



CITY OF FORT LAUDERDALE

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

<b>Board Members</b>	<b>Attendance</b>	<b>Present</b>	<b>Absent</b>
Michael Weymouth, Chair	P	8	1
Brad Cohen, Vice Chair (arr. 6:04)	P	6	3
John Barranco (arr. 6:12)	P	7	2
Brian Donaldson	A	8	1
Steve Ganon	P	9	0
Shari McCartney	P	8	1
Patrick McTigue	P	8	1
Jacquelyn Scott	A	2	1
Jay Shechtman	P	7	2

**Staff**

Ella Parker, Urban Design and Planning Manager  
D'Wayne Spence, Interim City Attorney  
Jim Hetzel, Principal Urban Planner  
Karlanne Devonish, Urban Design and Planning  
Tyler Laforme, Urban Design and Planning  
Yvonne Redding, Urban Design and Planning  
Lorraine Tappen, Urban Design and Planning  
Burt Ford, Chief Zoning Examiner  
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.

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

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

~~**Motion** made by Mr. Ganon, seconded by Vice Chair Cohen, to adopt the Resolution approving a Site Plan Level III, Case Number UDP-S24053, based on the following findings of fact, the facts of the City Staff Report, the testimony heard by the Applicant, and the Board finds that the Application meets the standards and requirements of the ULDR criteria for the proposed use as cited in the Resolution, and including Staff conditions. In a roll call vote, the **motion** passed 5-1 (Vice Chair Cohen dissenting).~~

~~Mr. Barranco arrived at 6:12 p.m.~~

**2. CASE: UDP-S24042**

**REQUEST:** \*\* Site Plan Level IV Review: Public Purpose Use for Stormwater Pump Station and Maintenance Building

**APPLICANT:** City of Fort Lauderdale

**AGENT:** Guillermo Rivera, HDR, Inc.

**PROJECT NAME:** Progreso Neighborhood Stormwater Improvement

**GENERAL LOCATION:** 845 NW 3<sup>rd</sup> Avenue

**ABBREVIATED LEGAL DESCRIPTION:** Progreso 2-18 D Lot 1 To 3 Blk 262

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

**LAND USE:** Northwest Regional Activity Center

**COMMISSION DISTRICT:** 2 – Steven Glassman

**NEIGHBORHOOD ASSOCIATION:** Progreso Village Civic Association

**CASE PLANNER:** Yvonne Redding

Disclosures were made at this time.

Guillermo Rivera, representing the Applicant, stated that the project proposes a stormwater pump station on NW 3<sup>rd</sup> Avenue. It would be located in the RMM-25 zoning district, which is Residential Multifamily Mid-Rise/Medium High Density. The Applicant requests relief for this public purpose use, deviation from the required minimum lot width and corner yard setback, elimination of irrigation requirements, and reduction of the landscape buffer yard along the south property line.

The Progreso Village neighborhood is one of seven priority neighborhoods identified in the City's Stormwater Master Plan. The pump station will provide relief to that neighborhood by reducing flood inundation events and discharging the stormwater collected by the pump station into the north fork of the New River. This is a critical project to improve resiliency during storm events in Fort Lauderdale.

The project will include an electrical building to house the pumps' control panel. The building will include similar characteristics to other structures in the neighborhood, with Spanish architectural features. It will also house an emergency generator in case of any power outages during storm events. Plans include Florida native landscaping along the property's fence.

Mr. Barranco advised that he owns property which could be affected by the project, and requested clarification of whether this would impact his ability to vote on the Item. Interim City Attorney Spence replied that Mr. Barranco would need to experience a unique gain from the project in order to require abstention. It was clarified that Mr. Barranco may vote on the Item.

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-S24042 based on the facts of finding, the facts of the City Staff Report, testimony from the Applicant, and the Board hereby finds the Application meets the applicable criteria of the ULDR cited in the Staff Report. In a roll call vote, the **motion** passed unanimously (7-0).

~~3. **CASE:** UDP-V24001~~

~~**REQUEST:** \*\* Vacation of Right-of-Way: 40-Foot-Wide by 525-Foot-Long Portion of NE 6<sup>th</sup> Terrace, Between NE 8<sup>th</sup> Avenue and NE 9<sup>th</sup> Avenue, East of Federal Highway~~

~~**APPLICANT:** City of Fort Lauderdale~~

~~**AGENT:** Andrew Schein, Lochrie and Chakas, P.A.~~

~~**PROPERTY ADDRESS:** 840 N. Federal Highway~~

~~**ABBREVIATED LEGAL DESCRIPTION:** Progresso, Blk 251 and 252~~

~~**ZONING DISTRICT:** Boulevard Business (B-1) and Parks and Open Space (P)~~

~~**LAND USE:** Commercial and Park 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.

Robert Lochrie, representing the Applicant, stated that the City of Fort Lauderdale requests vacation of a portion of NE 6<sup>th</sup> Terrace between NE 8<sup>th</sup> Street and NE 9<sup>th</sup> Street. The right-of-way was originally dedicated by the Progresso plat in 1911 and runs east of Federal Highway.

Most of the properties which previously used the right-of-way were purchased by the City in the 1990s and demolished. The subject site will be the future home of the YMCA and Broward Health. The Applicant agrees with all conditions in the Staff Report.

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-V24001 based on the following facts of finding, the facts of the City Staff Report, and/or based on the testimony heard by the Applicant, and the Board hereby finds that the Application meets the applicable criteria of the ULDR cited in the Staff Report. In a roll call vote, the **motion** passed unanimously (7-0).

**V. COMMUNICATION TO THE CITY COMMISSION**

None.

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

None.

There being no further business to come before the Board at this time, the meeting was adjourned at 7:55 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.]