



April 3, 2026

Planning and Zoning Board Meeting

Dear Property Owner:

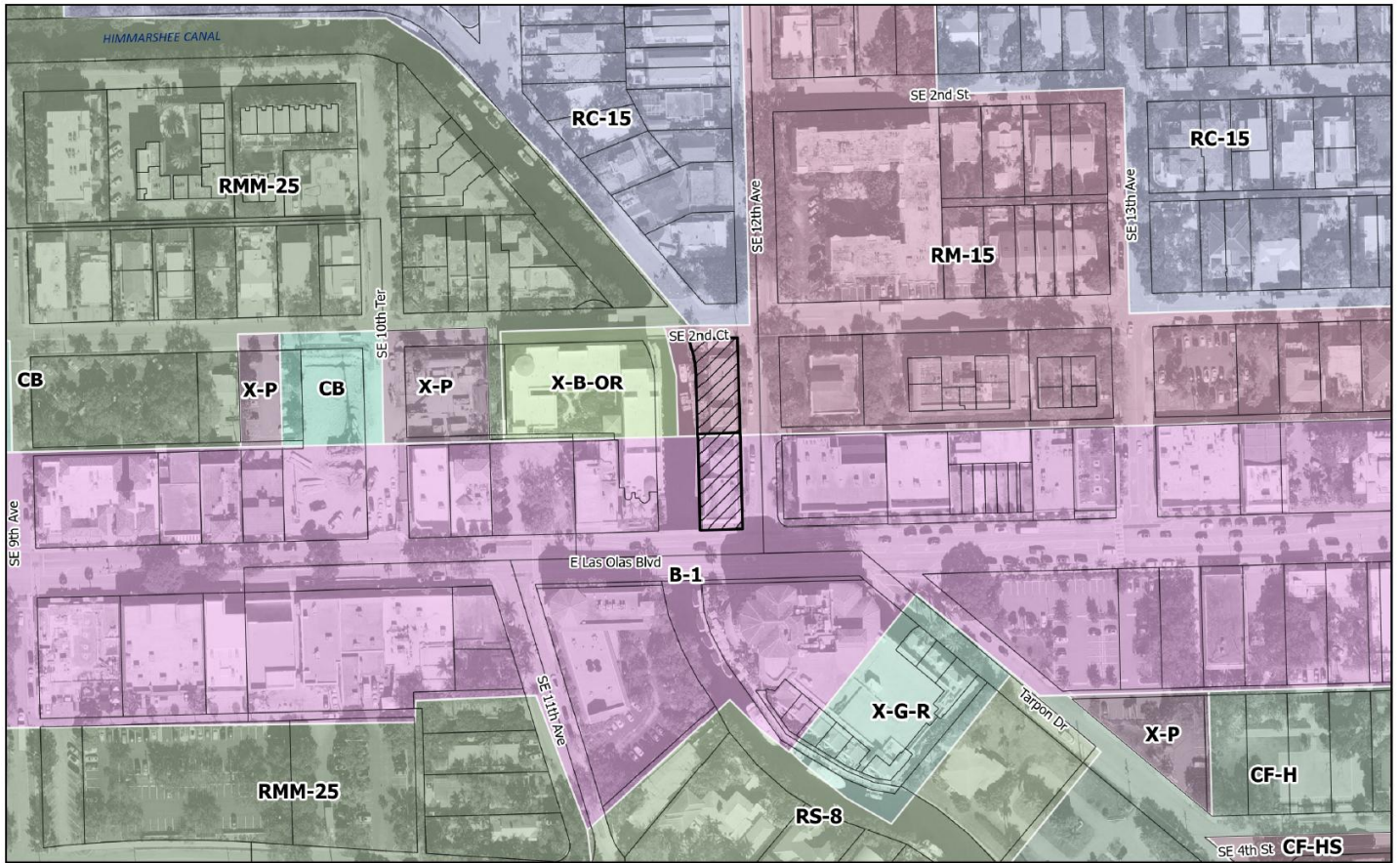
The **Planning and Zoning Board**, acting as the **Local Planning Agency (LPA)**, will hold a public hearing on **Wednesday, April 15, 2026**, at **6:00 PM** in the **Development Services Department**, located at **700 NW 19 Avenue, Fort Lauderdale, FL, 33311** to determine whether the following application is found to be consistent with the Goals, Objectives and Policies of the Comprehensive Plan and the City's Unified Land Development Code (ULDR).

A description of the proposed request is provided below. To view more information about this item, please visit: <https://www.fortlauderdale.gov/government/PZB>.

