



CITY OF FORT LAUDERDALE

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

Board Members	Attendance	Present	Absent
Patrick McTigue, Chair	P	6	0
Brian Donaldson, Vice Chair	P	6	0
Kevin Buckley	P	5	1
Hector DelaTorres	P	2	1
Whitney Dutton	P	5	1
Steve Ganon	P	6	0
Jacquelyn Scott	P	5	1
Alexander Spence	P	3	0

Staff

Ella Parker, Development Services Deputy Director
D'Wayne Spence, Interim City Attorney
Karlanne Devonish, Principal Urban Planner
Nancy Garcia, Urban Planner II
Jim Hetzel, Principal Urban Planner
Lorraine Tappen, Principal Urban Planner
Michael Ferrera, Urban Planner II
Yvonne Redding, Urban Planner III
Cija Omengebar, CRA Planner
N. Day, Recording Clerk, Prototype, Inc.

Communication to City Commission

None.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

~~The meeting was called to order at 6:01 p.m. and the Pledge of Allegiance was recited.~~

II. DETERMINATION OF QUORUM / APPROVAL OF MINUTES

~~Motion made by Mr. Donaldson, seconded by Ms. Scott, to approve. In a voice vote, the motion passed unanimously.~~

~~Development Services Deputy Director Ella Parker introduced the Staff members present.~~

III. PUBLIC SIGN-IN / SWEARING-IN

~~Any individuals wishing to speak on Agenda Items were sworn in at this time.~~

~~Chair McTigue advised that Vice Chair Shari McCartney has resigned from the Planning and Zoning Board. The Board will need to elect a new Vice Chair at tonight's meeting.~~

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.

Mr. Ganon asked if the Applicant will need to go through permitting for the site before the facility opens, as well as whether the permitting phase will review the site's lighting. Yvonne Redding, representing Urban Design and Planning, confirmed that the Applicant will need to obtain all proper permits prior to opening, including permits for re-striping, repaving, new lighting and equipment around the courts, interior renovations, and landscaping.

Vice Chair Donaldson asked if requirements for landscaping outside the wall will be similar to the requirements for a residential neighborhood, as the property is adjacent to residential development. Ms. Redding replied that many of the trees are in the public right-of-way and any maintenance of them will require permission from the City's Public Works Department. The Applicant will need to maintain the trees on their property.

Vice Chair Donaldson asked if the Applicant will be required to place shrubs in front of their wall in a similar manner to a residential home, or if they will be subject to different requirements as a commercial property. Ms. Redding replied that the Applicant will need to maintain the same setback for their existing wall.

Mr. Buckley asked if spillover lighting is addressed in Code. Ms. Redding replied that a one-half foot candle measurement to the property line for any site that is adjacent to residential property or right-of-way. The new lighting planned by the Applicant will need to meet this requirement, although the existing lights on the site do not.

Motion made by Mr. Dutton, seconded by Vice Chair Donaldson, to adopt the Resolution approving a conditional use permit, Case Number UDP-S25024, based on the following findings of fact, and the Board hereby finds that the Application meets the standards and requirements in the ULDR criteria for the proposed use cited in the Resolution.

Attorney Spence read the Resolution into the record:

A Resolution of the Planning and Zoning Board of the City of Fort Lauderdale, Florida, approving a Site Plan Level III conditional use development permit for waterway use and for a yacht club for the property located at 2637 Whale Harbor Lane, Fort Lauderdale, Florida, in the Parks, Recreation, and Open Space District, Case Number UDP-S25024; providing for conflicts; providing for severability; and providing for an effective date.

In a roll call vote, the motion passed 7-0.

