



CITY OF FORT LAUDERDALE

PLANNING AND ZONING BOARD MEETING MINUTES  
CITY HALL COMMISSION CHAMBERS  
100 N. ANDREWS AVE., FORT LAUDERDALE, FLORIDA 33301  
WEDNESDAY, JUNE 15, 2022 – 6:00 P.M.

Board Members	June 2022 – May 2023		
	Attendance	Present	Absent
Michael Weymouth, Chair	P	1	0
Brad Cohen, Vice Chair	P	1	0
John Barranco	P	1	0
Mary Fertig	P	1	0
Steve Ganon	P	1	0
Shari McCartney	A	0	1
William Rotella	P	1	0
Jay Shechtman	P	1	0

**Staff**

D'Wayne Spence, Assistant City Attorney  
Shari Wallen, Assistant City Attorney  
Jim Hetzel, Principal Urban Planner  
Lorraine Tappen, Principal Urban Planner  
Nick Kalargyros, Urban Design and Planning  
Yvonne Redding, Planner III  
Jamie Opperee, Recording Secretary, Prototype, Inc.

**Communications to City Commission**

None.

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

~~Vice Chair Cohen called the meeting to order at 6:00 p.m. and the Pledge of Allegiance was recited. He noted that former Chair Jacquelyn Scott has resigned from the Board. The Vice Chair introduced the Board members present.~~

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

~~Motion made by Mr. Weymouth, seconded by Mr. Rotella, to approve. In a voice vote, the motion passed unanimously.~~

**III. ELECTION OF BOARD CHAIR / VICE-CHAIRPERSON**

~~Vice Chair Cohen nominated Michael Weymouth as Chair. Mr. Barranco seconded the nomination. In a voice vote, Mr. Weymouth was unanimously elected Chair.~~

~~Mr. Ganon asked for additional information on the term “terminates” with respect to utility poles. Mr. Yates explained that another condominium project has committed to undergrounding its portion of the utilities. He identified the location at which poles would begin to be placed underground, noting that they will remain above ground at a location further to the north.~~

~~**Motion** made by Ms. Fertig, seconded by Vice Chair Cohen, to approve and adopt the findings of fact in the City Staff report and agree with all the Staff conditions in the Staff report, and the conditions that the neighborhood wrote to us about which you have mutually agreed to.~~

~~It was clarified that the conditions to which Ms. Fertig’s **motion** referred included the following:~~

- ~~• Placing utility lines underground in front of the project~~
- ~~• Provide off-site off-street parking for construction crews and subcontractors~~
- ~~• Hire off-duty Police to facilitate traffic along the street while large construction materials are being delivered~~
- ~~• Maintain a clean development site and limit the spread of debris~~
- ~~• Agree to incur the costs of any and all roadway, curbside, swale, and sidewalk damages as a result of construction~~

~~Assistant City Attorney Shari Wallen read the following Resolution into the record:  
A Resolution of the Planning and Zoning Board of the City of Fort Lauderdale, Florida, approving a Site Plan Level III permit for 16 multi-family residential units along the Rio Grande waterway located at 10 Hendricks Isle, Fort Lauderdale, Florida; and approving yard modifications for the front and rear yard setbacks and approving a waterway use, Case #UDP-S21056.~~

~~In a roll call vote, the **motion** passed 6-0. (Mr. Barranco abstained. A memorandum of voting conflict is attached to these minutes.)~~

~~Chair Weymouth asked if it would be possible for the Board to hear Items 1, 2, and 3 simultaneously and vote upon them separately. Mr. Hetzel confirmed that this could be done.~~

**1. CASE: UDP-V22003**

**REQUEST:** \*\* Vacation of Right-of-Way: 40-foot-wide by 100-foot-long Portion of SW 1<sup>st</sup> Street

**APPLICANT:** City of Fort Lauderdale

**AGENT:** Florentina Hutt, Keith

**PROJECT NAME:** Fort Lauderdale Police Station

**PROPERTY ADDRESS:** Portion of SW 1st Street, North of SW 2nd Court, East of SW 14th Avenue, South of Broward Boulevard, and West of SW 12th Avenue

**ABBREVIATED LEGAL DESCRIPTION:** Portion of SW 1st Street Lying Between Lots 1 through 4, inclusive, Block 125, and Lots 25 through 28,

inclusive, Block 118, Subdivision of Waverly Place, according to the Plat thereof, as recorded in Plat Book 2, Page 19 of the Public Records of Broward County, Florida.

