



CITY OF FORT LAUDERDALE

MEETING MINUTES  
CITY OF FORT LAUDERDALE  
DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE, FL 33311  
WEDNESDAY, JULY 19, 2023 – 6:00 P.M.

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

**Staff**

Shari Wallen, Assistant City Attorney  
Jim Hetzel, Principal Urban Planner  
Michael Ferrera, Urban Design and Planning  
Karlanne Devonish, Urban Design and Planning  
Nicholas Kalargyros, Urban Design and Planning  
Yvonne Redding, 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. and introduced the Board members present.

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

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

~~Any members of the public wishing to speak at tonight's meeting were sworn in at this time.~~

~~The Board members agreed by unanimous consensus to incorporate the Staff Reports for all Items into the record.~~

~~Karlanne Devonish, representing Urban Design and Planning, noted a correction on p.1 of the Staff Report: a parcel with the address listed as 637 should be corrected to 627.~~

~~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.~~

~~Ms. Mammano observed that when a parcel is rezoned from residential to another zoning category such as RAC, the front and side yard requirements become more lenient. She felt this constituted a problem when the rezoned parcel or parcels extend into a residential area, recalling that when the City first began discussing mixed-use zones, it was acknowledged that conflicts might arise between residential districts and districts with more intensive uses. She expressed concern with the potential for these types of conflicts.~~

~~Mr. Barranco agreed with Ms. Mammano's point, suggesting that the City may wish to undertake a study to create transition from more intense uses into residential neighborhoods.~~

~~**Motion** made by Ms. Fertig, seconded by Mr. McTigue, to recommend approval of Case Number UDP-Z23004, based on the following findings of fact in the Staff Report, and the Board finds that the Application meets all applicable criteria.~~

~~Attorney Wallen confirmed that the correction brought forward by Ms. Devonish was included in the Staff Report.~~

~~In a roll call vote, the **motion** passed unanimously (7-0).~~

**5. CASE: UDP-Z23003**

**REQUEST:** \* \*\* Rezoning from Residential Multifamily – Medium Density (RMM-25) District to Northwest Regional Activity Center – Mixed Use East (NWRAC-MUe) District

**APPLICANT:** 312 NW 7 Street, LLC

**AGENT:** Stephanie J. Toothaker, Esq

**GENERAL LOCATION:** 624 NW 4th Avenue

**ABBREVIATED LEGAL DESCRIPTION:** PROGRESSO 2-18 D LOT 37,38 BLK 322

**ZONING DISTRICT:** Residential Mid Rise Multifamily/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

**CASE PLANNER:** Nicholas Kalargyros

Disclosures were made at this time.

Ms. Toothaker, representing the Applicant, advised that this Item is similar in nature to Item 4, as it proposes rezoning from Residential to Northwest Regional Activity Center – Mixed-Use East (Northwest RAC-MUE).

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. Fertig, seconded by Mr. McTigue, to recommend approval of UDP-Z23003, based on the findings of fact in the City Staff Report, and the Board hereby finds that the Application meets the applicable criteria. In a roll call vote, the **motion** passed unanimously (7-0).

**6. CASE:** UDP T23001

**REQUEST:** \* Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR); Section 47-5.32 through 5.38, Table of Dimensional Requirements; Section 47-18.9 Single Family Dwelling, Attached: Cluster

**APPLICANT:** City of Fort Lauderdale

**GENERAL LOCATION:** City Wide

**COMMISSION DISTRICT:** City Wide

**CASE PLANNER:** Yvonne Redding

Yvonne Redding, representing Urban Design and Planning, stated that the Code amendment, UDP T23001, is a “cleanup” item intended to help neighbors and Staff. Several inconsistencies between the Code table of dimensional requirements for cluster dwellings are being clarified. The proposal also recommends that minimum requirements between cluster buildings not be listed, as well as the addition of language in Code Section 47-18.9 to note that clusters must be approved by the Planning and Zoning Board. She added that the word “unobstructed” should be added to all easement language on this topic, and language will be added specifying where refuse containers can be located on a site.

Ms. Fertig requested further clarification of the cleanup language. Ms. Redding replied that the Board members’ backup materials show language that has been struck through for removal and underlined to replace it.

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 Wallen noted that the language she has currently drafted reflects what she had heard in the 2018 Commission meeting, which was that a tied or failed vote automatically results in a denial. She pointed out, however, that this could be changed if that is the Board's desire. She concluded that a motion to deny is more appropriate from a legal standpoint.~~

There being no further business to come before the Board at this time, the meeting was adjourned at 7:49 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.]