



CITY OF FORT LAUDERDALE

**PLANNING AND ZONING BOARD MEETING MINUTES
DEVELOPMENT SERVICES DEPARTMENT
700 NW 19 AVENUE, FORT LAUDERDALE, FL 33311
WEDNESDAY, MAY 21, 2025 – 6:00 P.M.**

Board Members	Attendance	Present	Absent
Michael Weymouth, Chair	P	10	1
Brad Cohen, Vice Chair	A	7	4
John Barranco	P	9	2
Brian Donaldson	P	10	1
Steve Ganon	P	11	0
Shari McCartney	P	10	1
Patrick McTigue	P	10	1
Jacquelyn Scott	P	4	1
Jay Shechtman	P	9	2

Staff

Karlanne Devonish, Acting Urban Design and Planning Manager
D'Wayne Spence, Interim City Attorney
Jim Hetzel, Principal Urban Planner
Michael Ferrera, Urban Planner III
Nancy Garcia, Urban Planner II
Yvonne Redding, Urban Planner III
Lorraine Tappen, Principal Urban Planner
J. Opperee, Recording Clerk, Prototype, Inc.

Communication to City Commission

Motion made by Mr. Barranco, seconded by Ms. Scott, that we make a communication regarding proper facilities for City of Fort Lauderdale boards in general. In a voice vote, the **motion** passed unanimously.

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

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

Motion made by Mr. Ganon, seconded by Mr. McTigue, to approve the minutes for the April 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.

Motion made, and duly seconded, to make the Staff recommendations part of the record for each Item. In a voice vote, the **motion** passed unanimously.

IV. AGENDA ITEMS

Index

Case Number	Applicant
1. UDP-Z24004* **	816 NW 3 rd Ave LLC, 819-821 NW 2 nd Ave LLC, Lot19 NW 2 Ave LLC, Shalommax LLC, and WSC Coastline Properties LLC
2. UDP-Z24006* **	New Hope Development Corporation
3. UDP-P23002**	Florida Department of Transportation
4. UDP-S24028**	Blue Skies Realty Investment Inc.
5. UDP-P24005**	Calvary Chapel of Fort Lauderdale Inc.
6. UDP-S24067**	Cypress Creek Associates Limited Partnership
7. UDP-S24071**	Hummingbird Divisions, LLC
8. UDP-S23035**	Harishm Realty, LLC
9. UDP-L24005*	North Broward Hospital District
10. UDP-L25001*	North Broward Hospital District
11. UDP-S24072**	North Broward Hospital District

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 East (NWRAC-MUe) 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: Between NW 2nd Avenue and NW 3rd Avenue, North of NW 8th Street

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 East (NWRAC-MUe) District

LAND USE: Northwest Regional Activity Center

COMMISSION DISTRICT: 2 – Steven Glassman

NEIGHBORHOOD ASSOCIATION: Progresso Village Civic Association, Inc.

CASE PLANNER: Nancy Garcia

Disclosures were made at this time.

Courtney Crush, representing the Applicant, gave a PowerPoint presentation on the request, which proposes rezoning of a parcel in the City's Northwest Regional Activity Center (NWRAC) from RMM-25 to NWRAC-MUe. The rezoning would make the subject lots consistent with the underlying land use designation of NWRAC.

Ms. Crush recalled that Regional Activity Centers (RACs) were created as redevelopment areas within the City. In 2014, the City created several new zoning districts, some of which are located along Andrews Avenue and intended to have a higher density and more intense use. Other districts east of I-95 and 9th Avenue are meant to have lower intensity.

The project's surrounding zoning districts include B-3, which is the City's most intense business zoning district and has a maximum height of 150 ft., as well as RAC-MUe, which has a maximum height of 120 ft. The subject property is currently zoned RMM-25, which is Residential Mid-rise Multifamily Medium Density, with a permitted density of 25 dwelling units per acre and a maximum height of 55 ft. The proposed NWRAC-MUe zoning has a maximum height of 65 ft. and no density regulation. It allows residential, mixed, and retail uses. The Applicant plans residential development on the subject parcel in order to meet the NWRAC's goal of providing affordable housing.

