



CITY OF FORT LAUDERDALE

**PLANNING AND ZONING BOARD MEETING MINUTES
DEVELOPMENT SERVICES DEPARTMENT
700 NW 19 AVENUE, FORT LAUDERDALE, FL 33311
WEDNESDAY, SEPTEMBER 20, 2023 – 6:00 P.M.**

Board Members	Attendance	Present	Absent
Michael Weymouth, Chair	P	4	0
Brad Cohen, Vice Chair	P	2	2
John Barranco	P	3	1
Mary Fertig	P	3	1
Steve Ganon	P	3	1
Marilyn Mammano	P	3	1
Shari McCartney	P	4	0
Patrick McTigue	P	4	0
Jay Shechtman	P	3	1

Staff

Shari Wallen, Assistant City Attorney
Jim Hetzel, Principal Urban Planner
Karlanne Devonish, Urban Design and Planning
Nancy Garcia, Urban Design and Planning
Leslie Harmon, Recording Secretary, Prototype, Inc.

Communication to City Commission

~~Motion made by Vice Chair Cohen, seconded by Ms. Fertig, to allow video appearance at board meetings when there is a quorum physically present, with remote appearance permitted no more than three times a year, and that members attending remotely be allowed to participate and vote. In a roll call vote, the motion passed 8-1 (Chair Weymouth dissenting).~~

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

~~Chair Weymouth called the meeting to order at 6:01 p.m. The Pledge of Allegiance was recited, and the Chair introduced the Board members present.~~

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

~~Motion made by Ms. McCartney, seconded by Mr. Ganon, to approve. In a voice vote, the motion passed unanimously.~~

~~Vice Chair Cohen and Ms. Fertig arrived at 6:03 p.m.~~

III. PUBLIC SIGN-IN / SWEARING-IN

IV. AGENDA ITEMS

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<u>Case Number</u>	<u>Applicant</u>
1. UDP-Z23005* **	RCC I Inc., RCC II Inc., and RCC III Inc.
2. UDP-T23007*	City of Fort Lauderdale
3. UDP-T23008*	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-Z23005

REQUEST: * ** Rezoning from Broward County General Commercial Business District (B-2), Broward County Planned Business Center (B-2A) District and Broward County Office Park (OP) District to City Commerce Center (CC) District

APPLICANT: RCC I Inc., RCC II Inc., and RCC III Inc.

AGENT: Andrew Schein, Esq., Lochrie and Chakas, P.A.

ADDRESS: 600, 800 and 1000 Corporate Drive

ABBREVIATED LEGAL DESCRIPTION: SHELL AT I-95 102-25 B ALL OF TR 3, A POR OF TR 2 and A POR OF TRS 4 & 5

ZONING DISTRICT: Broward County General Commercial Business District (B-2), Planned Business Center District (B-2A) and Office Park (OP) District (Broward County Zoning)

PROPOSED ZONING: Commerce Center (CC) District

LAND USE: Commercial and Office Park

COMMISSION DISTRICT: 1 – John Herbst

NEIGHBORHOOD ASSOCIATION: N/A

CASE PLANNER: Nancy Garcia

Disclosures were made at this time.

Mr. Barranco arrived at 6:04 p.m.

Andrew Schein, representing the Applicant, stated that the request would rezone two parcels within the Radice Corporate Center office park. The Arizona College of Nursing wishes to expand into a second building. All zoning on the site is County zoning.

Mr. Schein advised that the College's current operations are within a parcel zoned B-2. They hope to move into an Office Park (OP) parcel; however, trade schools are not permitted in County OP zoning.

Mr. Schein explained that when the subject parcel was originally annexed by the City, its Future Land Use designation was changed from County to City; however, the zoning was not changed. This means any activity on the site requires additional communication between the City and County zoning departments. The Applicant had originally proposed a change to B-1 zoning, but it was determined that Commerce Center (CC) was more appropriate for an office park.

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. Mammano, seconded by Vice Chair Cohen, that we approve the rezoning. In a roll call vote, the **motion** passed unanimously (9-0).

~~2. CASE: UDP-T23007~~

~~**REQUEST:** * Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-27, Notice Procedures for Public Hearings~~

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

~~**GENERAL LOCATION:** Citywide~~

~~**CASE PLANNER:** Karlanne Devonish~~

~~Karlanne Devonish, representing Urban Design and Planning, stated that this Item would address Unified Land Development Regulations (ULDR) Section 47-27, which addresses notice for public hearings. The request would change public participation requirements for Site Plan Level II developments, requiring applicants to notify civic associations located within 300 ft. of a project site of the date, time, and place of Development Review Committee (DRC) meetings. Notice will be sent by regular mail or email, and must be sent at least 21 days before the DRC meeting.~~

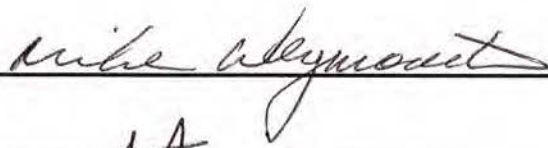
~~For development projects within Regional Activity Center (RAC) zoning districts or land use, the applicant must notify civic associations and property owners within 300 ft. of the date, time, and location of the applicant's project presentation. Notice for civic associations must be sent via regular mail and email, while notice will be sent via regular mail only for property owners. This must be done at least 30 days before the applicant seeks preliminary DRC approval.~~

~~Ms. Mammano pointed out that Section 47-27.4.c, which addresses Site Plan Level III approval, the amendment would remove the words "rezoning requests" and "right-of-way vacation requests." Ms. Devonish explained that the rezoning and vacation~~

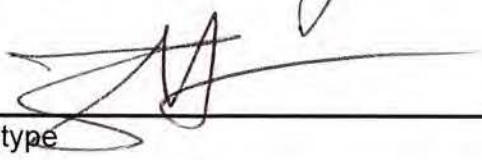
~~VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE~~

~~There being no further business to come before the Board at this time, the meeting was adjourned at 6:37 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, Prtotype, Inc.]