



CITY OF FORT LAUDERDALE

**PLANNING AND ZONING BOARD MEETING MINUTES
DEVELOPMENT SERVICES DEPARTMENT
700 NW 19 AVENUE, FORT LAUDERDALE, FL 33311
WEDNESDAY, SEPTEMBER 17, 2025 – 6:00 P.M.**

Board Members	Attendance	Present	Absent
Patrick McTigue, Chair	P	4	0
Shari McCartney, Vice Chair	P	4	0
Kevin Buckley	P	3	1
Hector DelaTorres	A	0	1
Brian Donaldson	P	4	0
Whitney Dutton	P	3	1
Steve Ganon	P	4	0
Jacquelyn Scott	P	3	1
Alexander Spence	P	1	0

Staff

D'Wayne Spence, Interim City Attorney
Jim Hetzel, Principal Urban Planner
Lorraine Tappen, Principal Urban Planner
Jonathan D'Angelo, Urban Planner I
Michael Ferrera, Urban Planner II
Adam Schnell, Urban Planner III
Tyler Laforme, Urban Planner III
Todd Hiteshew, Deputy Director, Public Works
N. Day, Recording Clerk, Prototype, Inc.

Communication to City Commission

Motion made by Ms. Scott, to make a motion that we request City Staff to communicate to the City Commission that we feel that large townhome developments currently do not fall under any review by the Planning and Zoning Board, and we would like to request that that be looked at for sizable townhome projects, number to be determined by Staff. [The **motion** was not seconded.]

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

The meeting was called to order at 6:03 p.m. and the Pledge of Allegiance was recited. Chair McTigue introduced the Board members present.

II. DETERMINATION OF QUORUM / APPROVAL OF MINUTES

The minutes of the August 20, 2025 meeting were approved by consensus.

III. PUBLIC SIGN-IN / SWEARING-IN

Principal Urban Planner Jim Hetzel introduced the City Staff members present at the meeting.

~~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. Ganon, to recommend approval of Case Number UDP P25002 based on the following findings of fact of the City Staff Report and the testimony heard here tonight, the Board hereby finds that the Application meets the applicable criteria of the ULDR as cited in the Staff Report, and any conditions of the Staff Report are part of this approval. In a roll call vote, the **motion** passed 8-0.~~

3. CASE: UDP-Z25001

REQUEST: ***Rezoning Residential Single Family and Duplex/Medium Density (RD-15) to Residential Multifamily Low Rise/Medium Density (RM-15)

APPLICANT: ECOAR, LLC.

AGENT: Heidi Davis Knapik, Gunster, Yeakley & Stewart, P.A.

ADDRESS: 1000 SW 26 Street

ABBREVIATED LEGAL DESCRIPTION: 21-50-42 North 5 Ac Of Foll Desc: Sw1/4 Of Ne1/4 Of Ne1/4 Of Said Sec 21

ZONING DISTRICT: Residential Single Family and Duplex/Medium Density (RD-15)

PROPOSED ZONING: Residential Multifamily Low Rise/Medium Density (RM-15)

LAND USE: Medium Residential

COMMISSION DISTRICT: 4 - Ben Sorensen

NEIGHBORHOOD ASSOCIATION: Edgewood Civic Association

CASE PLANNER: Tyler Laforme, AICP

Disclosures were made at this time. Staff distributed copies of communications that were received by the City after the Board members' information packets had been provided to them. The communications, which included one email and one letter, indicated opposition to the proposed rezoning.

Heidi Davis, representing the Applicant, advised that she had not previously seen the letter before tonight's meeting. She explained that the request is for rezoning of a vacant five-acre parcel which runs southwest on 26 Street. The property is currently zoned RD-15, which permits up to 15 dwelling units per acre. It is surrounded by a mixture of zoning districts and uses, including a hotel zoned for commercial use, a church and school zoned Community Facility (CF), and properties zoned B-2, RS-8, RD-15, RM-15, and RMM-25.