NWRAC zoning requires any future Site Plan to conform with the NWRAC Master Plan, which includes design criteria prioritizing streetscapes, building form, architectural features, scale, and other specifications. The Applicant has met with residents of the Progresso Village Civic Association and discussed how a NWRAC-MUe project could be realized. The Applicant envisioned independent buildings with access divided between NW 3rd Avenue and NW 2nd Avenue. Feedback from neighbors also indicated interest in stepping back the buildings.

Rezoning criteria include the following:

- The proposed zoning district is consistent with the City's Comprehensive Plan
- The rezoning would not adversely impact the character of development in or under the area for consideration
- The character of the area is suitable for the uses permitted in the proposed zoning district

Ms. Crush concluded that the Application meets these criteria for rezoning and implements the City's plans for the NWRAC as well as the goals of the Northwest Community Redevelopment Agency (CRA) in which the property is located.

Mr. Shechtman asked how many units could be placed on the subject parcel if a different project were proposed on the site. Arthur Bartholomew, Applicant, clarified that form-based density means there is no density cap per acre: the number of units would be determined by how many can fit onto the site with parking and height as additional considerations. He estimated that there could be approximately 100 units on the site.

Mr. Ganon requested clarification of the existing density on the parcel today. Ms. Crush replied that most of the property is currently vacant, with duplexes and a quadruplex on a portion of the site. The total acreage is 1.67 acre. Mr. Ganon estimated that the current site could house roughly 35 to 40 units under its existing RMM-25 zoning.

Ms. Scott commented that the Planning and Zoning Board (PZB) would not see the project proposed for the site if the rezoning is granted, as plans would not come back to the Board. She pointed out that the permitted uses proposed for the site are more intense than residential, although the site is located near single-family residential properties. Ms. Crush confirmed this, but noted that the site is and has been a multi-family zoning district, which the City took into account at the time it was incorporated into the NWRAC. She advised that this provided a mechanism to redevelop the site appropriately for a RAC.

Ms. Crush also confirmed that should the rezoning be approved and the project moved forward, plans would go through the City's Development Review Committee (DRC) process, which requires extensive

public participation as well as review by City Staff. The plans would be subject to call-up by the City Commission for additional oversight.

Ms. Scott asked what could be done with the subject property under the NWRAC Master Plan. She observed that permitted uses in the proposed district include communication tower structures, public health facilities, and social service residential facilities, among others. Acting Urban Design and Planning Manager Karlanne Devonish explained that the NWRAC Master Plan provides design standards for development of the parcel. The site could be developed with the uses cited by Ms. Scott if they meet those design standards; however, Ms. Devonish clarified that those more intense uses require conditional approval, which would bring them back to the PZB.

Ms. Scott observed that the site resembles spot zoning due to its location in the middle of an existing neighborhood. Ms. Crush replied that since the City created the NWRAC, individual property owners have rezoned their properties, which was the intent behind the creation of the NWRAC. She reiterated that the Application is consistent with rezoning criteria, and that the site is surrounded by more intense zoning districts. She concluded that the requested zoning district is more appropriate for the area than other more intense uses.

Mr. Shechtman requested clarification of how the proposed rezoning would not be spot zoning. Ms. Crush replied that the zoning criteria are consistent with the Land Use Plan, with no adverse impacts as well as compatibility with building form and primary uses.

Ms. Scott asked why the City does not change the zoning of parcels itself instead of having applicants bring forward these types of requests. Ms. Devonish advised that the City had tried to rezone all parcels with a land use of NWRAC; however, there had been insufficient consensus to rezone the full area including inner blocks. Only major corridors were rezoned at that time. Property owners are coming forward and rezoning their parcels over time.

