



CITY OF FORT LAUDERDALE

**PLANNING AND ZONING BOARD MEETING MINUTES
DEVELOPMENT SERVICES DEPARTMENT
700 NW 19 AVENUE, FORT LAUDERDALE, FL 33311
WEDNESDAY, FEBRUARY 18, 2026 – 6:00 P.M.**

Board Members	Attendance	Present	Absent
Patrick McTigue, Chair	P	9	0
Brian Donaldson, Vice Chair	A	8	1
Kevin Buckley	P	8	1
Hector DelaTorres	P	5	1
Whitney Dutton	A	7	2
Steve Ganon	P	9	0
Monty Lalwani	P	2	0
Jacquelyn Scott	P	7	2
Alexander Spence	P	6	0

Staff

D'Wayne Spence, Assistant City Attorney
Jim Hetzel, Urban Design and Planning Manager
Nancy Garcia, Urban Planner II
Yvonne Redding, Urban Planner III
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 present and the Deputy City Attorney. The Urban Design and Planning Manager Jim Hetzel introduced City Staff.

II. DETERMINATION OF QUORUM / APPROVAL OF MINUTES

The minutes of the January 21, 2026, meeting were approved by unanimous consensus.

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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<u>Case Number</u>	<u>Applicant</u>
1. UDP-S25001**	One on One Harbor Beach, Inc.
2. UDP-V25001**	Go-3 Development, Inc.

- 3. UDP-V25002** Go-3 Development, Inc.
- 4. UDP-A25056** Q Club Hotel, LLC.
- 5. UDP-T26001* 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.

~~1. **CASE:** UDP-S25001~~

~~**REQUEST:** ** Site Plan Level III: Conditional Use for Building Height above 120 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~~

~~Disclosures were made at this time.~~

~~Courtney Crush, representing the Applicant, requested deferral of this Item to the March 18, 2026 meeting.~~

~~**Motion** made by Ms. Scott, seconded by Mr. Buckley, to defer UDP-S25001 to a time certain of March 18, 2026. In a roll call vote, the **motion** passed 7-0.~~

2. CASE: UDP-V25001

REQUEST: ** Vacation of Right-of-Way

APPLICANT: GO-3 Development, Inc.

AGENT: Andrew Schein, Bilzin Sumberg Baena Price & Axelrod LLP

GENERAL LOCATION: 127-Foot-Long by 40-Foot-Wide Portion of NE 8 Street

ABBREVIATED LEGAL DESCRIPTION: Portion of NE 8 Street lying Adjacent To Parcel "A", "Raybohr Plat", Plat Book 93, Page 44

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

LAND USE: Medium-High Residential

COMMISSION DISTRICT: 2 – Steven Glassman

NEIGHBORHOOD ASSOCIATION: Victoria Park Civic Association

CASE PLANNER: Yvonne Redding

Disclosures were made at this time.

Andrew Schein, representing the Applicant, explained that this request is for vacation of a portion of the subject property which serves as a driveway area for the parcel, but is not owned by the property owner.

The criteria for right-of-way vacation includes:

- The right-of-way is not needed for public purposes
- Alternative routes are available
- Closure of the right-of-way provides safe areas for turning around
- Closure should not adversely impact pedestrian traffic
- All utilities have been or will be relocated

Mr. Schein noted that a water main and fire hydrant are in the subject area, and plans to relocate them have been submitted.

Mr. Spence asked if the current property owner uses the driveway and will retain driveway access if the right-of-way vacation is granted. Mr. Schein explained that vacation of the right-of-way will result in no physical changes to the property, and the driveway will continue to be used.

Ms. Scott requested the reason for the proposed vacation. Mr. Schein replied that there is no discussion of future development at the site. The property owner had the option of seeking a variance for the north setback of the irregularly shaped lot rather than right-of-way vacation, but determined to proceed with the vacation request, as the parcel meets the criteria for that request.

Mr. Lalwani asked if the Applicant planned to request any exceptions for the property's setbacks. Mr. Schein replied that there are no such plans.

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.

Assistant City Attorney D'Wayne Spence explained that the Board may make a motion to approve the Application, in which case it will move forward to the City Commission for final

approval, or to deny it, in which case the Applicant may appeal to the City Commission if they wish.

It was also noted that Item 3 involves the same property as Item 2.

Motion made by Ms. Scott, seconded by Mr. Buckley, to recommend approval of Case Number UDP-V25001 based on the following findings of fact and the City Staff Report, as well as the testimony heard; and the Board hereby finds the Application meets the applicable criteria of the ULDR cited in the Staff Report, subject to all the conditions included in the Staff Report and any other applicable conditions on the record. In a roll call vote, the **motion** passed 7-0.

3. CASE: UDP-V25002

REQUEST: ~~** Vacation of Right of Way~~

APPLICANT: ~~GO-3 Development, Inc.~~

AGENT: ~~Andrew Schein, Bilzin Sumberg Baena Price & Axelrod LLP~~

GENERAL LOCATION: ~~65 Foot Long by 10 Foot Wide portion of NE 15 Avenue~~

ABBREVIATED LEGAL DESCRIPTION: ~~Portion of NE 15 Avenue dedicated by "Raybohr Plat", recorded In Plat Book 93, Page 44, together with 5-Foot Road Easement~~

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

LAND USE: ~~Medium High Residential~~

COMMISSION DISTRICT: ~~2 — Steven Glassman~~

NEIGHBORHOOD ASSOCIATION: ~~Victoria Park Civic Association~~

CASE PLANNER: ~~Yvonne Redding~~

~~Mr. Schein stated that Item 4 applies to the western portion of the subject parcel on 15 Avenue.~~

~~Disclosures were made at this time.~~

~~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. Ganon, seconded by Ms. Scott, to recommend approval of Case Number UDP-V25002 based on the following findings of fact, the facts from the City report, and based on testimony heard by the Applicant, the Board hereby finds that the Application meets the applicable criteria of the ULDR cited in the Staff Report. In a roll call vote, the **motion** passed 7-0.~~

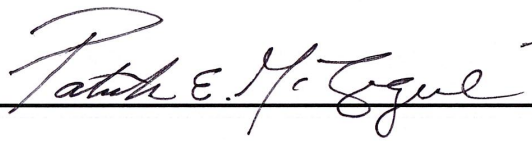
4. CASE: UDP-A25056

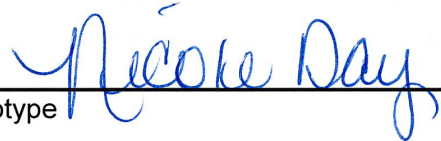
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None.

There being no further business to come before the Board at this time, the meeting was adjourned at 6:36 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.]