5. CASE: UDP-S25026

REQUEST: ** Site Plan Level III: Conditional Use for Building Height above 90 Feet, Design Deviation Requests for Stepback, Shoulder Height, Floorplate Size, and Bicycle Parking in the Uptown Urban Village Area for 196 Affordable Housing Development Units, an Amendment to Previously Approved Site Plan Reducing Office Use from 37,562 to 6,525 Square Feet

APPLICANT: Poliakoff, Becker, & Streitfeld, LLP
AGENT: Tim Wheat, Pinnacle Housing
PROJECT NAME: Pinnacle at Cypress
ADDRESS: 6250 N Andrews Avenue
ABBREVIATED LEGAL DESCRIPTION: Pine Crest Isles 63-48B
ZONING DISTRICT: Uptown Urban Village – Northeast (UUV-NE)
LAND USE: Uptown Urban Village Transit Oriented Development
COMMISSION DISTRICT: 1 – John Herbst
NEIGHBORHOOD ASSOCIATION: N/A
CASE PLANNER: Jim Hetzel, AICP

Disclosures were made at this time.

Principal Urban Planner Jim Hetzel requested the following corrections to the Staff Report:

- P.1: correct address to 6520 N. Andrews Avenue
- P.5, paragraph 6: 10,515 sq. ft. is required, and the Applicant will provide 10,672 sq. ft.

Keith Poliakoff, representing the Applicant, advised that he is also the owner of the subject property. He explained that when the property was first purchased and developed in the 1980s, the company partnered with Keith and Schnars, who later sold their portion of the property to Fairfield Housing. That portion was developed for market-rate housing.

Mr. Poliakoff advised that he met with representatives of Pinnacle Housing to propose 196 units of affordable housing for senior citizens, with office space on the ground floor. Broward County, Fort Lauderdale, and the state of Florida have each agreed to provide some of the funding for this project. While Fairfield Housing originally objected to the use, the two entities have since resolved their issues.

Mr. Poliakoff added that Florida's Live Local Act was also helpful in moving the project forward. The subject site was originally zoned for commercial development, but has been rezoned so the project is now allowed by right.

Tim Wheat, representing Pinnacle Housing, explained that his company is based in Miami and develops affordable housing. He reviewed some of Pinnacle Housing's previous developments in Broward County, which include affordable housing as well as mixed-income and mixed-use developments.

Mr. Wheat reviewed the proposed project, which will proceed in two phases. The first phase will develop 100 units and is fully financed, using tax credits among its funding sources, with the intent of closing by the second quarter of 2026. Phase two will use a loan to leverage more tax credits for the development of 96 additional units. Phase one is proposed at eight stories, while phase two requests conditional use approval to reach 11 stories.

Mr. Wheat provided additional detail regarding the phases, including the development of office space as well as affordable senior housing during phase one. All units developed in the first

phase are one-bedroom units. Office space will be located on the first floor, while the second floor will include an active area with amenities for residents. Additional amenities within the building will include resident storage, open-air patios, and private activity areas.

Mr. Wheat advised that the project will be designated as an urban village, and worked with City Staff on its design. Units are built for long-term durability. Both phases of the project will include controlled entry access, and units provide greater accessibility than required by the Fair Housing Act. Common area amenities include meeting space, fitness areas, a dog walk area between the two buildings, and active plaza open space along Andrews Avenue.

Mr. Wheat concluded that construction of phase one is expected to begin by June 2026 and to be complete by the end of 2027. Construction of phase two is expected to begin in January 2027.

Mr. Ganon requested additional information regarding the requested parking reduction. Mr. Hetzel explained that the Uptown area requires an increase in bicycle parking; the requested reduction is tied to vehicle parking, and would be mitigated by this increase in bicycle parking.

Vice Chair Donaldson noted that the Staff Report indicates a minimum parking requirement of 126 spaces, while the Applicant requests a reduction to 80 spaces. Mr. Hetzel advised that affordable housing projects require a minimum of one space per unit. The Applicant also has a parking agreement with Fairfield Housing, which is located to the north. These are both factors in the size of the requested reduction.

Mr. Ganon pointed out that the location map for the site includes both north and south parcels. Mr. Hetzel clarified that the Staff Report refers to the north and south parcels, which are reflected accordingly on the map.

