



**PLANNING AND ZONING BOARD MEETING MINUTES
DEVELOPMENT SERVICES DEPARTMENT
700 NW 19 AVENUE, FORT LAUDERDALE, FL 33311
WEDNESDAY, FEBRUARY 21, 2024 – 6:00 P.M.**

CITY OF FORT LAUDERDALE

Board Members	Attendance	Present	Absent
Michael Weymouth, Chair	P	7	0
Brad Cohen, Vice Chair (arr. 6:23)	P	5	2
John Barranco	P	5	2
Mary Fertig	P	6	1
Steve Ganon (arr. 6:01)	P	6	1
Marilyn Mammano	P	6	1
Shari McCartney	P	7	0
Patrick McTigue	P	7	0
Jay Shechtman	P	6	1

Staff

Ella Parker, Urban Design and Planning Manager
 D'Wayne Spence, Deputy City Attorney
 Shari Wallen, Assistant City Attorney
 Karlanne Devonish, Urban Design and Planning
 Michael Ferrera, Urban Design and Planning
 Nancy Garcia, Urban Design and Planning
 Yvonne Redding, Urban Design and Planning
 Adam Schnell, Urban Design and Planning
 Leslie Harmon, Recording Secretary, Prototype, Inc.

Communication to City Commission

None.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chair Weymouth called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited and the Chair introduced the Board and Staff members present.

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

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

It was noted a quorum was present at the meeting.

Mr. Ganon arrived at 6:01 p.m.

III. PUBLIC SIGN-IN / SWEARING-IN

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

IV. AGENDA ITEMS

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<u>Case Number</u>	<u>Applicant</u>
1. UDP-P21007**	1800 State Road, LLC
2. UDP-S22004**	Melrose View, LLC
3. UDP-Z24001* **	City of Fort Lauderdale
4. UDP-Z24002* **	City of Fort Lauderdale
5. UDP-S23040**	6001 Powerline, LLC
6. UDP-S23064**	Holiday Park Plaza, LTD
7. UDP-T24002*	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-P21007

REQUEST: ** Plat Review

APPLICANT: 1800 State Road, LLC

AGENT: Davina Bean

PROJECT NAME: 1800 State Road 84

ADDRESS: 1800 State Road 84

ABBREVIATED LEGAL DESCRIPTION: A Replat of a Portion of Tract 23, F.A. Barrett's Subdivision of W1/2 of 21-50-42 1-46 D Lot 23 E 193.21 of W 363.21 Lying S of St Rd 84 Less S 17 Thereof

ZONING DISTRICT: General Business (B-2) Zoning District and Residential Multifamily Mid Rise/Medium High (RMM-25) Density Zoning District

LAND USE: Commercial and Medium High Residential

COMMISSION DISTRICT: 4 – Warren Sturman

NEIGHBORHOOD ASSOCIATION: Edgewood Civic Association

CASE PLANNER: Adam Schnell

Disclosures were made at this time.

Davina Bean, representing the Applicant, stated that the Application is for plat approval.

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.

The Board agreed by consensus to make all Staff Reports for all Items part of the findings.

Motion made by Ms. Fertig, seconded by Mr. McTigue, to recommend approval of Case Number UDP-P21007 based on the following findings of fact from the Staff Report, and the Board finds that the Application meets the applicable criteria of the ULDR cited in the Staff Report.

Mr. Barranco requested clarification of the reason for the Application. Deputy City Attorney D'Wayne Spence characterized the Application as a "cleanup" item, as plat approval before the issuance of building permits was a condition of Site Plan approval.

In a roll call vote, the **motion** passed unanimously (8-0).

2. CASE: UDP-S22004

REQUEST: ** Site Plan Level III Review: Conditional Use for Mixed Use Project with 6,741 Square Feet of Office Use and 85 Multifamily Residential Units

APPLICANT: Melrose View, LLC.

AGENT: Courtney Crush, Crush Law, P.A.

PROJECT NAME: 2900 W. Broward

ADDRESS: 2900 W. Broward Boulevard

ABBREVIATED LEGAL DESCRIPTION: Westwood Heights 6-34 B Por Of Lots 1-5, Por Of Lot 16 & All Of Lots 17-20, Block 5

ZONING DISTRICT: Boulevard Business District (B-1)

LAND USE: Commercial

COMMISSION DISTRICT: 3 – Pamela Beasley-Pittman

NEIGHBORHOOD ASSOCIATION: Melrose Manors Homeowners Association

CASE PLANNER: Yvonne Redding

Disclosures were made at this time.

Courtney Crush, representing the Applicant, stated that the subject property is zoned B-1, which permits commercial uses, has standardized setbacks, and allows a maximum height of 150 ft. The Applicant proposes a mixed-use project including 85 residences with 6700 sq. ft. of ground-level office use.

The Site Plan includes a 1700 sq. ft. public plaza, a gym for residents, and three levels of parking for 67% of lot coverage. This leaves a significant amount of open space. Ms.