



CITY OF FORT LAUDERDALE

**PLANNING AND ZONING BOARD MEETING MINUTES  
CITY HALL COMMISSION CHAMBERS  
100 N. ANDREWS AVE., FORT LAUDERDALE, FLORIDA 33301  
WEDNESDAY, JULY 20, 2022 – 6:00 P.M.**

<b>June 2022 – May 2023</b>			
<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	2	0
Mary Fertig	P	2	0
Steve Ganon	P	2	0
Shari McCartney	A	0	2
William Rotella	P	2	0
Jay Shechtman	A	1	1

**Staff**

Ella Parker, Urban Design and Planning Manager  
D'Wayne Spence, Assistant City Attorney  
Shari Wallen, Assistant City Attorney  
Jim Hetzel, Principal Urban Planner  
Lorraine Tappen, Principal Urban Planner  
Michael Ferrera, Urban Design and Planning  
Karlanne Grant, Urban Design and Planning  
Yvonne Redding, Urban Design and Planning  
Adam Schnell, Urban Design and Planning  
Steve Hillberg, Public Works Department  
Jamie Oppерlee, Recording Secretary, Prototype, Inc.

**Communication to City Commission**

**Motion** made by Ms. Fertig commending the Planning Staff and Parks Department Staff for all the work done so far on rezoning properties to parks, and the work they will be doing in the future. They've done a great job in a short time. In a voice vote, the **motion** passed unanimously.

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

Chair Weymouth called the meeting to order at 6:07 p.m. and the Pledge of Allegiance was recited.

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

**Motion** made by Mr. Barranco, seconded by Mr. Ganon, to approve. In a voice vote, the **motion** passed unanimously.

Chair Weymouth introduced the Board members present, and Urban Design and Planning Manager Ella Parker introduced the Staff members present.

### 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

#### Case Number

#### Applicant

1. UDP-Z22002* **	SCC Property Holdings and Management, LLC
2. UDP-Z22004* **	First Ebenezer Missionary Christian Church Inc.
3. UDP-Z22005* **	City of Fort Lauderdale
4. UDP-Z22006* **	City of Fort Lauderdale
5. UDP-Z22007* **	City of Fort Lauderdale
6. UDP-Z22008* **	City of Fort Lauderdale
7. UDP-Z22010* **	City of Fort Lauderdale
8. UDP-Z22011* **	City of Fort Lauderdale
9. UDP-Z22012* **	City of Fort Lauderdale
10. UDP-Z22013* **	City of Fort Lauderdale
11. UDP-A22007**	Richard Berrie, Berrie Architecture & Design, Inc.
12. UDP-T22004*	City of Fort Lauderdale
13. UDP-T22005*	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-Z22002**

**REQUEST: \*\*\* Rezoning from Commercial Warehouse (C-1) County to Community Business (CB)**

**APPLICANT: SCC Property Holdings and Management, LLC.**

**AGENT:** Andrew Schein, Esq., Lochrie & Chakas, P.A.  
**PROJECT NAME:** HSC Dollar General – Fort Lauderdale  
**PROPERTY ADDRESS:** 2525 NW 19<sup>th</sup> Street  
**ABBREVIATED LEGAL DESCRIPTION:** North West Lauderdale 25-25 B Lot 42 Less S 5 For St Blk 2  
**ZONING DISTRICT:** Commercial Warehouse (C-1) County  
**PROPOSED ZONING DISTRICT:** Community Business (CB)  
**LAND USE:** Commercial  
**COMMISSION DISTRICT:** 3 – Robert McKinzie  
**NEIGHBORHOOD ASSOCIATION:** Rock Island Community Development, Inc.  
**CASE PLANNER:** Yvonne Redding

Disclosures were made at this time.

Andrew Schein, representing the Applicant, explained that the request was for rezoning. The property is currently zoned C-1, which is a heavy commercial/light industrial Broward County zoning district. It was not rezoned when Fort Lauderdale annexed the area. The Applicant requests rezoning of the parcel to CB (Community Business).

Criteria for rezoning include:

- The proposed zoning district is consistent with the City's Comprehensive Plan: the area has a Future Land Use designation of Commercial
- Changes anticipated by the proposed rezoning will not adversely affect the character of development in or near the area: surrounding uses include medical offices, retail, and some single-family residential
- The character of the area is suitable for the uses permitted in the proposed zoning district and compatible with surrounding districts: C-1 zoning permits uses such as gun ranges, warehousing, and gas bottling, which are less compatible with the nearby single-family use, while CB permits banks, retail, and restaurants

The use proposed for the subject site is a Dollar General store, which will come before the Board with a Site Plan at the next scheduled meeting. The Applicant has met with surrounding neighbors at a Rock Island Community Development Association meeting, as well as a second meeting via Zoom. That Association has provided a letter of support for the rezoning as well as the proposed new use.

There being no questions from the Board at this time, Chair Weymouth opened the public hearing.

Nadine Hankerson, private citizen, advised that she lives behind the subject parcel. She expressed concern that Rock Island is not the only nearby homeowners' association to which the Applicant has reached out: they should have included the Lake Air and Lauderdale Manors neighborhoods, which are also close to the property for which rezoning is proposed. She hoped the Applicant would contact these homeowners as well.

Mr. Schein stated that he would reach out to the two additional neighborhoods prior to next month's meeting. He clarified that notice was sent to neighbors within 300 ft. of the subject property.

As there were no other 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. Ganon, to, not only on this case but on all cases, include the Staff recommendations. In a voice vote, the **motion** passed unanimously.

**Motion** made by Mr. Ganon, seconded by Ms. Fertig, to approve the rezoning from Commercial Warehouse, C-1 County, to Community Business, CB. In a roll call vote, the **motion** passed unanimously (5-0).

**2. CASE: UDP-Z22004**

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

**APPLICANT:** First Ebenezer Missionary, Christian Church Inc

**AGENT:** Stephanie Toothaker, Esq.

**GENERAL LOCATION:** 312 NW 7th Street, East of NW 4th Avenue, West of NW 3rd Avenue, South of NW 7th Street and North of 613 NW 3 AVE

**ABBREVIATED LEGAL DESCRIPTION:** LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 35, 36, 39, 40, 41, 42, 43, 44, 45, 46, 47 AND 48, BLOCK 322, OF PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

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

**PROPOSED ZONING:** Northwest Regional Activity Center - Mixed Use east (NWRAC-MUe) District

**LAND USE:** Northwest Regional Activity Center (NWRAG)

**COMMISSION DISTRICT:** 2 - Steven Glassman

**NEIGHBORHOOD ASSOCIATION:** Progresso Village Civic Association, Inc.

**CASE PLANNER:** Adam R. Schnell

Disclosures were made at this time.

Stephanie Toothaker, representing the Applicant, showed a PowerPoint presentation on the Item, which proposes rezoning for a church and other properties. All parties who own property on the subject block are requesting rezoning to Northwest Regional

**V. COMMUNICATION TO THE CITY COMMISSION**

next Board meeting so the members have an opportunity to review them and prepare any questions they may have. Ms. Parker confirmed that the charts would be emailed to the Board members before their next meeting.

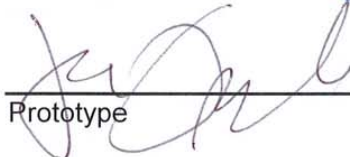
**V. COMMUNICATION TO THE CITY COMMISSION**

**Motion** made by Ms. Fertig, seconded by Mr. Ganon, commending the Planning Staff and Parks Department Staff for all the work done so far on rezoning properties to parks, and the work they will be doing in the future. They've done a great job in a short time. 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 7:50 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.]