**ZONING DISTRICT:** Community Facility (CF), and Residential Multifamily Mid Rise/ Medium High Density (RMM-25)

**PROPOSED ZONING DISTRICT:** Community Facility (CF)

**LAND USE:** Medium-High Residential

**COMMISSION DISTRICT:** 2 - Steven Glassman

**NEIGHBORHOOD ASSOCIATION:** Sailboat Bend Civic Association

**CASE PLANNER:** Lorraine Tappen

~~2. CASE: UDP-V22004~~

~~**REQUEST:** \*\* Vacation of Right of Way: 10 foot wide by 100 foot long Portion of East West Alley, lying North of SW 2nd Court, East of SW 14th Avenue, South of Broward Boulevard, and West of SW 12th Avenue~~

~~**APPLICANT:** City of Fort Lauderdale~~

~~**AGENT:** Florentina Hutt, Keith~~

~~**PROJECT NAME:** Fort Lauderdale Police Station~~

~~**PROPERTY ADDRESS:** Portion of Alley North of SW 2nd Court, East of SW 14th Avenue, South of Broward Boulevard, and West of SW 12th Avenue~~

~~**ABBREVIATED LEGAL DESCRIPTION:** Alley lying between Lots 1 through 4, inclusive, and Lots 25 Through 28, inclusive, Block 125, Subdivision of Waverly Place, According to the Plat thereof, as recorded in Plat Book 2, Page 19 of the Public Records of Broward County, Florida.~~

~~**ZONING DISTRICT:** Residential Multifamily Mid Rise/Medium High Density (RMM-25)~~

~~**PROPOSED ZONING DISTRICT:** Community Facility (CF)~~

~~**LAND USE:** Commercial and Medium-High Residential~~

~~**COMMISSION DISTRICT:** 2 - Steven Glassman~~

~~**NEIGHBORHOOD ASSOCIATION:** Sailboat Bend Civic Association~~

~~**CASE PLANNER:** Lorraine Tappen~~

~~3. CASE: UDP-P22003~~

~~**REQUEST:** \*\* Plat Review~~

~~**APPLICANT:** City of Fort Lauderdale~~

~~**AGENT:** Florentina Hutt, Keith~~

~~**PROJECT NAME:** Fort Lauderdale Police Station Plat~~

**PROPERTY ADDRESS:** 1300 W. Broward Boulevard and 1201 SW 1st Street

**ABBREVIATED LEGAL DESCRIPTION:** Blocks 117, 118, Lots 1 Through 14, and a Portion of Lots 15 through 28, Block 125, Waverly Place and a Portion of Lots 7 Through 9 W.C. Valentines Survey

**ZONING DISTRICT:** Community Facility (CF), Boulevard Business (B-1), Residential Single Family and Duplex/Medium Density (RD-15)

**LAND USE:** Community Facilities, Commercial, and Medium-High Residential

**COMMISSION DISTRICT:** 2 - Steven Glassman

**NEIGHBORHOOD ASSOCIATION:** Sailboat Bend Civic Association

**CASE PLANNER:** Lorraine Tappen

Mike Vonder Meulen, representing the Applicant, explained that these three Items are companion items to Applications heard by the Board in April 2022 regarding the City's proposed new Police station. Those previous Applications addressed rezoning and Site Plan approval. The requests in tonight's Applications are for right-of-way vacation, alley vacation, and plat approval.

Mr. Vonder Meulen advised that the alley is a 10 ft. wide space located just off Seminole Avenue and a portion of SW 1<sup>st</sup> Street, which is currently 40 ft. wide. These two rights-of-way flank an apartment complex which has been purchased by the City for demolition. The vacations will allow the construction of new Police headquarters.

