



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. 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

~~ADDRESS: 3501 NW 54th Street~~

~~ABBREVIATED LEGAL DESCRIPTION: Linpro Lonestar Park 124 12 B Tract A~~

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

~~LAND USE: Employment Center~~

~~COMMISSION DISTRICT: 1 John Herbst~~

~~NEIGHBORHOOD ASSOCIATION: N/A~~

~~CASE PLANNER: Karianne Devonish, AICP~~

~~Disclosures were made at this time.~~

~~Andrew Schein, representing the Applicant, gave a PowerPoint presentation on the Item, which requests Site Plan Level III approval with a parking reduction. The site is currently occupied by a warehouse which plans to expand its use.~~

~~The Applicant plans to beautify the property by adding landscaping. The existing warehouse is on the east side of the property, with a proposed warehouse to the north. The existing building is nonconforming, as it does not meet setback requirements. The Applicant does not propose any changes for that building. The new building will meet all ULDR requirements.~~

~~Mr. Schein continued that the basis for the requested parking reduction is that the use requires less parking than what is specified in Code. He acknowledged that this is a subjective determination which requires a methodology meeting between the Applicant and the City's transportation reviewer. In this case, the Applicant's parking study showed that at peak times, nine spaces would be required on the site. There are currently three to four cars at the site at any given time. No new employees are expected. The project generates a total of five p.m. peak hour trips. The site provides 15 spaces, and the City engineer agrees with the Applicant's analysis.~~

~~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. Canon, seconded by Mr. McTigue, to adopt the Resolution approving a Site Plan Level III, Case Number S24071, based on the following findings of fact, the facts in the City Staff Report, and testimony heard by the Applicant, and the Board hereby finds that the Application meets the standards and requirements of the ULDR and criteria for the proposed use at the cited Resolution; we approve the Application subject to all conditions in the City Staff Report. In a roll call vote, the **motion** passed 8-0.~~

8. CASE: UDP-S23035

REQUEST: ** Site Plan Level IV Review: 75-Room Hotel with 984 Square Feet of Ancillary Bar, Dimensional Modifications to Tower Stepback, Tower Separation, Increase in Floor Area Ratio (FAR), and Request to Pay the Central Beach Parking Facility Fee in Lieu of Parking in the Central Beach Regional Activity Center

APPLICANT: Hariohm Realty, LLC

AGENT: Stephanie J. Toothaker, Esq.

PROJECT NAME: 42 Hotel

ADDRESS: 3001 Alhambra Street

ABBREVIATED LEGAL DESCRIPTION: Lauder Del Mar 7-30 B Lot 23,24 Blk 6

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: Karlanne Devonish, AICP

Disclosures were made at this time.

Stephanie Toothaker, representing the Applicant, showed a PowerPoint presentation on the item, explaining that the subject site is located in a portion of the Central Beach area where development is encouraged. She noted the heights of a number of surrounding projects, stating that the Applicant has met with neighbors throughout the process. The site's land use is Central Beach RAC and its zoning is ABA, which is consistent with surrounding zoning.

The project proposes a 15-story boutique hotel with 75 rooms and 47 parking spaces. The Applicant has requested a number of bonuses, including the following:

- Floor area ratio (FAR) bonus of 20% as determined by a point system
- Tower stepback modification on the west and south sides
- Minimum tower separation modification of 20 ft. rather than 30 ft.

The 47 parking spaces will be valet parking only. The subject area also allows for the purchase of public parking, with a public parking garage currently under construction with 77 spaces as part of a project across the street. The garage is expected to be complete in early 2026.

The proposed project is expected to generate 26 net new trips, which did not require a full traffic or parking study. It meets water and sewer capacity requirements.

The project meets the 20 ft. ground floor setback requirement on all sides and exceeds the open space requirement of 2,200 sq. ft., providing 6,081 sq. ft. The developer has opted for underground parking, which allows for greater pedestrian connectivity at the ground level. ADA requirements are met, and deliveries are scheduled for either early morning or late night. All loading/unloading will be internal to the site.

Ms. Toothaker showed ground floor views of the site, noting architectural details including the lobby. The project complies with almost all technical aspects of Code aside from the requested bonuses. She pointed out that the site meets the design compatibility bonus system related to the FAR ratio, as it complies with structure height, street wall length, setbacks, and stepbacks. The project provides habitable space on all levels from the ground floor to the rooftop.

The project incorporates a drainage plan which provides on-site drainage using plant systems. Because parking is underground and the ground floor is open, providing substantial open space, the site also meets requirements for a design compatibility bonus. 75% of the front façade at ground level along a right-of-way consists of active uses. The ground floor includes a lobby, gym, and outdoor plaza.

