



**PLANNING AND ZONING BOARD MEETING MINUTES
DEVELOPMENT SERVICES DEPARTMENT
700 NW 19 AVENUE, FORT LAUDERDALE, FL 33311
WEDNESDAY, APRIL 17, 2024 – 6:00 P.M.**

CITY OF FORT LAUDERDALE

Board Members	Attendance	Present	Absent
Michael Weymouth, Chair	A	8	0
Brad Cohen, Vice Chair	P	7	2
John Barranco	P	7	2
Mary Fertig (arr. 6:09)	P	8	1
Steve Ganon	P	8	1
Marilyn Mammano	P	7	3
Shari McCartney	P	9	0
Patrick McTigue	P	9	0
Jay Shechtman	P	8	1

Staff

Ella Parker, Urban Design and Planning Manager
Shari Wallen, Assistant City Attorney
Nancy Garcia, Urban Design and Planning
Yvonne Redding, Urban Design and Planning
Leslie Harmon, Recording Clerk, Prototype, Inc.

Communication to City Commission

None.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Vice Chair Cohen called the meeting to order at 6:01 p.m. The Vice Chair introduced the Board members present and the Pledge of Allegiance was recited. Urban Design and Planning Manager Ella Parker introduced the Staff members present.

1. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

Motion made by Ms. McCartney, seconded by Mr. McTigue, to approve the minutes from last month. In a voice vote, the **motion** passed unanimously.

It was noted a quorum was present at the meeting.

III. PUBLIC SIGN-IN / SWEARING-IN

Any members of the public wishing to speak at tonight’s meeting were sworn in at this time.

Vice Chair Cohen indicated that the Board would accept the Staff reports for all Agenda Items.

IV. AGENDA ITEMS

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<u>Case Number</u>	<u>Applicant</u>
1. UDP-P23004**	City of Fort Lauderdale
2. UDP-V23006	City of Fort Lauderdale
3. UDP-V23007	City of Fort Lauderdale
4. UDP-V23003	Local Equity Three, LLC
5. UDP-Z23016* **	702 NW 3 rd ST LLC and 718 NW 3 ST LLC
6. UDP-Z23017* **	Neal Mitchell, BDM Ventures Florida LLP, Wayne and Jean Shallenberger
7. UDP-S23052**	Lucky 14, LLC
8. UDP-T24004*	City 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. CASE: UDP-P23004~~

~~**REQUEST:** ** Plat Review~~

~~**APPLICANT:** City of Fort Lauderdale~~

~~**AGENT:** Elizabeth Tsouroukdissian, Pulice Land Surveyors~~

~~**PROJECT NAME:** Prospect Lake Clean Water Center Plat~~

~~**PROPERTY ADDRESS:** 5900 Hawkins Road~~

~~**ABBREVIATED LEGAL DESCRIPTION:** Replat of a portion of Tracts “B” and “C” of “Palm Aire Village 4th Section” and Acreage 7-49-42~~

~~**ZONING DISTRICT:** Commerce Center (CC)~~

~~**LAND USE:** Employment Center~~

~~**COMMISSION DISTRICT:** 1 John Herbst~~

~~**NEIGHBORHOOD ASSOCIATION:** N/A~~

~~**CASE PLANNER:** Yvonne Redding~~

Disclosures were made at this time.

~~**GENERAL LOCATION:** 16-foot wide by 98-foot long Portion of Alley, north of SE 30th Street, west of S. Federal Highway, south of SE 29th Street and east of SE 4th Avenue~~
~~**ABBREVIATED LEGAL DESCRIPTION:** Croissant Park Dixie Cut-Off Section 6-5-B Lot 1~~
~~**ZONING DISTRICT:** Heavy Commercial/Light Industrial Business (B-3)~~
~~**LAND USE:** Commercial~~
~~**COMMISSION DISTRICT:** 4—Warren Sturman~~
~~**NEIGHBORHOOD ASSOCIATION:** Poinciana Park Civic Association~~
~~**CASE PLANNER:** Yvonne Redding~~