CASE NUMBER:	UDP-RS25001
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
GENERAL LOCATION:	SE 2 Court and SE 12 Avenue (see map on the back of this notice)
ABBREVIATED LEGAL DESCRIPTION:	Beverly Heights 1-30 B Lot 16, Lots 1 & 16
CITY COMMISSION DISTRICT:	4 – Ben Sorensen
YOU MAY ALSO SEND COMMENTS TO:	Development Services Department Urban Design and Planning Division Attn: Trisha Logan, AICP 700 NW 19 Avenue Fort Lauderdale, Florida, 33311
YOU MAY ALSO SEND AN EMAIL TO:	Trisha Logan at TLogan@fortlauderdale.gov

Sincerely,

Trisha Logan, AICP
Principal Urban Planner
Urban Design and Planning Division



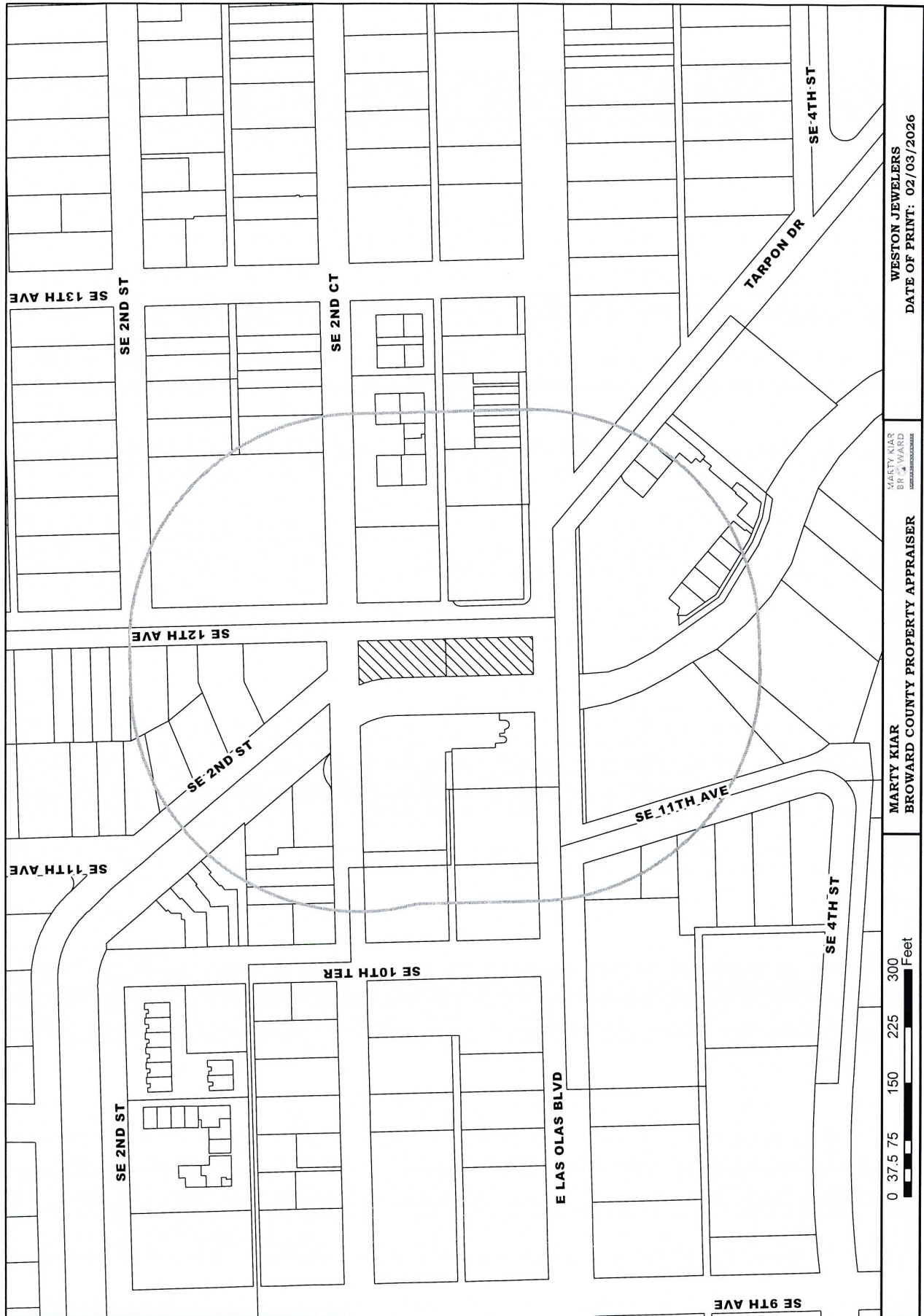
UDP-SR25001

Legend

- Fort Lauderdale
- Municipal Boundary Line
- Tax Parcel selection 24

200
Feet
GRAPHIC SCALE



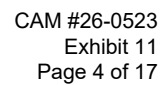


WESTON JEWELERS
DATE OF PRINT: 02/03/2026

MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER

MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER

0 37.5 75 150 225 300 Feet



1	A			B			C			D			E			F			G			H		
	FOLIO NUMB	NAME		ADDRESS LI		CITY	STATE	ZIP	LEGAL															
2	504211010850	800 LAS OLAS LLC	MUSTANG PROPERTIES INC	1650 SE 17 ST #214		FORT LAUDERDALE	FL	33316																
3	504211010860	800 LAS OLAS LLC	MUSTANG PROPERTIES INC	1650 SE 17 ST #214		FORT LAUDERDALE	FL	33316																
4	504211010870	800 LAS OLAS LLC	MUSTANG PROPERTIES INC	1650 SE 17 ST #214		FORT LAUDERDALE	FL	33316																
5	504211010920	MARGREY HOLDINGS LLC		1250 ELIZABETH AVE STE 3		WEST PALM BCH	FL	33401	6929															
6	504211010930	ELO INVESTMENTS 2 LLC	SELRE GROUP LLC	1650 SE 17 ST #214		FORT LAUDERDALE	FL	33316																
7	504211010931	ELO INVESTMENTS 2 LLC	SELRE GROUP LLC	1650 SE 17 ST #214		FORT LAUDERDALE	FL	33316																
