



PLANNING AND ZONING BOARD MEETING

Development Services Department
700 NW 19 Avenue, Fort Lauderdale, FL. 33311
Wednesday, March 18, 2026
6:00 PM

AGENDA RESULTS

- I. CALL TO ORDER / PLEDGE OF ALLEGIANCE**
- II. DETERMINATION OF QUORUM / APPROVAL OF MINUTES**
- III. PUBLIC SIGN-IN / SWEARING-IN**
- IV. AGENDA ITEMS**

1. CASE: UDP-S25001

REQUEST: ** Site Plan Level III: Conditional Use for Building Height above 120 Feet, Waterway Use, and Yard Modification Request for Thirty-Six (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

DEFERRED (8-0) TO JUNE 17, 2026, PLANNING AND ZONING BOARD MEETING

STATE STATUTE 166.033 EXPIRATION: JULY 23, 2026

Yea: **8** - Patrick McTique, Brian Donaldson, Steve Ganon, Whitney Dutton, Kevin Buckley, Jacquelyn Scott, Hector DelaTorres, Alexander Spence

Not Present: **1** - Monty Lalwani

2. CASE: UDP-A25070

REQUEST: ** Site Plan Level III: Parking Reduction Request

APPLICANT: Bane Properties Time Square, LLC.

AGENT: Nectaria Chakas, Lochrie & Chakas, P.A.

PROJECT NAME: Soho Kitchen

ADDRESS: 3020 N. Federal Highway # 13

ABBREVIATED LEGAL DESCRIPTION: Times Square 43-23 B, Lot 13

ZONING DISTRICT: Boulevard Business (B-1)

LAND USE: Commercial

COMMISSION DISTRICT: 1 – John Herbst

NEIGHBORHOOD ASSOCIATION: Coral Ridge Association

CASE PLANNER: Yvonne Redding

**APPROVED (8-0), SUBJECT TO SEVEN (7) BUSINESS DAY CITY COMMISSION REQUEST
FOR REVIEW PERIOD WITH CONDITION**

STATE STATUTE 166.033 EXPIRATION: NOT APPLICABLE

Yea: **8** - Patrick McTigue, Brian Donaldson, Steve Ganon, Whitney Dutton, Kevin Buckley, Jacquelyn Scott, Hector DelaTorres, Alexander Spence

Not Present: **1** - Monty Lalwani

CONDITION:

1. Prior to issuance of building permit, the applicant shall execute a Parking Reduction Order and record the order at their own expense in the Broward County Public Records and provide a copy of the recorded order to the City's Development Services Department.

3. CASE: UDP-S25049

REQUEST: ** Site Plan Level IV Review: Amendment to Previously Approved Development in the Central Beach Regional Activity Center; Increase Number of Multifamily Residential Units from Seventy-Six (76) to Eighty-Eight (88), Add 113 Hotel Rooms, Add 1,800 Square Feet of Commercial Use, and Parking Reduction Request

APPLICANT: Sunrise FTL Ventures, LLLP

AGENT: Nectaria Chakas, Esq., Lochrie & Chakas, P.A., Shannon Brown, Josh Bailey, FSMY Architects & Planners

PROJECT NAME: Sereno (formerly known as Ocean Park Residences)

ADDRESS: 2901 NE 9 Court

ABBREVIATED LEGAL DESCRIPTION: Seabridge 21-46 B Lot 3 – 13, Blk BA

ZONING DISTRICT: Sunrise Lane Area (SLA)

LAND USE: Central Beach Regional Activity Center

COMMISSION DISTRICT: 2 – Steven Glassman

NEIGHBORHOOD ASSOCIATION: Central Beach Alliance Association

CASE PLANNER: Karlanne Devonish, AICP

RECOMMENDED FOR APPROVAL (8-0) TO CITY COMMISSION WITH CONDITIONS

STATE STATUTE 166.033 EXPIRATION: NOT APPLICABLE

Yea: **8** - Patrick McTigue, Brian Donaldson, Steve Ganon, Whitney Dutton, Kevin Buckley, Jacquelyn Scott, Hector DelaTorres, Alexander Spence

Not Present: **1** - Monty Lalwani

CONDITIONS:

1. Prior to issuance of final certificate of occupancy, applicant shall prepare, execute, and record an Agreement or other document for the perpetual maintenance of private improvements within the existing and proposed rights-of-way of Northeast 9 Court, as depicted on Sheet X2 of the site plan.
2. Prior to issuance of final certificate of occupancy, applicant shall record a pedestrian sidewalk access easement along the north side of NE 9 Court to accommodate a portion of the respective required pedestrian clear path located outside of existing right-of-way.
3. Prior to issuance of final certificate of occupancy, applicant shall dedicate a minimum ten (10) foot by fifteen (15) foot utility easement for the four (4) inch water service and meter proposed and located within the proposed development and outside of existing right-of-way to facilitate City maintenance access as approved by the City Engineer.
4. Be advised, proposed improvements adjacent and within Sunrise Boulevard right-of-way are subject to Florida Department of Transportation review and approval.

