CITY OF FORT LAUDERDALE

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

Board Members	Attendance	Present	Absent
Patrick McTigue, Chair	P	7	0
Brian Donaldson, Vice Chair	P	7	0
Kevin Buckley	P	6	1
Hector DelaTorres	P	3	1
Whitney Dutton (arr. 6:09)	P	6	1
Steve Ganon	P	7	0
Jacquelyn Scott	P	6	1
Alexander Spence	P	4	0

Staff
D'Wayne Spence, Interim City Attorney
Jim Hetzel, Principal Urban Planner
Jonathan D'Angelo, Urban Planner I
Tyler Laforme, Urban Planner II
Yvonne Redding, Urban Planner III
Adam Schnell, Urban Planner III
N. Day, Recording Clerk, Prototype, Inc.

Communication to City Commission

Motion made by Ms. Scott, seconded by Mr. Buckley, requesting to add vacations of rights-of-way to the Code as relates to public participation meetings, that they will not have public participation meeting no more than a year before the Planning and Zoning Board meeting. In a roll call vote, the **motion** passed 8-0.

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. Chair McTigue introduced the Board members present, and Principal Urban Planner Jim Hetzel introduced City Staff.

II. DETERMINATION OF QUORUM / APPROVAL OF MINUTES

Motion made by Mr. Donaldson, seconded by Ms. Scott, 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.

IV. AGENDA ITEMS

Index

Case Number	Applicant
1. UDP-V24002**	John Terrill, Agnes Howard, and Luciano and Mayer Del Valle Bonaldo
2. UDP-S25001**	One on One Harbor Beach, Inc.
3. UDP-S25025**	Segall Development, LLC
4. UDP-V21002**	David Ide
5. UDP-S24040**	William Ader, Jr. and Robert Ader, Trustee

Special Notes:

Local Planning Agency (LPA) items (*) – In these cases, the Planning and Zoning Board will act as the Local Planning Agency (LPA). Recommendation of approval will include a finding of consistency with the City's Comprehensive Plan and the criteria for rezoning (in the case of rezoning requests).

Quasi-Judicial items (**) – Board members disclose any communication or site visit they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on quasi-judicial matters will be sworn in and will be subject to cross-examination.

1. **CASE:** UDP-V24002
   **REQUEST: ** Vacation of Right-of-Way: 40-Foot-Wide by 140-Foot-Long Portion of SE 2 Court
   APPLICANT: John Terrill, Agnes Howard, and Luciano and Mayer Del Valle Bonaldo
   AGENT: Robert Lochrie, Lochrie & Chakas, P.A.
   PROJECT NAME: Terrill ROW Vacation
   GENERAL LOCATION: East of S. Victoria Park Road and west of the Rio Navarro Waterway, north of E. Las Olas Boulevard and south of SE 2 Street
   ZONING DISTRICT: Residential Single Family/Low Medium Density (RS-8)
   LAND USE: Low-Medium Residential
   COMMISSION DISTRICT: 4 – Ben Sorensen
   NEIGHBORHOOD ASSOCIATION: Colee Hammock Homeowners Association
   CASE PLANNER: Yvonne Redding

Disclosures were made at this time.

Robert Lochrie, representing the Applicants, stated that the request before the Board is to vacate the eastern portion of SE 2 Court as designated on its plat. He identified the location of the Applicants' properties on a visual rendering, as well as the area for which the vacation is requested.

Mr. Lochrie explained that the right-of-way was originally dedicated in 1920 as a boulevard, thoroughfare, or street, although it has not been used for that purpose and is unimproved. The Applicant's team has reached out to the appropriate neighborhood association through a public participation meeting and has received letters of support from the owners of several parcels shown on the rendering.

The right-of-way has never been used as a street, and the City has no plans to use it for that purpose in the future, as noted in the Staff Report. The unimproved area has not been maintained.

Mr. Lochrie concluded that the Applicants agree with the conditions of the Staff Report, and wish to add one additional element to those conditions. Condition #2 currently states that any utility infrastructure found within the easement area will be relocated; the Applicant wishes to add the words "or an easement granted to the facility owner" to that condition.

