



CITY OF FORT LAUDERDALE

DRAFT

**PLANNING AND ZONING BOARD MEETING MINUTES
DEVELOPMENT SERVICES DEPARTMENT
700 NW 19 AVENUE, FORT LAUDERDALE, FL 33311
WEDNESDAY, FEBRUARY 19, 2025 – 6:00 P.M.**

Board Members	Attendance	Present	Absent
Michael Weymouth, Chair	P	8	1
Brad Cohen, Vice Chair (arr. 6:04)	P	6	3
John Barranco (arr. 6:12)	P	7	2
Brian Donaldson	A	8	1
Steve Ganon	P	9	0
Shari McCartney	P	8	1
Patrick McTigue	P	8	1
Jacquelyn Scott	A	2	1
Jay Shechtman	P	7	2

Staff

Ella Parker, Urban Design and Planning Manager
D'Wayne Spence, Interim City Attorney
Jim Hetzel, Principal Urban Planner
Karlanne Devonish, Urban Design and Planning
Tyler Laforme, Urban Design and Planning
Yvonne Redding, Urban Design and Planning
Lorraine Tappen, Urban Design and Planning
Burt Ford, Chief Zoning Examiner
L. Harmon, 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 members present.

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

III. PUBLIC SIGN-IN / SWEARING-IN

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

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

Motion made by Ms. McCartney, seconded by Mr. McTigue, to approve the January minutes. In a voice vote, the **motion** passed unanimously.

Vice Chair Cohen arrived at 6:04 p.m.

IV. AGENDA ITEMS

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<u>Case Number</u>	<u>Applicant</u>
1. UDP-S24053**	2600 Dolphin, LLC
2. UDP-S24042**	City of Fort Lauderdale
3. UDP-V24001**	City of Fort Lauderdale
4. UDP-S24030**	Claridge Homes 3000 Waterside, LP
5. UDP-T25001*	City of Fort Lauderdale
6. UDP-T24002*	City of Fort Lauderdale
7. UDP-T25005*	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-S24053-~~

~~**REQUEST:** ** Site Plan Level III Review: Two (2) Zero Lot Line Single Family Dwellings Units~~

~~**APPLICANT:** 2600 Dolphin, LLC-~~

~~**AGENT:** Michael Govern, TITN Development-~~

~~**PROJECT NAME:** 2600 Zero Lot Line~~

~~**PROPERTY ADDRESS:** 2600 NE 32nd Avenue-~~

~~**ABBREVIATED LEGAL DESCRIPTION:** Lauderdale Beach Ext Unit B-29-22-B Lot 10 Blk 22~~

~~**ZONING DISTRICT:** Residential Single Family and Duplex/Medium Density District (RD-15)-~~

~~**LAND USE:** Medium Residential~~

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

~~**NEIGHBORHOOD ASSOCIATION:** Central Beach Alliance-~~

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

~~Disclosures were made at this time.~~

~~Motion~~ made by Mr. Ganon, seconded by Mr. McTigue, to recommend approval of Case Number UDP-T25001, and the Board hereby finds that the text and amendments to the ULDR are consistent with the Comprehensive Plan. In a roll call vote, the ~~motion~~ passed 6-0. (Vice Chair Cohen abstained. A memorandum of voting conflict is attached to these minutes.)

6. CASE: UDP-T24002

REQUEST: * Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-39, Development Regulations for Annexed Areas, to Update Height and Measurement Requirements

APPLICANT: City of Fort Lauderdale

GENERAL LOCATION: RS-3.52, RS-6.70, RS-6.85A, RS-6.85B, RD-12.22, RM-12.67, RM-16, RM-33.5 Zoning Districts

COMMISSION DISTRICTS: 3 – Pamela Beasley-Pittman, 4 – Ben Sorenson

CASE PLANNER: Karlanne Devonish

Karlanne Devonish, representing Urban Design and Planning, explained that this Item proposes an amendment to ULDR Section 47-39, which addresses development regulations for an annexed area. It will update height requirements in that area.

Ms. Devonish recalled that in 2024, an increase in height was brought before the Board for approval. Height is measured in stories in the annexed area. This would equal 20 ft. for two stories. Staff recommended increasing this limit to 35 ft. in height for single-family dwellings; however, it was determined that a miscommunication may have occurred with regard to whether or not a specific neighborhood wished to see this increase. When Staff met with that neighborhood again, it was clarified that they would prefer a 25 ft. height limit. That is the limit before the Board at tonight's meeting.

Ms. Devonish added that she had also spoken again with another neighborhood in the subject area, which also agreed to a 25 ft. height limit. The change in single-family dwelling height was the only change to the proposed amendments, and the rest remain the same.

At this time Chair Weymouth opened the public hearing.

Eric Silva, private citizen, stated that the proposed amendments would help the Lauderdale Isles neighborhood.

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 Mr. Ganon, seconded by Mr. McTigue, to recommend approval of Case Number UDP-T24002, 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 (7-0).

7. CASE: UDP-T25005

REQUEST: * Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-2.2, Measurements, to Redefine the Term Grade

APPLICANT: City of Fort Lauderdale

GENERAL LOCATION: City-wide

CASE PLANNER: Karlanne Devonish

Ms. Devonish presented the Item, explaining that it proposes an amendment to ULDR Section 47-2.2. This Section addresses measurements. The amendment would revise how the term "grade" is defined. This Item was first presented to the Board in November 2024.

Staff proposes an option to measure grade from the crown of the roadway, as well as a revision of how non-habitable structures such as fences are measured. These would be based on the ground to the top of the non-habitable accessory structure.

Ms. McCartney requested clarification of where a fence would be placed. Ms. Devonish advised that before existing Code requirements were implemented, height was measured from the abutting property; however, this required homeowners to seek variances from the Board of Adjustment (BOA) because they were measuring from a neighbor's grade, which was typically 2 ft. higher than their own property. Measurement of height from the finished floor elevation of the principal structure, resulted in a significantly higher fence, with some properties having a 12 ft. to 15 ft. fence. This negatively affected neighboring properties.

With the proposed amendment, property owners would now be able to measure from the ground. This would bring fence height to approximately 6 ft.

Chief Zoning Examiner Burt Ford explained that Code is being changed with regard to the amount of fill that can be brought onto a property. There will be enough fill to allow for grading, which places the finished floor elevation much higher. The entire lot would no longer be raised and measurements would be made from the ground. He advised that this is already the case with many non-habitable structures such as gazebos, pergolas, and trellises.

Ms. McCartney pointed out that a higher elevated slab would drop off several feet before it reaches a fence that may be constructed. Mr. Ford stated that this depends upon the setback, and reiterated that everything will be built on a stem wall, with fill only allowed inside the foundation area. On the outside, the slope from the property line may be abrupt

Chair

Prototype

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