~~Disclosures were made at this time.~~

~~Jason Crush, representing the Applicant, stated that the Applicant owns the majority of the block on which the subject property is located, and called the Board's attention to an alleyway, which was dedicated by a plat in 1925. The property to the north of the subject parcel was never platted and the alley was never paved or used for its original purpose.~~

~~The reason the alley vacation is requested is that the alley has never been used. The Applicant is currently processing a Development Review Committee (DRC) application to place a mini-storage facility on the subject site. Tonight's request is limited to the southern portion of the site, as the client has not yet determined what will be done with the northern portion.~~

~~Mr. Crush continued that there will be no impact on pedestrians or vehicular traffic. The Applicant agrees to the conditions listed in the Staff Report.~~

~~At this time Vice Chair Cohen opened the public hearing. As there were no individuals wishing to speak on the Item, the Vice Chair closed the public hearing and brought the discussion back to the Board.~~

~~**Motion** made by Mr. Shechtman, seconded by Mr. McTigue, to recommend approval of Case Number UDP-V23003 based on the following findings of fact, and the Board hereby finds that the Application meets the applicable criteria of the ULDR cited in the Staff Report, and adopt[s] the findings of fact in the Staff Report, with all conditions in the Staff Report. In a roll call vote, the **motion** passed unanimously (8-0).~~

5. CASE: UDP-Z23016

REQUEST: * ** Rezoning from Residential Multifamily Mid Rise/Medium High Density (RMM-25) District to Northwest Regional Activity Center-Mixed Use West (NWRAC-MUw) District

APPLICANT: 702 NW 3RD ST LLC and 718 NW 3 ST LLC

AGENT: Stephanie J. Toothaker, Esq.

ADDRESS: 728 NW 3rd Street, 204 and 216 NW 8th Avenue

ABBREVIATED LEGAL DESCRIPTION: FT LAUDERDALE LAND & DEV CO
SUB BLK 6 FT
LAUD 1-57 D LOT 13 TO 15 BLK D; AND FT LAUDERDALE LAND & DEV CO
SUB BLK 6 FT
LAUD 1-57 D S 85 OF LOTS 16 THRU 18 BLK D; AND FT LAUDERDALE LAND
& DEV CO
SUB BLK 6 FT LAUD 1-57 D LOTS 16 THRU 18 LESS S 85 BLK D
ZONING DISTRICT: Residential Multifamily Mid Rise/Medium High Density
(RMM-25) District
PROPOSED ZONING: Northwest Regional Activity Center-Mixed Use West
(NWRAC-MUw)
District
LAND USE: Northwest Regional Activity Center
COMMISSION DISTRICT: 3 - Pamela Beasley-Pittman
NEIGHBORHOOD ASSOCIATION: Historical Dorsey-Riverbend Civic
Association, Inc.
CASE PLANNER: Nancy Garcia

Disclosures were made at this time.

Stephanie Toothaker, representing the Applicant, stated that the request is for rezoning of a property in the historic Dorsey Riverbend area. The request is consistent with the site's land use as well as with the pattern of rezoning in the area.

The subject property is located in the Northwest Regional Activity Center (Northwest RAC) and would be rezoned to Northwest RAC-Mixed Use West (NWRAC-MUw), as has already occurred on the rest of the block. NWRAC-MUw zoning is very similar to what currently exists on the site.

The rezoning complies with the City's Land Use Plan and with surrounding parcels. Ms. Toothaker noted a correction to the Board's backup materials: while this Item was originally scheduled to be heard in April 2024, the Applicant deferred the Item in favor of an opportunity to present it the surrounding neighborhood. It was presented to the full Historic Dorsey Riverbend Civic Association. A Site Plan will be presented to that Association at the appropriate time.

