



CITY OF FORT LAUDERDALE

DRAFT

**PLANNING AND ZONING BOARD MEETING MINUTES
DEVELOPMENT SERVICES DEPARTMENT
700 NW 19 AVENUE, FORT LAUDERDALE, FL 33311
WEDNESDAY, APRIL 16, 2025 – 6:00 P.M.**

Board Members	Attendance	Present	Absent
Michael Weymouth, Chair	P	9	1
Brad Cohen, Vice Chair	P	7	3
John Barranco (arr. 6:05)	P	8	2
Brian Donaldson	P	9	1
Steve Ganon	P	10	0
Shari McCartney	P	9	1
Patrick McTigue	P	9	1
Jacquelyn Scott	P	3	1
Jay Shechtman	P	8	2

Staff

Karlanne Devonish, Acting Urban Design and Planning Manager
D'Wayne Spence, Interim City Attorney
Jim Hetzel, Principal Urban Planner
Trisha Logan, Principal Urban Planner
Michael Ferrera, Urban Planner II
Lorraine Tappen, Principal Urban Planner
K. Cruitt, Recording Clerk, Prototype, Inc.

Communication to City Commission

None.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

~~Chair Weymouth called the meeting to order at 6:01 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. Cohen, 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

Index

<u>Case Number</u>	<u>Applicant</u>
1. UDP Z24004* **	816 NW 3rd Ave LLC, 819-821 NW 2nd Ave LLC, Lot19 NW 2 Ave LLC, Shalommax LLC, and WSC Coastline Properties LLC
2. UDP S24057**	YMCA of South Florida, Inc.
3. UDP-T24011*	Broward County Board of County Commissioners
4. UDP T25006*	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 Z24004**~~

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

~~**APPLICANT:** 816 NW 3rd Ave LLC, 819-821 NW 2nd Ave LLC, Lot19 NW 2 Ave LLC, Shalommax LLC, and WSC Coastline Properties LLC~~

~~**AGENT:** Jason S. Crush, Esq., Crush Law, P.A.~~

~~**GENERAL LOCATION:** NW 2nd Avenue~~

~~**ABBREVIATED LEGAL DESCRIPTION:** PROGRESSO 2-18 D LOT 30 TO 41 BLK 261 & PROGRESSO 2-18 D LOT 12 TO 19 BLK 261~~

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

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

~~**LAND USE:** Northwest Regional Activity Center~~

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

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

~~**CASE PLANNER:** Nancy Garcia~~

~~This Item was withdrawn.~~

~~**2. CASE: UDP S24057**~~

~~**REQUEST:** ** Site Plan Level IV Review: Public Purpose Use for 49,548 Square-Foot Community Recreation Facility and 12,842 Square-Foot Broward Health Hospital—Emergency Department with Associated Parking Reduction~~

APPLICANT: ~~YMCA of South Florida, Inc.~~
AGENT: ~~Robert Lochrie, Lochrie and Chakas, P.A.~~
PROJECT NAME: ~~YMCA/Broward Health at Holiday Park~~
PROPERTY ADDRESS: ~~840 N. Federal Highway~~
ABBREVIATED LEGAL DESCRIPTION: ~~Progresso 2-18 D Lot 1 Thru 21 and 28 Thru 31 and 42 thru 48 Block 252~~
ZONING DISTRICT: ~~Boulevard Business (B-1) and Parks, Recreation and Open Space (P)~~
LAND USE: ~~Commercial and Parks, Recreation, and Open Space~~
COMMISSION DISTRICT: ~~2—Steven Glassman~~
NEIGHBORHOOD ASSOCIATION: ~~Victoria Park Civic Association~~
CASE PLANNER: ~~Lorraine Tappen, AICP~~

~~Disclosures were made at this time. Vice Chair Cohen and Mr. Shechtman recused themselves from voting upon this Item due to the possibility of conflicts.~~

