



CITY OF FORT LAUDERDALE

DRAFT

**PLANNING AND ZONING BOARD MEETING MINUTES
DEVELOPMENT SERVICES DEPARTMENT
700 NW 19 AVENUE, FORT LAUDERDALE, FL 33311
WEDNESDAY, APRIL 16, 2025 – 6:00 P.M.**

Board Members	Attendance	Present	Absent
Michael Weymouth, Chair	P	9	1
Brad Cohen, Vice Chair	P	7	3
John Barranco (arr. 6:05)	P	8	2
Brian Donaldson	P	9	1
Steve Ganon	P	10	0
Shari McCartney	P	9	1
Patrick McTigue	P	9	1
Jacquelyn Scott	P	3	1
Jay Shechtman	P	8	2

Staff

Karlanne Devonish, Acting Urban Design and Planning Manager
D'Wayne Spence, Interim City Attorney
Jim Hetzel, Principal Urban Planner
Trisha Logan, Principal Urban Planner
Michael Ferrera, Urban Planner II
Lorraine Tappen, Principal Urban Planner
K. Cruitt, Recording Clerk, Prototype, Inc.

Communication to City Commission

~~None.~~

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

~~Chair Weymouth called the meeting to order at 6:01 p.m. and the Pledge of Allegiance was recited. The Chair introduced the Board members present.~~

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

~~Motion made by Ms. McCartney, seconded by Mr. Cohen, to approve. 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.~~

IV. AGENDA ITEMS

~~Cohen and Mr. Shechtman abstained. Memoranda of voting conflict are attached to these minutes.)~~

3. CASE: UDP T24011

~~**REQUEST:** * Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR); Section 47-22.8, Special Sign Districts, Adding Section 47-22.8.2 Entitled "Broward County Convention Center Special Sign District"~~

~~**APPLICANT:** Broward County Board of County Commissioners~~

~~**PROPERTY ADDRESS:** 1700 SE 17th Street~~

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

~~**CASE PLANNER:** Michael Ferrera~~

~~Mr. Lochrie, representing the Applicant, stated that this Item requests a special sign district for the Broward County Convention Center. The Convention Center's previous sign was a standalone sign located on a pylon. The proposed message center sign will be incorporated into the Convention and Visitors Bureau (CVB) building located on the corner of the subject property.~~

~~The proposed sign would meet all locational requirements for message center signs, as it will be located on a state roadway and serves a facility which seats more than 12,000 people. The overall site is larger than 200,000 sq. ft.~~

~~The creation of a special sign district will allow the message center sign to be constructed within the structure of the CVB sign. The sign will only be allowed on the subject site and will be unique to that site. The site itself must meet all City Code requirements.~~

~~Mr. Donaldson requested clarification of the lumens involved with the proposed sign, expressing concern with both the intensity of the light and the possibility that the sign may pose a distraction for drivers. He asked if Broward County's Traffic Division is expected to take issue with the lumens. Mr. Lochrie advised that the sign will comply with existing regulations, including restrictions on lumens, the size of lettering, and the amount of overturn planned for the sign.~~

~~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 Vice Chair Cohen, to recommend approval of Case Number UDP T24011 based on the following facts of finding, the facts of the Staff Report, and are based on testimony heard by the Applicant, and the Board hereby finds the Application meets the applicable criteria of the ULDR cited in the Staff Report; the Board recommends approval of the Application, subject to all the conditions included in the Staff Report. In a roll call vote, the **motion** passed 9-0.~~

4. CASE: UDP-T25006

REQUEST: * Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-13.20, Section 47-13.50, and Section 47-28 to Permit Allocation of Residential Dwelling Units from a Sending Site to a Receiving Site Utilizing the Transfer of Development Rights (TDR) Program

APPLICANT: City of Fort Lauderdale

COMMISSION DISTRICT: City-Wide

CASE PLANNER: Trisha Logan, AICP

Trisha Logan, Principal Urban Planner and Staff Liaison for the City's Historic Preservation Board (HPB), stated that this request would make a minor technical correction to the Unified Land Development Regulations (ULDR) in order to ensure compatibility with the City's Transfer of Development Rights (TDR) program. Existing language states that residential dwelling units are allocated upon final Development Review Committee (DRC) approval. The proposed amendment would add language to allow the allocation of dwelling units, for the purposes of the TDR program, at the time of issuance of a Certificate of Transfer.

Mr. Ganon requested clarification of "pool of units." Ms. Logan explained that this term refers to units coming from a Regional Activity Center (RAC), such as the Downtown or Northwest RACs. She further clarified that the proposed amendment would ensure that the applicant purchasing units through the TDR program would have those units assigned at the time the purchase is made rather than waiting for the DRC to approve a project.

Interim City Attorney D'Wayne Spence added that in traditional zoning and land use areas, density determines the number of dwelling units per acre. In the RACs, the term "pool of units" refers to units sought by developments for development rights. When a project is approved, the requested units are pulled from the pool and allocated to the recipient. For the TDR program, this would mean the development rights for parcels are recognized and transferred to the recipient.

Motion made by Vice Chair Cohen, seconded by Ms. Scott, to recommend to approve the Case Number UDP-T25006, and the Board hereby finds the text amendment to the ULDR consistent with the Comprehensive Plan. In a roll call vote, the **motion** passed 9-0.

~~V. COMMUNICATION TO THE CITY COMMISSION~~

~~None.~~

~~VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE~~

~~Mr. Barranco congratulated Acting Urban Design and Planning Manager Karlanne Devonish on her new role with the City.~~

There being no further business to come before the Board at this time, the meeting was adjourned at 6:40 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.]