



PLANNING AND ZONING BOARD MEETING

Development Services Department
700 NW 19 Avenue, Fort Lauderdale, FL. 33311
Wednesday, April 15, 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-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

RECOMMENDED FOR APPROVAL (4-3) TO CITY COMMISSION WITH CONDITIONS

STATE STATUTE 166.033 EXPIRATION: WAIVED

Yea: **4** - Patrick McTigue, Brian Donaldson, Hector DelaTorres, Monty Lalwani

Nay: **3** - Kevin Buckley, Jacquelyn Scott, Alexander Spence

Not Present: **2** - Steve Ganon, Whitney Dutton

CONDITIONS:

1. Prior to approval from the City Commission, the applicant must:

- Obtain approval by the City Commission for the corresponding drainage easement vacation under case number UDP-EV25006.

2. Prior to Final DRC, the applicant shall:

- Provide an overhead power line relocation plan on how lines will be relocated within this property and how above ground power lines will be coordinated for relocation for neighboring properties. If the lines cannot be placed underground, documentation from

Florida Power & Light Company (FPL) is required.

- Provide final seawall and dock relocation plans for the portion of the property along the Himmarshee Canal.

3. At time of building permit submittal, the applicant shall:

- Provide copy of the executed and recorded parking reduction order.

4. Prior to the issuance of any building permit, early start, or phased construction, the applicant must:

- Demonstrate having obtained release from any restriction, dedication, covenant, conditions, easement and other matters in conflict with the proposed development and identified in the title commitment report found in the ATLA/ACSM Land Title Survey.
- Demonstrate having obtained Broward County Surface Water Management License as required prior to any construction activities that alter the flow of surface water.

5. Prior to the issuance of Certificate of Occupancy, the applicant shall:

- Dedicate and record a public right-of-way easement along the north side of E. Las Olas Boulevard, consisting of five (5) feet to complete the respective minimum seventy (70) foot right-of-way section as approved by the City Engineer.
- Dedicate and record a public right-of-way easement along the south side of SE 2 Court, consisting of five (5) feet to complete the respective minimum fifty (50) foot right-of-way section as approved by the City Engineer.
- Dedicate and record a pedestrian sidewalk access easement along the north side of E. Las Olas Boulevard, to accommodate a portion of the respective required pedestrian clear path located outside of existing right-of-way and proposed right-of-way easements as approved by the City Engineer.
- Dedicate and record a pedestrian sidewalk access easement along the west side of SE 12 Avenue, to accommodate a portion of the respective required pedestrian clear path located outside of existing right-of-way and proposed right-of-way easements as approved by the City Engineer.
- Dedicate and record a pedestrian sidewalk access easement along the south side of SE 2 Court, to accommodate a portion of the respective required pedestrian clear path located outside of existing right-of-way and proposed right-of-way easements as approved by the City Engineer.
- Coordinate and provide a Maintenance Agreement with the City (for property frontage along SE 2 Court, E. Las Olas Boulevard and SE 12 Avenue). Proposed improvements within adjacent City right-of-way include paver driveway, specialty on-street parallel parking stall paving, concrete curb & valley gutters, drainage pipes and landscaping including structural soil and irrigation. Please be advised that applicant will be responsible for maintenance of proposed storm drain infrastructure improvements located within adjacent City Right-of-Way during a one (1)-year warranty period, until accepted by the City's Public Works Department.

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

RECOMMENDED FOR APPROVAL (7-0) TO CITY COMMISSION
STATE STATUTE 166.033 EXPIRATION: JULY 26, 2026

Yea: 7 - Patrick McTigue, Brian Donaldson, Kevin Buckley, Jacquelyn Scott, Hector DelaTorres, Alexander Spence, Monty Lalwani

Not Present: 2 - Steve Ganon, Whitney Dutton

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

RECOMMENDED FOR APPROVAL (7-0) TO CITY COMMISSION

STATE STATUTE 166.033 EXPIRATION: NOT APPLICABLE

Yea: 7 - Patrick McTigue, Brian Donaldson, Kevin Buckley, Jacquelyn Scott, Hector DelaTorres, Alexander Spence, Monty Lalwani

Not Present: 2 - Steve Ganon, Whitney Dutton

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

RECOMMENDED FOR APPROVAL (7-0) TO CITY COMMISSION

STATE STATUTE 166.033 EXPIRATION: NOT APPLICABLE

Yea: 7 - Patrick McTigue, Brian Donaldson, Kevin Buckley, Jacquelyn Scott, Hector DelaTorres, Alexander Spence, Monty Lalwani

Not Present: 2 - Steve Ganon, Whitney Dutton

V. COMMUNICATION TO THE CITY COMMISSION

NONE

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

NONE