



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

~~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**~~

~~**REQUEST:** ** Site Plan Level IV Review: Medical Office Building with Requests for a Design Deviation and Application of Prior Zoning Regulations~~
~~**APPLICANT:** North Broward Hospital District~~
~~**AGENT:** Stephanie J. Toothaker, Esq.~~
~~**PROJECT NAME:** Broward Health Medical Center Medical Office Building and Parking Garage~~
~~**ADDRESS:** 1601 South Andrews Avenue~~
~~**ABBREVIATED LEGAL DESCRIPTION:** Croissant Park Resub Blk 38-52-8-B Lots 1 To 8, 25 To 30 Tog With Croissant Park 4-28-B Lots 11 Thru 18 Blk 35 Tog With Per Vac R/W Desc'd In Or 34245/470, Less E 3' Thereof For Rd R/W~~
~~**ZONING DISTRICT:** South Regional Activity Center South Andrews East (SRAC-SAE) District~~
~~**LAND USE:** South Regional Activity Center~~
~~**COMMISSION DISTRICT:** 4 Ben Sorensen~~
~~**NEIGHBORHOOD ASSOCIATION:** Poinciana Park Civic Association~~
~~**CASE PLANNER:** Adam Schnell~~

Disclosures were made at this time. Mr. Shechtman recused himself from hearing or voting upon Items 9, 10, and 11.

Stephanie Toothaker, representing the Applicant, showed a PowerPoint presentation on the Applications, advising that Broward Health has a long-term vision for its properties which includes considering them in a more holistic fashion than in the past. The intent is to create a cohesive health district out of these properties.

The Applications propose a Land Use Plan Amendment, a text amendment to the City's Comprehensive Plan, and Site Plan Level IV review for a medical office building and garage. The land for the medical office is located on Andrews Avenue and 17th Street and currently exists as a surface parking lot serving another building. Ms. Toothaker noted that the area currently has a zoning designation of Community Facility (CF). The Applicant proposes to move the subject property into the South RAC land use designation, with a zoning of South RAC.

The property is intended to serve as an extension of the hospital itself, with 129 large rooms, 237 smaller rooms, and eight floors. No surgeries would take place at the facility. The parking garage will be seven floors with 473 parking spaces. As this exceeds parking requirements, the additional parking will serve other Broward Health uses. There will be an east/west crosswalk connecting the building to the hospital.

Ms. Toothaker explained that in most RAC districts, waivers must be requested if the project exceeds the dimensional requirements of Code. In this case, South RAC zoning includes 10 floors and is written as if the project is a residential use, with 10 ft. floor-to-floor. The proposed eight-story building exceeds the height limitation by 10 ft., as medical office buildings require higher ceilings. This means while the number of floors meets Code for both the medical office building and the garage, the actual height of those two buildings exceeds Code limits.

Ms. Toothaker advised that the Applicant and Staff determined that the best way to proceed with the Applications was to apply a provision of Code called Application of Prior Zoning District. This allows consideration of the prior zoning for the area, which was formerly CB zoning. The Application meets all technical requirements under the CB zoning district. If the Board approves the request under this Code provision, the project will ultimately go before the City Commission for approval.

The building will be adjacent to an existing sports medicine building. The right-of-way between these two buildings has been vacated in order to serve as a private drop-off area and will serve both buildings.

Ms. Toothaker noted a change to one condition of approval included in the Staff Report: the Applicant requests that a letter of approval by the Federal Aviation Administration (FAA) be provided before the issuance, rather than the submittal, of a building permit. She confirmed that the Assistant City Manager has approved this change although it was not captured in the Staff Report.

Ms. Toothaker reviewed a map of the property, including current and proposed zoning. Because the property currently zoned CF will be brought into the South RAC, a text amendment to the Comprehensive Plan is required for consistency, although no actual changes will be made to the site.

Public participation meetings were held for the Applications, and all three Applications must go before the City Commission for approval. The Land Use Plan Amendment and text amendment will also go before the Broward County Planning Council.

At this time Chair Weymouth opened the public hearing.

Ted Inserra, president of the River Oaks Civic Association, advised that while a health district is needed, the area surrounding the proposed changes is mostly residential. He also noted that future plans for the area may include a commuter rail station as well as tall residential buildings. He concluded that the proposed building is too large for the residential area in which it would be located, and expressed concern with the crosswalk as well.

Ms. Scott asked if Mr. Inserra's comments were made on an individual basis or represented the River Oaks Civic Association. Mr. Inserra clarified that he spoke for the Civic Association, whose board voted against the proposed project.

