



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.**

Board Members	Attendance	Present	Absent
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. Oppерlee, 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

Case Number	Applicant
1. UDP Z24004* **	816 NW 3rd Ave LLC, 819-821 NW 2nd 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**	Harionm 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 3rd Ave LLC, 819-821 NW 2nd 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 2nd Avenue and NW 3rd Avenue, North of NW 8th 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.~~

~~Mr. Barranco commented that the zoning and legal description accompanying the Application do not extend to the center line of the roadway. Attorney Spence stated that the zoning will be considered to extend to the center line in accordance with the Unified Land Development Regulations (ULDR) although the graphics do not depict it as such.~~

~~**Motion** made by Ms. Scott, seconded by Mr. McTigue, to recommend approval of Case Number UDP-Z24006, based on the following findings of fact, the City Staff Report, based on testimony here by the Applicant, the Board hereby finds that the Application meets the applicable criteria of the ULDR cited in the Staff Report. In a roll call vote, the **motion** passed 8-0.~~

3. CASE: UDP-P23002

REQUEST: ** Plat Review

APPLICANT: Florida Department of Transportation

AGENT: Cypress Creek Leaseholder, LLC and Elizabeth Tsouroukdissian, Pulice Land Surveyors

PROJECT NAME: Cypress Creek West Plat

ADDRESS: 6000 - 6150 North Andrews Avenue

ABBREVIATED LEGAL DESCRIPTION: Lightspeed Broward Center Plat 177-32 B Parcel A

ZONING DISTRICT: General Business (B-2) District

LAND USE: Uptown Urban Village – Transit Oriented Development

COMMISSION DISTRICT: 1 – John Herbst

NEIGHBORHOOD ASSOCIATION: N/A

CASE PLANNER: Nancy Garcia

Disclosures were made at this time.

Nectaria Chakas, representing the Applicant, showed a PowerPoint presentation on the Application, which requests plat approval for an existing Florida Department of Transportation (FDOT) park-and-ride lot on Cypress Creek Boulevard. The subject property is divided between the cities of Oakland Park and Fort Lauderdale. It is part of the Uptown Land Use Plan Amendment area approved by the PZB and the City Commission, in which all land use has been changed to Transit-Oriented Development (TOD). The property was rezoned in April 2025 by the City Commission.

Plat approval would allow a mixed-use building to be located on the property. It would also allow up to 345 mid-rise units and 6000 sq. ft. of commercial use. These uses are consistent with the current zoning and land use.

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 Mr. Donaldson, seconded by Mr. McTigue, to recommend approval of Case Number UDP-P23002 based upon the following findings of fact and the facts in the City Staff Report, based on the testimony heard by the Applicant, that the Board hereby finds that the Application meets the applicable criteria the ULDR cited in the Staff Report. In a roll call vote, the **motion** passed 8-0.

4. CASE: UDP-S24028

REQUEST: ** Site Plan Level III Review: 22 Unit Multifamily Residential Development with Modification to Building Length, in Central Beach Regional Activity Center

APPLICANT: Blue Skies Realty Investment Inc.

AGENT: Joseph B. Kaller, Kaller Architecture

~~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.~~

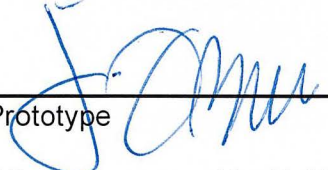
VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

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.]