~~Mr. Barranco arrived at 6:05 p.m.~~

~~Robert Lochrie, representing the Applicant, stated that YMCA of South Florida is constructing a facility at Holiday Park. The underlying land use at that location is a combination of Commercial and Parks, and the zoning is a combination of B-1 and Parks, Recreation, and Open Space (P).~~

~~The subject parcel is located north of the main entrance into Holiday Park. Mr. Lochrie showed a rendering of the Site Plan, noting that the Application requests public purpose approval for the YMCA facility as well as for an adjacent Broward Health building built within the same lease.~~

~~The YMCA building on the site is angled toward an intersection at the entrance into the park. Ground level facilities include swimming pools and the YMCA building itself. The ground floor of the YMCA building will include community rooms, children's activity and assembly rooms, locker rooms, and an administrative/lobby area. The second floor will include a gymnasium, fitness classrooms, and a wellness center. Mr. Lochrie showed multiple views from the proposed building, noting that the Site Plan includes wider sidewalks along Federal Highway, new landscaping and oak trees, and the new park entrance.~~

~~The Broward Health facility is served on the east side of the property from the parking area and will include 12 beds and a full service emergency room. No overnight stays will be permitted at that facility, which is entirely contained within the Commercial land use portion of the property. Both Broward County and Fort Lauderdale have determined that the proposed uses are consistent with the underlying land use. A majority of the Broward Health building is planned within the B-1 zoning district, while the remainder of that building and the YMCA facility are within P zoning.~~

~~The Applicant agrees to all conditions within the Staff Report.~~

~~Mr. Ganon requested clarification of the location of the requested setback reduction. Mr. Lochrie noted that there is an additional 44 ft. between the roadway and the property line where the setback is requested.~~

~~Ms. McCartney asked that peak times for use of the facility be clarified, as well as whether there may be any mixed use with the nearby Parker Playhouse. Mr. Lochrie replied that the YMCA facility's peak hours are in the late afternoon and evening. He added that the Applicant's parking study shows there is existing parking nearby which serves the City's Utilities Department. These spaces will also be available during the YMCA facility's peak hours. Parking is not expected to be significant for the Broward Health facility.~~

~~Mr. Lochrie continued that Parker Playhouse holds a license to a lot located to its east and is fully served by that lot and perimeter parking.~~

~~Ms. Scott requested clarification of the term "beds" with respect to the Broward Health emergency facility. Mr. Lochrie clarified that the beds will be examination rooms.~~

~~Ms. Scott also asked if ambulances will take patients to the proposed facility. Mr. Lochrie replied that it would be unusual for this to happen. He added that if a patient at the facility is stabilized and must be transferred to the hospital, they would be transported by a silenced ambulance.~~

~~Mr. Donaldson asked if the facility will also provide appointment-based care. Mr. Lochrie replied that it will offer walk-in service only.~~

~~Mr. Donaldson noted that background information on the Application states the YMCA must provide the Parker Playhouse with signage, and asked if this process has begun. Mr. Lochrie stated that this is an ongoing discussion and will require approval from the Florida Department of Transportation (FDOT). The signage must be addressed prior to the issuance of building permits. All parties, including the YMCA, the Parker Playhouse, and the City, will need to agree on the location of the sign.~~

~~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. Scott, seconded by Mr. McTigue, to recommend approval of Case Number UDP-S24057 based on the findings of fact, the facts in the City Staff Report, and based on the testimony heard by the Applicant this evening, and the Board hereby finds the Application meets the applicable criteria of the ULDR cited in the Staff Report; the Board recommends approval of the Application subject to all conditions in the Staff Report and any other applicable conditions. In a roll call vote, the **motion** passed 7-0. (Vice Chair~~

~~Cohen and Mr. Shechtman abstained. Memoranda of voting conflict are attached to these minutes.)~~

3. CASE: UDP-T24011

REQUEST: * Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR); Section 47-22.8, Special Sign Districts, Adding Section 47-22.8.2 Entitled "Broward County Convention Center Special Sign District"

APPLICANT: Broward County Board of County Commissioners

PROPERTY ADDRESS: 1700 SE 17th Street

COMMISSION DISTRICT: 4 – Ben Sorensen

CASE PLANNER: Michael Ferrera

Mr. Lochrie, representing the Applicant, stated that this Item requests a special sign district for the Broward County Convention Center. The Convention Center's previous sign was a standalone sign located on a pylon. The proposed message center sign will be incorporated into the Convention and Visitors Bureau (CVB) building located on the corner of the subject property.

