



CITY OF FORT LAUDERDALE

PLANNING AND ZONING BOARD MEETING MINUTES  
CITY HALL COMMISSION CHAMBERS  
100 N. ANDREWS AVE., FORT LAUDERDALE, FLORIDA 33301  
WEDNESDAY, JULY 20, 2022 – 6:00 P.M.

Board Members	June 2022 – May 2023		
	Attendance	Present	Absent
Michael Weymouth, Chair	P	2	0
Brad Cohen, Vice Chair	A	1	1
John Barranco	P	2	0
Mary Fertig	P	2	0
Steve Ganon	P	2	0
Shari McCartney	A	0	2
William Rotella	P	2	0
Jay Shechtman	A	1	1

**Staff**

- Ella Parker, Urban Design and Planning Manager
- D'Wayne Spence, Assistant City Attorney
- Shari Wallen, Assistant City Attorney
- Jim Hetzel, Principal Urban Planner
- Lorraine Tappen, Principal Urban Planner
- Michael Ferrera, Urban Design and Planning
- Karlanne Grant, Urban Design and Planning
- Yvonne Redding, Urban Design and Planning
- Adam Schnell, Urban Design and Planning
- Steve Hillberg, Public Works Department
- Jamie Opperee, Recording Secretary, Prototype, Inc.

**Communication to City Commission**

**Motion** made by Ms. Fertig, seconded by Mr. Ganon, commending the Planning Staff and Parks Department Staff for all the work done so far on rezoning properties to parks, and the work they will be doing in the future. They've done a great job in a short time. In a voice vote, the **motion** passed unanimously.

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

Chair Weymouth called the meeting to order at 6:07 p.m. and the Pledge of Allegiance was recited.

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

~~rezoning is proposed. She hoped the Applicant would contact these homeowners as well.~~

~~Mr. Schein stated that he would reach out to the two additional neighborhoods prior to next month's meeting. He clarified that notice was sent to neighbors within 300 ft. of the subject property.~~

~~As there were no other 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. Fertig, seconded by Mr. Ganon, to, not only on this case but on all cases, include the Staff recommendations. In a voice vote, the **motion** passed unanimously.~~

~~**Motion** made by Mr. Ganon, seconded by Ms. Fertig, to approve the rezoning from Commercial Warehouse, C-1 County, to Community Business, CB. In a roll call vote, the **motion** passed unanimously (5-0).~~

**2. CASE: UDP-Z22004**

**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:** First Ebenezer Missionary, Christian Church Inc

**AGENT:** Stephanie Toothaker, Esq.

**GENERAL LOCATION:** 312 NW 7th Street, East of NW 4th Avenue, West of NW 3rd Avenue, South of NW 7th Street and North of 613 NW 3 AVE

**ABBREVIATED LEGAL DESCRIPTION:** LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 35, 36, 39, 40, 41, 42, 43, 44, 45, 46, 47 AND 48, BLOCK 322, OF PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

**ZONING DISTRICT:** Rezoning from 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 (NWRAC)

**COMMISSION DISTRICT:** 2 – Steven Glassman

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

**CASE PLANNER:** Adam R. Schnell

Disclosures were made at this time.

Stephanie Toothaker, representing the Applicant, showed a PowerPoint presentation on the Item, which proposes rezoning for a church and other properties. All parties who own property on the subject block are requesting rezoning to Northwest Regional

Activity Center (Northwest RAC), which is already the Future Land Use for these parcels. Most nearby properties have already been rezoned for consistency with this Future Land Use, and the request would bring other properties into compliance as well.

Ms. Toothaker noted that the request meets all rezoning criteria and is consistent with the City's Comprehensive Plan, particularly its Future Land Use element, Goal 2, Objective 2.4, which encourages revitalization in redevelopment areas. It is also consistent with the Northwest Progresso-Flagler Heights Redevelopment Plan. The character of the area is suitable for the uses permitted in the proposed zoning district. Rezoning also aligns the properties with the neighborhood's goal of supporting redevelopment opportunities, and has the potential of increasing housing opportunities and local employment.

A letter of support has been provided to the Applicant from Progresso Village. The Applicant held a public participation meeting on June 20, 2022, and made a presentation to Progresso Village.

There being no questions from the Board 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.

Mr. Barranco commented that one of the Applicant's graphics showed that a street itself would not be rezoned. Ms. Toothaker replied that her team worked with Staff on the survey provided and was given no direction to change the right-of-way. She noted that the Applicant would not object to this change. Assistant City Attorney D'Wayne Spence advised that this would be corrected when the Application is heard by the City Commission.

**Motion** made by Ms. Fertig, seconded by Mr. Barranco, to recommend approval of Case Number UDP-Z22004, based on the findings of fact in the Staff Report and the testimony heard tonight. In a roll call vote, the **motion** passed unanimously (5-0).

The following Item was taken out of order on the Agenda:

**11. CASE: UDP-A22007**

~~**REQUEST:** \*\* Site Plan Level III Review; Yard Modification for Height Increase / Addition of Rooftop Bar to Existing Hotel~~

~~**AGENT:** Richard Berrie, Berrie Architecture & Design, Inc.~~

~~**PROJECT NAME:** Cambria Roof Top Bar Structure~~

~~**PROPERTY ADDRESS:** 2232 N. Ocean Boulevard~~

~~**ABBREVIATED LEGAL DESCRIPTION:** Lauderdale Beach, Block 1, Lots 30 through 37, Plat Book 4, Page 2~~

~~**ZONING DISTRICT:** RMH 60 - Residential Multifamily High Rise/High Density~~

~~**LAND USE:** High Residential~~

~~**COMMISSION DISTRICT:** 2 - Steve Glassman~~


~~next Board meeting so the members have an opportunity to review them and prepare any questions they may have. Ms. Parker confirmed that the charts would be emailed to the Board members before their next meeting.~~

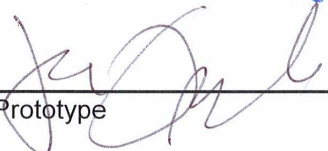
**V. COMMUNICATION TO THE CITY COMMISSION**

**Motion** made by Ms. Fertig, seconded by Mr. Ganon, commending the Planning Staff and Parks Department Staff for all the work done so far on rezoning properties to parks, and the work they will be doing in the future. They've done a great job in a short time. In a voice vote, the **motion** passed unanimously.

There being no further business to come before the Board at this time, the meeting was adjourned at 7:50 p.m.

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

  
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Chair

  
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Prototype

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