Mr. DelaTorres requested clarification of the site's owner. Mr. Lochrie replied that these are the property owners on the north and south sides of the subject property. He explained that the subject site was dedicated by plat as a street; however, streets in the subject area were reconfigured when Victoria Park Road was created. The site has never been used for any City purpose, which is why it is being vacated and will revert back to the joint property owners.

Mr. DelaTorres also asked what the owners' plans are for the site. Mr. Lochrie replied that they plan to secure and maintain the subject area by adding a gate and cleaning it up. The gate will prevent pedestrians from accessing the subject area. The land will be divided approximately equally between the north and south property owners.

Mr. DelaTorres asked if the newly divided property will go into each of the owners' folios. Mr. Lochrie confirmed this, adding that the owners will pay taxes on the property. It is possible that the addition of the subject property will increase the owners' property values. The owners have not offered payment to the City for the property, as Florida law prohibits this in relation to the vacation process.

Mr. Dutton arrived at 6:09 p.m.

Ms. Scott commented that the surrounding neighborhood uses the subject area to cross over to Victoria Park Road, although they do not enter the woods. She emphasized that protection of privacy is the biggest factor in this application.

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 Ms. Scott to recommend approval of Case Number UDP-V24002, based on the following findings of fact, the facts of the City Staff Report, and/or based on the

testimony of the Applicant's attorney, and the Board hereby finds the Application meets the applicable criteria of the ULDR cited in the Staff Report.

Ms. Scott requested clarification of how to add the Applicant's requested addition to Condition #2. Assistant City Attorney D'Wayne Spence recommended the following language: accepting as an amendment to Condition #2 as made by the Applicant's attorney. Ms. Scott confirmed that her intent was to add this language to the **motion**.

Mr. Buckley **seconded** the **motion**. In a roll call vote, the **motion** passed 8-0.

~~**2. CASE:** UDP-S25001~~
~~**REQUEST: **** Site Plan Level III: Conditional Use for Building Height above 150 Feet, Waterway Use, and Yard Modification Request for 36-unit Multifamily Development~~
~~**APPLICANT:** One on One Harbor Beach, Inc.~~
~~**AGENT:** Jason Crush, Crush Law, P.A.~~
~~**PROJECT NAME:** Harbor Beach Residences~~
~~**ADDRESS:** 3043 and 3049 Harbor Drive~~
~~**ABBREVIATED LEGAL DESCRIPTION:** Ocean Harbor 26-39 B Lot 6 and Ocean Harbor 26-39 B Lot 5~~
~~**ZONING DISTRICT:** Residential Multifamily High Rise-High Density (RMH-60)~~
~~**LAND USE:** High Residential~~
~~**COMMISSION DISTRICT:** 4 – Ben Sorensen~~
~~**NEIGHBORHOOD ASSOCIATION:** Harbor Drive Association~~
~~**CASE PLANNER:** Adam Schnell~~

~~Chair McTigue stated that the Applicant in this case has requested deferral of the Item to the January 21, 2026 Planning and Zoning Board meeting.~~

~~**Motion** made by Mr. Donaldson, seconded by Ms. Scott, to approve the deferral of Item Number Two, which is Case UDP-S25001, to the next meeting, which is January 21, 2026. In a voice vote, the **motion** passed unanimously.~~

~~**3. CASE:** UDP-S25025~~
~~**REQUEST:** ** Site Plan Level III: Waterway Use for 49,976 Square-Foot Self-Storage Facility~~
~~**APPLICANT:** Segall Development, LLC.~~
~~**AGENT:** Sara Thompson, Miskel Backman, LLP~~
~~**PROJECT NAME:** 111 W Davie Blvd - Self Storage Facility~~
~~**ADDRESS:** 111 and 113 W. Davie Blvd~~
~~**ABBREVIATED LEGAL DESCRIPTION:** Placidena Unit B 5-8 Lot 9 less S 15 for ST BLK 8~~
~~**ZONING DISTRICT:** South Regional Activity Center – South Andrews west (SRAC-Saw)~~
~~**LAND USE:** South Regional Activity Center~~

Chair

Prototype

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