



**PLANNING AND ZONING BOARD MEETING MINUTES
DEVELOPMENT SERVICES DEPARTMENT
700 NW 19 AVENUE, FORT LAUDERDALE, FL 33311
WEDNESDAY, JANUARY 21, 2026 – 6:00 P.M.**

<u>Board Members</u>	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Patrick McTigue, Chair	P	8	0
Brian Donaldson, Vice Chair	P	8	0
Kevin Buckley	P	7	1
Hector DelaTorres	P	4	1
Whitney Dutton	P	7	1
Steve Ganon	P	8	0
Monty Lalwani	P	1	0
Jacquelyn Scott	A	6	2
Alexander Spence	P	5	0

Staff

Shaun Amarnani, Assistant City Attorney III
Jim Hetzel, Urban Design and Planning Manager
Lorraine Tappen, Principal Urban Planner
Adam Schnell, Urban Planner III
N. Day, Recording Clerk, Prototype, Inc.

Communication to City Commission

Motion made by Mr. Spence, seconded by Mr. Donaldson, to send a communication to the City Commission from the Planning and Zoning Board to have Staff conduct research on public notice requirements based on possible size, context, and location of the property. In a roll call vote, the **motion** passed 8-0.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

The meeting was called to order at 6:00 p.m. and the Pledge of Allegiance was recited. Chair McTigue introduced the Board members present, including new member Monty Lalwani. Urban Design and Planning Manager Jim Hetzel introduced City Staff.

II. DETERMINATION OF QUORUM / APPROVAL OF MINUTES

The minutes of the December 17, 2025 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-V21002**	David Ide
2. UDP-S25001**	One on One Harbor Beach, Inc.

- 3. UDP-S24074** 2933 Poinsettia Street, LLC
- 4. UDP-L24003* RPL Land LLC
- 5. UDP-Z24009* RPL Land LLC

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.

~~Chair McTigue noted that the Applicant of Item 2 has requested deferral to the February 18, 2026 meeting.~~

~~**Motion** made by Mr. Donaldson, seconded by Mr. Spence, to defer UDP-S25001 to the next meeting, which is on the calendar as February 18, 2026. In a roll call vote, the **motion** passed 8-0.~~

1. CASE: UDP-V21002

REQUEST: ** Vacation of Right-of-Way

APPLICANT: David Ide

AGENT: Jason Crush, Crush Law, P.A.

GENERAL LOCATION: 50-foot wide by 102-foot-long portion of Coconut Drive, south of SW 9 Street, west of SW 11 Avenue, east of the South Fork New River Canal

ZONING DISTRICT: Residential Single Family and Duplex/Medium Density (RD-15)

LAND USE: Medium Residential

COMMISSION DISTRICT: 4 – Ben Sorensen

NEIGHBORHOOD ASSOCIATION: Tarpon River Civic Association

CASE PLANNER: Tyler Laforme, AICP

Disclosures were made at this time.

Courtney Crush, representing the Applicant, recalled that the Item was deferred from the December 17, 2025 Planning and Zoning Board meeting in order to allow the Applicants time to schedule an additional public participation meeting. The Application requests vacation of a portion of Coconut Drive.

The public participation meeting was held both via Zoom and in person. There were 22 participants via Zoom and one in-person attendee. The meeting provided an overview of the vacation request and answered questions about the site, its zoning, and the Application, which are reflected in the Board members' backup materials. Ms. Crush advised that the properties are not eligible for rezoning due to their land use designation.

Ms. Crush explained that a portion of Coconut Drive dead-ends at private property; the right-of-way does not extend beyond this to the waterline or any other right-of-way. The three properties located at 900, 905, and 910 Coconut Drive are owned by the Applicants. The subject property is zoned RD-15, which permits multi-family townhome units. Waterfront parcels in the Tarpon River neighborhood north of the subject area are zoned RS-8, or residential single-family.

The criteria for right-of-way vacation include:

- Right-of-way is no longer necessary for public purpose: as the right-of-way dead-ends at private property, there is no public purpose
- All utilities within the right-of-way have been or will be relocated: a condition of approval will allow the City to retain a public utilities easement

Mr. DelaTorres recalled that when the Application was first discussed in December 2025, the key issue was whether or not the neighborhood's concerns were addressed. Ms. Crush confirmed that the public participation meeting was held on January 5, 2026. Updated notice was sent to all property owners within 300 ft. of the subject property, and the Tarpon River Civic Association sent notice to its full mailing list. Questions asked at the meeting addressed the history of the subject property's plat, use of dedicated roadways as thoroughfares, any planned redevelopment, changes to the existing boat dockage, placement of trash bins on Coconut Drive, landscape material, parking at a nearby City park, and next steps for the Application.

At this time Chair McTigue opened the public hearing.