8	504211010932	CITY OF FORT LAUDERDALE	WELLO INVESTMENTS 2 LLC	699 N FEDERAL HWY #200		FORT LAUDERDALE	FL	33304																
9	504211010970	DOMENIC A GUZZO REV TR	GUZZO, DOMENIC A TRSTEE	3333 NE 34 ST #707		FORT LAUDERDALE	FL	33308																
10	504211010980	ALL AROUND LAS OLAS LLC		2856 NE 35 CT		FORT LAUDERDALE	FL	33308	5816															
11	504211010990	JUNIA TRADING & INVESTMENT INC		2530 NE 24 ST		FORT LAUDERDALE	FL	33305																
12	504211011000	CHERRY, CATHERINE J		2608 NE 29 CT		FORT LAUDERDALE	FL	33306																
13	504211011010	LAMBDA SOUTH INC		PO BOX 030339		FORT LAUDERDALE	FL	33303	0339															
14	504211011060	BOSTON TRADER 1216 LLC		4303 NE 1 TER #2		FORT LAUDERDALE	FL	33334																
15	504211011080	1215 SE 2 CT LLC		2030 INTRACOASTAL DR		FORT LAUDERDALE	FL	33305																
16	504211011920	FIRST PRESBYTERIAN CHURCH OF FORT LAUDERDALE		401 SE 15 AVE		FORT LAUDERDALE	FL	33301	2397															
17	504211020040	GEOPUL FIVE INC		2900 UNIVERSITY DR		CORAL SPRINGS	FL	33065																
18	504211020050	1034 LAS OLAS LLC		4901 NW 17 WAY #103		FORT LAUDERDALE	FL	33309																
19	504211020060	REGIS, WILLIAM PATRICK	WILLIAM B REGIS LIV TR	305 SE 11 AVE		FORT LAUDERDALE	FL	33301	2309															
20	504211060130	GROVE TRUST LLC		2401 NE 12 ST		FORT LAUDERDALE	FL	33304																
21	504211060140	310 SE 11 AVE LLC		820 ARTHUR GODFREY RD #202		MIAMI BEACH	FL	33140																
22	504211060150	KLINTSOV, VITALY		1105 SE 4TH ST		FORT LAUDERDALE	FL	33301																
23	504211070760	WAYNE H & E MARLENE SPATH REV TR	SPATH, WAYNE H & E MARLENE TRSTEE	5642 MADISON ST		HOLLYWOOD	FL	33023	1455															
24	504211070770	FELLMETH, JOSEPH & JOELLYN		1109 SE 2 ST		FORT LAUDERDALE	FL	33301																

