



**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.

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

**4. CASE: UDP-Z23004**

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

**APPLICANT:** 639 NW 9th Ave, LLC

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

**GENERAL LOCATION:** 639, 635, 631, 627, 623 NW 9th Avenue

**ABBREVIATED LEGAL DESCRIPTION:** JUNE PARK 22-16 B LOT 3 TOGETHER WITH E1/2 OF PT VAC'D ALLEY LYING W OF & ADJ TO SAID LOT 2; JUNE PARK 22-16 B LOT 4 TOGETHER WITH E1/2 OF PT OF VAC'D ALLEY LYING W OF & ADJ TO LOT 4; JUNE PARK 22-16 B LOT 5 TOGETHER WITH E1/2 OF PT OF VAC'D ALLEY LYING W OF & ADJ TO LOT 5; JUNE PARK 22-16 B LOT 6 TOGETHER WITH E1/2 OF PT VAC'D ALLEY LYING W OF & ADJ TO LOT 6; JUNE PARK 22-16 B LOTS 7 & 8 TOGETHER WITH E1/2 OF PT OF VAC'D ALLEY LYING W OF & ADJ TO LOTS 7 & 8.

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

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

**LAND USE:** Northwest Regional Activity Center

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

**NEIGHBORHOOD ASSOCIATION:** Home Beautiful Park Civic Association

**CASE PLANNER:** Karlanne Devonish

Disclosures were made at this time.

Ms. Toothaker, representing the Applicant, showed a rendering of the subject area, pointing out that the property in question is 0.85 acre in size and is located on NW 9<sup>th</sup> Avenue. The property would be rezoned to Northwest Regional Activity Center – Mixed Use West (NWRAC-MUw), which is consistent with the pattern of previous rezonings. The rest of the block was rezoned in 2022.

The proposed rezoning is consistent with the City's Comprehensive Plan and with Northwest RAC land use. It does not adversely affect the pattern of surrounding development and is suitable for the uses permitted by the proposed zoning category. The Applicant's team has met with the appropriate neighborhood association, which indicated that they would provide a letter of support; however, the Applicant has not received this letter. Ms. Toothaker characterized the neighborhood meeting as positive.

Rezoning the site to Northwest RAC provides a broader range of permitted and conditional uses. There is no Site Plan for this Item thus far; when the Site Plan is ready, it will be brought back to the neighborhood association.

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~~

~~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.]