

**PLANNING AND ZONING BOARD
CITY OF FORT LAUDERDALE
CITY HALL COMMISSION CHAMBERS – 1ST FLOOR
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA
FEBRUARY 20, 2008 – 6:30 P.M.**

Board Members	Attendance	Cumulative June 2007 – May 2008	
		Present	Absent
Edward Curtis, Chair	A	7	2
Catherine Maus, Vice Chair	P	8	1
Rochelle Golub	P	9	0
Steve Glassman	P	8	1
Mary Graham	P	8	1
Pamela Adams	P	7	2
Mary Fertig	P	7	2
Tom Welch	P	7	2
Maria Freeman	P	6	3

Staff

Greg Brewton, Planning and Zoning Director
Eric Silva, Principal Planner
Renee Cross, Planner III
Mike Ciesielski, Planner II
Randall Robinson, Planner II
Frank Snedaker, City Architect
Sharon Miller, Assistant City Attorney
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

Guests

Barbara Hall	Daniel Habib
Peter Cain	Stefany Criuosei
Scott A. McLoughlin	Robert Imperatu
Emerson Allsworth	Jaclain Marcelus
Katherine Milam, <i>Esquire Deposition Services</i>	

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Call to Order

Vice Chair Maus called the meeting to order at 6:37 p.m., followed by the Pledge of Allegiance.

Approval of Minutes

Vice Chair Maus introduced the members of the Board and explained the procedures that would be followed during tonight's meeting. Assistant City Attorney Miller explained the procedures for quasi-judicial cases, the local Planning Board requirements, and the City's lobbying rules.

Motion made by Ms. Graham, seconded by Ms. Adams, to approve the minutes of the January 16, 2008 Planning and Zoning Board meeting. In a voice vote, the motion was approved unanimously.

Cases

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1.	<u>City of Fort Lauderdale / Fire Station 46</u>	Renee Cross	6-T-07
	Request: *	City and County Land Use Plan Map Amendment / Park to Community Facilities	
	Legal Description:	A portion of tract "A" "Lake Lauderdale Recreation Area" according to the plat thereof, recorded in P.B. 134, P. 38, of the Public Records of Broward County, Florida	
	Address:	1515 Northwest 19 Street	
	General Location:	South border of Mills Pond Park	

Vice Chair Maus noted that there was a request for a deferral on item #1, which was confirmed by Mr. Brewton.

Motion made by Mary Fertig, seconded by Mr. Glassman, to defer item #1 until the March 19, 2008 meeting of the Planning & Zoning Board. In a roll call vote, the motion passed unanimously.

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2. **Ocean Wave Associates, LLC. / Ocean Wave Beach Resort** **Anthony Fajardo** **122-R-07**
- Request: **** **Site Plan Level IV / 328 Room Hotel with 8,000 sf Restaurant Use and 750 sf Retail Use / ABA**
- Legal Description:** Parcel 1: The North 100 feet of the West 150 feet of Block "C", BIRCH OCEAN FRONT SUBDIVISON, according to the Plat thereof, as recorded in Plat Book 19, Page 26, of the Public Records of Broward County Florida. Parcel 2: The East 75 feet of the West 150 feet of the South 100 feet in Block "C", BIRCH OCEAN FRONT SUBDIVISON, according to the Plat thereof, as recorded in Plat Book 19, Page 26, of the Public Records of Broward County Florida. Parcel 3: The North 100 feet LESS the West 150 feet thereof, in Block "C", BIRCH OCEAN FRONT SUBDIVISON, according to the Plat thereof, as recorded in Plat Book 19, Page 26, of the Public Records of Broward County Florida. Parcel 4: The West 75 feet of the South 100 feet of Block "C", BIRCH OCEAN FRONT SUBDIVISON, according to the plat thereof, as recorded in Plat Book 19, Page 26, of the Public Records of Broward County Florida. Parcel 5: The South 100 feet LESS the West 150 feet of Block "C", BIRCH OCEAN FRONT SUBDIVISON, according to the plat thereof, as recorded in Plat Book 19, Page 26, of the Public Records of Broward County Florida. NOTE: When the above 5 parcels are combined they would be one parcel of land with no gaps, gores or hiatuses contained therein and would compromise all of said Block "C", BIRCH OCEAN FRONT SUBDIVISON, according to the plat thereof, as recorded in Plat Book 19, Page 26, of the Public Records of Broward County Florida.
- Address:** 525 North Fort Lauderdale Beach Boulevard
- General Location:** Northwest corner of Viramar Street and State Road A1A

Vice Chair Maus noted that there was a request for a deferral on item #2, which was confirmed by Mr. Brewton.

