



CITY OF FORT LAUDERDALE

**PLANNING AND ZONING BOARD MEETING MINUTES  
DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE, FL 33311  
WEDNESDAY, MAY 21, 2025 – 6:00 P.M.**

<b>Board Members</b>	<b>Attendance</b>	<b>Present</b>	<b>Absent</b>
Michael Weymouth, Chair	P	10	1
Brad Cohen, Vice Chair	A	7	4
John Barranco	P	9	2
Brian Donaldson	P	10	1
Steve Ganon	P	11	0
Shari McCartney	P	10	1
Patrick McTigue	P	10	1
Jacquelyn Scott	P	4	1
Jay Shechtman	P	9	2

**Staff**

Karlanne Devonish, Acting Urban Design and Planning Manager  
D'Wayne Spence, Interim City Attorney  
Jim Hetzel, Principal Urban Planner  
Michael Ferrera, Urban Planner III  
Nancy Garcia, Urban Planner II  
Yvonne Redding, Urban Planner III  
Lorraine Tappen, Principal Urban Planner  
J. Opperee, Recording Clerk, Prototype, Inc.

**Communication to City Commission**

**Motion** made by Mr. Barranco, seconded by Ms. Scott, that we make a communication regarding proper facilities for City of Fort Lauderdale boards in general. In a voice vote, the **motion** passed unanimously.

**I. CALL TO ORDER / PLEDGE OF ALLEGIANCE**

Chair Weymouth called the meeting to order at 6:00 p.m. and the Pledge of Allegiance was recited. Roll was called and it was noted a quorum was present.

**II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM**

**Motion** made by Mr. Ganon, seconded by Mr. McTigue, to approve the minutes for the April meeting. In a voice vote, the **motion** passed unanimously.

**III. PUBLIC SIGN-IN / SWEARING-IN**

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

**Motion** made, and duly seconded, to make the Staff recommendations part of the record for each Item. In a voice vote, the **motion** passed unanimously.

**IV. AGENDA ITEMS**

**Index**

<b>Case Number</b>	<b>Applicant</b>
1. UDP-Z24004* **	816 NW 3 <sup>rd</sup> Ave LLC, 819-821 NW 2 <sup>nd</sup> Ave LLC, Lot19 NW 2 Ave LLC, Shalommax LLC, and WSC Coastline Properties LLC
2. UDP-Z24006* **	New Hope Development Corporation
3. UDP-P23002**	Florida Department of Transportation
4. UDP-S24028**	Blue Skies Realty Investment Inc.
5. UDP-P24005**	Calvary Chapel of Fort Lauderdale Inc.
6. UDP-S24067**	Cypress Creek Associates Limited Partnership
7. UDP-S24071**	Hummingbird Divisions, LLC
8. UDP-S23035**	Hariohm Realty, LLC
9. UDP-L24005*	North Broward Hospital District
10. UDP-L25001*	North Broward Hospital District
11. UDP-S24072**	North Broward Hospital District

**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 Z24004**

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

**APPLICANT:** 816 NW 3<sup>rd</sup> Ave LLC, 819-821 NW 2<sup>nd</sup> Ave LLC, Lot19 NW 2 Ave LLC, Shalommax LLC, and WSC Coastline Properties LLC

**AGENT:** Jason S. Crush, Esq., Crush Law, P.A.

**GENERAL LOCATION:** Between NW 2<sup>nd</sup> Avenue and NW 3<sup>rd</sup> Avenue, North of NW 8<sup>th</sup> Street

**ABBREVIATED LEGAL DESCRIPTION:** Progresso 2 18 D Lot 30 To 41 Blk 261 & Progresso 2 18 D Lot 12 To 19 Blk 261

**ZONING DISTRICT:** Residential Multifamily Mid Rise/Medium High Density (RMM-25) District

**PROPOSED ZONING:** Northwest Regional Activity Center Mixed Use East (NWRAC-MUe) District

**LAND USE:** Northwest Regional Activity Center

**COMMISSION DISTRICT:** 2 Steven Glassman

**NEIGHBORHOOD ASSOCIATION:** Progresso Village Civic Association, Inc.

**CASE PLANNER:** Nancy Garcia

~~Disclosures were made at this time.~~

~~Courtney Crush, representing the Applicant, gave a PowerPoint presentation on the request, which proposes rezoning of a parcel in the City's Northwest Regional Activity Center (NWRAC) from RMM-25 to NWRAC MUe. The rezoning would make the subject lots consistent with the underlying land use designation of NWRAC.~~

~~**PROJECT NAME:** Granada Condos  
**ADDRESS:** 3003, 3011 and 3015 Granada Street  
**ABBREVIATED LEGAL DESCRIPTION:** Lauder Del Mar 7 30 B Lot 8 To 13 Blk 8  
**ZONING DISTRICT:** A 1 A Beachfront Area (ABA) District  
**LAND USE:** Central Beach Regional Activity Center  
**COMMISSION DISTRICT:** 2 Steven Glassman  
**NEIGHBORHOOD ASSOCIATION:** Central Beach Alliance HOA  
**CASE PLANNER:** Nancy Garcia~~

~~Chair Weymouth advised that the Applicant has requested deferral of this Item to the June 18, 2025 meeting.~~

~~**Motion** made by Mr. Barranco, seconded by Mr. McTigue, to defer. In a voice vote, the **motion** passed unanimously.~~