Mr. Donaldson commented that the Board may wish to consider sending a communication to the City Commission suggesting that they revisit the full rezoning of the NWRAC.

Ms. Crush pointed out that the addition of retail uses is discussed in the NWRAC Master Plan as well as the CRA Plan, both of which identify neighborhood-serving retail as a goal in addition to more housing.

At this time Chair Weymouth opened the public hearing.

Kelli Russell, private citizen, stated that she owns property in the subject neighborhood and does not feel fully safe staying there, particularly at night. She added that her property serves as an Airbnb rental when she is not present, and clients have cancelled their stays there. She felt the proposed project would bring new energy to the space.

Edgar Sainz, private citizen, advised that he is a property manager in the subject area. He felt rezoning the property would increase value for surrounding owners and bring in long-term tenants. He added that existing vacant lots contribute to an unsafe environment for residents.

Alexander Florence, private citizen, stated that he is a resident of the Progresso Village neighborhood. He preferred that the parcel be developed for houses rather than large buildings.

Mr. Donaldson asked if Mr. Florence would be satisfied if the permitted height remains 55 ft. rather than 65 ft. Mr. Florence replied that there would be additional changes accompanying height if the project is approved, and he was not in favor of opening up the neighborhood to ground floor businesses when there are empty storefronts.

J.J. Hankerson, president of the Progresso Village Civic Association, advised that the Association voted down the proposed project. He requested that the Board recommend denial of the rezoning request.

Jason Ross, private citizen, stated that he is in favor of the proposed rezoning, which he felt would have an overall positive impact on the surrounding neighborhood by providing affordable housing.

With no other individuals wishing to speak at this time, Chair Weymouth closed the public hearing and brought the discussion back to the Board.

Ms. Crush addressed comments regarding affordable housing, pointing out that the City preferred mixed use to industrial use in this section of the NWRAC. The current RMM-25 zoning has not been viable for residential projects, as the parcels have remained vacant for several years. The proposed project would provide housing for more residents, although not an extremely large number. She concluded that the Applicant planned for the project to be respectful to its neighbors.

Mr. Donaldson asked how affordable housing is defined in terms of the proposed project, including the parameters that would be used to guarantee affordability. Ms. Crush replied that the term "affordable" can be broadly defined, pointing out that Broward County considers a household making roughly \$89,000 to qualify for some level of affordability.

Mr. Bartholomew, Applicant, advised that he planned to speak to the CRA to seek funds for infrastructure improvements in exchange for allocating a number of affordable units. He added that if a project is built on a high-rise scale, it is able to offer cheaper units.

Ms. Scott asked if the project could not be developed with RMM-25 zoning. Ms. Devonish confirmed that RMM-25 zoning permits residential development. Mr. Ganon observed, however, that the parcel has had this zoning designation for some time and nothing has been developed there, which suggests financial difficulties in moving forward under RMM-25 zoning.

Ms. McCartney asserted that the City cannot continue to allow neighborhood space to remain undeveloped while advocating for more affordable housing in Fort Lauderdale. She felt the project is necessary in order to provide more affordable housing, characterizing it as a first step.

Mr. Shechtman asked what the other Board members thought of the preservation of a cluster of uses in the subject neighborhood. He suggested there may be less intense zoning districts which would also allow for development of a mixture of alternative uses. He added that his concern was for how uses permitted by the requested zoning would be compatible with surrounding uses and zoning districts while preserving the integrity of the residential neighborhood.

Mr. Barranco advised that the NWRAC was created with the intent of redevelopment, which has occurred slowly over time. He recalled that there was similar resistance to redevelopment and rezoning in the South RAC. He concluded that the proposed project meets all rezoning criteria and should be approved.

Chair Weymouth added that while he understood concerns with the inclusion of commercial or retail use on the subject parcel, financial plans for the site would not work without them.

