



CITY OF FORT LAUDERDALE

**PLANNING AND ZONING BOARD MEETING MINUTES
DEVELOPMENT SERVICES DEPARTMENT
700 NW 19 AVENUE, FORT LAUDERDALE, FL 33311
WEDNESDAY, APRIL 17, 2024 – 6:00 P.M.**

Board Members	Attendance	Present	Absent
Michael Weymouth, Chair	A	8	0
Brad Cohen, Vice Chair	P	7	2
John Barranco	P	7	2
Mary Fertig (arr. 6:09)	P	8	1
Steve Ganon	P	8	1
Marilyn Mammano	P	7	3
Shari McCartney	P	9	0
Patrick McTigue	P	9	0
Jay Shechtman	P	8	1

Staff

Ella Parker, Urban Design and Planning Manager
Shari Wallen, Assistant City Attorney
Nancy Garcia, Urban Design and Planning
Yvonne Redding, Urban Design and Planning
Leslie Harmon, Recording Clerk, Prototype, Inc.

Communication to City Commission

None.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Vice Chair Cohen called the meeting to order at 6:01 p.m. The Vice Chair introduced the Board members present and the Pledge of Allegiance was recited. Urban Design and Planning Manager Ella Parker introduced the Staff members present.

1. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

Motion made by Ms. McCartney, seconded by Mr. McTigue, to approve the minutes from last month. In a voice vote, the **motion** passed unanimously.

It was noted a quorum was present at the meeting.

III. PUBLIC SIGN-IN / SWEARING-IN

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

Vice Chair Cohen indicated that the Board would accept the Staff reports for all Agenda Items.

IV. AGENDA ITEMS

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<u>Case Number</u>	<u>Applicant</u>
1. UDP-P23004**	City of Fort Lauderdale
2. UDP-V23006	City of Fort Lauderdale
3. UDP-V23007	City of Fort Lauderdale
4. UDP-V23003	Local Equity Three, LLC
5. UDP-Z23016* **	702 NW 3rd ST LLC and 718 NW 3 ST LLC
6. UDP-Z23017* **	Neal Mitchell, BDM Ventures Florida LLP, Wayne and Jean Shallenberger
7. UDP-S23052**	Lucky 14, LLC
8. UDP-T24004*	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-P23004~~

~~**REQUEST:** ** Plat Review~~

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

~~**AGENT:** Elizabeth Tsouroukdissian, Pulice Land Surveyors~~

~~**PROJECT NAME:** Prospect Lake Clean Water Center Plat~~

~~**PROPERTY ADDRESS:** 5900 Hawkins Road~~

~~**ABBREVIATED LEGAL DESCRIPTION:** Replat of a portion of Tracts "B" and "C" of "Palm Aire Village 4th Section" and Acreage 7-49-42~~

~~**ZONING DISTRICT:** Commerce Center (CC)~~

~~**LAND USE:** Employment Center~~

~~**COMMISSION DISTRICT:** 1 — John Herbst~~

~~**NEIGHBORHOOD ASSOCIATION:** N/A~~

~~**CASE PLANNER:** Yvonne Redding~~

~~Disclosures were made at this time.~~

~~Applicant does not want. The Applicant plans to vacate the right-of-way rather than allow utilities to be located there. More discussion of FPL's request is pending and more time is necessary.~~

~~Ms. Lhota continued that FPL has agreed to dedicate a public utility easement back to the City, within the right of way which is not being used for the plant. The easement would be included in the franchise agreement to which FPL has agreed. Her understanding is that the City Attorney's Office hopes to include a condition of approval which would ensure the vacation is not effective until the plat has been recorded.~~

~~Attorney Wallen emphasized that a team from the City Attorney's Office is working to address these issues. She was confident all legal issues would be resolved by May 2024.~~

~~In a roll call vote, the **motion** passed 6-2 (Mr. Barranco and Mr. Shechtman dissenting).~~