5. **CASE:** UDP-P24005  
**REQUEST:** \*\* Plat Review  
**APPLICANT:** Calvary Chapel of Fort Lauderdale Inc.  
**AGENT:** Joselyn Aldas, Keith  
**PROJECT NAME:** Calvary Chapel of Fort Lauderdale Plat  
**ADDRESS:** 6330 NW 31<sup>st</sup> Avenue  
**ABBREVIATED LEGAL DESCRIPTION:** Portion of Section 8, Township 49 South, Range 42 East  
**ZONING DISTRICT:** Parks (P) District and Community Facility/House of Worship and School (CF-HS) District  
**LAND USE:** Parks and Open Space, Community Facility  
**COMMISSION DISTRICT:** 1 – John Herbst  
**NEIGHBORHOOD ASSOCIATION:** N/A  
**CASE PLANNER:** Jim Hetzel, AICP

Disclosures were made at this time. Mr. Barranco recused himself from hearing or voting upon this Item.

Nectaria Chakas, representing the Applicant, showed a PowerPoint presentation on the Application, which requests plat approval of a property purchased by the Applicant in 2011. Buildings currently located on the site are slated for demolition and an elementary school will be constructed on the property.

The site is 9.9 acres and includes a zoning boundary, as the property has divided land use and zoning. The western portion, which includes buildings, is zoned Community Facility/House of Worship and School (CF-HS), while the eastern portion, which includes athletic fields, is zoned Parks and Open Space (P). The proposed plat includes two parcels due to this divided land use and zoning, although the site and its campus will operate as a single cohesive site.

The Applicant requests a waiver of the Code provision requiring all parcels within the plat to have direct access to a public right-of-way. The Code provision would require the Applicant to build a public street from NW 31<sup>st</sup> Avenue to the Parks parcel, which the Applicant does not feel is necessary as the site will operate as a single entity. The property has never been previously platted.

The plat note restriction will allow for grades K-8 elementary and middle school, although the site will be geared toward elementary school-age children. The plat restriction on the Parks parcel will be limited to recreational uses. A Site Plan will come before the Applicant at a later date.

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

**Motion** made by Ms. Scott, seconded by Mr. McTigue, to recommend approval of Case Number UDP-P24005, based on the following findings of fact, the facts of the City Staff Report, and/or based on testimony heard by the applicable criteria of the ULDR cited in the Staff Report, and granting the waiver from the requirement for the private street. In a roll call vote, the **motion** passed 7-0. (Mr. Barranco abstained. A memorandum of voting conflict is attached to these minutes.)

~~6. CASE: UDP-S24067~~

~~REQUEST: \*\* Site Plan Level III Review: Parking Reduction Request~~

~~APPLICANT: Cypress Creek Associates Limited Partnership~~

~~AGENT: Aaron Kosh, Bohler Engineering FL, LLC~~

~~PROJECT NAME: Cypress Creek Station Target~~

~~ADDRESS: 6331 North Andrews Avenue~~

~~ABBREVIATED LEGAL DESCRIPTION: Cypress Creek Station 161-34 B Por Par A~~

~~ZONING DISTRICT: Heavy Commercial/Light Industrial Business (B-3) District~~

~~LAND USE: Uptown Urban Village Transit Oriented Development~~

~~COMMISSION DISTRICT: 1 John Herbst~~

~~NEIGHBORHOOD ASSOCIATION: N/A~~

~~CASE PLANNER: Michael Ferrera~~

~~Disclosures were made at this time. Ms. McCartney recused herself from hearing or voting upon this Item.~~

~~Dwayne Dickerson, representing the Applicant, showed a PowerPoint presentation on the Item, which requests Site Plan approval with a parking reduction. The subject site is zoned B-3 with a future land use of Uptown Urban Village Transit Oriented Development (UUV TOD). The property is just over 22.7 acres in size.~~

~~The request would redevelop the site by demolishing an existing movie theater and salon in the shopping center to make way for a Target that will be over 121,000 sq. ft. in size. The Applicant also requests a parking reduction of 11.5%, which Mr. Dickerson noted was reduced from the original proposed reduction of 15% in cooperation with City Staff. The parking reduction makes the Application subject to Site Plan Level III review, which requires PZB approval.~~

~~Mr. Dickerson showed the Site Plan, pointing out that the shopping center currently has three existing access points onto Andrews Avenue as well as one access point onto Cypress Creek Road. These include right in/right out, left in/left out, and full access points. All of these access points will remain as they are.~~

~~Mr. Dickerson advised that the Applicant plans to make additional site improvements within the shopping center to improve the overall experience. They worked with Staff to enhance the safety and efficiency of the pedestrian and vehicular experiences throughout the site, including the following:~~

- ~~• Addition of two new pedestrian access connections to the public right-of-way on Andrews Avenue~~

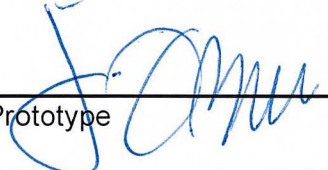
Mr. Shechtman thanked his fellow Board members for the opportunity to serve the City with them. Ms. Devonish and Attorney Spence also recognized the Board members whose terms were ending and thanked them for their service as well.

**VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE**

There being no further business to come before the Board at this time, the meeting was adjourned at 8:20 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.]