A	B	C	D	E	F	G	H
25	504211070780	FELLMETH, JOELLYN FELLMETH, JOSEPH					BEVERLY HEIGHTS 1-30 BN 40 LOT 14, PT LOT 17 AS FOL- BEG NW COR LOT 14, S 40, W 14, 18, NW 57.95, E 50 TO BEG BLK 18
26	504211070790	HA JANPOUR, MOHAMMAD A & ZOYA	1109 SE 2 ST 215 SE 12 AVE	FORT LAUDERDALE FL	33301		BEVERLY HEIGHTS 1-30 BLOT 15 BLK 18
27	504211070800	FELLMETH, JOELLYN L & JOSEPH J	1109 SE 2 ST	FORT LAUDERDALE FL	33301	3612	BEVERLY HEIGHTS 1-30 BBEG NW COR LOT 17, NE 88.52, SE 57.95 SW 88.52 NW 57.95 TO POB BLK 18
28	504211070810	B MCDOWELL, RENTALS & LEASING LTD	2018 KINGSWAY	*SUDBURY ON CA	P3B 4	J8	BEVERLY HEIGHTS 1-30 BTHAT PT LOT 18 AS DESC INOR 2816/641 BLK 18AKA PAR 1
29	504211070820	FERTIG, DALE MCOX, BRANDON	1009 SE 2 ST	FORT LAUDERDALE FL	33301	3611	BEVERLY HEIGHTS 1-30 BPT OF LOT 18 & PT OF LOT 19 ASIN PAR 2 AS SHOWN IN SURVEY INMTCGE BOOK 96/225 BLK 18
30	504211070934	RAMIREZ-NINO, ORIANA SHILES, BRIAN MICHAEL	208 SE 10 TER	FORT LAUDERDALE FL	33301		BEVERLY HEIGHTS 1-30 BPORT OF LOTS 6, 7, 8 & N 5 OF ALLEY LYING S OF LOT 8 BLK 20 DESC AS BEG SW COR OF SAID LOT 8; N 7.50; E 75.05; N 16.29; NE 8; NW 1.50; NE 21; SE 3.50; NE 20; SE 76.09; W 162.67; N 5 TO POBAKA; UNIT ELAS OLAS LANDINGS TOWNHOMES
31	504211070942	BENFORD, TED & SUSAN H	75 FLETCHER RD	BELMONT MA	02478		BEVERLY HEIGHTS 1-30 BPORTION OF LOTS 9 & 10 BLK 20 & DESC AS BEG SW COR LOT 9, N ALGW/L 55.16; E 54.15, S 55.15, W 54.23 TO POBAKA; UNIT 1021 VENETIAN LANDINGS
32	504211070943	CHIEN, ALBERT CHANDLER, TIFFANY	1025 SE 2 CT	FORT LAUDERDALE FL	33301		BEVERLY HEIGHTS 1-30 BPORTION OF LOT 10 BLK 20 & PT OF S1/2 VAC ALLEY LYING N OF LOT 10 DESC AS COMM SW COR LOT 9, E ALGS/L FOR 54.23 TO POB, CONT E FOR 23.50, N 115, W 23.50, S 115 TO POBAKA; UNIT 1025 VENETIAN LANDINGS
33	504211070944	DWORS, ROBERT F & MARY M	1029 SE 2 CT	FORT LAUDERDALE FL	33301		BEVERLY HEIGHTS 1-30 BPORTION OF LOTS 10 & 11 BLK 20 & PT S1/2 OF VAC ALLEY LYING N OF SAID LOTS DESC AS COMM SW COR OF LOT 10, E ALG S/L 27.73 TO POB, E 23.50, N 115, W 23.50, S 115 TO POBAKA; UNIT 1029 VENETIAN LANDINGS
34	504211070945	YEATER, JAMES D H/ELOGGINS PAULA	1033 SE 2 CT	FORT LAUDERDALE FL	33301		BEVERLY HEIGHTS 1-30 BPORTION OF LOT 11 BLK 20 & PT OF S1/2 VAC ALLEY LYING N OF LOT 11 DESC AS COMM SW COR LOT 10, E ALGS/L 51.23 TO POB, CONT E 27.50, N 72.67, W 9.12, N 42.33, W 18.38, S 115 TO POBAKA; UNIT 1033 VENETIAN LANDINGS
35	504211070946	HUTCHERSON, ANDREW AKIMBALL, CARLY E	216 SE 10 TER	FORT LAUDERDALE FL	33301		BEVERLY HEIGHTS 1-30 BPORTION OF LOTS 11 & 12 BLK 20 & POR OF S1/2 VAC ALLEY LYING N OF LOTS 11 & 12, DESC AS COMM AT SW COR OF LOT 11, E 28.73, N 51.50 TO POB, N 21.17, W 9.12, N 42.33, E 39.23, SE 81.92, W 81.87 TO POBAKA; UNIT 216 VENETIAN LANDING
36	504211070947	GLENN RICE & CYNTHIA HOY REV TRRICE, GLENN & HOY, CYNTHIA TRSTEE	1037 SE 2 CT	FORT LAUDERDALE FL	33301	3627	BEVERLY HEIGHTS 1-30 BPORTION OF LOT 11 & 12 BLK 20 DESC AS COMM SW COR LOT 11, E ALGS/L 28.73 TO POB, CONT E 71.27, NELY 12.10, ELY 44.84 E 0.72, NW 66.44, W 81.87, S 51.50 TO POBAKA; UNIT 1037 VENETIAN LANDINGS

