



CITY OF FORT LAUDERDALE

**DRAFT**

**PLANNING AND ZONING BOARD MEETING MINUTES  
DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE, FL 33311  
WEDNESDAY, MAY 15, 2024 – 6:00 P.M.**

<b>Board Members</b>	<b>Attendance</b>	<b>Present</b>	<b>Absent</b>
Michael Weymouth, Chair	P	9	1
Brad Cohen, Vice Chair (arr. 6:05)	P	8	2
John Barranco	A	7	3
Mary Fertig (arr. 6:09)	P	9	1
Steve Ganon	P	9	1
Marilyn Mammano	P	8	3
Shari McCartney (arr. 6:05)	P	10	0
Patrick McTigue	P	10	0
Jay Shechtman	P	9	1

**Staff**

Ella Parker, Urban Design and Planning Manager  
D'Wayne Spence, Deputy City Attorney  
Jim Hetzel, Principal Planner  
Nancy Garcia, Urban Design and Planning  
Yvonne Redding, Urban Design and Planning  
J. Opperee, 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 and Staff members present.

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

It was noted a quorum was present at the meeting.

**Motion** made by Mr. McTigue, seconded by Mr. Shechtman, 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.

**Motion** made by Ms. Mammano, seconded by Mr. McTigue, to make the findings of the City's recommendations part of each Agenda Item. In a voice vote, the **motion** passed unanimously.

#### IV. AGENDA ITEMS

##### Index

<u>Case Number</u>	<u>Applicant</u>
1. PL-R19062**	Hunter H. Homes, LLC
2. UDP-V23006	City of Fort Lauderdale
3. UDP-V23007	City of Fort Lauderdale
4. UDP-V23001 * **	Integra Real Estate, LLC
5. UDP-S23020**	Integra Real Estate, LLC
6. UDP-S23021**	Integra Real Estate, LLC

##### **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:** PL-R19062-~~

~~**REQUEST:** \*\* Site Plan Level III: Seventeen Unit Cluster Development—~~

~~**APPLICANT:** Hunter H. Homes, LLC-~~

~~**AGENT:** Stephanie Toothaker, Esq.-~~

~~**PROJECT NAME:** River Oaks Cluster—~~

~~**PROPERTY ADDRESS:** 1712 SW 24th Street—~~

~~**ABBREVIATED LEGAL DESCRIPTION:** Rio Colony 177-78 B, Parcel A-~~

~~**ZONING DISTRICT:** Residential Single Family and Duplex/Medium Density (RD-15) District-~~

~~**LAND USE:** Residential Medium-~~

~~**COMMISSION DISTRICT:** 4—Warren Sturman-~~

~~**NEIGHBORHOOD ASSOCIATION:** River Oaks Civic Association-~~

~~**CASE PLANNER:** Yvonne Redding-~~

~~Disclosures were made at this time.~~

~~Vice Chair Cohen and Ms. McCartney arrived at 6:05 p.m.~~

Agenda Items 2 and 3 were presented together and voted upon separately.

**2. CASE: UDP-V23006**

**REQUEST:** Vacation of Right-of-Way

**APPLICANT:** City of Fort Lauderdale

**AGENT:** Jane Storm, Pulice Land Surveyors, Inc.

**PROJECT NAME:** Prospect Lake Vacation of Right-of-Way (East)

**GENERAL LOCATION:** 22.5-foot-wide by 853-foot-long Portion of Right-of-Way, north of West Prospect Road, west of NW 31st Avenue, east of State Road 7, and south of NW 62nd Street

**ABBREVIATED LEGAL DESCRIPTION:** Portion of Hawkins Road (NW 35th Avenue) Right-of-Way, Acreage 7-49-42 of BCR

**ZONING DISTRICT:** Commerce Center (CC)

**LAND USE:** Employment Center

**COMMISSION DISTRICT:** 1 – John Herbst

**NEIGHBORHOOD ASSOCIATION:** N/A

**CASE PLANNER:** Yvonne Redding

**3. CASE: UDP-V23007**

**REQUEST:** Vacation of Right-of-Way

**APPLICANT:** City of Fort Lauderdale

**AGENT:** Jane Storm, Pulice Land Surveyors, Inc.

**PROJECT NAME:** Prospect Lake Vacation of Right-of-Way (East and West)

**GENERAL LOCATION:** 22.5-foot-wide by 3,410-foot-long Portion of Right-of-Way, north of West Prospect Road, west of NW 31st Avenue, east of State Road 7, and south of NW 62nd Street

**ABBREVIATED LEGAL DESCRIPTION:** Portion of Hawkins Road (NW 35th Avenue) Right-of-Way, Acreage 7-49-42 of BCR

**ZONING DISTRICT:** Commerce Center (CC)

**LAND USE:** Employment Center

**COMMISSION DISTRICT:** 1 – John Herbst

**NEIGHBORHOOD ASSOCIATION:** N/A

**CASE PLANNER:** Yvonne Redding

Disclosures were made at this time. Ms. Fertig also provided disclosures for Item 1.

Connor Holding, representing the Applicant, stated that the Application addresses the City's planned Prospect Lake Clean Water Center, which will replace the existing Fiveash Water Treatment Plant. The Board has already approved a plat application for the property, which advanced to the City Commission.

Mr. Holding recalled that when the plat application was approved last month, there were questions relative to the Application to vacate a portion of the property. Since that time, no letters of objection have been received from utilities, including Florida Power and Light

(FPL). The Applicant believes that all remaining issues with respect to the vacation Application have been received.

In order to accommodate any future needs, a portion of the right-of-way not directly needed for the plant's infrastructure will be dedicated as a public utilities easement on the plat. This shall also include a private ingress/egress easement. For both vacation applications, the Applicant refers to the Application materials and Staff Reports included in the Board members' backup materials, which demonstrate that the right-of-way vacation approvals satisfy the criteria for approval found in City Code.

The Applicant is prepared to move forward with the project and requests that the Board recommend approval of the two Applications.

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.

Attorney Spence thanked the Board for deferring these Items from the April 2024 meeting. He explained that FPL had indicated there were issues with some of the proposed easement's boundaries which were resolved prior to tonight's meeting.

**Motion** made by Ms. Fertig, seconded by Vice Chair Cohen, UDP-V23006, I move to recommend approval to the City Commission.

Attorney Spence requested that the **motion** also include Staff conditions. Ms. Fertig **amended** her **motion** to include this language.

In a roll call vote, the **motion** passed unanimously (8-0).

At this time Chair Weymouth opened the public hearing for Item 3, UDP-V23007. 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 Ms. Mammano, to recommend approval that the City Commission approve UDP-V23007 with Staff conditions and all the Staff reports and anything else we can think of to be included. In a roll call vote, the **motion** passed unanimously (8-0).

It was noted that Agenda Items 4, 5, and 6 would be presented together and voted upon separately.

~~4. CASE: UDP-V23001~~

~~REQUEST: \* \*\* Vacation of Right of Way: 20-Foot Wide by 70-Foot-Long Portion of East West Alley~~

~~APPLICANT: Integra Real Estate, LLC.~~