~~3. **CASE:** UDP-V23007~~

~~**REQUEST:** Vacation of Right-of-Way~~

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

~~**AGENT:** Jane Storm, Pulice Land Surveyors, Inc.~~

~~**PROJECT NAME:** Prospect Lake Vacation of Right of Way (East and West)~~

~~**GENERAL LOCATION:** 22.5-foot-wide by 3,410-foot-long Portion of Right-of-Way, north of West Prospect Road, west of NW 31st Avenue, east of State Road 7, and south of NW 62nd Street~~

~~**ABBREVIATED LEGAL DESCRIPTION:** Portion of Hawkins Road (NW 35th Avenue) Right-of-Way, Acreage 7-49-42 of BCR~~

~~**ZONING DISTRICT:** Commerce Center (CC)~~

~~**LAND USE:** Employment Center~~

~~**COMMISSION DISTRICT:** 1 – John Herbst~~

~~**NEIGHBORHOOD ASSOCIATION:** N/A~~

~~**CASE PLANNER:** Yvonne Redding~~

~~Attorney Wallen advised that disclosures were not necessary for this Item, as deferral has been requested.~~

~~It was clarified that this deferral would also be until the May 15, 2024, meeting.~~

~~**Motion** made by Ms. Fertig, seconded by Ms. Mammano, to defer. In a roll call vote, the **motion** passed 6-2 (Mr. Barranco and Mr. Shechtman dissenting).~~

4. CASE: UDP-V23003

REQUEST: Vacation of Right-of-Way

APPLICANT: Local Equity Three, LLC.

AGENT: Jason Crush, Crush Law, P.A.

PROJECT NAME: Public Storage Vacation of Right-of-Way

GENERAL LOCATION: 16-foot-wide by 98-foot-long Portion of Alley, north of SE 30th Street, west of S. Federal Highway, south of SE 29th Street and east of SE 4th Avenue

ABBREVIATED LEGAL DESCRIPTION: Croissant Park Dixie Cut-Off Section 6-5 B Lot 1

ZONING DISTRICT: Heavy Commercial/Light Industrial Business (B-3)

LAND USE: Commercial

COMMISSION DISTRICT: 4 – Warren Sturman

NEIGHBORHOOD ASSOCIATION: Poinciana Park Civic Association

CASE PLANNER: Yvonne Redding

Disclosures were made at this time.

Jason Crush, representing the Applicant, stated that the Applicant owns the majority of the block on which the subject property is located, and called the Board's attention to an alleyway, which was dedicated by a plat in 1925. The property to the north of the subject parcel was never platted and the alley was never paved or used for its original purpose.

The reason the alley vacation is requested is that the alley has never been used. The Applicant is currently processing a Development Review Committee (DRC) application to place a mini-storage facility on the subject site. Tonight's request is limited to the southern portion of the site, as the client has not yet determined what will be done with the northern portion.

Mr. Crush continued that there will be no impact on pedestrians or vehicular traffic. The Applicant agrees to the conditions listed in the Staff Report.

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

Motion made by Mr. Shechtman, seconded by Mr. McTigue, to recommend approval of Case Number UDP-V23003 based on the following findings of fact, and the Board hereby finds that the Application meets the applicable criteria of the ULDR cited in the Staff Report, and adopt[s] the findings of fact in the Staff Report, with all conditions in the Staff Report. In a roll call vote, the **motion** passed unanimously (8-0).

~~5. CASE: UDP-Z23016~~

~~**REQUEST:** * ** Rezoning from Residential Multifamily Mid Rise/Medium High Density (RMM-25) District to Northwest Regional Activity Center Mixed Use West (NWRAC-MUw) District~~

~~**APPLICANT:** 702 NW 3RD ST LLC and 718 NW 3 ST LLC~~

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

~~**ADDRESS:** 728 NW 3rd Street, 204 and 216 NW 8th Avenue~~

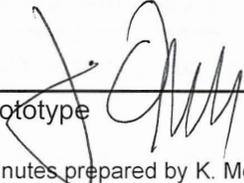
Ms. Parker observed that these studies focused on form-based regulations along major corridors, as well as the underlying land uses and zoning districts. She added that Staff has discussed how to best address industrial areas, which will require significant public outreach before it can be addressed in the future. Any proposed changes will come before the Board and the City Commission.

There being no further business to come before the Board at this time, the meeting was adjourned at 7:47 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.]