



CITY OF FORT LAUDERDALE

**PLANNING AND ZONING BOARD MEETING MINUTES  
DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE, FL 33311  
WEDNESDAY, DECEMBER 20, 2023 – 6:00 P.M.**

<b>Board Members</b>	<b>Attendance</b>	<b>Present</b>	<b>Absent</b>
Michael Weymouth, Chair	P	6	0
Brad Cohen, Vice Chair (arr. 6:05)	P	4	2
John Barranco	P	4	2
Mary Fertig	P	5	1
Steve Ganon	P	5	1
Marilyn Mammano	P	5	1
Shari McCartney	P	6	0
Patrick McTigue	P	6	0
Jay Shechtman	P	5	1

**Staff**

D'Wayne Spence, Deputy City Attorney  
Bob Dunckel, Assistant City Attorney  
Shari Wallen, Assistant City Attorney  
Jim Hetzel, Principal Urban Planner  
Nancy Garcia, Urban Design and Planning  
Michael Ferrera, Urban Design and Planning  
Lorraine Tappen, Urban Design and Planning  
Leslie Harmon, Recording Secretary, Prototype, Inc.

**Communication to City Commission**

None.

**I. CALL TO ORDER / PLEDGE OF ALLEGIANCE**

Chair Weymouth called the meeting to order at 6:03 p.m. The Pledge of Allegiance was recited, and the Chair introduced the Board members present.

Vice Chair Cohen arrived at 6:05 p.m.

~~**II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM**~~

~~It was noted a quorum was present at the meeting.~~

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

~~Chair Weymouth noted that a member of the public had submitted a request to speak on the Item, but that individual was no longer present at the meeting.~~

~~10. CASE: UDP T23007~~

~~**REQUEST:** \* Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-27, Notice Procedures for Public Hearings  
**APPLICANT:** City of Fort Lauderdale  
**GENERAL LOCATION:** Citywide  
**CASE PLANNER:** Karlanne Devonish~~

~~Mr. Hetzel requested that this Item be deferred until the January 17, 2024 meeting.~~

~~**Motion** made by Mr. Shechtman, seconded by Ms. Fertig, to defer Number 10 to January 17, 2024 at 6 p.m. In a voice vote, the **motion** passed unanimously.~~

11. CASE: UDP-L23001

**REQUEST:** \* Amend City of Fort Lauderdale Comprehensive Plan Future Land Use Element and Amend the Future Land Use Map Establishing the Uptown Urban Village Transit Oriented Development Designation  
**APPLICANT:** City of Fort Lauderdale  
**EXISTING LAND USE:** Employment Center, Commercial, Office, and Industrial  
**PROPOSED LAND USE:** Transit Oriented Development (TOD)  
**COMMISSION DISTRICT:** 1 - John Herbst  
**CASE PLANNER:** Jim Hetzel

Mr. Hetzel advised that this Item was deferred from the October 18, 2023 meeting. He noted that the Board members have received an addendum to the Application.

The City has worked with various stakeholders to prepare the Application, which is one of the City Commission's priority projects. In 2019, the City adopted the Uptown Master Plan and secured a consultant to assist with this planning initiative. The subject area is 323 acres located at the northern end of the City, bounded by I-95, the City limits, Powerline Road, and 57<sup>th</sup> Street. There are few residential uses in this area.

The proposed Land Use Plan Amendment (LUPA) will create the land use designation of Transit Oriented Development (TOD), which will be specific to the Uptown area in the City's Comprehensive Plan. In the County's Comprehensive Plan, this location will have a land use of Activity Center. The adoption of requirements necessary for a TOD land use designation have already been adopted in the Uptown Master Plan and will be part of the LUPA as well.

A land use analysis is required as part of the LUPA Application. This identifies a program of uses for the project area. Mr. Hetzel referred the Board members to a PowerPoint

presentation listing the existing uses, as well as the additional programming proposed by the LUPA.

Staff reviewed the underused properties as well as uses that are not currently located in the area. A market study was done for office and commercial use. Based on this study, as well as the residential demand, Staff developed the program that is before the Board.