Motion made by Ms. Fertig, seconded by Mr. Glassman, to defer item #2 until the March 19, 2008 meeting of the Planning & Zoning Board. In a roll call vote, the motion passed 8-0 unanimously.

Anyone wishing to testify on the matter was sworn in, and disclosures were made.

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3. Sherwood Federal Highway, LLC / Cactus Car Wash Mike Ciesielski 23-P-07

Request: ** **Plat Approval / B-1**
Legal Description: The northerly ½ of Lot 3 of “Coral Ridge Properties”,
 according to the plat thereof, recorded in P.B. 28, P. 8 of
 the Public Records of Broward County, Florida
Address: 2975 North Federal Highway
General Location: West side of North Federal Highway and south of East
 Oakland Park Boulevard

Barbara Hall, an attorney with Greenberg Traurig, explained that the application was for perimeter plat approval concerning a 1.1 acre parcel of property located on the west side of Federal Highway, south of Oakland Park Boulevard. Ms. Hall advised that this project was going through site plan approval when it was discovered that the property did not meet the County’s platting regulations, and thus the process stopped and a plat was prepared.

Vice Chair Maus invited questions from the Board, and hearing none, the Staff was invited to speak.

Mike Ciesielski, of Planning and Zoning, confirmed that this was the plat for the Cactus Car Wash site, located at 2975 N. Federal Highway. Mr. Ciesielski stated that included within the package provided by the applicant, were responses to adequacy requirements and subdivision regulations, and which were required per the platting process. Mr. Ciesielski further advised that the site was initially reviewed by the Development Review Committee but the site plan had not yet been approved.

Mr. Ciesielski advised that the Planning & Zoning Board should determine whether the proposed plat meets the provisions of the ULDR and other applicable land development regulations, and forward its recommendation to the City Commission.

Vice Chair Maus invited questions for Staff from the Board, and hearing none, Vice Chair Maus opened the public hearing.

As no one present wished to speak on the item, Vice Chair Maus closed the public hearing and brought the discussion back to the Board.

Motion made by Ms. Graham, seconded by Mr. Glassman, to approve the application. In a roll call vote, the motion passed unanimously.

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| 4. <u>City of Fort Lauderdale / Holiday Park Maintenance Building</u> | Mike Ciesielski | 23-R-07 |
| Request: ** | Site Plan Level IV Review / Public Purpose Use/ 5,500 sf Maintenance Building / P | |
| Legal Description: | The south 10 feet of Tract "A", and all of Tract "B" of "Nobles Addition to Progresso", as recorded in P.B. 55, P. 43, Broward County Records and the south 10 feet of Lot 42, Block 250 of "Progresso", as recorded in P.B. 2, P. 18, Dade County Records | |
| Address: | 844 N.E. 7 Avenue | |
| General Location: | Holiday Park (immediately northeast of Parker Playhouse) or east of NE 7 Avenue and south of NE 9 Street | |

Anyone wishing to testify on the matter was sworn in, and disclosures were made.

Frank Snedaker, Chief City Architect, addressed the Board and stated that both this item and the following item were intertwined; therefore, Mr. Snedaker was going to explain them both together, but understood that separate votes would be necessary.

Mr. Snedaker advised that the first request was for a site plan approval and a public purpose request for the use of outdoor storage. The City maintains a building located at Holiday Park and the vehicles and equipment which are stored outside the building behind a wooden fenced area. Mr. Snedaker explained they are also storing mowers, other equipment, goal posts and soccer nets. Mr. Snedaker also stated that the Parks Department, in an effort to keep their equipment maintained, would like to construct a 5,500 sq. ft. maintenance building that would store their equipment inside a building, which would allow longer use, and would provide offices for the staff and maintenance crews.

Mr. Snedaker announced that as part of this request, outdoor storage was being requested in order to store such items as clay for the ball fields, fertilizers and other

materials that would be stockpiled outside. Concrete bins have been provided for this material and they have been enclosed it inside a masonry wall to shield it from view.

Mr. Snedaker advised that with this outdoor storage, the outdoor requirements have been met, which are detailed in the separate sections of the ULDR; however, this use is presently not permitted in the Park. Mr. Snedaker requested that the Board recommend this use to the City Commission.

Vice Chair Maus invited questions from the Board.