5. The plans indicate that existing streetlights on concrete poles are proposed to be relocated. The City can accept relocations or removals with replacements, provided that the final condition maintains equivalent or improved lighting performance.
6. Any proposed replacements shall be coordinated with FPL and shall be consistent with the current FPL LED Lighting Solutions Catalog to ensure compatibility with existing City/FPL street lighting standards.
7. The applicant must coordinate all pole relocations with the City and applicable utilities and ensure that lighting remains operational throughout construction.
8. Applicant will be required to pay a park impact fee for the proposed residential units and hotel rooms prior to issuance of building permit in accordance with ULDR Section 47-38A, Park Impact Fees.
9. Applicant will be required to obtain a final School Capacity Availability Determination (SCAD) letter prior to the submittal of building permit and provide the City with a copy at time of building permit submittal.
10. This property is located in an Archaeologically Significant Zone and has fulfilled requirements for archaeological survey and testing. If unmarked human remains are encountered, then excavation in the vicinity of the find shall halt immediately, and the archaeologist shall alert the City's historic preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 Florida Statutes as it pertains to the discovery of unmarked human remains.

4. CASE: UDP-Z26001

REQUEST: * ** Rezoning from Heavy Commercial/Light Industrial (B-3) District to Uptown Urban Village Southeast (UUV-SE) District

APPLICANT: Pinnacle Corporate Park, LLC.

AGENT: Robert Lochrie, III, Esq., Lochrie and Chakas, P.A.

ADDRESS: 500 NW 62 Street

ABBREVIATED LEGAL DESCRIPTION: Sixteen Six Properties 114-3 B Parcel A Less Pt Desc As: Beg At NE Cor Of Parcel A, Sly 10.97 Wly 696.94; Swly 49.83; Sly 15.57 Wly 70, Nly 60.70; Ely 804.91 To Pob Toget With Parcel "A" Of Sixteen Six Two 148-47 B

ZONING DISTRICT: Heavy Commercial/Light Industrial (B-3)

PROPOSED ZONING: Uptown Urban Village Southeast (UUV-SE)

LAND USE: Uptown Urban Village – Transit Oriented Development

COMMISSION DISTRICT: 1 – John Herbst

NEIGHBORHOOD ASSOCIATION: N/A

CASE PLANNER: Michael Ferrera

RECOMMENDED FOR APPROVAL (8-0) TO CITY COMMISSION

STATE STATUTE 166.033 EXPIRATION: NOT APPLICABLE

Yea: **8** - Patrick McTigue, Brian Donaldson, Steve Ganon, Whitney Dutton, Kevin Buckley, Jacquelyn Scott, Hector DelaTorres, Alexander Spence

Not Present: **1** - Monty Lalwani

5. CASE: UDP-S25052

REQUEST: ** Site Plan Level III Review: 11,000 Square-Foot Medical Use in General Aviation Airport (GAA) District

APPLICANT: West Cypress Creek Holdings, LLC.

AGENT: Heidi Davis Knapik, Gunster Law Firm

PROJECT NAME: HCA Free Standing Emergency Room

ADDRESS: 2050 NW 62 Street

ABBREVIATED LEGAL DESCRIPTION: 2050 Cypress Creek 183-685 B Parcel A

ZONING DISTRICT: General Aviation Airport (GAA)

LAND USE: Employment Center

COMMISSION DISTRICT: 1 – John Herbst
NEIGHBORHOOD ASSOCIATION: N/A
CASE PLANNER: Michael Ferrera

**APPROVED (8-0), SUBJECT TO SEVEN (7) BUSINESS DAY CITY COMMISSION
REQUEST FOR REVIEW PERIOD
STATE STATUTE 166.033 EXPIRATION: WAIVED**

Yea: **8** - Patrick McTigue, Brian Donaldson, Steve Ganon, Whitney Dutton, Kevin Buckley, Jacquelyn Scott,
Hector DelaTorres, Alexander Spence

Not Present: **1** - Monty Lalwani

V. COMMUNICATION TO THE CITY COMMISSION

NONE

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

NONE