At this time Vice Chair Cohen opened the public hearing. As there were no individuals wishing to speak on the Item, the Vice Chair closed the public hearing and brought the discussion back to the Board.

Ms. Mammano asked if the Dorsey Riverbend neighborhood took a position on the Application. Ms. Toothaker replied that while they took no official position, they requested that when a Site Plan is created for the site, it should contain an affordable housing element.

Ms. Mammano also noted that the rezoning would include a reduction of the front yard requirement from 25 ft. to 5 ft., which she felt was excessive and would adversely affect the character of adjacent properties. She encouraged the Applicant to take this into account when preparing a Site Plan for the subject property, pointing out that the new requirement would affect existing residential developments which have more generous setbacks. Ms. Toothaker stated that she would share this concern with the project's developer.

Motion made by Ms. Fertig, seconded by Mr. Shechtman, to recommend approval of UDP-Z23016 based on the findings of fact in the Staff Report, and we find that the Application meets the applicable criteria of the ULDR cited in the Staff Report. In a roll call vote, the **motion** passed unanimously (8-0).

6. CASE: UDP-Z23017

REQUEST: *** Rezoning from Residential Multifamily Mid-Rise/Medium-High Density (RMM-25) District and Exclusive Use Parking (X-P) District to Northwest Regional Activity Center Mixed Use Northeast (NWRAC-MUne) District

APPLICANT: Neal Mitchell, BDM Ventures Florida LLP, Wayne and Jean Shallenberger

AGENT: Stephanie J. Toothaker, Esq.

ADDRESS: 823, 816, 820, 824 #1-5 NW 1st Avenue, 801 N. Andrews Avenue, 804, 808, and 812 NW 1st Avenue

ABBREVIATED LEGAL DESCRIPTION: PROGRESSO 2-18 D LOTS 9 THRU 12, ALL LESS E 15 FOR ST, LOTS 39 & 40 BLK 259; AND PROGRESSO 2-18 D LOT 32 TO 38 BLK 259 LESS PORS DESC IN OR 27933/674; AND 28769/794; 28593/119 & 28525/62 TOG WITH 27974/94; AND PROGRESSO 2-18 D A POR OF LOTS 34, 35, & A POR OF LOT 36 BLK 259 DESC AS: COMM SW COR LOT 25, N 228.89 TO POB, N 66.72, E 135, S 66.72, W 135 TO POB BLK 259; AND PROGRESSO 2-18 D LOT 32, 33 AND A POR OF LOT 34 BLK 259 DESC AS: COMM SW COR LOT 25, N 175 TO POB CONT N 53.89, E 135, S 175, W 135 TO POB BLK 259; AND PROGRESSO 2-18 D LOT 30, 31 BLK 259; AND PROGRESSO 2-18 D LOT 28 N1/2, 29 BLK 259; AND PROGRESSO 2-18 D LOT 27, 28 S1/2 BLK 259; AND PROGRESSO 2-18 D LOTS 17 THRU 24, ALL LESS RD RAW & LOTS 25 & 26 BLK 259

ZONING DISTRICT: Residential Multifamily Mid-Rise/Medium-High Density (RMM-25) District and Exclusive Use Parking (X-P)

PROPOSED ZONING: Northwest Regional Activity Center Mixed Use Northeast (NWRAC-MUne) District

LAND USE: Northwest Regional Activity Center

COMMISSION DISTRICT: 2 - Steven Glassman

NEIGHBORHOOD ASSOCIATION: Progresso Village Civic Association, Inc.

CASE PLANNER: Nancy Garcia

~~Ms. Parker observed that these studies focused on form based regulations along major corridors, as well as the underlying land uses and zoning districts. She added that Staff has discussed how to best address industrial areas, which will require significant public outreach before it can be addressed in the future. Any proposed changes will come before the Board and the City Commission.~~

There being no further business to come before the Board at this time, the meeting was adjourned at 7:47 p.m.

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



Chair



Prototype

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