A	B	C	D	E	F	G	H
37	504211070948	CITY OF FORT LAUDERDALE	528 NW 2 ST	FORT LAUDERDALE	FL	33311	9108 BEVERLY HEIGHTS 1-30 BPOF OF LOT 12 BLK 20 DESC AS: BEG AT S/L OF LOT 12 AT A PI 50FT E OF SE COR THEREOF, SAID POBBEG T/PI OF ARC, ELY & NELLY ALG ARC DIST 12.10 TO P/R/C, NELLY TO SELY ALG ARC DIST 44.84, WLY 51.86 TO POB BEVERLY HEIGHTS 1-30 BLOT 1 & N1/2 OF ALLEY LYING BETWEEN LOT 1 & 16 BLK 21
38	504211070960	FOUR TEN PROPERTIES LLC	1728 MAIN ST	WESTON	FL	33326	
39	504211070970	ELO INVESTMENTS 1 LLC% SELFIE GROUP LLC	1650 SE 17 ST #214	FORT LAUDERDALE	FL	33316	
40	504211070980	PUBLIC LAND% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301	
41	504211070981	PUBLIC LAND% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301	
42	504211071020	FOUR TEN PROPERTIES LLC	1728 MAIN ST	WESTON	FL	33326	
43	504211500010	LAS OLAS REGENCY TRDOERING, JUDITH C TRSTEE ETAL	4303 NE 1 TER #2	OAKLAND PARK	FL	33334	
44	504211520010	MACKAY IRYNNE VIRYNNIE V MACKAY REV TR	317 TARPON DR	FORT LAUDERDALE	FL	33301	
45	504211520020	MCDONEL, BRUCE D BRUCE D MCDONEL REV TR	315 TARPON DR	FORT LAUDERDALE	FL	33301	
46	504211520030	BEEMAN DARCY JODARCY JO BEEMAN LIV TR	1314 E LAS OLAS BLVD	FORT LAUDERDALE	FL	33301	2334 POBKA: UNIT 3 HIMMARSHEE LANDING
47	504211520040	PAVKOVICH, PETER	311 TARPON DR	FORT LAUDERDALE	FL	33301	
48	504211520050	ROBERT J MUNN JR LIV TRMUNN, ROBERT JIMMIE JR TRSTEE	PO BOX 7	ACME	MI	49610	
49	504211520070	LH SUNSHINE LLC	305 TARPON DR	FORT LAUDERDALE	FL	33301	

