



CITY OF FORT LAUDERDALE

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

Board Members	Attendance	Present	Absent
Michael Weymouth, Chair	P	1	0
Brad Cohen, Vice Chair	P	1	0
John Barranco	P	1	0
Brian Donaldson	P	1	0
Steve Ganon	P	1	0
Marilyn Mammano	P	1	0
Shari McCartney	P	1	0
Patrick McTigue	P	1	0
Jay Shechtman	P	1	0

Staff

Ella Parker, Urban Design and Planning Manager
Chris Cooper, Director of Development Services
Shari Wallen, Assistant City Attorney
Jim Hetzel, Principal Urban Planner
Karlanne Devonish, Principal Urban Planner
Laura Tooley, Urban Forester
Mark Koenig, Urban Landscape Designer
J. Opperlee, Recording Clerk, 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. and the Pledge of Allegiance was recited. The Chair introduced the Board and Staff members present, including new Board member Brian Donaldson.

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

(Revised Minutes for April 17, 2024, PZB Meeting “attendance correction,” and Draft Minutes for May 15, 2024, PZB Meeting)

Motion made by Ms. Mammano, seconded by Vice Chair Cohen, to approve the April minutes. In a voice vote, the **motion** passed unanimously.

Mr. Barranco stated his intent to abstain from voting on approval of the May 15, 2024 meeting minutes, as he had not been present at that meeting. Assistant City Attorney

3. CASE: UDP-Z24005

REQUEST: * ** Rezoning from General Industrial (I) District to Northwest Regional Activity Center - Mixed Use East (NWRAC-MUe) District

APPLICANT: Sunshine Shipyard, LLC.

AGENT: Stephanie J. Toothaker, Esq.

PROPERTY ADDRESS: 647 NW 6th Avenue

ABBREVIATED LEGAL DESCRIPTION: Progresso 2-18 D Lot 1 Block 325

ZONING DISTRICT: General Industrial (I)

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

LAND USE: Northwest Regional Activity Center

COMMISSION DISTRICT: 2 – Steven Glassman

NEIGHBORHOOD ASSOCIATION: Progresso Village Civic Association, Inc.

CASE PLANNER: Lorraine Tappen

Disclosures were made at this time.

Stephanie Toothaker, representing the Applicant, described the request as a cleanup item, as it addresses an existing project called The Arcadian, which is currently under construction. A Certificate of Occupancy (CO) is expected to be issued by the end of 2024.

When the original Site Plan for this project was approved and construction began, a small corner of property was not available for the developer to purchase. During construction, the owner of that property indicated they were willing to sell the corner. The Applicant requests rezoning of the subject property in addition to a Site Plan amendment which will add the corner piece to the development. There will also be an amendment to the site's business and affordable housing documentation.

The Applicant requests that the small property be rezoned from Industrial (I) to Northwest Regional Activity Center – Mixed Use East (NWRAC-MUe). Ms. Toothaker identified locations with similar zonings in the surrounding area.

The required rezoning analysis shows that the Application is consistent with the City's Comprehensive Plan. Ms. Toothaker also showed visuals of the original Site Plan, which is currently under construction, as well as the additional parcel. She noted that there will be additional units, including affordable housing units, on the site, although the new parcel will provide predominantly outdoor space.

Ms. Toothaker explained that the additional parcel will include plaza space and a pickleball court. It will also add 22 more units, three of which will be affordable, as well as parking.

The Applicant met with the Progresso Village Civic Association on Monday, June 17, 2024, and the Association provided them with a letter of support.

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 asked if the Applicant will be required to provide unity of title. Ms. Toothaker replied that the City has not requested this, but the Applicant is likely to do so through a folio amendment.

Motion made by Ms. Mammano, seconded by Mr. Shechtman, to recommend the approval of Case Number Z24005, based on the facts in the City Staff Report and the testimony heard by the Applicant; the Board hereby finds that the Application meets the applicable criteria of the ULDR cited in the Staff Report, and there are no conditions. In a roll call vote, the **motion** passed unanimously (9-0).

~~4. CASE: UDP-T24006~~

~~**REQUEST:** * Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR); Section 47-18.15. Holiday-Related Merchandise, Outdoor Sales~~

~~**APPLICANT:** City of Fort Lauderdale~~

~~**GENERAL LOCATION:** City-Wide~~

~~**COMMISSION DISTRICT:** City-Wide~~

~~**CASE PLANNER:** Yvonne Redding~~

~~Karlanne Devonish, representing Urban Design and Planning, explained that the request is for an amendment to the City's Unified Land Development Regulations (ULDR) Section 47-18.15. This amendment would add January 1, New Year's Day, to the list of holidays for which the outdoor sale of holiday-related merchandise is permitted.~~

~~Ms. Mammano requested clarification of the reason for the proposed amendment. Ms. Devonish explained that at present, vendors must request permits to sell outdoor holiday-related merchandise 30 days in advance of the holiday. This period currently ends on December 25 of each year, which means the sale of merchandise for New Year's Day is not technically permitted. The amendment would add this holiday and the 30-day time frame.~~

~~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. Mammano, seconded by Mr. Donaldson, to recommend approval of Case Number T24006, and the Board hereby finds that the text amendments to the ULDR are consistent with the Comprehensive Plan. In a roll call vote, the **motion** passed unanimously (9-0).~~

Mike Seymour

Chair

Leslie Henn, Jr.

Prototype

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