



**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.~~

IV. AGENDA ITEMS

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Case Number	Applicant
1. UDP SR25001** *	Four Ten Properties LLC
2. UDP-Z26002*	Fort Lauderdale Community Redevelopment Agency (CRA)
3. UDP T26002*	City of Fort Lauderdale
4. UDP T26004*	City of Fort Lauderdale

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.~~

~~The following Item was taken out of order on the Agenda.~~

2. CASE: UDP-Z26002

REQUEST: * Rezoning from Residential Multifamily Mid-Rise/Medium-High Density (RMM-25) District to Northwest Regional Activity Center-Mixed Use West (NWRAC-MUw) District

APPLICANT: Fort Lauderdale Community Redevelopment Agency (CRA)

AGENT: Greg Brewton, Greg Brewton Associates

ADDRESS: 538 NW 8 Avenue and 537 NW 7 Terrace

ABBREVIATED LEGAL DESCRIPTION: North Lauderdale 1-48 D, Lot 45-48 Tog with W 1/2 Of Pt Vac'd Alley Lying E of & Adj to Lots 45-48 As Per Or 15316/195, Blk 15 and North Lauderdale 1-48 D, Lot 6,7,8 Tog with E 1/2 Of Pt Vac'd Alley Lying W of & Adj to Lots 6-8 As Per Or 15316/195, Blk 15

ZONING DISTRICT: Residential Multifamily Mid Rise/ Medium High Density (RMM-25) District

LAND USE: Northwest Regional Activity Center

COMMISSION DISTRICT: 3 – Pamela Beasley-Pittman

NEIGHBORHOOD ASSOCIATION: Historic Dorsey-Riverbend Civic Association

CASE PLANNER: Jonathan D'Angelo

Disclosures were made at this time.

Hope Calhoun, representing the Applicant, stated that the Item is a rezoning request in anticipation of a project known as Sistrunk View. This property was awarded to the developer by Fort Lauderdale's Community Redevelopment Agency (CRA) and the developer has worked closely with that organization, as well as with the surrounding neighborhood.

During the Development Review Committee (DRC) process, the Applicant and City Staff determined that the property should have a single consistent zoning district. At present, half of the property is zoned Mid-Rise/Medium-High Density (RMM-25) and half zoned Northwest Regional Activity Center-Mixed Use West (NWRAC-MUw). The Applicant requests rezoning of the RMM-25 portion of the property to NWRAC-MUw.

Ms. Calhoun continued that Staff has reviewed the Application and found the project to be consistent with the NWRAC-MUw rezoning criteria. Supporting information is provided in the Applicant's backup materials as well as the Staff Report.

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.

Mr. Spence noted that the rezoning narrative for the Application indicated plans to develop 100 rental units alongside commercial space, as well as a garage that would accommodate up to 114 cars. He requested clarification of the proposed garage location. Ms. Calhoun replied that there will be structured parking within the proposed building. She confirmed that the Applicant's traffic statement was presented to the City and showed that the project would result in a negligible amount of traffic.

Motion made by Vice Chair Donaldson, seconded by Mr. Buckley, to recommend approval of Case Number UDP-Z26002 based on the following findings of fact, the facts in the City Staff Report, and/or based on the testimony heard tonight, that the Board hereby finds that the Application meets the applicable criteria of the ULDR cited in the Staff Report, and any conditions that may be attached to this is [sic] also added to the motion. In a roll call vote, the **motion** passed 7-0.

1. CASE: UDP-SR25001

~~**REQUEST:** ** * Site Plan Level IV Review: Waterway Use with Landscape Yard Modification, Rezoning from Residential Multifamily Low Rise/Medium Density (RM-15) District to Community Business (CB) District with Allocation of 0.14 Acres of Commercial Flex for 20,337 Square Feet of Retail Use and 11,816 Square Feet of Office Use with an Associated Parking Reduction~~

~~**APPLICANT:** Four Ten Properties LLC.~~

~~**AGENT:** Stephanie Toothaker, Esq., P.A.~~

~~**PROJECT NAME:** Weston Jewelers~~

~~**ADDRESS:** 1117 E. Las Olas Boulevard~~

~~**ABBREVIATED LEGAL DESCRIPTION:** Beverly Heights 1-30 B Lot 16 & S1/2 of Alley Lying Between Lots 1 & 16 Blk 21 and Beverly Heights 1-30 B Lot 1 & N1/2 of Alley Lying Between Lot 1 & 16 Blk 21~~

~~**ZONING DISTRICT:** Boulevard Business (B-1) and Residential Low Rise Multifamily/Medium Density (RM-15)~~

~~**LAND USE:** Commercial and Medium~~

~~**COMMISSION DISTRICT:** 4 Ben Sorensen~~

~~**NEIGHBORHOOD ASSOCIATION:** Colee Hammock Homeowners Association~~

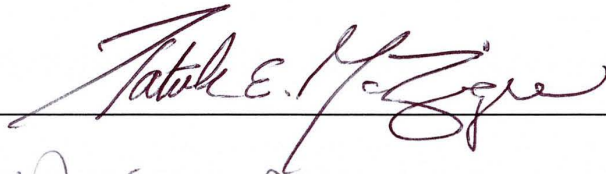
~~**CASE PLANNER:** Trisha Logan, AIGP~~

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

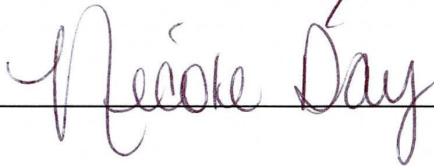
~~There being no further business to come before the Board at this time, the meeting was adjourned at 9:03 p.m.~~

~~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.]