



**PLANNING AND ZONING BOARD MEETING MINUTES  
DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE, FL 33311  
WEDNESDAY, JULY 17, 2024 – 6:00 P.M.**

<b>Board Members</b>	<b>Attendance</b>	<b>Present</b>	<b>Absent</b>
Michael Weymouth, Chair	P	2	0
Brad Cohen, Vice Chair	A	1	1
John Barranco	P	2	0
Brian Donaldson	P	2	0
Steve Ganon	P	2	0
Marilyn Mammano	P	2	0
Shari McCartney	P	2	0
Patrick McTigue	A	1	1
Jay Shechtman	A	1	1

**Staff**

D'Wayne Spence, Deputy City Attorney  
 Jim Hetzel, Principal Urban Planner  
 Karlanne Devonish, Principal Urban Planner  
 Nicholas Kalargyros, Urban Planner  
 Tyler Laforme, Urban Planner  
 Michael Ferrera, Urban Planner  
 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 6:06 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. Donaldson, to approve the June minutes. In a voice vote, the **motion** passed unanimously.

Roll was called and it was noted a quorum was present.

**IV. PUBLIC SIGN-IN / SWEARING-IN**

Any members of the public wishing to speak at tonight's meeting were sworn in at this time.

## V. AGENDA ITEMS

### Index

<u>Case Number</u>	<u>Applicant</u>
1. UDP-Z24003* **	KP Storage, LLC
2. UDP S22055**	DFW 18, LLC and PCN Warehouse, LLC
3. UDP S23055**	730 NE 4 <sup>th</sup> Avenue, LLC
4. UDP Z23010* **	City of Fort Lauderdale
5. UDP T24005*	City of Fort Lauderdale
6. UDP T24008*	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.

~~Chair Weymouth advised that the Applicant of Item 2 has requested deferral to the Board's August 2024 meeting.~~

~~Motion made by Ms. McCartney, seconded by Ms. Mammano, to defer to August. In a voice vote, the motion passed unanimously.~~

~~Chair Weymouth also noted that the Applicant of Item 5 has requested deferral to the September 18, 2024 meeting.~~

~~Motion made by Mr. Donaldson, seconded by Mr. Ganon, to move. In a voice vote, the motion passed unanimously.~~

~~The following Item was taken out of order on the Agenda.~~

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

### ~~1. Staff Presentation: Landscape Ordinance Status Update – Karlanne Devonish~~

~~Principal Urban Planner Karlanne Devonish requested that Doug Coolman, member of the advisory group assisting City Staff with the proposed Landscape Ordinance, provide an update for the Board members.~~

~~Mr. Coolman stated that following the June 19, 2024 Planning and Zoning Board meeting, the advisory group presented a list of 16 issues to Staff. On July 11, 2024, the advisory group met to resolve 15 of the 16 issues. This left only the issue of incentives for additional discussion.~~

~~Mr. Coolman continued that the advisory group met further with Staff to discuss incentives and were comfortable with the direction of the discussion. He felt by the Board's August 2024 meeting, they would be provided with a document reflecting the City's legal support of the proposals.~~

**1. CASE: UDP-Z24003**

**REQUEST:** \* \*\* Rezoning from Residential Multifamily Mid Rise/Medium High Density (RMM-25) District to Northwest Regional Activity Center-Mixed Use Northeast (NWRAC-MUone) District

**APPLICANT:** KP Storage, LLC

**AGENT:** Jason S. Crush, Esq.

**PROPERTY ADDRESS:** 900 NW 1st Avenue

**ABBREVIATED LEGAL DESCRIPTION:** Progresso 2-18 D Lots 25 Thru 29 Blk 210

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

**PROPOSED ZONING:** Northwest Regional Activity Center-Mixed Use Northeast (NWRAC-MUone) District

**LAND USE:** Northwest Regional Activity Center

**COMMISSION DISTRICT:** 2 – Steve Glassman

**NEIGHBORHOOD ASSOCIATION:** Progresso Village Civic Association, Inc.

**CASE PLANNER:** Nicholas Kalargyros

Disclosures were made at this time.