The plat request is for 18.21 acres on two parcels, which will be restricted to 400,000 sq. ft. of government complex. There are additional right-of-way dedications associated with the plat.

Disclosures were made for Items 1, 2, and 3 at this time.

Ms. Fertig requested clarification of the date upon which the Applications were completed. Attorney Wallen advised that this is a question for Staff rather than for the Applicant.

Ms. Fertig asked if the City has agreed to extend the time necessary for the Application(s) so they may go through the full City approval process. Mr. Vonder Meulen agreed to this in his capacity as an agent representing the Applicant.

There being no further questions from the Board 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, seconded by Vice Chair Cohen, approving Case Number UDP-V22003 based on the following findings of fact, which is the Staff report and the testimony that we've heard tonight, and I recommend the Board hereby finds that the Application meets the standards and requirements and the ULDR criteria for the proposed use as cited in the Resolution.

Attorney Wallen noted that there is no Resolution associated with Case UDP-V22003, as only a recommendation for approval, including all Staff conditions, is required.

In a roll call vote, the **motion** passed unanimously (7-0).

~~Chair Weymouth requested a motion for Item 2, Case #UDP-V22004.~~

~~**Motion** made by Ms. Fertig, seconded by Vice Chair Cohen, to recommend approval of Case Number [UDP-V22004] that Mike just read, based on the following findings of fact, the facts of the City Staff report, and the testimony heard by the Applicants, and the Board hereby finds that the Application meets the applicable criteria of the ULDR cited in the Staff report; and we recommend the approval of the Application as subject to the conditions included in the Staff report. In a roll call vote, the **motion** passed unanimously (7-0).~~

~~Chair Weymouth requested a motion for Item 3, UDP-P22003.~~

~~**Motion** made by Ms. Fertig, seconded by Vice Chair Cohen, to recommend approval of the case [UDP-P22003] that Mike just read, based on the following findings of fact, the City Staff report, and the testimony heard by the Board; and the Board hereby finds that the Application meets the applicable criteria of the ULDR cited in the report; the Board recommends approval of any Staff recommendations or conditions that were in the report. In a roll call vote, the **motion** passed unanimously (7-0).~~

~~4. **CASE:** UDP-L22002~~

~~**REQUEST:** \* Amend Comprehensive Plan to Add Utility Use to Employment Center Land Use Designation  
**APPLICANT:** City of Fort Lauderdale  
**PROPERTY ADDRESS:** Citywide  
**COMMISSION DISTRICT:** 1, 2, 3, and 4  
**CASE PLANNER:** Lorraine Tappen~~

~~Principal Urban Planner Lorraine Tappen explained that the City's Public Works Department proposes to construct a new water treatment facility on a City-owned property. The Future Land Use designation of that property is Employment Center. Upon review, it was determined that this Future Land Use category does not allow a use for Utilities. Staff proposes amending this element to add Utilities as a permitted use of the Employment Center Future Land Use designation.~~

~~There being no questions from the Board 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.~~

~~Mr. Ganon asked if Staff had considered seeking a waiver or variance rather than changing the Employment Center Future Land Use category for a single site. Ms. Tappen replied that the addition of Utilities as a permitted use under Employment~~



~~Mr. Barranco stated that he would also like the Board to address this topic the next time they are considering the Comprehensive Plan or future development, as it may be necessary to "start pushing for additional units" in certain zoning districts. He expressed concern that some districts may be taking most of the units for allocation. Mr. Hetzel noted that Code can be nuanced, and reiterated that he could provide an overview of these processes.~~

~~Chair Weymouth requested that a copy of this forthcoming presentation be provided to the Board in advance of their next meeting.~~

~~Mr. Barranco added that he would also like to know how many developers have had units allocated to them for some time, and how long they have held these units without developing them. He wished to ensure that developers are abiding by State regulations.~~

~~There being no further business to come before the Board at this time, the meeting was adjourned at 6:48 p.m.~~

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

*Mike Weymouth*  
\_\_\_\_\_  
Chair

*[Signature]*  
\_\_\_\_\_  
Prototype

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