Staff also reviewed the impact of this programming on public services. Mr. Hetzel noted that the addition of residential use, for example, affects park space. For trip analysis, Staff reviewed what the Comprehensive Plan will allow through both existing and proposed development. While there would be an increase in a.m. trips due to the addition of residential use, the overall trips for programming would decrease.

Another aspect of the traffic analysis includes the multimodal improvements adopted for the Uptown area. TOD requires that modes of transportation other than cars must be taken into consideration. As the area develops, different modes will develop collectively as well.

The addendum received by the Board members addresses compatibility with the Fort Lauderdale Executive Airport (FXE). Staff performed an analysis in conjunction with FXE staff which considered the requirements for flight paths and approaches, as well as the prospective locations of proposed uses. The TOD land use takes all of these uses into account; however, the City's zoning restricts these uses, including residential, in some zoning areas. The addendum includes language addressing this analysis.

Staff has conducted public outreach meetings and the Application has gone before the DRC. It is now before the Board in their capacity as Local Planning Agency (LPA). The next step will take the Application before the City Commission.

Mr. Hetzel also provided a handout which corrected an error in the addendum: the correction is to the final paragraph on the second page. The corrected language should be as follows:

"The map below depicts the 2015 FXE Airport noise levels, flight paths, the LUPA boundaries, Uptown zoning districts, and the potential Park/Open Space. It should be noted that the Park/Open Space areas are shown as potential Park/Open Space because they are currently undeveloped areas within the LUPA boundaries. They are not zoned Park, nor deed-restricted as such."

Ms. Mammano commented that the spaces referred to in the addendum are not currently zoned Park, nor is there money to purchase that space; for this reason, she requested clarification of why these spaces are being contemplated as potential Park space. Mr. Hetzel explained that these areas were identified in the conceptual plan as potential park space. One of these spaces is owned by FXE, which means it is City-owned.

Ms. Mammano also noted that while some open space is included in the Master Plan, there is no guarantee that it will be used as Park space. Mr. Hetzel confirmed this, adding that one of the Uptown zoning district requirements is tied to the project development as a whole. The LUPA includes an analysis which can count toward the identification of park space. There may be a requirement of open space for an individual project on private property, including space which is open to the public.

Ms. Mammano continued that the analysis of increased development density is significant, as it doubles the amount of industrial space and increases office, commercial, and residential space as well. She expressed concern for the potential impacts these increases would have on the demand for water and sewer. Mr. Hetzel confirmed that this analysis was part of the LUPA application. He further clarified that only a small portion of the south side of Cypress Creek Road is on City property, while the rest is on County property and therefore within the County's service area. The County will provide water and sewer service for the majority of the area.

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. Fertig "to recommend approval of Case Number UDP-L23001, and the Board hereby finds the text amendments to the ULDR are consistent with the Comprehensive Plan." In a roll call vote, the **motion** passed unanimously (9-0).

~~Chair Weymouth advised that the Board members had received a request to reconsider an item heard at the October 18, 2023 meeting, Case PL R19062, which was denied at that time.~~

~~Ms. Fertig asserted that the Board had encouraged the Applicant in Case PL R19062 to defer the Item so they could meet with the project's neighbors.~~

~~Attorney Spence recommended that the Board vote to reconsider the Item, followed by withdrawal of their motion to deny, which had passed at the October meeting. The Board may then vote to defer the Item.~~

~~**Motion** made by Ms. Fertig, seconded by Mr. McTigue, "to reconsider deferral of Site Plan Level III development permit for River Oaks Cluster development, Case Number PL R19062, as heard at the October 18 meeting 2023."~~

~~Ms. Mammano asked if any motions made regarding this Item should state that there should be further consultation with the surrounding community. Ms. Fertig stated that it was her intent to include this direction when the Board considers a motion to defer the Item.~~

~~cautioned that this does not align the members' terms with the terms of office of elected officials; when future Board members are appointed, their terms will align with the officials' terms of office.~~

~~VII. VOTE FOR 2024 PLANNING AND ZONING BOARD CALENDAR~~

~~Motion made by Mr. McTigue, seconded by Vice Chair Cohen, to approve. In a voice vote, the motion passed unanimously.~~

There being no further business to come before the Board at this time, the meeting was adjourned at 9:52 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

*Mike Abeyaratne*  
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Chair

*[Signature]*  
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Prototype

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