The proposed sign would meet all locational requirements for message center signs, as it will be located on a state roadway and serves a facility which seats more than 12,000 people. The overall site is larger than 200,000 sq. ft.

The creation of a special sign district will allow the message center sign to be constructed within the structure of the CVB sign. The sign will only be allowed on the subject site and will be unique to that site. The site itself must meet all City Code requirements.

Mr. Donaldson requested clarification of the lumens involved with the proposed sign, expressing concern with both the intensity of the light and the possibility that the sign may pose a distraction for drivers. He asked if Broward County's Traffic Division is expected to take issue with the lumens. Mr. Lochrie advised that the sign will comply with existing regulations, including restrictions on lumens, the size of lettering, and the amount of overturn planned for the sign.

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 Vice Chair Cohen, to recommend approval of Case Number UDP-T24011 based on the following facts of finding, the facts of the Staff Report, and are based on testimony heard by the Applicant, and the Board hereby finds the Application meets the applicable criteria of the ULDR cited in the Staff Report; the Board recommends approval of the Application, subject to all the conditions included in the Staff Report. In a roll call vote, the **motion** passed 9-0.

4. CASE: UDP-T25006

REQUEST: * Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-13.20, Section 47-13.50, and Section 47-28 to Permit Allocation of Residential Dwelling Units from a Sending Site to a Receiving Site Utilizing the Transfer of Development Rights (TDR) Program
APPLICANT: City of Fort Lauderdale
COMMISSION DISTRICT: City-Wide
CASE PLANNER: Trisha Logan, AICP

Trisha Logan, Principal Urban Planner and Staff Liaison for the City's Historic Preservation Board (HPB), stated that this request would make a minor technical correction to the Unified Land Development Regulations (ULDR) in order to ensure compatibility with the City's Transfer of Development Rights (TDR) program. Existing language states that residential dwelling units are allocated upon final Development Review Committee (DRC) approval. The proposed amendment would add language to allow the allocation of dwelling units, for the purposes of the TDR program, at the time of issuance of a Certificate of Transfer.

Mr. Ganon requested clarification of "pool of units." Ms. Logan explained that this term refers to units coming from a Regional Activity Center (RAC), such as the Downtown or Northwest RACs. She further clarified that the proposed amendment would ensure that the applicant purchasing units through the TDR program would have those units assigned at the time the purchase is made rather than waiting for the DRC to approve a project.

Interim City Attorney D'Wayne Spence added that in traditional zoning and land use areas, density determines the number of dwelling units per acre. In the RACs, the term "pool of units" refers to units sought by developments for development rights. When a project is approved, the requested units are pulled from the pool and allocated to the recipient. For the TDR program, this would mean the development rights for parcels are recognized and transferred to the recipient.

Motion made by Vice Chair Cohen, seconded by Ms. Scott, to recommend to approve the Case Number UDP-T25006, and the Board hereby finds the text amendment to the ULDR consistent with the Comprehensive Plan. In a roll call vote, the **motion** passed 9-0.

~~V. COMMUNICATION TO THE CITY COMMISSION~~

None.

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

Mr. Barranco congratulated Acting Urban Design and Planning Manager Karlanne Devonish on her new role with the City.

Planning and Zoning Board
April 16, 2025
Page 7

~~There being no further business to come before the Board at this time, the meeting was adjourned at 6:40 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.]