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. Donaldson asked if the crosswalk would be signalized. Ms. Toothaker replied that the Applicant is required to ask for the crosswalk, and plans to work with the County to implement it at the subject location.

Ms. Toothaker also noted that the Applicant did not make a presentation to the River Oaks Civic Association, as that Association is outside the notification area.

Attorney Spence advised that the Board will act in its capacity as Local Planning Agency (LPA) with regard to the Future Land Use Plan map.

Motion made by Mr. Ganon, seconded by Ms. McCartney, to recommend approval of the amendment to the Comprehensive Plan, Case Number UDP-L24005. In a roll call vote, the **motion** passed 7-0. (Mr. Shechtman abstained. A memorandum of voting conflict is attached to these minutes.)

Attorney Spence clarified that the next Item presents a text amendment to the Comprehensive Plan allowing the increase in square footage.

Motion made by Mr. Ganon, seconded by Mr. McTigue, to recommend approval of the amendment to the Comprehensive Plan, Case Number UDP-L25001. In a roll call vote, the **motion** passed 7-0. (Mr. Shechtman abstained. A memorandum of voting conflict is attached to these minutes.)

Chair Weymouth noted that a motion on Item 11 will need to include the modification to the condition in the Staff Report mentioned by Ms. Toothaker during her presentation.

Motion made by Mr. Donaldson, seconded by Ms. McCartney, to recommend approval of Case Number UDP-S24072, based on the following findings of fact, the facts of the City Staff Report, and based on 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 the condition that was added during the presentation by Applicant's attorney in the timing of the approval by the FAA, subject to all the conditions as amended at tonight's meeting. In a roll call vote, the **motion** passed 7-0. (Mr. Shechtman abstained. A memorandum of voting conflict is attached to these minutes.)

~~V. COMMUNICATION TO THE CITY COMMISSION~~

~~Chair Weymouth recalled an earlier suggestion that the Board send a communication to the City Commission regarding the NWRAC. Attorney Spence clarified that the proposal had been for a comprehensive rezoning effort in that district.~~

~~Ms. Devonish advised that the NWRAC land use extends as far south as Broward Boulevard and as far north as Sunrise Boulevard, including the Broward Boulevard corridor. Its eastern boundary is the FEC tracks.~~

~~Mr. Shechtman commented that Fort Lauderdale's residential neighborhoods surrounding Downtown are what make the City special. He stated that he would support rezoning west of 4th Avenue and east of 9th Avenue.~~

~~Attorney Spence explained that as a result of planning efforts years ago, it was decided that the area in question would be the NWRAC. The boundary of that area also includes a number of historic residential single family areas. He recommended that any suggestion made by the Board include taking a comprehensive look at that area, including either an approach to redevelopment throughout the NWRAC or looking only at certain areas within the NWRAC.~~

~~Ms. Scott stated that approval of Item 1 changes the area, as there were unlikely to be more plans in that location for single family buildings. Mr. Donaldson pointed out that this was the intent of the City's extension of the life of the CRA, as it would encourage more affordable housing.~~

~~The Board members discussed the boundaries of the proposal for the NWRAC. Mr. Donaldson advised that he felt they would need to review a more complete map in order to propose more comprehensive rezoning. No action was taken on this issue.~~

~~Chair Weymouth recommended that the City identify a more dignified location in which to hold PZB meetings, as he found the current location unacceptable over the long term. There was discussion of moving the location of future meetings to Holiday Park.~~

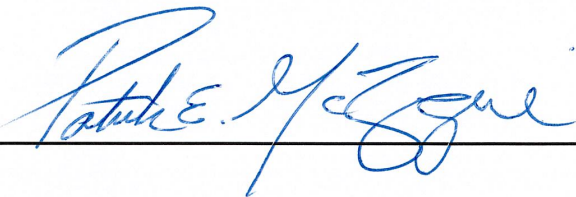
~~**Motion** made by Mr. Barranco, seconded by Ms. Scott, that we make a communication regarding proper facilities for City of Fort Lauderdale boards in general. In a voice vote, the **motion** passed unanimously.~~

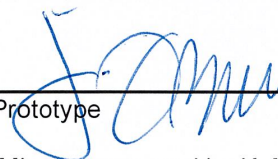
Mr. Shechtman thanked his fellow Board members for the opportunity to serve the City with them. Ms. Devonish and Attorney Spence also recognized the Board members whose terms were ending and thanked them for their service as well.

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.]