The Application requests rezoning of the property from RD-15 to RM-15. A Site Plan and plat are currently in development. The Application is not intended to increase density on the property to more than 15 dwelling units per acre, but is needed to allow development of townhomes. Maximum density on the parcel is 75 dwelling units; however, based on development regulations in Code, as well as other large dedications proposed by the developer and a conservation easement to preserve trees on the property, the maximum number of dwelling units is approximately 67.

The proposed Application satisfies the zoning criteria found in ULDR Section 47-24.4.d, as the RM-15 zoning district is consistent with Residential Medium land use, and the City's Comprehensive Plan. All of these limit use to 15 dwelling units per acre. The site's use as a townhome project would be consistent with the surrounding area and would have no adverse impacts on the character of the area.

The property is designated Medium Residential on the City's Future Land Use map, which permits up to 15 dwelling units per acre. The proposed rezoning to RM-15 complies with that designation.

Ms. Davis showed photos of the different housing types currently located in the surrounding area. The rezoning is only requested to permit townhome development, which is permitted by the RM-15 district but not RD-15. Both the current and requested zoning districts permit 15 units per acre.

Ms. Davis showed schematics based on preliminary review of development requirements in Code, including a conceptual townhome development with a maximum of 67 dwelling units. Under the RD-15 zoning, a conceptual cluster home development would permit a maximum of 66 dwelling units on the property. Cluster developments are typically larger housing products with a higher price range based on square footage. The square footages proposed by the townhomes would be more consistent with the character of the surrounding area.

Some features of the Site Plan currently in development include two-story townhome units with private rear yards and both garage and driveway parking available to each unit. A conservation easement will be recorded to preserve existing and relocated trees on the site. The landscape plan will provide buffer yards around the entire property, including relocated trees.

The Applicant plans to dedicate right-of-way consisting of 25 ft. on the north side along 26 Street, including a sidewalk and street trees which will be part of the Site Plan. They will also dedicate 25 ft. of right-of-way along the west side of the property. An existing wall will be removed and the property line will be set back an additional 25 ft.

There is an existing 25 ft. right-of-way on the west side. The Applicant's additional dedication will provide 50 ft. of right-of-way space, creating a large separation between the subject property and its closest neighbor to the west.

A public participation meeting was held on August 14, 2025, with notice mailed to property owners within 300 ft. of the subject site as well as to the Edgewood and River Oaks Civic Associations. Once the Site Plan is complete, the Applicant has committed to presenting the townhome development to the Edgewood Civic Association at their October 1, 2025 meeting. They also plan to present the Site Plan to the River Oaks Civic Association.

Two residents who live west of the subject property attended the public participation meeting to indicate that their greatest concern is with flooding in the neighborhood over the last few years. The Applicant's site engineers are working to develop stormwater and drainage management

plans, which are regulated and reviewed by both the City and Broward County to ensure there is no runoff from the townhome project. All stormwater must be contained on the subject property, and swales, trenches, and other facilities are being designed to capture this water.

The Applicant plans to submit an application to the DRC and work with the City on the Site Plan and plat for the project. Ms. Davis emphasized that tonight's application addresses only the proposed rezoning of the property and reiterated that the Applicant preferred a townhome project to cluster homes.

The Applicant is also working with both the City and County on a tree mitigation plan to preserve and relocate as many healthy trees on the property as possible, as well as the creation of a conservation easement to allow for protection of the trees in perpetuity.

Mr. Ganon requested additional information on why the Applicant preferred a townhome project to cluster homes. Ms. Davis replied that cluster homes require larger minimum floor area ratios (FAR) than those planned for the project. This would come with a higher price. The maximum square footage considered by the townhomes would be 1,500 sq. ft. to 1,800 sq. ft.

Mr. Ganon recalled his previous site visit, noting that the subject parcel was very overgrown at that time. It was clarified that the Applicant owns the northern half of the property, with the southern half still available for sale. Both halves are five-acre parcels.