A	B	C	D	E	F	G	H
50	504211520080 FORTNEY EVELYN D	303 TARPON DR	FORT LAUDERDALE	FL	33301		HIMMARSHEE PARK 1-20 BPORTION OF LOTS 4 & 5 DESC AS:COMM AT NE COR LOT 5,NW 47.33ALG NE/L TO POB,NW 31.00,SW 40.59,SE 31.00,NE 40.59 TO POBAKA:UNIT 8HIMMARSHEE LANDING
51	504211520090 MAURER,MURRAY JESSE & KAREN	301 TARPON DR	FORT LAUDERDALE	FL	33301		HIMMARSHEE PARK 1-20 BPORTION OF LOTS 3 & 4 DESC AS:COMM NE COR LOT 5,NW 78.33 TOPOB,SW 40.59,NW 31.34,NE 27.92NELY 13.50,SE 27.33 TO POBAKA:UNIT 9HIMMARSHEE LANDING
52	504211520100 LAS OLAS PLACE II LLC	1200 EAST LAS OLAS BLVD STE 401	FORT LAUDERDALE	FL	33301		HIMMARSHEE PARK 1-20 BPOR LOT 1 TO 5 DESC AS:COMM NELOT 5,NW 105.65 TO POB,NW86.86,W195.36,SE33.45,SE25.58,SE41.02,SE114.0 6,SE88.03,SE36.52,SE28.22NE10.61,NW32.53,NW34.80,N W85.38NW64.29,E12.91,N1.67,E2.50,S1.58E3.34,SELY4.9 2,NE19.17,SE133.33SW2.08,SW8.85,SE7.35,NE27.93,SE20 6.7,NE20.66,SE1.33,NE47.50,SE5.67,NE14.58,NW5.67,NE8, NW8.25,NE20.75,NW76.41,NE27.92,NELY13.50 TO POB:AKA:COMMERCIAL AREA:HIMMARSHEE LANDING
53	504211520110 HIMMARSHEE LANDING HOMEOWNERS ASSOCIATION INC	PO BOX 2422	FORT LAUDERDALE	FL	33303		HIMMARSHEE PARK 1-20 BPORTION LOTS 1 TO 5 DESC AS:BEGNE COR LOT 5,SW 163.02,NW 32.53NW 34.80,NW 85.38,NW 64.29,E12.91,S 10.29,SE 47.53,SE 83.94SE 33.87,SE 19.11,NE 14.86,SE0.67,NE 20,SW 0.67,NE 6.67,NW11.33,NE 39.67,SE 5.67,NE 14.58SE 4.33,NE 8,SE 0.67,NE 61.33SE 14.33 TO POBAKA:COMMON AREA (3882 SF)HIMMARSHEE LANDING
54	504211AD0010 REED,JULIA	1212 SE 2 CT #102	FORT LAUDERDALE	FL	33301	3940	LAS OLAS MANOR 2 CONDOUNIT 101PER CDO BK/PG: 6182/186
55	504211AD0020 ZAIC,JULIA REED	1212 SE 2 CT APT 102	FORT LAUDERDALE	FL	33301		LAS OLAS MANOR 2 CONDOUNIT 102PER CDO BK/PG: 6182/186
56	504211AD0030 SCHMIDT,CHAD T & SUZETTE E	1212 SE 2 CT #103	FORT LAUDERDALE	FL	33301		LAS OLAS MANOR 2 CONDOUNIT 103PER CDO BK/PG: 6182/186
57	504211AD0040 1212 SE 2 COURT 104 LLC	1605 NE 17 AVE	FORT LAUDERDALE	FL	33305		LAS OLAS MANOR 2 CONDOUNIT 104PER CDO BK/PG: 6182/186
58	504211AD0050 VERES,FERENC	1212 SE 2 CT #105	FORT LAUDERDALE	FL	33301	3940	LAS OLAS MANOR 2 CONDOUNIT 105PER CDO BK/PG: 6182/186
59	504211AD0060 BOUSTANI,ANWARBOUSTANI,AMINE	648 NE 26 AVE	FORT LAUDERDALE	FL	33304		LAS OLAS MANOR 2 CONDOUNIT 201PER CDO BK/PG: 6182/186
60	504211AD0070 LEEDS,MARK	1212 SE 2 CT APT 202	FORT LAUDERDALE	FL	33301	3940	LAS OLAS MANOR 2 CONDOUNIT 202PER CDO BK/PG: 6182/186
61	504211AD0080 HELLER,JACOB	1212 SE 2 CT #203	FORT LAUDERDALE	FL	33301		LAS OLAS MANOR 2 CONDOUNIT 203PER CDO BK/PG: 6182/186
62	504211AD0090 DARGIS,DONNA J	1212 SE 2 CT UNIT 204	FORT LAUDERDALE	FL	33301	3940	LAS OLAS MANOR 2 CONDOUNIT 204PER CDO BK/PG: 6182/186
63	504211AD0100 SCILINCO,ABEL ROBERTO	1212 SE 2 CT APT 205	FORT LAUDERDALE	FL	33301	3940	LAS OLAS MANOR 2 CONDOUNIT 205PER CDO BK/PG: 6182/186
64	504211AD0110 HARDY,ALEXANDER H/ESIMON,REBECCA	1212 SE 2 CT #301	FORT LAUDERDALE	FL	33301		LAS OLAS MANOR 2 CONDOUNIT 301PER CDO BK/PG: 6182/186
65	504211AD0120 MASCARELL,NESTOR G & BARBARA P	1009 NE 2 ST	FORT LAUDERDALE	FL	33301	1623	LAS OLAS MANOR 2 CONDOUNIT 302PER CDO BK/PG: 6182/186

