



PLANNING AND ZONING BOARD MEETING

Development Services Department
700 NW 19 Avenue, Fort Lauderdale, FL. 33311
Wednesday, May 20, 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-S25036

REQUEST: ** Site Plan Level III: Waterway Use and Modification of Required Yards for Fourteen (14) Multifamily Units

APPLICANT: Las Olas 6, LLC.

AGENT: Stephanie J. Toothaker, Esq.

PROJECT NAME: 320 Hendricks

ADDRESS: 320 Hendricks Isle

ABBREVIATED LEGAL DESCRIPTION: Victoria Isles, Plat Book 15, Page 67, Lots 13 through 15, Block 4

ZONING DISTRICT: Residential Multifamily Mid Rise/Medium High Density (RMM-25)

LAND USE: Medium-High Residential

COMMISSION DISTRICT: 2 – Steven Glassman

NEIGHBORHOOD ASSOCIATION: Hendricks and Venice Isles

CASE PLANNER: Yvonne Redding

2. **CASE:** UDP-S25044

REQUEST: ** Site Plan Level III: Conditional Use for a Mixed-Use Development, Amendment to Previously Approved Site Plan Decreasing the Building Height from 150 to 81 Feet, Increasing Multifamily Units from 180 to 256 with 180 Previously Approved Residential Flex Units and Twelve (12) Affordable Housing Units and Sixty-Four (64) Bonus Units Pursuant to City's Affordable Housing Regulations, and Decreasing Commercial Use from 14,671 to 4,825 Square Feet

APPLICANT: Sunrise and Bayview Partners, LLC.

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

ADDRESS: 1040 Bayview Drive

ABBREVIATED LEGAL DESCRIPTION: Bay Park Amen 39-47 B

ZONING DISTRICT: Boulevard Business (B-1)

LAND USE: Commercial

COMMISSION DISTRICT: 1 – John Herbst

NEIGHBORHOOD ASSOCIATION: Coral Ridge Association

CASE PLANNER: Tyler Laforme, AICP

3. **CASE:** UDP-A25070
REQUEST: ** Site Plan Level III: Parking Reduction Request for Conversion of Take-Out to Sit Down Restaurant
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

4. **CASE:** UDP-T26006
REQUEST: * Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-6.10, List of Permitted and Conditional Uses, Community Business (CB) District and Section 47-6.11, List of Permitted and Conditional Uses, Boulevard Business (B-1) District to Permit Fortune Tellers, Psychic Readers as an Accessory Use to Retail Use
APPLICANT: City of Fort Lauderdale
COMMISSION DISTRICT: City-Wide
CASE PLANNER: Karlanne Devonish, AICP

5. **CASE:** UDP-T26007
REQUEST: *Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-2.2, Measurements and Section 47-19.5, Fences, Walls and Hedges to Revise the Grade and Height Measurement for Fences and Walls
APPLICANT: City of Fort Lauderdale
COMMISSION DISTRICT: City-Wide
CASE PLANNER: Karlanne Devonish, 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.