



CITY OF FORT LAUDERDALE

DRAFT

**PLANNING AND ZONING BOARD MEETING MINUTES
DEVELOPMENT SERVICES DEPARTMENT
700 NW 19 AVENUE, FORT LAUDERDALE, FL 33311
WEDNESDAY, JULY 16, 2025 – 6:00 P.M.**

Board Members	Attendance	Present	Absent
Patrick McTigue, Chair	P	2	0
Shari McCartney, Vice Chair	P	2	0
Kevin Buckley	P	2	0
Brian Donaldson	P	2	0
Whitney Dutton	A	1	1
Steve Ganon	P	2	0
Jacquelyn Scott	A	1	1
			

Staff

Karlanne Devonish, Acting Urban Design and Planning Manager
Yvonne Redding, Urban Planner III
Shaun Amarnani, Assistant City Attorney
K. Cruitt, Recording Clerk, Prototype, Inc.

Communication to City Commission

None.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

The meeting was called to order at 6:00 p.m. and the Pledge of Allegiance was recited. Chair McTigue introduced the Board and Staff members present. Roll was called and it was determined a quorum was present.

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

Motion made by Ms. McCartney, seconded by Mr. Donaldson, to approve. 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.

IV. AGENDA ITEMS

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Case Number	Applicant
1. UDP-V25007**	Dajani Family Holding, LLC

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-V25007

REQUEST: ** Vacation of Right-of-Way of a Five-Foot-Wide by 50-Foot-Long Right-of-Way, Utilities and Public Purpose Easement

APPLICANT: Dajani Family Holding, LLC.

AGENT: Arianna Roman, Becker & Poliakoff, P.A.

PROJECT NAME: Dajani Plaza ROW Vacation

GENERAL LOCATION: North of NW 18th Court, east of NW 16th Avenue, west of Lauderdale Manors Drive, and south of NW 19th Street

ABBREVIATED LEGAL DESCRIPTION: Lauderdale Manors Amen Resub of Blk 23 35-14 B

ZONING DISTRICT: General Business (B-2) District

LAND USE: Commercial

COMMISSION DISTRICT: 3 – Pamela Beasley-Pittman

NEIGHBORHOOD ASSOCIATION: Lauderdale Manors Homeowners Association

CASE PLANNER: Yvonne Redding

Disclosures were made at this time.

Susan Holland, representing the Applicant, explained that the request is for a right-of-way vacation. NW 16th Avenue, which lies to the left of the project, has been vacated; however, a small portion of City right-of-way remained at that location. The Application requests vacation of this right-of-way in order to give Broward County the space it needs for its trafficways plan.

Ms. McCartney requested additional information on the Applicant's intent in vacating the parcel. Ms. Holland replied that when the City vacated 16th Avenue, they left the small piece remaining for utilities. The Applicant has procured a release from utility owners.

Mr. Ganon asked if the Applicant's project has already been built. Ms. Holland confirmed that the building is under construction. In order to extend to 19th Street and tie into the

utility system, the Applicant was asked to provide the County with 5 ft. across its total frontage. The Applicant could not do this until the remaining space was vacated.

At this time Chair McTigue 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 Mr. Donaldson, seconded by Mr. Buckley, to recommend approval of Case Number UDP-V25007 based on the following findings of fact, the fact of the City Staff Report, and the testimony heard by the Applicant, that the Board hereby finds that the Application meets the applicable criteria of the ULDR cited in the Staff Report. In a roll call vote, the **motion** passed 5-0.

V. COMMUNICATION TO THE CITY COMMISSION

None.

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

Mr. Donaldson suggested that in the future, if there are two items or fewer on the Board's Agenda, the City might consider cancelling the meeting. Ms. McCartney noted that applicants may be under a timeline for the completion of the project. Mr. Buckley proposed that Staff could consult with the applicant(s) as well and grant extensions if possible.

Chair McTigue advised that he had spoken with Staff to discuss potential cancellation of the meeting; however, both Staff and tonight's Applicant had requested that the Board meet as scheduled so the Item could advance to the City Commission.

Mr. Donaldson explained that his intent was for the Board to take a strategic perspective, possibly moving up more urgent items that come before them.

Acting Urban Design and Planning Manager Karlanne Devonish stated that Staff proactively reaches out to applicants to move items if there are only one or two items on the agenda. The applicants' timelines are taken into consideration. She pointed out that while Staff seeks to bundle together multiple agenda items if possible, the applicants have their own needs as well.

Ms. Devonish added that the City Commission recently passed a Resolution to allow advisory body members to participate remotely using communications technology. A physical quorum, however, must be present at the meeting. She concluded that she would look more closely at this Resolution.

Mr. Canon commented that projects are currently required to send letters of notice to all neighbors within a 300 ft. radius. He advised that individuals have asked if this range can

be expanded to 500 ft., and requested clarification of the notice boundaries of other municipalities.

~~Ms. McCartney observed that notice is also posted on the sites themselves. Mr. Donaldson recalled that many individuals who express concerns with applications live beyond the 300 ft. radius, particularly in high-rise buildings. It was noted that changing the notice radius would require amendment of City Ordinances.~~

~~There being no further business to come before the Board at this time, the meeting was adjourned at 6:17 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.]