



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**~~

Olga Zamora, private citizen, stated that she resides in the South Middle River neighborhood, which is located across Sunrise Boulevard from the subject property. She advised that the proposed facility can provide meaningful services to the surrounding community and adheres to the Northwest Progresso area's design plan. She was supportive of the project.

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. Scott asked if the facility will include beds for acute emergencies. Mr. Tilbrook replied that an offsite emergency room limits patients' stay to no more than 24 hours. The facility will not serve the most acute cases, such as severe injuries; these will be directed to acute care hospitals. If a patient needs care for more than 24 hours, they would be transported to another facility.

Ms. Scott also asked what would happen to a patient experiencing an emergency who does not have health insurance. Mr. Tilbrook stated that all patients will be served at the hospital.

Motion made by Mr. Dutton, seconded by Mr. Donaldson, to adopt the Resolution approving a Site Plan Level III, Case Number UDP-S25014, based on the following findings of fact, the facts in the City Staff Report, and/or the testimony heard by the Applicant, and the Board hereby finds that the Application meets the standards and requirements in the ULDR and criteria for the proposed use as cited in the Resolution; if conditions, state the approval of the Application is subject to all conditions included in the City Staff Report and state any other applicable conditions on the record.

Attorney Spence read the following Resolution into the record:

Planning and Zoning Board Resolution 25-10: 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 an 11,721 sq. ft. development, an outpatient emergency department, and 30,071 sq. ft. of medical clinic space for the property located at 200 E. Sunrise Boulevard, Fort Lauderdale Florida, in the Northwest Regional Activity Center Mixed-use Northeast District, Case Number UDP-S25014; providing for conflicts, providing for severability, providing for an effective date.

In a roll call vote, the **motion** passed unanimously (9-0).

6. CASE: UDP-T25010

REQUEST: * Amend City of Fort Lauderdale Unified Flex Policy

APPLICANT: City of Fort Lauderdale

PROJECT NAME: Unified Flex Policy Amendment

COMMISSION DISTRICT: 1, 2, 3 and 4

CASE PLANNER: Jim Hetzel, AICP

Jim Hetzel, Principal Urban Planner, stated that this Item is a proposed Amendment to the City's Unified Flex Policy which would reallocate affordable flex units to the Unified Flex Plan. In 2018, the City adopted a unified flex strategy and policy which collapsed 18 different geographic zones throughout the City into a single unified zone for the allocation of flex units along the City's major corridors and in its RACs. This initiative was undertaken at the direction of the City Commission.

Mr. Hetzel continued that in 2020, the City formally adopted affordable housing regulations which focused on an incentive-based program to encourage the construction of affordable housing units. In 2022, Broward County's Land Use Plan adopted what is known as the Geller Amendment, which also provided incentives for affordable housing and offered a payment in lieu option. The state of Florida also passed the Live Local Act, which allows affordable housing construction throughout a municipality in different zoning categories, including commercial, industrial, and mixed use.

The Unified Flex Policy and the other County and state policies cited above provide incentives for developers to construct affordable housing. The result is a pool of units which have a separate line item for affordable housing within the flex policy. Since that time, however, developers have not requested the allocation of these units.

The City proposes to reallocate unused affordable units to the Unified Flex Units, which covers a limited area throughout the City along its corridors and RACs. This will open up units for use by other City programs. The end result would be a total reallocation of 1,736 affordable units to the pool of flex units, which would be available as soon as they are reallocated.

Benefits of the reallocation include:

- Helps the Transfer of Development Rights (TDR) program
- Helps properties that are ineligible for other policies
- Can still be allocated to affordable housing projects
- Will permit allocation of redevelopment units once all flex units have been exhausted

The Board is asked to provide a recommendation in its capacity as Local Planning Agency (LPA) to move this policy forward to the City Commission for approval. The proposed Amendment does not require Broward County approval.

Mr. Ganon requested further clarification of the City's allocation of flex units. Mr. Hetzel explained that the City has used all its flex units with the exception of affordable units, which are restricted to a separate line item. Broward County views this as the City having more available flex units.

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. 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).

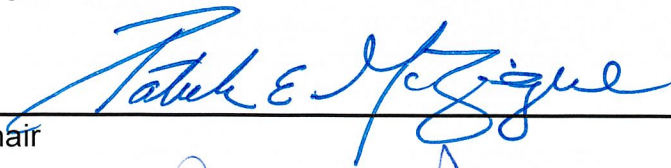
Since that time, the Applicant has met with representatives of FXE and Broward County as well as City Staff. It has now been determined that the subject area is appropriate for residential uses, and the scope of residential development has been expanded within the Transit-Oriented Development (TOD) area. 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.

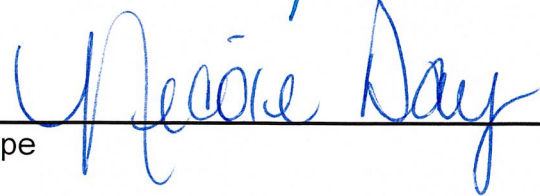
Ms. Chakas recalled that when the City adopted the Uptown Urban Village TOD area, it adopted over 4,000 units proposed for that area. Comments adopted as part of this approval process pointed out that this area can include residential development; however, a portion of the TOD area was excluded from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


Chair


Prototype

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