



CITY OF FORT LAUDERDALE

**PLANNING AND ZONING BOARD MEETING MINUTES
CITY HALL COMMISSION CHAMBERS
100 N. ANDREWS AVE., FORT LAUDERDALE, FLORIDA 33301
WEDNESDAY, NOVEMBER 16, 2022 – 6:00 P.M.**

June 2022 – May 2023			
Board Members	Attendance	Present	Absent
Michael Weymouth, Chair	P	6	0
Brad Cohen, Vice Chair	P	4	2
John Barranco	P	6	0
Mary Fertig	P	6	0
Steve Ganon	P	6	0
Shari McCartney	P	3	3
Patrick McTigue	P	4	0
William Rotella	P	5	1
Jay Shechtman	P	5	1

Staff

D'Wayne Spence, Assistant City Attorney
Shari Wallen, Assistant City Attorney
Jim Hetzel, Principal Urban Planner
Tyler Laforme, Urban Design and Planning
Adam Schnell, Urban Design and Planning
Lorraine Tappen, Urban Design and Planning
Cija Omengebar, Central City CRA Planner
Dr. Nancy Gassman, Assistant Director of Public Works
Leslie Harmon, Recording Secretary, Prototype, Inc.

Communication to City Commission

~~Vice Chair Cohen recommended that the Board send a communication to the City Commission to have all Board members sit at the dais. The Board members voted to approve this suggestion by unanimous voice vote (9-0).~~

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

~~Chair Weymouth called the meeting to order at 6:02 p.m. and the Pledge of Allegiance was recited. The Chair introduced the Board members present.~~

~~Chair Weymouth requested that the four Board members currently seated at tables be permitted to return to the dais for future meetings.~~

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

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

~~project, the Applicant proposes to change to the City's Mixed Use land use category, which has been in Fort Lauderdale's Comprehensive Plan for at least two to three years and has never been used.~~

~~As the Applicant sought to apply its Mixed Use category to a specific parcel, it was determined that some items in that category's text required amendment in order to make them more current and consistent with both City zoning regulations and County designations. The Applicant proposes changing from RM-25 to Mixed Use while also processing a County Land Use Plan Amendment so the two land use categories will match as best as possible.~~

~~Ms. Chakas reviewed the site's zoning and surrounding zoning designations. She showed a conceptual plan for the project, explaining that the Applicant is filing for a planned development zoning district for a 12-story mixed-use project with ground floor retail and 340 residential units. It will include green space, as well as public areas dedicated for park purposes through an easement. A conceptual plan was included in the members' backup materials to demonstrate how Mixed Use design guidelines are met.~~

~~Mr. Shechtman asked how the removal of parking from the Westin Hotel would affect that business's compliance with parking requirements. Ms. Chakas explained that the Applicant proposes construction of a nine-story parking garage which will satisfy parking requirements for both the existing hotel and the new development. In addition, the requested rezoning will permit the Applicant to request an alternative parking ratio, and the Applicant may also be able to access cross parking with surrounding office buildings, which are not crowded at night.~~

~~There being no further questions from the Board 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. Shechtman, to recommend approval of Case Number UDP L22003, and hereby find the map amendments are consistent to change the land use designation to Mixed Use. In a roll call vote, the **motion** passed 9-0.~~

4. CASE: UDP- L22004

REQUEST: * Amend City of Fort Lauderdale Comprehensive Plan Future Land Use Element – Update Mixed Use Land Use Designation and Floor Area Ratio

APPLICANT: PFL VII, LLC.

AGENT: Nectaria Chakas, Esq., Lochrie & Chakas, P.A.

PROJECT NAME: Update Mixed Use – Residential Future Land Use Designation

PROPERTY ADDRESS: Citywide

NEIGHBORHOOD ASSOCIATION: NA

CASE PLANNER: Lorraine Tappen / Deandrea Moise (Assisting)

Attorney Spence advised that disclosures were not necessary for this Item.

Ms. Chakas, again representing the Applicant, explained that this Item addresses the proposed text amendment, which includes the following:

- Addition of the intent and purpose of the Mixed-Use district
- Establishes a density of 50 units per gross acre, which is a reduction from 60 units per net acre in order to be consistent with County zoning as well as the City's PDD and Mixed-Use Ordinances
- Proposes a floor area ratio (FAR) of 3.0, which is greater than the current FAR of 2.5
- Strike-throughs of previously existing categories
- Proposes deletion of formulas for the Mixed-Use category
- Relocates and refines a number of provisions and removes redundancies

Ms. Chakas added that the PDD Ordinance is currently the only zoning category that can be used within the proposed land use category. She also pointed out that the density cap for the Mixed-Use category is very low.

There being no questions from the Board 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 Case Number UDP-L22004 and find that the text amendment is consistent. In a roll call vote, the **motion** passed 9-0.

~~6. CASE: UDP T22010~~

~~**REQUEST:** * Amend ULDR Section 47-19.3 Boat Slips, Docks, Boat Davits, Hoists and similar Mooring Structures; Create ULDR Section 47-19.13 Resiliency Standards for Tidal Flood Protection; Amend ULDR Section 47-39 Development Regulations for Annexed Areas~~

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

~~**GENERAL LOCATION:** City Wide~~

~~**COMMISSION DISTRICT:** City Wide~~

~~**CASE PRESENTER:** Nancy J. Gassman, Ph.D. Assistant Director, Public Works~~

~~Dr. Nancy Gassman, Assistant Director of Public Works, explained that the Item was previously presented to the Board in October 2023. As part of the Planning and Zoning Board's charge as Local Planning Agency (LPA), they are asked to make recommendations to the City Commission as to the consistency of a proposal or ULDR amendment to the City's Comprehensive Plan.~~

~~Dr. Gassman advised that the City is seeking a determination of consistency with the Comprehensive Plan for three sections of the ULDR, which relate to boat slips and docks,~~

~~City of Fort Lauderdale ULDR Sections 47-19.3, 47-19.13, and 47-39.A.1.b. In a roll call vote, the **motion** failed 4-5 (Chair Weymouth, Mr. Barranco, Mr. Cohen, Ms. McCartney, and Mr. Rotella dissenting).~~

~~V. COMMUNICATION TO THE CITY COMMISSION~~

~~Motion made by Chair Weymouth requesting the four Planning and Zoning Board members seated at the tables on the floor be seated at the dais with the rest of the Board for all future meetings. The Board members voted to approve this suggestion by unanimous voice vote (9-0). [No motion or second was made.]~~

~~VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE~~

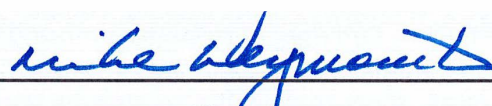
~~None.~~

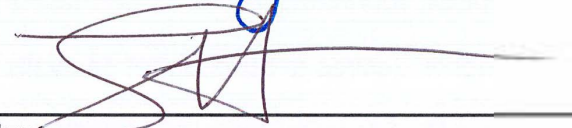
~~VII. VOTE FOR 2023 PLANNING AND ZONING BOARD CALENDAR~~

~~Chair Weymouth requested a voice vote to approve the 2023 Planning and Zoning Board calendar. The members voted to approve the document by unanimous voice vote (9-0). [No motion or second was made.]~~

~~There being no further business to come before the Board at this time, the meeting was adjourned at 8:24 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.]