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. Ganon, seconded by Mr. Buckley, to adopt the Resolution for the Site Plan Level III, Case Number UDP-S25026, based on the following findings of fact, and the Board hereby finds that the Application meets the standards and requirements in the ULDR for the proposed use as cited in the Resolution for a conditional use building height above 90 ft., design deviation request for setback, shoulder height, floor plate size, and bicycle parking in the Uptown Urban Village area for 196 affordable housing development units; and amendment to a previously approved Site Plan for office use of 37,562 to 65,026 sq. ft., and the address is at 6520 North Andrews Avenue, land use Uptown Urban Village Transit-Oriented Development Zoning District, Uptown Urban Village Northeast, and with the Staff conditions.

Attorney Spence read the following Resolution into the record:

A Resolution of the Planning and Zoning Board of the City of Fort Lauderdale, Florida, approving Site Plan Level III conditional use development for a building height above 90 ft.,

site deviation requests for setback, shoulder height, floor plate size, and bicycle parking, in the Uptown Urban Village for a 196-unit affordable housing development amendment to the Site Plan reducing office use from 37,562 to 65,525 sq. ft. and associated parking reduction to reduce the required parking spaces from 126 to 80 for the property located at 6250 North Andrews Avenue, Fort Lauderdale, Florida, in the Uptown Urban Village-Northeast district, Case Number UDP-S25026; providing for conflicts; providing for severability; providing for an effective date.

In a roll call vote, the **motion** passed 7-0.

6. CASE: UDP-S25015

REQUEST: ~~** Site Plan Level III Review: Conditional Use for an Indoor Firearms Range and Associated Parking Reduction~~

APPLICANT: ~~Gala Home, LLC.~~

AGENT: ~~Eugene Pierre, Manager of Top Shottas Gun Range, LLC and Ryan Abrams, Abrams Law Firm, P.A.~~

PROJECT NAME: ~~Top Shottas~~

ADDRESS: ~~5233 N Powerline Road~~

ABBREVIATED LEGAL DESCRIPTION: ~~LJB Plat 122-10-B, Parcel A~~

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

LAND USE: ~~Commercial~~

COMMISSION DISTRICT: ~~1 — John Herbst~~

NEIGHBORHOOD ASSOCIATION: ~~N/A~~

CASE PLANNER: ~~Nancy Garcia~~

~~Disclosures were made at this time.~~

~~Ryan Abrams, representing the Applicant, stated that the Applicant has operated an existing gun retail store at the subject location since 2020. There is another bay of vacant commercial space on the site. The Applicant seeks to expand his business into this bay with a shooting range, which would be complementary to the existing business.~~

~~There are two requests before the Board:~~

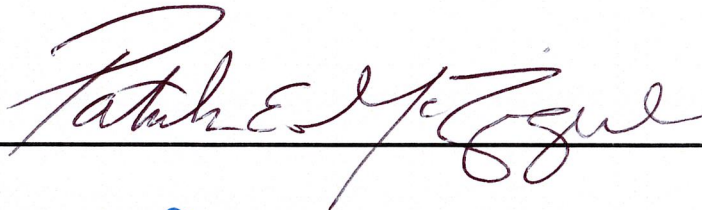
- ~~• A conditional use application, as a shooting range is a conditional use in all Fort Lauderdale zoning districts; conditional uses are reviewed through the Site Plan Level III approval process~~
- ~~• A parking reduction, as the property's existing layout cannot be changed; it provides 15 parking spaces where Code requires 45 spaces~~

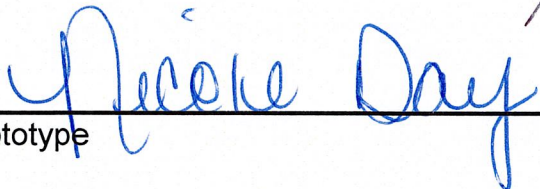
~~Mr. Abrams advised that the Applicant has provided a traffic study, which has been reviewed by the City. The use requires approximately one parking space for every 1,000 sq. ft. Including storage space, this would equal a requirement of roughly 11 spaces. The 15 proposed spaces exceed this calculation.~~

~~The site is 0.6 acre in size and is located within the Heavy Commercial/Light Industrial Business district (B-3) and the future land use is Commercial. B-3 zoning is intended for uses~~

There being no further business to come before the Board at this time, the meeting was adjourned at 10:00 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.]