A	B	C	D	E	F	G	H
66	504211AD0130	WARK, ROBERT S & LOIS V WARK, GARETH SINCLAIR	2900 BAYVIEW DR	FORT LAUDERDALE	FL	33306	LAS OLAS MANOR 2 CONDOUNIT 303PER CDO BK/PG: 6182/186
67	504211AD0140	MACKINNON, JOHN	1212 SE 2 CT #304	FORT LAUDERDALE	FL	33301	LAS OLAS MANOR 2 CONDOUNIT 304PER CDO BK/PG: 6182/186
68	504211AD0150	DEMARINIS, KARI	89 POMEROY RD	MONTGOMERY	MA	01085	LAS OLAS MANOR 2 CONDOUNIT 305PER CDO BK/PG: 6182/186
69	504211AD0160	RODRIGUES, LINDA H/ELINDA RODRIGUES TR ETAL	1212 SE 2 CT #401	FORT LAUDERDALE	FL	33301	LAS OLAS MANOR 2 CONDOUNIT 401PER CDO BK/PG: 6182/186
70	504211AD0170	AXEL, CHRISTINE	1314 LAS OLAS BLVD #1652	FORT LAUDERDALE	FL	33301	LAS OLAS MANOR 2 CONDOUNIT 402PER CDO BK/PG: 6182/186
71	504211AD0180	BROAD, JAMES MBROAD FAM LIV TR ETAL	1212 SE 2 CT #403	FORT LAUDERDALE	FL	33301	LAS OLAS MANOR 2 CONDOUNIT 403PER CDO BK/PG: 6182/186
72	504211AD0190	RUSSO, DAVID S & GAY C	1212 SE 2 CT APT 404	FORT LAUDERDALE	FL	33301	LAS OLAS MANOR 2 CONDOUNIT 404PER CDO BK/PG: 6182/186
73	504211AD0200	DROZD, JAKUB	633 NE 9 AVE #8	FORT LAUDERDALE	FL	33304	LAS OLAS MANOR 2 CONDOUNIT 405PER CDO BK/PG: 6182/186
74	504211BE0010	KLAUS P NEUFELDT, TRNEUFELDT, SWEN TRSTEE	25551 885 AVE	AUSTIN	MN	55912	VILLAGGIO DI LAS OLAS CONDOUNIT 301PER CDO BK/PG: 30084/1287
75	504211BE0020	LEVIN, MARC S	1111 E LAS OLAS BLVD #302	FORT LAUDERDALE	FL	33301	VILLAGGIO DI LAS OLAS CONDOUNIT 302PER CDO BK/PG: 30084/1287
76	504211BE0030	VOGEL, JANE	1111 E LAS OLAS BLVD #303	FORT LAUDERDALE	FL	33301	VILLAGGIO DI LAS OLAS CONDOUNIT 303PER CDO BK/PG: 30084/1287
77	504211BE0040	MCCREA, JANUS KAYMAN	1111 E LAS OLAS BLVD #305	FORT LAUDERDALE	FL	33301	VILLAGGIO DI LAS OLAS CONDOUNIT 305PER CDO BK/PG: 30084/1287
78	504211BE0050	PAUL HOLSTEIN LIV TRHOLSTEIN, PAUL TRSTEE	43 E CHESTNUT ST	ASHEVILLE	NC	28801	VILLAGGIO DI LAS OLAS CONDOUNIT 306PER CDO BK/PG: 30084/1287
79	504211BE0060	HENDERSON, MICHAEL A	1111 E LAS OLAS BLVD #307	FORT LAUDERDALE	FL	33301	VILLAGGIO DI LAS OLAS CONDOUNIT 307PER CDO BK/PG: 30084/1287
80	504211BE0070	GRABER, BETSY	1111 E LAS OLAS BLVD #308	FORT LAUDERDALE	FL	33301	VILLAGGIO DI LAS OLAS CONDOUNIT 308PER CDO BK/PG: 30084/1287
81	504211BE0080	NICHOLSON, FRANK & BERTIE	1111 E LAS OLAS BLVD UNIT 309	FORT LAUDERDALE	FL	33301	VILLAGGIO DI LAS OLAS CONDOUNIT 309PER CDO BK/PG: 30084/1287
82	504211BE0090	DANIEL S MCNULTY REV TRMCNULTY, DANIEL S TRSTEE	2051 HILLSIDE DR	DELAFIELD	WI	53018	VILLAGGIO DI LAS OLAS CONDOUNIT 401-402PER CDO BK/PG: 30084/1287
83	504211BE0100	NEAGU, VIORICA	1111 E LAS OLAS BLVD #403	FORT LAUDERDALE	FL	33301	VILLAGGIO DI LAS OLAS CONDOUNIT 403PER CDO BK/PG: 30084/1287
84	504211BE0110	CARROLL, SCOTT PATRICK & ANN W	38 HIGH ROCK AVE #4J	SARATOGA SPRINGS	NY	12866	VILLAGGIO DI LAS OLAS CONDOUNIT 404PER CDO BK/PG: 30084/1287
85	504211BE0120	SATTARZADEH, MAHSA	1111 E LAS OLAS BLVD #405	FORT LAUDERDALE	FL	33301	VILLAGGIO DI LAS OLAS CONDOUNIT 405PER CDO BK/PG: 30084/1287
86	504211BE0130	STEWART, JOEL & THERESE L	1111 E LAS OLAS BLVD #406	FORT LAUDERDALE	FL	33301	VILLAGGIO DI LAS OLAS CONDOUNIT 406PER CDO BK/PG: 30084/1287
87	504211BE0140	BLOOM, PATRICIA R BLOOM REV TR	1111 E LAS OLAS BLVD UNIT 407	FORT LAUDERDALE	FL	33301	VILLAGGIO DI LAS OLAS CONDOUNIT 407PER CDO BK/PG: 30084/1287
88	504211BE0150	BATTISTA, ANTHONY MANTHONY M BATTISTA TR ETAL	1111 E LAS OLAS BLVD #408	FORT LAUDERDALE	FL	33301	VILLAGGIO DI LAS OLAS CONDOUNIT 408PER CDO BK/PG: 30084/1287
89	504211BE0160	KORAN, BARRY EDWARD	1111 E LAS OLAS BLVD #409	FORT LAUDERDALE	FL	33301	VILLAGGIO DI LAS OLAS CONDOUNIT 409PER CDO BK/PG: 30084/1287
90	504211BE0170	DANCEA, RADU & KIMBERLY ANNOANCEA FAM REV LIV TR ETAL	1111 E LAS OLAS BLVD #410	FORT LAUDERDALE	FL	33301	VILLAGGIO DI LAS OLAS CONDOUNIT 410PER CDO BK/PG: 30084/1287
91	504211BE0180	PARRETTI, ROBERT PARRETTI, MARITZA	1111 E LAS OLAS BLVD APT 411	FORT LAUDERDALE	FL	33301	VILLAGGIO DI LAS OLAS CONDOUNIT 411PER CDO BK/PG: 30084/1287
92	504211BE0190	CHEHEBAR, VERED	1111 E LAS OLAS BLVD #412	FORT LAUDERDALE	FL	33301	VILLAGGIO DI LAS OLAS CONDOUNIT 412PER CDO BK/PG: 30084/1287
93	504211BE0200	POLISHCHUK, PLATON	1111 E LAS OLAS BLVD #413	FORT LAUDERDALE	FL	33301	VILLAGGIO DI LAS OLAS CONDOUNIT 413PER CDO BK/PG: 30084/1287

