



CITY OF FORT LAUDERDALE

**PLANNING AND ZONING BOARD MEETING MINUTES
DEVELOPMENT SERVICES DEPARTMENT
700 NW 19 AVENUE, FORT LAUDERDALE, FL 33311
WEDNESDAY, OCTOBER 15, 2025 – 6:00 P.M.**

Board Members	Attendance	Present	Absent
Patrick McTigue, Chair	P	5	0
Shari McCartney, Vice Chair	P	5	0
Kevin Buckley	P	4	1
Hector DelaTorres	P	1	1
Brian Donaldson	P	5	0
Whitney Dutton	P	4	1
Steve Ganon	P	5	0
Jacquelyn Scott	P	4	1
Alexander Spence	P	2	0

Staff

Ella Parker, Development Services Deputy Director
Anthony Fajardo, Development Services Director
D'Wayne Spence, Interim City Attorney
Karlanne Devonish, Principal Urban Planner
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
Clarence Woods, CRA Manager
Cija Omengebar, CRA Planner
N. Day, Recording Clerk, Prototype, Inc.

Communication to City Commission

Motion made by Ms. Scott, seconded by Mr. Donaldson, that the Planning and Zoning Board requests the City Commission to consider directing Planning and Zoning Staff to evaluate large-scale townhome projects, specifically projects consisting of more than 10 units, to determine whether such projects should be subject to review and approval by the Planning and Zoning Board. The intent of this request is to establish a formal threshold in which townhome projects should receive additional oversight and provide an opportunity for public input through the Board's review process. In a roll call vote, the **motion** passed unanimously (9-0).

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

The meeting was called to order at 6:02 p.m. and the Pledge of Allegiance was recited.

II. DETERMINATION OF QUORUM / APPROVAL OF MINUTES

~~Motion made by Mr. Donaldson, seconded by Mr. Dutton, to approve Case Number UDP-T25010. In a roll call vote, the motion passed unanimously.~~

7. CASE: UDP-L25003

REQUEST: * Amend City of Fort Lauderdale's Comprehensive Plan, Future Land Use Element, Uptown Transit Oriented Development Designation, Amending Restriction on Residential Use East of Powerline Road, South of Cypress Creek Road, west of the Florida CSX Railroad

APPLICANT: Pinnacle Corporate Park, LLC.

LAND USE: Transit Oriented Development (TOD)

COMMISSION DISTRICT: 1 - John Herbst

CASE PLANNER: Tyler Laforme, AICP

Disclosures were made at this time.

Nectaria Chakas, representing the Applicant, explained that the subject property is part of the newly enacted Uptown Urban Village Transit-Oriented Development area. There were restrictions on where residential units may be located within this area; for example, residential units were not permitted in a portion of the Applicant's property due to its proximity to the Fort Lauderdale Executive Airport (FXE).

Since that time, the Applicant has met with representatives of FXE and Broward County as well as City Staff. It has now been determined that the subject area is appropriate for residential uses, and the scope of residential development has been expanded within the Transit-Oriented Development (TOD) area. The Applicant will return before the Planning and Zoning Board with a proposed Code Amendment that will further refine some of the requirements for residential development in the subject area.

Ms. Chakas recalled that when the City adopted the Uptown Urban Village TOD area, it adopted over 4,000 units proposed for that area. Comments adopted as part of this approval process pointed out that this area can include residential development; however, a portion of the TOD area was excluded from permitting residential development. The proposed Amendment would make the area eligible for residential development.

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.

Attorney Spence explained that this Item proposes a Land Use Plan Amendment and requires the Board to act in its capacity as LPA. They are asked to make a recommendation on the deletion of specific language from the City's Comprehensive Plan.

It was asked why the area was originally excluded from permitting residential development. Ms. Chakas advised that at the time, the City was using a Master Plan map which included the future extension of a runway at FXE. The map reflected decibel levels at certain parts of

the TOD which raised concerns for residential development. Because there were several other components of the Uptown Urban Village to be considered, the proposal passed at that time. She clarified that the map to be used for land use decisions was adopted in 2015 and is consistent with Federal Aviation Administration (FAA) regulations for compatibility in land use decisions. Noise levels have been tested on the subject property and it was determined that the TOD lies outside any areas of concern.

Attorney Spence added that if the Board approves the Application, it would remove language which specifically states that residential uses are only permitted within the Uptown TOD boundaries located east of Powerline Road, north of Cypress Creek Road, east of Andrews Avenue, and south of Cypress Creek Road. State Statutes oversee airport zoning regulations; however, this Item addresses a Land Use Plan regulation. There is no need for the proposed restriction within the Land Use Plan, and concerns with statutory restrictions on airport zoning can be addressed by the ULDR at the City Commission level. Removing the restriction does not negate the City's ability to comply with State Statutes.

Motion made by Mr. Ganon, seconded by Ms. Scott, to recommend approval of Case Number UDP-L25003 to amend the City of Fort Lauderdale Comprehensive Plan Future Land Use Element, Uptown Transit-Oriented Development Designation, amending restriction on residential use east of Powerline Road, south of Cypress Creek Road, west of the Florida CSX railroad, and the Board hereby finds the text amendment to the ULDR consistent with the Comprehensive Plan. In a roll call vote, the **motion** passed unanimously (9-0).

3. CASE: UDP S24035

REQUEST: ~~** Site Plan Level III Review: Conditional Use for Increased Building Height and Yard Modifications for a 39 Unit Multifamily Residential Development~~

APPLICANT: ~~A1A N Ocean Blvd, LLC, 2307 N Ocean LLC, 2301 N Ocean Blvd LLC, 2237 N Ocean Blvd LLC~~

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

PROJECT NAME: ~~Amalfi~~

ADDRESS: ~~2317 North Ocean Boulevard~~

ABBREVIATED LEGAL DESCRIPTION: ~~Lauderdale Beach 4-2 B Lot 44 Blk 1~~

ZONING DISTRICT: ~~Residential Multifamily High Rise/High Density (RMH-60) District~~

LAND USE: ~~Residential High~~


COMMISSION DISTRICT: ~~2 Steven Glassman~~

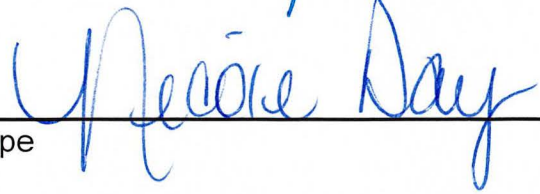
NEIGHBORHOOD ASSOCIATION: ~~Central Beach Alliance~~

CASE PLANNER: ~~Karlanne Devonish, AICP~~

~~Disclosures were made at this time, and Attorney Spence swore in any members of the public who wished to speak on this Item.~~

~~Stephanie Toothaker, representing the Applicant, showed a view of where the proposed building would be located within the City's Central Beach area. She advised that the site is not adjacent to single family development, but is bounded by A1A to the east and a block of~~


Chair


Prototype

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