Ms. Scott requested clarification of why townhomes would be more suitable for the neighborhood than cluster homes. Ms. Davis stated that this was due to the size requirements for cluster homes, which carry a higher price point. She emphasized that all drawings are conceptual at this point, as plans have not been finalized.

Ms. Scott pointed out that this meant the Board is asked to rezone a property for which they have not seen the final outcome of that proposed rezoning. It was confirmed that townhome projects are not required by Code to come before the Planning and Zoning Board for approval.

Ms. Scott also asked why the Applicant had reached out to the River Oaks Civic Association, as the proposed project would be located in the Edgewood neighborhood. Ms. Davis replied that these are the two closest civic associations to the project.

Mr. Buckley asked if guest parking will be available on the site. Ms. Davis confirmed that there will be four parking spaces available at each of the townhomes, as well as 11 guest parking spots to be included in the forthcoming Site Plan.

Mr. Donaldson asked if the proposed dedications of 25 ft. and 50 ft. would be recorded. Ms. Davis confirmed that these would be recorded in the forthcoming plat.

Mr. Spence asked if there would be sufficient space on the site to preserve or relocate trees as mentioned in the presentation. Ms. Davis replied that the Applicant has conducted a tree study on the property and found that some of the existing trees are unhealthy and/or exotic, while

others are in good condition. The Applicant plans to preserve the healthy trees and relocate those in fair to "above average" health into the landscape plan and buffer yards around the entire property. Nearly an acre of land in the northwest corner of the site includes several trees to be retained, and the buffer along the south side will include preserved or relocated trees as well. The Applicant is working with the County to secure a permit for this process.

Mr. Buckley requested clarification of the maximum height allowed in the RM-15 zoning district. It was clarified that this is 35 ft.

Ms. Scott requested additional information about a one-way street. Ms. Davis explained that the Applicant's traffic engineer has recommended retaining a one-way roadway to prevent traffic from becoming bottled up on the church's side of the site. The church's traffic pattern includes a loop on 9 Avenue. The ultimate decision on whether or not to retain the one-way street will be up to the City. There will be only one access point to and from the subject property.

At this time Chair McTigue opened the public hearing.

Tom Turberville, vice president of the Edgewood Civic Association, opposed any rezoning that would increase density, adding that there are also nearby single-family homes. He was satisfied with the site's existing zoning district.

Mr. Turberville added that his neighborhood experienced flooding in 2023, and expressed concern with the addition of any more impervious surfacing. He asserted that the proposed units are unlikely to use garages for parking, which would lead to on-street parking that could impede emergency vehicles. He also shared concerns regarding one-way and cut-through traffic, and recommended that an independent arborist conduct a tree survey.

Ms. Scott advised that the Applicant has a legal right to develop their property, and requested additional information on why the site should not be rezoned. Mr. Turberville stated that his question was why the site should be rezoned, as he had not fully understood the Applicant's explanation. It was again confirmed that the Applicant would be able to develop the same number of dwelling units under the site's current zoning as under the proposed rezoning.

Ted Inserra, president of the River Oaks Civic Association, did not feel the proposed rezoning was necessary, and expressed concern that all trees not in the best condition would be removed. He also advised that the one-way street mentioned earlier ends in a dead end, which could result in rerouting significant traffic through the neighborhood. This would affect the church's school and service traffic.

Mr. Inserra continued that it would be difficult to save or relocate trees on the site, which would counteract the City's policy of increasing its tree canopy. He added that the RM-15 district permits multi-family, mixed-use, and lodging in addition to townhomes. He concluded that the River Oaks Civic Association has not been contacted by the Applicant.

Kevin Clevenger, private citizen, recalled the April 2023 flood event in which 279 homes sustained major damage including 4 ft. or more of water. The area is still prone to flooding during rains. He expressed concern that the proposed project would make this worse, as new elevation guidelines would push stormwater elsewhere.

Mr. Clevenger also noted traffic issues in the neighborhood, citing the effects of traffic from the nearby church on the one-way street. A creek in the neighborhood also contributes to flooding, as it includes overflow from the nearby airport.

