



PLANNING AND ZONING BOARD MEETING

Development Services Department
700 NW 19 Avenue, Fort Lauderdale, FL. 33311
Wednesday, April 15, 2026
6:00 PM

Fraud Alert

The City of Fort Lauderdale has been made aware of fraudulent emails and payment requests sent to applicants that do not originate from the City. Always verify the sender's email address and avoid clicking on suspicious links or opening unexpected attachments. Any suspicious communications that appear to be sent on behalf of the City should be reported to City staff immediately.

AGENDA

- 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-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, AICP

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: Historical Dorsey-Riverbend Civic Association, Inc.
CASE PLANNER: Jonathan D'Angelo

3. CASE: UDP-T26002

REQUEST: * Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-16, "Historic Preservation District", Amending the List of Historic Districts, Amending the List of Permitted Uses, Modifying the Dimensional Requirements for Increase in Height, Modifying the Sign Regulations; and ULDR Section 47-24.11, "Historic Designation of Landmarks, Landmark Site or Buildings and Certificate of Appropriateness," Amending the Effective Date and Establish an Approval Process for Administrative Certificate of Appropriateness when Visible from Public Right-of-Way

APPLICANT: City of Fort Lauderdale

COMMISSION DISTRICTS: 2 – Steven Glassman and 4 – Ben Sorensen

CASE PLANNER: Trisha Logan, AICP

4. CASE: UDP-T26004

REQUEST: * Amend City of Fort Lauderdale Unified Land Development Regulations, Article XIII, Additional Zoning Districts; Section 47-37B Uptown Urban Village Zoning Districts; Section 47-37B.3, Applicability and General Regulations; Section 47-37B.4, List of Permitted and Conditional Uses; Section 47-37B.6, Uptown Urban Village Zoning District Special Regulations, Amending Residential Uses in the Uptown Urban Village Southeast (UUV-SE) District

APPLICANT: City of Fort Lauderdale

COMMISSION DISTRICT: 1 – John Herbst

CASE PLANNER: Tyler Laforme, AICP

V. COMMUNICATION TO THE CITY COMMISSION

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE PLANNING & ZONING BOARD IS PROHIBITED BY SUNSHINE LAW. PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

*If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

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.

Fraud Alert Additional Information

- The City of Fort Lauderdale **does not** send unsolicited requests for payment or sensitive personal information.
 - The Development Services Department **does not** accept payments over the phone.
 - The City will **never** threaten enforcement action or demand payment by gift card, wire transfer, or digital currency.
 - The City will **never** request personal or financial information such as bank account numbers, credit or debit card numbers, Social Security numbers, or passwords via email or phone.
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