



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 and the Deputy City Attorney. 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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Case Number	Applicant
1. UDP-S25001**	One on One Harbor Beach, Inc.
2. UDP-V25001**	Go-3 Development, Inc.
3. UDP-V25002**	Go-3 Development, Inc.

~~Mr. DelaTorres requested an estimate of the expected gym membership. Ms. Davis replied that she did not know.~~

~~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 Mr. Spence, to approve a reduction of the amount of parking required for Case UDP A25056, as per described in the Staff Report. In a roll call vote, the **motion** passed 7-0.~~

5. CASE: UDP-T26001

REQUEST: * Amend City of Fort Lauderdale Unified Land Development Regulations Article VII, Notice Procedures, Section 47-27.4, Notice for site plan level I, II, III and level IV, conditional use, plats, and amendments to site plan level III and IV; Section 47-27.5, Rezoning and change in uses; Section 47-27.6, Vacation of public rights-of-way; Limiting Public Participation Presentations to No More than Six (6) Months Prior to Planning and Zoning Board Meeting.

APPLICANT: City of Fort Lauderdale

COMMISSION DISTRICT: Citywide

CASE PLANNER: Jim Hetzel, AICP

Mr. Hetzel recalled that at the December 2025 Planning and Zoning Board meeting, the Board had sent a communication to the City Commission which recommended augmenting Code with regard to public notices. The concern had been with public participation meetings that occur too far in advance of the actual Planning and Zoning Board hearing, which this item would address.

The Item before the Board today is a text amendment which limits how early an application may hold their public participation meeting. The window for these meetings would be changed to no more than six months prior to the Board meeting and within 30 days of some Planning and Zoning Board meetings.

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, seconded by Mr. Buckley, that we approve UDP-T26001, recommend approval, and the Board hereby finds that the text amendment to the ULDR is consistent with the Comprehensive Plan. In a roll call vote, the **motion** passed 7-0.

~~V. COMMUNICATION TO THE CITY COMMISSION~~

~~None.~~

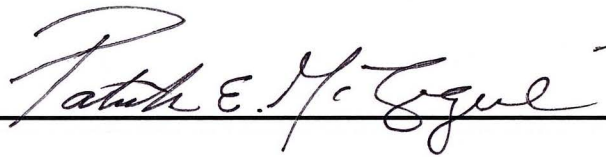
~~VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE~~

None.

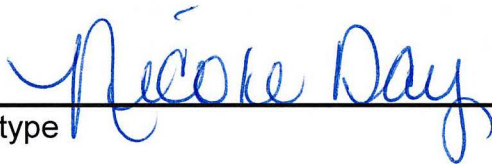
There being no further business to come before the Board at this time, the meeting was adjourned at 6:36 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

Chair

A handwritten signature in black ink, reading "Patrick E. McGuire", written over a horizontal line.

Prototype

A handwritten signature in blue ink, reading "Nicole Day", written over a horizontal line.

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