



DRAFT
PLANNING AND ZONING BOARD MEETING MINUTES
DEVELOPMENT SERVICES DEPARTMENT
700 NW 19 AVENUE, FORT LAUDERDALE, FL 33311
WEDNESDAY, APRIL 15, 2026 – 6:00 P.M.

Board Members	Attendance	Present	Absent
Patrick McTigue, Chair	P	11	0
Brian Donaldson, Vice Chair	P	10	1
Kevin Buckley	P	10	1
Hector DelaTorres	P	7	1
Whitney Dutton	A	8	3
Steve Ganon	A	10	1
Monty Lalwani	P	3	1
Jacquelyn Scott	P	9	2
Alexander Spence	P	8	0

Staff

D'Wayne Spence, Deputy City Attorney
 Scott Stone, Assistant City Attorney
 Jim Hetzel, Urban Design and Planning Manager
 Trisha Logan, Principal Urban Planner
 Jonathan D'Angelo, Urban Planner I
 Tyler Laforme, Urban Planner III
 Benjamin Restrepo, Senior Project Manager
 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 6:00 p.m. and the Pledge of Allegiance was recited. Chair McTigue introduced the Board members and Urban Design and Planning Manager Jim Hetzel introduced City Staff.

II. DETERMINATION OF QUORUM / APPROVAL OF MINUTES

Motion made by Mr. Buckley, seconded by Mr. Donaldson, to approve the minutes of the last meeting. In a voice vote, the **motion** passed unanimously.

III. PUBLIC SIGN-IN / SWEARING-IN

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

~~subject to all the conditions included in the Staff Report, whether they are voluntary or obligatory. In a roll call vote, the motion passed 4-3 (Mr. Buckley, Ms. Scott, and Mr. Spence dissenting).~~

3. CASE: UDP-T26002

REQUEST: * Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-16, "Historic Preservation District", Amending the List of Historic Districts, Amending the List of Permitted Uses, Modifying the Dimensional Requirements for Increase in Height, Modifying the Sign Regulations; and ULDR Section 47-24.11, "Historic Designation of Landmarks, Landmark Site or Buildings and Certificate of Appropriateness," Amending the Effective Date and Establish an Approval Process for Administrative Certificate of Appropriateness when Visible from Public Right-of-Way

APPLICANT: City of Fort Lauderdale

COMMISSION DISTRICTS: 2 – Steven Glassman and 4 – Ben Sorensen

CASE PLANNER: Trisha Logan, AICP

Principal Urban Planner Trisha Logan explained that this Item addresses the Historic Preservation (H-1) zoning district, which affects Fort Lauderdale's Himmarshee Village Historic District as well as the Stranahan House. The Himmarshee Village district is surrounded by RAC zoning. She provided an overview of the historic nature of the district, which was originally designated in 1975. The proposed updates would incorporate a new conditional table, update the use table, and update site requirements.

The amendments also propose incorporating a seven-day administrative review process for minor improvements to historic preservation projects that are visible from the right-of-way. Ms. Logan noted that the City already has a 15-day administrative approval process in place for the Sailboat Bend Historic District. Minor requests that are visible from the right-of-way can be processed at a faster pace rather than going to a full public hearing.

The permitted use table will remain the same for 15 uses while updating 36 uses for greater consistency with the language used throughout Code. Four new uses were added to this table as well, and seven uses were removed. There are additional uses not listed in the table which can be considered as special applications to the Historic Preservation Board (HPB).

Building standards are also updated by increasing the existing height allowance from 25 feet. The proposal would separate height for consideration in two different categories: SW 2 Street, which has greater intensity with commercial uses, and SW 2 Avenue and SW 3 Avenue, which are less intense in nature. Along SW 2 Street, heights of up to six stories with a required setback after three stories would be allowed, which will help maintain the pedestrian experience at ground level. Applicants may apply for up to nine stories if certain conditions and criteria are met in addition to standard review. Setbacks will be measured from the center line of the roadway in order to maintain consistency along the street frontage.

On SW 2 Avenue and SW 3 Avenue, there are several historic buildings, at least one of which is already at three stories. The update will be consistent with these surroundings. Other requirements in the dimensional table would not be significantly changed aside from the option of an additional story.

Ms. Logan reviewed the massing of contributing and non-contributing historic properties in the subject area, noting that the additional height would be available to any proposal for reconstruction. The Historic District seeks to maintain overall compatibility within the context in which it is placed. Criteria and design guidelines would be used to evaluate any proposed reconstruction. The intent is to require a higher standard for residential properties that request three stories or more.

All commercial signs must currently be reviewed by the HPB. The proposed change would loosen this requirement for signs that are consistent with design guidelines for commercial signage. General language addressing signs would also be updated.

The proposed amendments went before the HPB in March 2026 and were unanimously recommended for approval. They are expected to go before the City Commission for approval in June and July 2026.

Vice Chair Donaldson commented positively on the proposed updates.

At this time Chair McTigue opened the public hearing.

Ted Insera, president of the River Oaks Civic Association, stated that some areas of the City “want to look like Flagler Village,” and expressed concern with the similarity between several Fort Lauderdale neighborhoods.

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 Vice Chair Donaldson, seconded by Mr. DelaTorres, to recommend approval of an amendment to the ULDR, Case UDP-T26002, and hereby the Board finds that the text amendments to the ULDR are consistent with the Comprehensive Plan. In a roll call vote, the **motion** passed 7-0.

~~4. CASE: UDP T26004~~

~~**REQUEST:** * Amend City of Fort Lauderdale Unified Land Development Regulations, Article XIII, Additional Zoning Districts; Section 47-37B Uptown Urban Village Zoning Districts; Section 47-37B.3, Applicability and General Regulations; Section 47-37B.4, List of Permitted and Conditional Uses; Section 47-37B.6, Uptown Urban Village Zoning District Special Regulations, Amending Residential Uses in the Uptown Urban Village Southeast (UUV SE) District~~

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

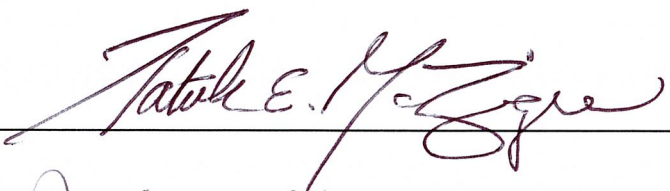
~~**COMMISSION DISTRICT:** 1 John Herbst~~

~~**CASE PLANNER:** Tyler Laforme, AICP~~

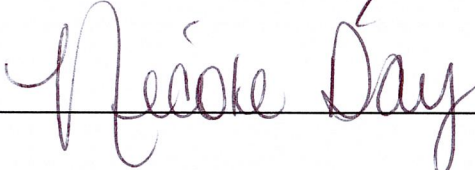
~~VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE~~

There being no further business to come before the Board at this time, the meeting was adjourned at 9:03 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.]