Because the site includes some constraints, the Applicant has requested that the 15 ft. front stepback be eliminated. Staff concurred that sufficient justification was provided for this request. The 20 ft. tower separation is due to the proximity of a parking lot behind the site which serves a building to the east.

Ms. Toothaker advised that the Applicant met with neighbors of nearby buildings as well as the Central Beach Alliance (CBA). The CBA voted in favor of the project as well as in favor of a declaration of restrictive covenant. A letter from the CBA president in support of the project is included in the Applicant's backup materials, and the CBA's board voted unanimously in favor of it and worked with

the Applicant to improve the plans. Additional letters of support from nearby residents are also included for the record. The Applicant accepts all conditions of approval listed in the Staff Report.

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. Ganon, seconded by Mr. Shechtman, to recommend approval of Case Number UDP-S23035 based on the following findings of fact, the facts of the City Staff Report, based on the testimony heard by the Applicant, and the Board hereby finds that the Application meets the applicable criteria of the ULDR cited in the Staff Report, and the Board recommends approval of the Application subject to all of the conditions included in the Staff Report. In a roll call vote, the **motion** passed 8-0.

~~It was determined that Items 9, 10, and 11 would be presented together and voted upon separately.~~

~~9. CASE: UDP-L24005~~

~~**REQUEST:** * Amend City of Fort Lauderdale Comprehensive Plan Future Land Use Map from Community Facilities to South Regional Activity Center~~

~~**APPLICANT:** North Broward Hospital District~~

~~**AGENT:** Stephanie J. Toothaker, Esq.~~

~~**PROJECT NAME:** Broward Health Medical Center Land Use Map Amendment~~

~~**ADDRESS:** 1413 SE 1st Avenue, 1409 SE 1st Avenue, 1417 SE 1st Avenue, 20 SE 14th Street, 210 SE 14th Street, 15 SE 15th Street, 150 SE 17th Street, 1512 South Andrews Avenue, and 1600 South Andrews Avenue~~

~~**GENERAL LOCATION:** South of SE 14th Street, West of SE 3rd Avenue, North of SE 18th Street, and East of South Andrews Avenue~~

~~**ABBREVIATED LEGAL DESCRIPTION:** Portion of Tract A, Broward General Hospital, Lots 13 Through 19, Block 26, A Portion of Block 27, Lots 13 Through 24, Block 34, Lots 10 Through 18, Block 44, and Portions of SE 18th Street, SE 17th Street, SE 15th Street, SE 14th Street, SE 3rd Avenue, and SE 1st Avenue, Croissant Park~~

~~**ZONING DISTRICT:** Community Facility (CF), Residential Multifamily Mid Rise/Medium High Density District (RMM 25), Planned Residential Office District (ROC), and Boulevard Business (B-1) Districts~~

~~**LAND USE:** Community Facilities~~

~~**PROPOSED LAND USE:** South Regional Activity Center~~

~~**COMMISSION DISTRICT:** 4 Ben Sorensen~~

~~**NEIGHBORHOOD ASSOCIATION:** Poinciana Park Civic Association~~

~~**CASE PLANNER:** Lorraine Tappen, AICP~~

~~10. CASE: UDP-L25001~~

~~**REQUEST:** * Amend Policy FLU 1.1.12 of the City of Fort Lauderdale Comprehensive Plan Future Land Element, South Regional Activity Land Use Designation, to Increase Community Facility Permitted Uses from 1,000,000 Square Feet to 3,221,560 Square Feet~~

~~**APPLICANT:** North Broward Hospital District~~

~~**AGENT:** Stephanie J. Toothaker, Esq.~~

~~**PROJECT NAME:** Broward Health Medical Center Land Use Text Amendment~~

~~**GENERAL LOCATION:** South of the Tarpon River, West of S. Federal Highway, North of State Road 84, East and Adjacent to the Florida East Coast Right of Way~~

~~**CASE PLANNER:** Lorraine Tappen, AICP~~

~~11. CASE: UDP-S24072~~

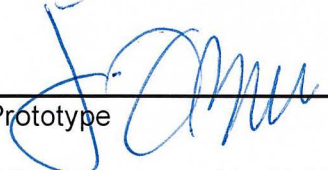
~~Mr. Shechtman thanked his fellow Board members for the opportunity to serve the City with them. Ms. Devonish and Attorney Spence also recognized the Board members whose terms were ending and thanked them for their service as well.~~

~~**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.]