



CITY OF FORT LAUDERDALE

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

<b>Board Members</b>	<b>Attendance</b>	<b>Present</b>	<b>Absent</b>
Michael Weymouth, Chair	P	6	0
Brad Cohen, Vice Chair (arr. 6:05)	P	4	2
John Barranco	P	4	2
Mary Fertig	P	5	1
Steve Ganon	P	5	1
Marilyn Mammano	P	5	1
Shari McCartney	P	6	0
Patrick McTigue	P	6	0
Jay Shechtman	P	5	1

**Staff**

- D'Wayne Spence, Deputy City Attorney
- Bob Dunckel, Assistant City Attorney
- Shari Wallen, Assistant City Attorney
- Jim Hetzel, Principal Urban Planner
- Nancy Garcia, Urban Design and Planning
- Michael Ferrera, Urban Design and Planning
- Lorraine Tappen, Urban Design and Planning
- Leslie Harmon, Recording Secretary, Prototype, Inc.

**Communication to City Commission**

None.

**I. CALL TO ORDER / PLEDGE OF ALLEGIANCE**

Chair Weymouth called the meeting to order at 6:03 p.m. The Pledge of Allegiance was recited, and the Chair introduced the Board members present.

Vice Chair Cohen arrived at 6:05 p.m.

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

It was noted a quorum was present at the meeting.

**Motion** made by Mr. Shechtman, seconded by Ms. McCartney, 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>
<del>1. UDP P23001* **</del>	<del>Full Gospel Church of Living God, Inc.</del>
<del>2. UDP S23002**</del>	<del>Ocean Harbor Properties, LLC</del>
<del>3. UDP Z23012* **</del>	<del>City of Fort Lauderdale</del>
<del>4. UDP Z23013* **</del>	<del>City of Fort Lauderdale</del>
<del>5. UDP Z23014* **</del>	<del>City of Fort Lauderdale</del>
<del>6. UDP Z23015* **</del>	<del>City of Fort Lauderdale</del>
<del>7. UDP PDD22003* **</del>	<del>PFL VII, LLC</del>
<b>8. UDP-Z23009* **</b>	<b>City of Fort Lauderdale</b>
<del>9. UDP T23009*</del>	<del>City of Fort Lauderdale</del>
<del>10. UDP T23007*</del>	<del>City of Fort Lauderdale</del>
<del>11. UDP L23001*</del>	<del>City of Fort Lauderdale</del>

#### **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.~~

~~Chair Weymouth advised that an item not on tonight's Agenda was submitted to the Board for reconsideration and would be addressed later in the meeting.~~

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

#### ~~9. CASE: UDP-T23009~~

~~**REQUEST:** \* Moratorium to the City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-19.3, Boats Slips, Boat Davits, Hoists and Similar Mooring Structures~~

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

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

~~**CASE PRESENTER:** Robert Dunkel, Assistant City Attorney III~~

**8. CASE: UDP-Z23009**

**REQUEST:** \* \*\* Rezoning from Residential Single Family/Cluster Dwellings/Low Medium Density District (RC-15) and Parks, Recreation and Open Space (P) District to Northwest Regional Activity Center – Mixed Use West (NWRAC-MUw) District

**APPLICANT:** City of Fort Lauderdale

**AGENT:** Mark Russell, YMCA of South Florida, Inc.

**PROJECT NAME:** LA Lee YMCA / Mizell Community Center

**GENERAL LOCATION:** 1409 W Sistrunk Boulevard

**ABBREVIATED LEGAL DESCRIPTION:** Lincoln Park Corr Plat 5-2 B Lots 9 Thru 16 and 42 Thru 50 Blk 2 and Lots 39 Thru 48 Blk 3

**ZONING DISTRICT:** Residential Single Family/Cluster Dwellings/Low Medium Density District (RC-15) and Parks, Recreation and Open Space (P) District

**PROPOSED ZONING:** Northwest Regional Activity Center – Mixed Use West District (NWRAC-MUw)

**LAND USE:** Northwest Regional Activity Center

**COMMISSION DISTRICT:** 3 - Pamela Beasley-Pittman

**NEIGHBORHOOD ASSOCIATION:** Durrs Community Association

**CASE PLANNER:** Nicholas Kalargyros

Mark Russell, representing the Applicant, stated that the request is for rezoning of a property to Northwest Regional Activity Center – Mixed Use West (NWRAC-MUw) from Residential. The property belongs to the YMCA of South Florida, Inc., which was asked by the City to activate the street when they purchased the site. The YMCA added 7400 sq. ft. of retail space on the front of the building and is currently sub-leasing this space to five tenants.

