



**PLANNING AND ZONING BOARD MEETING MINUTES
DEVELOPMENT SERVICES DEPARTMENT
700 NW 19 AVENUE, FORT LAUDERDALE, FL 33311
WEDNESDAY, NOVEMBER 20, 2024 – 6:00 P.M.**

CITY OF FORT LAUDERDALE

| Board Members | Attendance | Present | Absent |
|-------------------------|-------------------|----------------|---------------|
| Michael Weymouth, Chair | P | 5 | 1 |
| Brad Cohen, Vice Chair | P | 3 | 3 |
| John Barranco | A | 4 | 2 |
| Brian Donaldson | P | 6 | 0 |
| Steve Ganon | P | 6 | 0 |
| Marilyn Mammano | P | 5 | 1 |
| Shari McCartney | P | 5 | 1 |
| Patrick McTigue | P | 5 | 1 |
| Jay Shechtman | P | 5 | 1 |

Staff

D'Wayne Spence, Interim City Attorney
 Jim Hetzel, Principal Urban Planner
 Karlanne Devonish, Urban Design and Planning
 Michael Ferrera, Urban Design and Planning
 Yvonne Redding, Urban Design and Planning
 Lorraine Tappen, Urban Design and Planning
 Burt Ford, Chief Zoning Officer
 K. Cruitt, Recording Clerk, Prototype, Inc.

Communication to City Commission

None.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chair Weymouth called the meeting to order at 6:00 p.m. and the Pledge of Allegiance was recited. The Chair introduced the Board members present.

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

Motion made by Mr. Donaldson, seconded by Mr. Mc Tigue, to approve the minutes of the October meeting. 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.

The Board agreed by unanimous consensus to make the Staff Report and recommendations for each Item part of the record.

IV. AGENDA ITEMS

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| <u>Case Number</u> | <u>Applicant</u> |
|--------------------|------------------------------------|
| 1. UDP-Z24010* ** | 6 th on Powerline, LLC |
| 2. UDP-A24025** | Las Olas Hospitality Group LLC |
| 3. UDP-Z24012* ** | 200 W. Cypress Creek Holdings, LLC |
| 4. UDP-L24001* | 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.

Principal Urban Planner Jim Hetzel advised that Item 1, Case UDP-24038**, and Item 2, Case UDP-23029**, have waivers to the state timeline. The third Item, Case UDP-S24024**, has an extension to December 4, 2024, which is the day after a City Commission meeting.

1. CASE: UDP-Z24010

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: 6th on Powerline, LLC.

AGENT: Stephanie Toothaker, Esq.

PROPERTY ADDRESS: 500, 506, 510, 522, 530, 534, and 538 NW 9th Avenue and 537 NW 8th Avenue

ABBREVIATED LEGAL DESCRIPTION: North Lauderdale, PB 1, PG 48, Lots 7, 8, and Lots 27 through 46, Block 16

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

PROPOSED ZONING: Northwest Regional Activity Center – Mixed Use west (NWRAC-MUw)

LAND USE: Northwest Regional Activity Center

COMMISSION DISTRICT: 3 – Pamela Beasley-Pittman

NEIGHBORHOOD ASSOCIATION: Historical Dorsey-Riverbend Civic Association
CASE PLANNER: Yvonne Redding

Disclosures were made at this time.

Stephanie Toothaker, representing the Applicant, noted a clerical error in the Staff Report for this Item: the property consists of 1.609 acres or 70,125 sq. ft.

Ms. Toothaker explained that the request is for the continuation of a pattern of rezoning within the block and the larger general location in which the property is located. Two lots immediately to the north have already been rezoned. All property owners within 300 ft. of the subject property have been notified of the proposed rezoning.

The property is located within the City's Northwest Regional Activity Center (RAC). Ms. Toothaker reviewed the pattern of rezoning for the area, stating that the Applicant requests rezoning from RM-25 to NWRAC-MUw. The Applicant's team has reviewed all rezoning criteria with Staff and has held public participation meetings with the Progresso Village, Historic Dorsey Riverbend, and Home Beautiful Park neighborhoods. They also held a virtual public participation meeting for any other members of the public.

Ms. Mammano requested clarification of the results of the public participation meetings. Ms. Toothaker replied that while the neighborhood associations with which the Applicant met do not issue letters of support, they did not indicate opposition to the project.

Mr. Ganon asked if the Applicant is seeking to rezone all the parcels on the subject block. Ms. Toothaker confirmed this, explaining that the Applicant was unable to request rezoning for all their parcels at the same time. Additional parcels on the block will come before the Board in the future.

Ms. Mammano asked if it is necessary for individual parcels to come before the Board rather than several at a time. Chair Weymouth confirmed this, recalling that this issue has been discussed in the past. Mr. Shechtman suggested that the Board may wish to send a communication to the City Commission recommending that the entire area be rezoned at once.

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 Mr. McTigue, to recommend the approval of Case Number UDP-Z21010 based on the findings of fact in the City Staff Report, based on the testimony heard by the Applicant, and the Board hereby finds the Application meets the applicable criteria of the ULDR cited in the Staff Report. In a roll call vote, the **motion** passed unanimously (8-0).

Ms. Mammano pointed out that if this is followed to the waterfront, a property's seawall may be as high as or higher than grade. Mr. Ford advised that the maximum height of a seawall throughout the City is 6 ft.

Mr. Shechtman asked if free-standing shade structures are affected by the change in Code. Mr. Ford replied that these would be measured from the same ground level as fences, which means they should not be impacted.

There being no further business to come before the Board at this time, the meeting was adjourned at 7:14 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.]