Courtney Crush, representing the Applicant, stated that the request proposes the rezoning of a portion of a property in the City's Progresso neighborhood. The eastern half of the property is zoned Northwest Regional Activity Center-Mixed Use Northeast (NWRAC-MUone), while the western half is zoned Residential Multifamily Mid Rise (RMM-25). In order to prepare the property for future residential development, including ground-level streetscapes and structured parking, the Applicant requests rezoning the western half of the parcel.

The City requires rezoning requests to be consistent with the Land Use Plan. The Northwest RAC was created to encourage a diversity of uses, as well as safe and thoughtfully designed buildings which follow the design guidelines of the RACs. The proposed rezoning would have no adverse impact on the surrounding area, as the surrounding parcels include businesses, two single-family residential homes, and a leftover commercial parcel.

The proposal is consistent with the City's Comprehensive Plan and the goals and permitted uses of the NWRAC land use category. Rezoning to allow a coordinated Site Plan with residential multi-family use would mandate sidewalks, street trees, and a pedestrian environment with setbacks, all of which would enhance the potential redevelopment of the western half of the parcel.

The criteria in the NWRAC-MUone include aspects of compatibility when proximate to residential development. They include requirements for screening, heights, and appropriate shoulder heights and setbacks in order to be compatible with neighboring properties.

Ms. Crush explained that the project had been deferred from the June Board meeting in order to meet further with the Progresso Village Civic Association, as well as with adjacent residential neighbors. The residents' priorities included ensuring garage access to the site would not be visible from their front doors. The City's Development Review Committee (DRC), as well as the City's Downtown Master Plan and Northwest RAC Master Plan, encourage wrapping or buffering of this area in order to minimize light spillage. The Applicant anticipates returning to these immediate neighbors as well as the Civic Association when conceptual plans are complete and before those plans are submitted to the DRC.

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. Barranco asked if there are any Staff conditions attached to the Application. Nicholas Kalargyros, representing Urban Design and Planning, indicated there were none.

**Motion** made by Ms. Mammano, seconded by Ms. McCartney, to recommend approval of Case Number UDP-Z24003 based on the testimony heard tonight, and the Board hereby finds that the Applicant meets the applicable criteria of the ULDR cited in the Staff Report, there being no conditions. In a roll call vote, the **motion** passed unanimously (6-0).

~~2. CASE: UDP S22055~~

~~**REQUEST:** \*\* Site Plan Level III Review: Design Deviation Request for Building Height, Streetwall Length, Podium Height, Tower Stepback, and Tower Separation for a Mixed Use Development Abutting the New River Consisting of 560 Residential Units, 119 Room Hotel, 90 Boat Slip Marina, 13,040 Square Feet of Commercial Use, 17,897 Square Foot Restaurant, 2,636 Square Foot Café with an Associated Parking Reduction Request in the Downtown Regional Activity Center~~

~~**APPLICANT:** DFW 18, LLC and PCN Warehouse, LLC~~

~~**AGENT:** Stephanie Toothaker, Toothaker.org~~

~~Mr. Barranco commented that the greatest difference between the Northwest and South RACs is that the Northwest RAC has its own zoning districts which can be applied to the land use, while the South RAC does not currently have this Code. Creating this Code would require looking at the different areas of the South RAC and determining whether or not they may need separate zoning districts.~~

~~Mr. Barranco continued that the Northwest RAC may also need separate zoning districts that are consistent with trends of development and/or the surrounding major corridors. He warned that continuing to rezone the Northwest RAC in a piecemeal manner could lessen its diversity, and suggested that a study could be done in the future to consider planning throughout the area, with greater intensity along the major corridors.~~

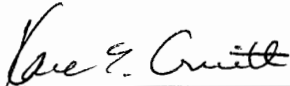
There being no further business to come before the Board at this time, the meeting was adjourned at 7:25 p.m.

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



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Chair



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Prototype

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