Ann McHorney, private citizen, advised that she is a property owner on Coconut Drive, and expressed concern with visibility of the waterway if the right-of-way vacation is granted. She added that all or most of the participants in the public participation meeting objected to the Application, pointing out that residents, including children throughout the neighborhood, walk on the subject street.

Peter Ide, co-Applicant, stated that he and his family are longtime residents of the subject property, and noted that cameras were installed there to discourage crime. He asserted that no one plans to further develop the property.

Kevin Schofield, private citizen, confirmed that there was significant attendance at the recent public participation meeting and that most of the attendees were not in favor of the vacation request. He stated that the commercial nature of the subject property's use has resulted in more intense non-residential traffic to the neighborhood, and some boats docked at the property are commercial vessels. He concluded that granting the right-of-way vacation would intensify commercial activity, and requested a means to ensure that the property's zoning could not be changed.

Mr. Buckley asked if the neighborhood association took a vote on the Application at the public meeting. Mr. Schofield replied there was no vote.

Mr. Buckley also pointed out that rezoning the subject property would conflict with its designation under the Broward County Land Use Plan. Mr. Schofield confirmed that he was aware of this, but reiterated his concern with the possibility of rezoning.

Mr. DelaTorres observed that if the vacation is granted, the traffic would not stop accessing the subject area. Mr. Schofield clarified that his concern also applied to a greenhouse structure owned by the Applicants, which they felt could be replaced with another commercial structure to service maritime clients. He acknowledged that cars would continue to access the property.

Mr. Schofield recalled that at the December 2025 meeting, the Applicants had expressed concern for the safety of their children from traffic in the neighborhood. He pointed out that this was at odds with the traffic accessing the area for commercial use.

Mr. DelaTorres asked if Mr. Schofield would prefer cars in the area to park along the swale on 9 Street as an alternative. Mr. Schofield reiterated that his concern was for increased activity and traffic at the site.

David Ide, co-Applicant, stated that his primary reason for requesting the right-of-way vacation was to alleviate concerns with traffic using the dead end on Coconut Drive.

Lindsey Way, co-Applicant, advised that she saw no issue with the requested vacation.

Sally Alshouse, private citizen, cautioned that the Application would privatize the dead end and provide the Applicants with a valuable public street at no cost. She also expressed concern with the property's potential for development, which would increase traffic and noise to the subject neighborhood, and recalled that in September 2025, the Board had denied a similar request on SW 6 Avenue.

Abbe Kanner, private citizen, stated that she is a resident of the Tarpon River neighborhood. She advised that there is significant traffic in and through the neighborhood, and expressed concern with the fairness of ceding City property to private owners.

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. Crush reviewed the City's standards for right-of-way vacation, stating that there is no reason to access the dead end at private property; nor was it necessary for future use as a thoroughfare. She reiterated that the site's land use caps its potential density at 16 units per acre under both the City and County Land Use Plans, and its zoning allows multi-family townhomes.

The Board members further discussed the Application, with Mr. Lalwani asking if a gate could be placed at the subject location, or if the retention of a utility easement would prevent this. It was clarified that the easement would prevent any obstruction to utility access.

Mr. Spence asked if commercial businesses are allowed through the subject property to access docks. Ms. Crush explained that commercial businesses own some of the boats docked at the Applicants' property, but do not operate from those docks.

Mr. Buckley commented that any placement of a gate would need to be worked through with the City to ensure that emergency access and other requirements are met.

Mr. Ganon observed that the proposed vacation would not constitute a large percentage of the subject lot, and would not allow room for significant development or change.

Mr. DelaTorres stated that the key element in his decision on the Application was the provision of a public utility easement. He pointed out that this easement limits the development of the subject area, concluding that the right-of-way vacation allows the Applicants more control over their properties.

Motion made by Mr. Dutton, seconded by Mr. DelaTorres, to recommend approval of Case Number UDP-V21002 based on the following findings of fact and the City Staff Report and/or based on the testimony heard by the Applicant, and the Board hereby finds that the Application meets the applicable criteria of the ULDR cited in the Staff Report; if conditions, state the Board's recommended approval of the Application is subject to all the conditions included in the Staff Report and state any other applicable conditions. In a roll call vote, the **motion** passed 7-1 (Mr. Spence dissenting).

~~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~~

~~This Item was deferred at the request of the Applicant.~~

~~3. CASE: UDP-S24074~~

~~**REQUEST:** ** Site Plan Level III Review: Conditional Use for a Surface Parking Lot in the Central Beach Regional Activity Center~~

~~**APPLICANT:** 2933 Poinsettia Street, LLC.~~

~~**AGENT:** Nectaria Chakas, Lochrie and Chakas, P.A.~~

~~**PROJECT NAME:** Cortez Parking Lot~~

~~**ADDRESS:** 2926 Cortez Street~~

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

Chair

Kath E. McGuire

Prototype

Nicole Day

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