Kitty McGowan, president of the Edgewood Civic Association, advised that the board of this Association opposes the proposed rezoning, as they feel it is premature for several reasons. While they do not oppose improving the neighborhood and the character of its open space, they are concerned with the tree canopy on the site, including trees on 26 Street.

Ms. McGowan continued that until today, the Association has not had any communication with the Applicant's team. She cited concerns with the lack of infrastructure planning in the neighborhood. She also noted that there are three access points to the subject neighborhood, one of which is overtaxed due to the proximity of the airport, and noted how the proposed development would affect traffic.

Ms. Scott observed that many of these concerns are related to the proposed project's Site Plan, over which the Board has no jurisdiction. She reiterated that the public was likely to make the same arguments if the Applicant's plan included cluster homes, which would not require rezoning. She recommended that individuals with concerns engage with City Staff to ensure that their issues are addressed.

Ms. McGowan asserted that in her experience, proposals such as rezoning can open the door to even more significant changes in the future. She concluded that the rezoning should not be done before the Applicant has shared other plans, such as lot restrictions, with the public.

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.

Ms. Davis stated that she had reviewed the letter provided earlier in the meeting from the Saint Jerome Catholic Parish and School, which cited concerns with traffic. She advised that a traffic study showed the Applicant would not produce more than 1,000 trips, with roughly 37 peak trips estimated during peak hours. With regard to SW 9 Avenue and surrounding streets, she noted that there are four schools in the neighborhood, which contribute to impacts which already exist today.

Ms. Davis continued that the Applicant's tree study was conducted by a certified arborist, and pointed out that lodging and mixed-use development are only permitted as conditional uses in RM-15 zoning districts. This means either such use would need to come before the Planning and Zoning Board for approval.

Ms. Davis advised that the Applicant is committed to constructing townhomes, despite the other uses allowed in the RM-15 zoning district. The maximum height permitted in RM-15 zoning is 35 ft., which is the same as in RD-15 and RS-8 zoning districts.

With respect to flooding, Ms. Davis acknowledged that the subject neighborhood is prone to this issue, and emphasized that the Applicant will be required to retain all stormwater on their property. Once the right-of-way on the site's west side has been dedicated, swales may be added there to catch more runoff. She noted that since the Applicant has taken possession of the property, it is cleaned on a weekly basis to address litter. The Applicant feels the proposed development will improve the neighborhood and satisfy the rezoning criteria.

Mr. Dutton asked what the Applicant would propose if the rezoning request is not approved. Ms. Davis replied that the Applicant would propose 66 cluster homes in a higher price range. Mr. Dutton also noted that if the rezoning is approved, a townhome project would not need to come back before the Planning and Zoning Board.

Mr. Donaldson asked if cluster homes would come before the Board for approval. It was clarified by Staff that cluster developments require Board approval. Density is the same in both the RD-15 and RM-15 zoning districts, and the height in both is 35 ft. The only significant difference is that cluster homes would be attached to one another. Cluster homes are typically sold as condominium units, and have larger area and higher value.

Mr. Donaldson pointed out that cluster homes are required to have larger footprints than townhomes, which would take up more land with the same number of units and cut down on the green space available. He reiterated Ms. Scott's earlier statement that the concerns raised by neighboring property owners are not what the Board is asked to vote upon.

Mr. Buckley requested additional information from Staff regarding the DRC's approval process. Principal Urban Planner Jim Hetzel explained that the property will also require the plat process, which will include a plat note restriction on the property's use. It will reflect the Applicant's commitment to townhomes, as well as the dedication of rights-of-way and any other commitments related to easements or conservation.

The development review process in this case would require Site Plan Level II review, which goes before the DRC. DRC meetings are also open to the public. This process includes technical review by City Staff.

