



**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.

## II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

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

## IV. AGENDA ITEMS

### Index

<u>Case Number</u>	<u>Applicant</u>
1. UDP-Z23001* **	Barbara A. Hall, Esq.
2. UDP-DRI23001**	North Broward Hospital District
3. UDP-A23006	North Broward Hospital District
4. UDP-Z23004* **	639 NW 9 <sup>th</sup> Ave, LLC
5. UDP-Z23003* **	312 NW 7 Street, LLC
6. UDP-T23001*	City of Fort Lauderdale
7. UDP-T23004*	City of Fort Lauderdale
8. UDP-T23005*	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-Z23001

**REQUEST:** \* \*\* Rezoning from Heavy Commercial/Light Industrial Business (B-3) District to Uptown Urban Village Northeast (UUV-NE) District

**APPLICANT:** Barbara A. Hall, Esq.

**AGENT:** City of Fort Lauderdale

**PROPERTY ADDRESS:** 6700 N. Andrews Avenue

**ABBREVIATED LEGAL DESCRIPTION:** Reflections Plat, Portions of Parcel A including Wetland Area and less-out Cypress Park West South, Plat Book 119, Page 46, Public Records of Broward County

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

**PROPOSED ZONING DISTRICT:** Uptown Urban Village Northeast (UUV-NE) District

**LAND USE:** Employment Center

**COMMISSION DISTRICT:** 1 – John Herbst

**NEIGHBORHOOD ASSOCIATION:** N/A

**CASE PLANNER:** Michael Ferrera

Disclosures were made at this time.

Mr. Ganon arrived at 6:05 p.m.

Michael Ferrera, representing Urban Design and Planning, explained that the request before the Board is to rezone 804,467 sq. ft., or 18.46 acres, of land on N. Andrews Avenue from Heavy Commercial/Light Industrial Business (B-3) to Uptown Urban Village Northeast (UUV-NE). The Site Plan related to this property has not yet been submitted.

Mr. Ganon requested clarification of the property's use. Principal Urban Planner Jim Hetzel replied that the site includes a wetland preserve, which is one of Broward County's environmentally sensitive lands. Because a portion of the area has declined significantly, a mitigation plan has been approved which will allow half of the site to remain a preserve and the other half to be developed.

Mr. Ganon asked if the preserve will be monitored by the County rather than the City. Mr. Hetzel confirmed this, noting that the preserve is not zoned for open space or preservation. A plat note amendment will be required for the property.

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.

Mr. Barranco asked why the City is representing the Applicant with regard to this Application. Mr. Ferrera explained that an incentive program for the Uptown area includes City processing of applications.

**Motion** made by Mr. Barranco, seconded by Ms. Mammano, to approve with conditions of Staff in the report. In a roll call vote, the **motion** passed unanimously (7-0).

**2. CASE:** UDP-DRI23001

**REQUEST:** ~~\*\* Amend Spectrum Development of Regional Impact Development (DRI) Order to Allow 15,500 Square Feet of Senior Citizen Center Use~~

**APPLICANT:** ~~North Broward Hospital District~~

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

**PROJECT NAME:** ~~Spectrum DRI Amendment~~

**PROPERTY ADDRESS:** ~~1700 NW 49th Street~~

**ABBREVIATED LEGAL DESCRIPTION:** ~~Commerce Park 112-18 B Tract G, Public Records of Broward County~~

**ZONING DISTRICT:** ~~Airport Industrial Park District (AIP)~~

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

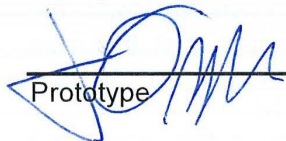
**COMMISSION DISTRICT:** ~~1 — John C. Herbst~~

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.

  
Chair

  
Prototype

[Minutes prepared by K. McGuire, Prototype, Inc.]