While securing permits for the property, the Applicant discovered that the site was not properly zoned for retail businesses. The tenants include a pharmacy, hair salon, and restaurant, the latter three of which require rezoning before they are opened. The Applicant has also complied with the City's request to activate the streetfront with minority-owned businesses and to create jobs in the local community. There is 100% occupancy on the site.

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, "to approve UDP-Z23009, that the Planning and Zoning Board determines that the Application meets the criteria as provided in Section 47-24.4, rezoning; the Planning and Zoning Board shall recommend that the rezoning be approved or recommend a rezoning to a more restrictive zoning district than that was requested in the Application if necessary to ensure compliance with the criteria for the zoning and if consented to by the Applicant, based on the criteria in the ULDR." In a roll call vote, the **motion** passed unanimously (9-0).

Chair Weymouth noted that a member of the public had submitted a request to speak on the Item, but that individual was no longer present at the meeting.

~~10. 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~~

~~Mr. Hetzel requested that this Item be deferred until the January 17, 2024 meeting.~~

~~Motion made by Mr. Shechtman, seconded by Ms. Fertig, to defer Number 10 to January 17, 2024 at 6 p.m. In a voice vote, the motion passed unanimously.~~

~~11. CASE: UDP L23001~~

~~REQUEST: \* Amend City of Fort Lauderdale Comprehensive Plan Future Land Use Element and Amend the Future Land Use Map Establishing the Uptown Urban Village Transit Oriented Development Designation~~

~~APPLICANT: City of Fort Lauderdale~~

~~EXISTING LAND USE: Employment Center, Commercial, Office, and Industrial~~

~~PROPOSED LAND USE: Transit Oriented Development (TOD)~~

~~COMMISSION DISTRICT: 1 John Herbst~~

~~CASE PLANNER: Jim Hetzel~~

~~Mr. Hetzel advised that this Item was deferred from the October 18, 2023 meeting. He noted that the Board members have received an addendum to the Application.~~

~~The City has worked with various stakeholders to prepare the Application, which is one of the City Commission's priority projects. In 2019, the City adopted the Uptown Master Plan and secured a consultant to assist with this planning initiative. The subject area is 323 acres located at the northern end of the City, bounded by I 95, the City limits, Powerline Road, and 57<sup>th</sup> Street. There are few residential uses in this area.~~

~~The proposed Land Use Plan Amendment (LUPA) will create the land use designation of Transit Oriented Development (TOD), which will be specific to the Uptown area in the City's Comprehensive Plan. In the County's Comprehensive Plan, this location will have a land use of Activity Center. The adoption of requirements necessary for a TOD land use designation have already been adopted in the Uptown Master Plan and will be part of the LUPA as well.~~

~~A land use analysis is required as part of the LUPA Application. This identifies a program of uses for the project area. Mr. Hetzel referred the Board members to a PowerPoint~~

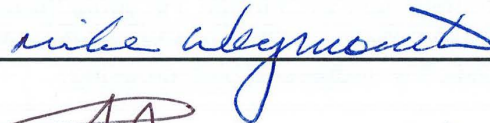
~~cautioned that this does not align the members' terms with the terms of office of elected officials; when future Board members are appointed, their terms will align with the officials' terms of office.~~

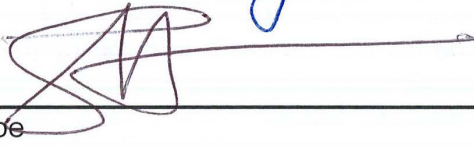
~~VII. VOTE FOR 2024 PLANNING AND ZONING BOARD CALENDAR~~

~~Motion made by Mr. McTigue, seconded by Vice Chair Cohen, to approve. In a voice vote, the motion passed unanimously.~~

There being no further business to come before the Board at this time, the meeting was adjourned at 9:52 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.]