Ms. Golub asked Mr. Snedaker where items such as clay are currently being stored at Holiday Park. Mr. Snedaker answered that these items are stored behind the fenced area, which is behind and north of Parker Playhouse. Ms. Golub confirmed with Mr. Snedaker that the materials would be stored in the same location they are stored now, as this will be the site of the proposed storage structure. Ms. Golub also confirmed with Mr. Snedaker that the outdoor storage will be part of the overall use of this same area.

As there were no additional questions from the Board, Vice Chair Maus opened the public hearing. As there were no questions from the public, Vice Chair Maus brought the item back to the Board.

Motion made by Ms. Fertig, seconded by Ms. Adams, to approve this item. In a roll call vote, the motion passed unanimously.

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5. City of Fort Lauderdale

Mike Ciesielski 1-P-07

Request:	Right of Way Vacation / P
Legal Description:	All of the Alley Reservation Lying over and across the East 7.5 feet of Tracts "A" and "B", "Nobles Addition to Progresso", according to the Plat thereof, as recorded in P.B. 55, P. 43, of the public records Broward County.
Address:	East of N.E. 7 Avenue; South of N.E. 9 Street
General Location:	Holiday Park (immediately northeast of Parker Playhouse) or east of NE 7 Avenue and south of NE 9 Street

Mr. Snedaker stated that there is an unimproved alley that goes north and south through this property, and the City is asking that it be vacated so that parking can be constructed on the site. Mr. Snedaker further stated that utility easements would be maintained in that area.

Motion made by Ms. Fertig, seconded by Mr. Glassman, to approve this item.

Mr. Cieselski requested to read an additional condition into the record as to this item. Per Mr. Cieselski's memorandum to the Planning & Zoning Department, as concerns the alley vacation, number 2 states that "Should the Board approve the proposed development, the following condition is approved by Staff." Mr. Cieselski acknowledged that FPL had requested that a utility easement be retained in this alleyway. Mr. Cieselski, therefore, requested to include as a condition that the Planning & Zoning Board recommend approval of this alleyway, and per the request of FPL, a utility easement be retained in this alleyway, in addition to the other condition that is included in Staff's memorandum.

Motion amended by Ms. Fertig, seconded by Mr. Glassman, to approve this item with the conditions per Staff report, and that FPL requests that the utility easement be retained in the alleyway. In a roll call vote, the motion passed unanimously.

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6. Robert Rickel, Trust / Comfort Suites Hotel Mike Ciesielski 18-P-07

Request: ** Plat Approval / B-1

Legal Description: A parcel of land in Government Lot 5, Section 25, Township 49 South, Range 42 East, Broward County, Florida. Beginning at the northeast corner of said Lot 1, Block 2, "North Ridge", according to the plat thereof, as recorded in P.B. 30, P. 32, of the Public Records of Broward County,

Address: 2201 North Federal Highway

General Location: West side of Federal Highway, North of NE 19 Street

Anyone wishing to testify on the matter was sworn in, and disclosures were made.

Scott McLaughlan presented this item to the Board for the applicant. Mr. McLaughlan explained that this matter concerned a boundary plat to construct a Comfort Suites Hotel, located at 2201 North Federal Highway, on the west side of Federal Highway, to be a 88-room hotel.

Mr. McLaughlan advised that they have met with Staff and have agreed to all their comments.

Vice Chair Maus invited questions from the Board, and hearing none, invited the Staff to speak.

Mr. Ciesielski, announced to the Board that he was available to respond to any questions. Ms. Graham asked Mr. Ciesielski if the Board had seen this item on a previous agenda, and if at that time the plat had not yet been completed, which Mr. Ciesielski confirmed.

Finding no additional questions for Staff, the public hearing was opened by Vice Chair Maus. Hearing no comments or questions for the Staff, the public hearing was closed and the item brought back to the Board.

Motion by Mr. Glassman, and seconded by Ms. Graham, to approve this item as presented. In a roll call vote, the motion was approved unanimously (8-0).

For the Good of the City

Ms. Golub asked that it be placed on the record this evening, that as a member of the Planning & Zoning Board, it was insulting that the Mayor selected this evening at 6:30 p.m. to hold the State of the City address and the honoring of volunteers. Ms. Golub further stated that until this evening, she had never before missed such an event.

There being no further business to come before the Board, the meeting was adjourned at 6:50 p.m.

Chair:

Attest:

Brigitte Chiappetta, Recording Secretary