Mr. Spence asked if the Applicant's plan might include a public purpose use on the property. Ms. Davis replied that while this would be a permitted use, she did not know if neighbors of the property would find that use acceptable. The Applicant is currently considering only residential projects. She pointed out that any developer would be able to build any use permitted in the RD-15 zoning district on the site, which could include cluster homes.

Ms. Scott asked if the Applicant still planned to develop the property if the rezoning request is denied. Ms. Davis replied that the Applicant would need to analyze whether or not cluster homes

were likely to sell on the subject property. She added that both townhomes and cluster homes would be marketed at a higher price point than the surrounding neighborhood. s would be sold fee simple.

Motion made by Mr. Ganon, seconded by Mr. Donaldson, to recommend approval of Case UDP-Z25001 based on the findings of fact in the City Staff Report and the testimony of the Applicant, and the Board hereby finds that the Application meets the applicable criteria of the ULDR cited in the Staff Report, the Board recommends approval of the Application subject to all conditions included in the Staff Report. In a roll call vote, the **motion** passed 7-1 (Ms. Scott dissenting).

4. CASE: UDP-L25004

REQUEST: * Amend City of Fort Lauderdale Comprehensive Plan; Future Land Use Element, Conservation Element, Sanitary Sewer, Water and Stormwater Element, and Capital Improvement Element to Incorporate the 10 Year Water Supply Facility Work Plan

APPLICANT: City of Fort Lauderdale

PROJECT NAME: 10 Year Water Supply Facility Work Plan (2026)

COMMISSION DISTRICT: 1, 2, 3 and 4

CASE PLANNER: Lorraine Tappen, AICP

Lorraine Tappen, Principal Urban Planner, explained that this item consists of a set of Comprehensive Plan amendments to update references to the proposed 2026 Water Supply Facility Work Plan, as well as elements of the Comprehensive Plan including future land use, capital improvements, conservation, and sanitary sewer, water, and stormwater elements. The amendments also include a policy change to the sanitary sewer, water, and stormwater elements in order to wholly incorporate the 2026 Water Supply Facility Work Plan.

Public Works Deputy Director Todd Hiteshew explained that the 10 Year Water Supply Facility Work Plan is required by Florida Statutes. This plan documents how municipalities will meet water supply demand for the future. Fort Lauderdale falls under the jurisdiction of the South Florida Water Management District (SFWMD), which updated their Water Supply Facility Work Plan in 2024. Municipalities under this entity's jurisdictions are also required to update their Work Plans and include these changes in the City's Comprehensive Plan.

George Brown, representing consultant Hazen and Sawyer, advised that he has worked on the City's water supply planning since 1999. The City's Water Supply Facility Work Plan was updated in July 2025. Key findings of this Plan include:

- The City's water service area has not changed in many years
- Fort Lauderdale is the largest water provider in Broward County
- Fort Lauderdale provides water to Oakland Park and Wilton Manors, Port Everglades, and other smaller communities
- The City's primary source of drinking water is the Biscayne Aquifer, to which approximately 35 water supply wells over two separate wellfields are attached

~~Attorney Spence suggested that the **motion** be reframed as follows: a communication to the City Commission requesting evaluation of townhome projects to determine whether or not a larger project should be reviewed by the Planning and Zoning Board.~~

~~Ms. Scott emphasized that her intent was to establish a threshold at which those projects would come before the Board for review. She requested that a Board member attend the City Commission meeting at which the communication would be presented so they can discuss the example of tonight's Item 3. Chair McTigue confirmed that he would attend the upcoming Commission meeting.~~

~~In a voice vote, the Board approved the **motion** as a communication to the City Commission.~~

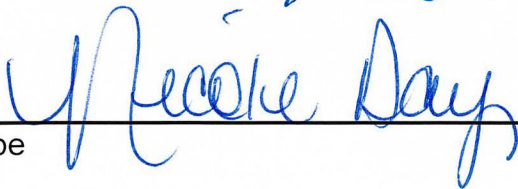
VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

There being no further business to come before the Board at this time, the meeting was adjourned at 8:34 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.]