



## PLANNING AND ZONING BOARD MEETING

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

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

STATE STATUTE 166.033 EXPIRATION: WAIVED

Yea: 8 - Patrick McTigue, Brian Donaldson, Steve Ganon, Jacquelyn Scott, Whitney Dutton, Alexander Spence, Hector DelaTorres, Monty Lalwani

Not Present: 1 - Kevin Buckley

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

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

STATE STATUTE 166.033 EXPIRATION: WAIVED

Yea: 8 - Patrick McTigue, Brian Donaldson, Steve Ganon, Jacquelyn Scott, Whitney Dutton, Alexander Spence, Hector DelaTorres, Monty Lalwani

Not Present: 1 - Kevin Buckley

**CONDITIONS:**

1. Applicant will be required to pay a Park Impact Fee for the proposed residential units prior to issuance of building permit in accordance with ULDR Sec. 47-38A, Park Impact Fees.
2. Prior to issuance of building permit, applicant shall provide a School Capacity Availability Determination (SCAD) letter that confirms that school capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.
3. Per Section 47-23.16.D.2 – Affordable Housing Development Agreement and Deed Restriction, the applicant is required to record an Affordable Housing Development Agreement on the property records of Broward County prior to building permit issuance.
4. Per Section 47-23.16.D.2 – Affordable Housing Development Agreement and Deed Restriction, the applicant is required to record a deed restriction for no less than thirty (30) years, beginning on the date the certificate of occupancy is issued for the affordable housing units. The deed restriction is required to be recorded prior to the issuance of buildings permits.
5. Per Section 7-23.16.D.6 – Annual Affidavit, the Applicant shall provide an annual affidavit certifying rental affordable housing units are leased to eligible persons or households. The affidavit shall state the number of units required to be set-aside, required income level restrictions, the monthly rent for each unit, monthly income for tenants of each affordable unit, and other information as required by the City.
6. Prior to the issuance of building permit, early start or any phased construction approvals, the applicant must demonstrate having obtained Broward County Surface Water Management License as required prior to any construction activities that alter the flow of surface water.
7. Prior to issuance of Certificate of Occupancy, applicant shall dedicate and record a pedestrian sidewalk access easement along the east side of Bayview Drive, to accommodate a portion of the respective required pedestrian clear path located outside of existing right-of-way as approved by the City Engineer.
8. Prior to issuance of Certificate of Occupancy, applicant shall dedicate a minimum ten (10) foot by fifteen (15) foot sewer easement for the proposed first private sanitary sewer manhole located within the proposed development and outside of existing right-of-way to facilitate City maintenance access as approved by the City Engineer.
9. Prior to issuance of Certificate of Occupancy, all proposed improvements adjacent and within E Sunrise Boulevard shall be reviewed and approved by the Florida Department of Transportation (FDOT).
10. Prior to issuance of Certificate of Occupancy, applicant shall coordinate and provide a Maintenance Agreement with the FDOT (for property frontage along E Sunrise Boulevard) and with the City (for property frontage along Bayview Drive and NE 11 Street). Proposed improvements within adjacent City right-of-way include paver driveway, specialty on-street parallel parking stall paving, concrete curb & gutter, curb/valley gutters, and landscaping including structural soil and irrigation.

**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

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

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

Not Present: **1** - Kevin Buckley

**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.

**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

**RECOMMENDED FOR APPROVAL (8-0) TO CITY COMMISSION  
STATE STATUTE 166.033 EXPIRATION: NOT APPLICABLE**

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

Not Present: **1** - Kevin Buckley

**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

**RECOMMENDED FOR APPROVAL (8-0) TO CITY COMMISSION  
STATE STATUTE 166.033 EXPIRATION: NOT APPLICABLE**

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

Not Present: **1** - Kevin Buckley

**V. COMMUNICATION TO THE CITY COMMISSION**

NONE

**VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE**

NONE