Mr. Shechtman asked if there is a zoning category other than RMM-25 that offers greater intensity but does not allow commercial uses. Ms. Devonish replied that the next step up from RMM-25 would be RMH-60. It was clarified that RMH-60 permits much greater height, and that its underlying land use is typically high-rise residential, which she was not certain would be compatible with NWRAC land use.

Ms. Scott asked if it would be possible to tie the rezoning to residential use only for the proposed project. Interim City Attorney D'Wayne Spence stated this could not be imposed by the Board as a condition of approval, as the Board's role with the subject Application is to make a recommendation to the City Commission regarding approval or denial of the rezoning request.

Ms. Devonish advised that the maximum height permitted by RMH-60 zoning is 120 ft. to 150 ft., with conditional use to allow up to 200 ft.

Motion made by Ms. McCartney, seconded by Mr. Barranco, to recommend approval of Case Number UDP-Z24004, based on finding of facts and the facts in the City Staff Report and the testimony today, finding that it meets the criteria, and the approval is subject to the conditions included in the Staff Report. In a roll call vote, the **motion** passed 6-2 (Ms. Scott and Mr. Shechtman dissenting).

2. CASE: UDP-Z24006

REQUEST: * ** Rezoning from Residential Multifamily Low Rise/Medium Density (RM-15) District to Northwest Regional Activity Center Mixed Use west (NWRAC MUw) District

APPLICANT: New Hope Development Corporation

AGENT: Vince Prince, Landamerica Holdings & Investments Group, LLC

ADDRESS: 1325 NW 6th Street

ABBREVIATED LEGAL DESCRIPTION: Lincoln Park, Pb 5, Pg 2, Lots 9 and 10, Block 1

ZONING DISTRICT: Residential Multifamily Low Rise/Medium Density (RM-15) District

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

LAND USE: Northwest Regional Activity Center

COMMISSION DISTRICT: 3 Pamela Beasley Pittman

NEIGHBORHOOD ASSOCIATION: Durrs Community Association

CASE PLANNER: Yvonne Redding

Disclosures were made at this time.

Vince Prince, representing the Applicant, explained that the Application seeks the rezoning of a single lot on Sistrunk Boulevard. The lot's current zoning is divided between RM-15 and NWRAC MUw, which makes it a nonconforming use. The Applicant wishes to unify the parcel's zoning under NWRAC MUw, which is consistent with the Future Land Use Map as well as Staff's recommendation.

Mr. Prince added that the Applicant has submitted a second application for DRG review which is tied to the rezoning of this parcel. That second application would construct nine workforce housing units on top of a structured parking facility which would serve both New Hope Baptist Church and the Lee Mizell YMCA.

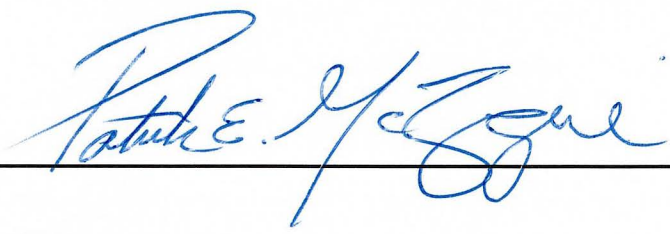
At this time Chair Weymouth opened the public hearing. As there were no individuals wishing to speak on the Item, the Chair closed the public hearing and brought the discussion back to the Board.

~~Mr. Shechtman thanked his fellow Board members for the opportunity to serve the City with them. Ms. Devonish and Attorney Spence also recognized the Board members whose terms were ending and thanked them for their service as well.~~

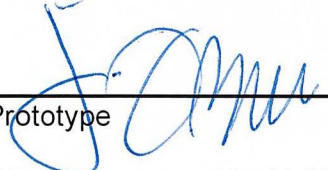
VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

There being no further business to come before the Board at this time, the meeting was adjourned at 8:20 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.]