



CITY OF FORT LAUDERDALE

**PLANNING AND ZONING BOARD MEETING MINUTES
DEVELOPMENT SERVICES DEPARTMENT
700 NW 19 AVENUE, FORT LAUDERDALE, FL 33311
WEDNESDAY, DECEMBER 18, 2024 – 6:00 P.M.**

Board Members	Attendance	Present	Absent
Michael Weymouth, Chair	P	6	1
Brad Cohen, Vice Chair	P	4	3
John Barranco	P	5	2
Brian Donaldson	P	7	0
Steve Ganon	P	7	0
Shari McCartney	P	6	1
Patrick McTigue (arr. 6:07)	P	6	1
Jacquelyn Scott	P	1	0
Jay Shechtman	A	5	2

Staff

D'Wayne Spence, Interim City Attorney
Jim Hetzel, Acting Urban Design and Planning Manager
Tyler Laforme, Urban Design and Planning
Yvonne Redding, Urban Design and Planning
Eleni Ward-Jankovic, Housing and Economic Development Manager
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 Mr. Donaldson, seconded by Ms. Scott, to approve the minutes from the November 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.

IV. AGENDA ITEMS

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Case Number	Applicant
1. UDP-Z24011* **	Fort Lauderdale Community Redevelopment Agency
2. UDP-P24001**	Harvest Square Partners, L.P.
3. UDP-S23044**	Stanley R. Gumberg, Trustee of The Coral Ridge Shopping Center Trust

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-Z24011

REQUEST: * ** Rezoning Residential Single Family/Low Medium Density (RS-8) to Northwest Regional Activity Center - Mixed Use West (NWRAC-MUw) District

APPLICANT: Fort Lauderdale Community Redevelopment Agency

AGENT: Clarence Woods, CRA Manager

PROPERTY ADDRESS: 539 NW 13th Avenue

ABBREVIATED LEGAL DESCRIPTION: First Add to Tuskegee Park, Pb 9, Pg 65, Lots 7 and 8, Block 4

ZONING DISTRICT: Residential Single Family/Low Medium Density (RS-8) District

PROPOSED ZONING: Northwest Regional Activity Center – Mixed Use west (NWRAC-MUw)

LAND USE: Northwest Regional Activity Center

COMMISSION DISTRICT: 3 – Pamela Beasley-Pittman

NEIGHBORHOOD ASSOCIATION: Historical Dorsey-Riverbend Civic Association

CASE PLANNER: Yvonne Redding

Disclosures were made at this time.

Housing and Economic Development Manager Eleni Ward-Jankovic, representing the Fort Lauderdale Community Redevelopment Agency (CRA), explained that the request would rezone a property owned by the CRA. It is an empty lot consisting of 7910 sq. ft. The request would rezone this lot from Residential Single-Family Low/Medium Density (RS-8) to Northwest Regional Activity Center-Mixed Use West (NWRAC-MUw) for use as a parking lot.

Ms. Ward-Jankovic explained that parking is a problem in the subject area, and additional parking is needed by new and existing businesses. The proposed rezoning is intended to support existing and future businesses by providing public parking.

Vice Chair Cohen asked if the City has considered where parking is needed in other neighborhoods and determined where space for parking may be made available through CRA-owned lots. Ms. Ward-Jankovic replied that there are not many CRA-owned parcels for which there are not already plans for mixed-use development. The highest and best use of the subject property is considered to be a parking lot.

Vice Chair Cohen also asked if neighboring residential property owners had any objection to rezoning the parcel as a parking lot. Ms. Ward-Jankovic replied that the CRA held a meeting and sent out two communications of notice to neighbors within 300 ft. of the site. No objections were received.

Ms. Scott commented that the site resembled spot zoning, as the Application requests rezoning of one lot among multiple RS-8 parcels. Ms. Ward-Jankovic explained that the subject lot abuts two other areas zoned NWRAC. Ms. Scott asserted that she did not feel it was fair to the surrounding properties to “carve out” the site without a plan for the other properties, and believed the zoning should be consistent.

Mr. McTigue arrived at 6:07 p.m.

Ms. Ward-Jankovic added that parking is incorporated into the structures of other mixed-use buildings for residents of those buildings only, and there is no parking for customers or visitors except for on-street parking. This is a significant drawback for businesses considering 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.

Vice Chair Cohen asked if lots in the subject area located directly on Sistrunk Boulevard are owned by the CRA. Ms. Ward-Jankovic indicated that most of the empty lots shown on the Applicant’s renderings are privately owned.

Mr. Ganon addressed concerns regarding spot zoning, pointing out that the underlying land use in the RS-8 zoning district identified on the renderings is NWRAC-MUw. He observed that the City may have plans to redevelop the entire area over time and felt it is currently moving in the right direction for this future development.

It was also noted that City Code permits expansion into residential zoning districts for parking purposes, and that the Application would serve this purpose.

Motion made by Mr. Donaldson, seconded by Mr. Ganon, to recommend approval of Case Number UDP-Z24011 based on the following findings of fact, the facts of the City Staff Report, and/or based on the testimony here by the Applicant, and the Board hereby finds that the Application meets the applicable criteria of the ULDR cited in the Staff Report and any conditions that may be listed in the Staff Report. In a roll call vote, the **motion** passed 6-2 (Vice Chair Cohen and Ms. Scott dissenting).

2. ~~CASE:~~ UDP-P24001

~~REQUEST:~~ ** Plat Review

~~APPLICANT:~~ Harvest Square Partners, L.P.

~~AGENT:~~ Elizabeth Tsouroukdissian, Pulice Land Surveyors

~~PROJECT NAME:~~ Taco Bell — Fort Lauderdale

~~PROPERTY ADDRESS:~~ 945 W. Sunrise Blvd.

~~ABBREVIATED LEGAL DESCRIPTION:~~ Lauderdale Manors Add 30-10-B

~~ZONING DISTRICT:~~ Boulevard Business (B-1)

~~LAND USE:~~ Commercial

~~COMMISSION DISTRICT:~~ 3 — Pamela Beasley Pittman

~~NEIGHBORHOOD ASSOCIATION:~~ Lauderdale Manors Homeowners Association

~~CASE PLANNER:~~ Tyler Laforme, AICP

~~Disclosures were made at this time.~~

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.]