



CITY OF FORT LAUDERDALE

**PLANNING AND ZONING BOARD MEETING MINUTES
DEVELOPMENT SERVICES DEPARTMENT
700 NW 19 AVENUE, FORT LAUDERDALE, FL 33311
WEDNESDAY, JANUARY 15, 2025 – 6:00 P.M.**

Board Members	Attendance	Present	Absent
Michael Weymouth, Chair	P	7	1
Brad Cohen, Vice Chair (arr. 6:09)	P	5	3
John Barranco	P	6	2
Brian Donaldson	P	8	0
Steve Ganon	P	8	0
Shari McCartney	P	7	1
Patrick McTigue	P	7	1
Jacquelyn Scott	P	2	0
Jay Shechtman	P	6	2

Staff

Ella Parker, Urban Design and Planning Manager
D'Wayne Spence, Interim City Attorney
Michael Ferrera, Urban Design and Planning
Lorraine Tappen, Urban Design and Planning
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.~~

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

~~**Motion** made by Ms. McCartney, seconded by Mr. McTigue, 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

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<u>Case Number</u>	<u>Applicant</u>
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1. UDP-Z23006* ** Florida Department of Transportation, Cypress Creek Leaseholder, LLC
2. UDP-L24004** 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-Z23006
REQUEST: * ** Rezoning from General Business (B-2) District to Uptown Urban Village Southeast (UUV-SE) District
APPLICANT: Florida Department of Transportation, Cypress Creek Leaseholder, LLC. / Robert B. Lochrie, Esq.
AGENT: City of Fort Lauderdale
PROPERTY ADDRESS: 6000 N. Andrews Avenue
ABBREVIATED LEGAL DESCRIPTION: LIGHTSPEED BROWARD CENTER PLAT 177-32 B PARCEL A
ZONING DISTRICT: General Business (B-2) District
PROPOSED ZONING: Uptown Urban Village Southeast (UUV-SE) District
LAND USE: Commercial
PROPOSED LAND USE: Uptown Urban Village Transit Oriented Development (TOD)
COMMISSION DISTRICT: 1 – John Herbst
NEIGHBORHOOD ASSOCIATION: N/A
CASE PLANNER: Michael Ferrera

Disclosures were made at this time.

Michael Ferrera, representing Urban Design and Planning, explained that the subject property is located within the Uptown project area. As an incentive, the City processes rezoning applications on behalf of applicants in this area.

The request is to rezone 225,706 sq. ft., or 5.1 acres, from General Business (B-2) to Uptown Urban Village Southeast (UUV-SE). This will permit development of a mixed-use project on the site.

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. McTigue, to recommend approval of Case Number UDP-Z23006 based on the findings of fact in the City Staff Report and 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. In a roll call vote, the **motion** passed unanimously (8-0).

2. CASE: UDP-L24004

REQUEST: * ~~Amend City of Fort Lauderdale Comprehensive Plan Future Land Use Map, Beach Community Center Parcel from Commercial to Parks, Recreation, and Open Space Designation~~

APPLICANT: ~~City of Fort Lauderdale~~

AGENT: ~~Carl Williams, Director, Parks and Recreation~~

PROPERTY ADDRESS: ~~3351 NE 33rd Avenue~~

ABBREVIATED LEGAL DESCRIPTION: ~~Galt Ocean Mile 34-16 B Lots 1-9, Block 6~~

ZONING DISTRICT: ~~Community Business (CB) District~~

LAND USE: ~~Commercial~~

PROPOSED LAND USE: ~~Parks, Recreation, and Open Space~~

COMMISSION DISTRICT: ~~1—John Herbst~~

NEIGHBORHOOD ASSOCIATION: ~~Galt Mile Community Association~~

CASE PLANNER: ~~Lorraine Tappen, AICP~~

~~Lorraine Tappen, representing Urban Design and Planning, stated that the City requests consideration of an amendment to its Future Land Use Map which would change the future land use designation of the Beach Community Center from Commercial to Parks, Recreation, and Open Space. The City is currently undertaking an effort to rezone all of its parks to a Parks zoning district. With this change to the Future Land Use Map, the City can bring that rezoning request before the Board in the future. The City is also asking Broward County to update its Future Land Use Map and change the same designation accordingly.~~

~~The intent of the Application is the long-term preservation of park and recreation space. It also fulfills the Parks, Recreation, and Open Space element policy within the City's Comprehensive Plan, which requires the City to rezone all parks to the appropriate zoning designation.~~

~~At this time Chair Weymouth opened the public hearing.~~

~~Norby Belz, vice president of the North Beach Business District, stated that he supported the proposed rezoning, as do the businesses he represents.~~

~~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 Ms. Scott, seconded by Mr. McTigue, to approve. In a roll call vote, the **motion** passed unanimously (8-0).~~

~~Vice Chair Cohen arrived at 6:09 p.m.~~

V. COMMUNICATION TO THE CITY COMMISSION

~~Ms. Scott stated that the City's Ordinance addressing valet parking was written 20 years ago and some of its provisions are now outdated. She cited the example of precluding valet parking pickup in front of stores on Las Olas Boulevard. This prohibits some restaurants from implementing valet pickup. She asked if the Board should recommend that the City revisit that Ordinance.~~

~~Chair Weymouth suggested that restaurants affected by this prohibition consider purchasing the parking spaces directly in front of their establishments for exclusive customer use. Ms. Scott asserted that further reassessment of the Ordinance may be necessary for certain sections of Las Olas Boulevard.~~

~~Interim City Attorney D'Wayne Spence advised that the Section of Code addressed by Ms. Scott's concern is Section 26-226, which specifically deals with valet operations within the City's rights-of-way. He pointed out that this does not prohibit businesses from providing valet services, although it prohibits them from setting up those services within the public right-of-way. It applies not only to a portion of Las Olas Boulevard but to other streets as well.~~

~~Chair Weymouth asked if this meant a business may not set up a valet stand in the right-of-way, but must be on the business's property. Attorney Spence confirmed this.~~

~~Chair Weymouth advised that he would rather see this approached through the City's Department of Transportation and Mobility, where the proposal can gain additional support from businesses and residents of the area, rather than amending the Ordinance. Ms. Scott concluded that it may be better to address the concern starting with a particular location in the subject area as a test case.~~

~~Mr. Donaldson noted that there is still some concern regarding what Las Olas Boulevard is going to look like, and that some issues may be resolved by the City Commission.~~


~~Vice Chair Cohen gave the example of the Solara building on Federal Highway, which provides free valet parking within rights-of-way. These spaces are reserved with cones. He asked if this was something that should be reviewed by the City as a possibility for future businesses that may come before the Board. It was recommended that Transportation and Mobility may want to address this issue as well.~~

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

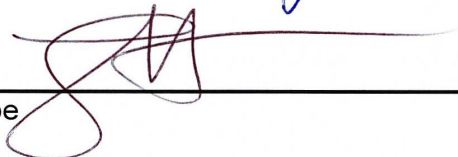
None.

~~There being no further business to come before the Board at this time, the meeting was adjourned at 6:20 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.]