November meeting is set for November 21 which is Thanksgiving Eve and asked if the Board wished to reschedule. The Board discussed alternate dates.

**Motion** by Ms. Graham, seconded by Ms. Fertig, to schedule the meeting for November 28, 2007 at 6:30 p.m. In a voice vote, the motion passed 5-1, with Ms. Golub opposed.

Mr. Brewton advised that the December meeting is scheduled to fall on a holiday. Mr. Brewton stated he will bring a calendar listing all holidays to the October meeting.

Mr. Brewton advised that staff is providing the City and the Ad Hoc Committee for the Code rewrite with a list of priorities to be addressed. He explained that some items may not require the Board's involvement; however those issues requiring a Code amendment will come before the Board for input.

Ms. Fertig requested a membership list of the Ad Hoc Committee. Mr. Brewton stated the Committee represents the majority of Homeowner Associations.

Ms. Fertig voiced concern that one constituency is labeled the Ad Hoc Code Review body, as this effort affects the entire City. She expressed her view that the City wide input is needed on the Code rewrite process and suggested that a town hall meeting be considered, especially for Planning and Zoning Board members to hear the public's concerns.

Mr. Brewton said staff was asked to identify priority items that can quickly be addressed in six months.

Ms. Maus agreed that the Ad Hoc Committee is not a fully representative group. She commented that duplex homes that look like townhouses are not required to have sidewalks. Ms. Maus asked if there is any opportunity to add such items to the list of

priorities. In response, Mr. Brewton stated sidewalks may already be in the listing of items.

Ms. Miller explained that any group of citizens can finance or fund an effort and that staff was not involved in this until directed by the City Commission. She stressed that this is not a City committee but a private group who got the Commission's attention.

Chair Curtis asked what authority groups have when they are not City sanctioned.

Ms. Golub commented that it does not matter how the spark that started this process came about as felt the Committee is a good starting point.

Ms. Fertig commented that the Board has no process for bringing issues before the Commission.

Mr. Glassman voiced his concern that the Ad Hoc Committee's focus is not broad enough and agreed with the suggestion of holding a town hall public meeting.

Ms. Golub stated that with the right structure, other community groups can add to this Committee's scope of review.

**Motion** by Ms. Fertig, seconded by Ms. Graham, to authorize Chair Curtis to speak with the City Commission about the communication process between the Planning & Zoning Board and the Commission, and the communication process for public input. In a voice vote, the motion passed unanimously.

### **Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 7:35 p.m.

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Ed Curtis, Chair

Attest:

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Alexandra Grant, Recording Secretary