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94	504211BE0210	FLAHERTY, PATRICKWOOLDRIDGE, JOHN JAY	PO BOX 143	PROVINCETOWN	MA	02657	0143	VILLAGGIO DI LAS OLAS CONDOUNIT 414PER CDO BK/PG; 30084/1287
95	504211BE0220	GERTEL, WENDY	1111 E LAS OLAS BLVD #415	FORT LAUDERDALE	FL	33301		VILLAGGIO DI LAS OLAS CONDOUNIT 415PER CDO BK/PG; 30084/1287
96	504211BE0230	VB RES LLC	300 S AUSTRALIAN AVE #1610	WEST PALM BEACH	FL	33401		VILLAGGIO DI LAS OLAS CONDOUNIT 416PER CDO BK/PG; 30084/1287



AFFIDAVIT FORM

Applications: As Required | Rev. 07/21/2022

INSTRUCTIONS: Indicate with an ☒ for the type of meeting, provide the applicable project information, hearing date, and indicate applicable public notice requirements. Sign the affidavit with notary. For specific public notice requirements, refer to the [Public Participation and Sign Notice Guide](#) or contact the Case Planner. Please print legibly.

STATE OF FLORIDA, BROWARD COUNTY
AFFIDAVIT PUBLIC NOTICE REQUIREMENTS

☐ DEVELOPMENT REVIEW COMMITTEE ☒ PLANNING AND ZONING BOARD ☐ HISTORIC PRESERVATION BOARD ☐ CITY COMMISSION

CASE NUMBER: UDP-SR25001 PROPERTY: 1117 E Las Olas Blvd MEETING DATE: 4/15/2026

APPLICANT OR AGENT (IF REPRESENTING APPLICANT): Stephanie J. Toothaker, Esq., P.A. APPEAL REQUEST: No

BEFORE ME, the undersigned authority, personally appeared Stephanie J. Toothaker, Esq. who upon being duly sworn and cautioned, under oath deposes and says:

- Affiant is the Applicant or Agent representing the applicant in the above cited City of Fort Lauderdale Review Case.
- The Affiant/Applicant has completed the following (indicate all applicable sections with an ☒)

☐ DEVELOPMENT REVIEW COMMITTEE MAIL NOTICE

- Affiant has been mailed a letter(s) or sent an email(s) to all official city-recognized civic organization(s) within 300 feet of the proposed project. The letter(s) or email(s) sent by the Affiant includes a notification of the date, time, and place of the Development Review Committee meeting.
- Letter or email referenced above in (a) was sent at least **twenty-one (21) days** prior to the date of the Development Review Committee meeting noted above.
- Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **ten (10) days** prior to the date of Development Review Committee and if the Affidavit is not submitted, the meeting on this case shall be cancelled.

☐ HISTORIC PRESERVATION BOARD MAIL NOTICE

- Affiant has paid for and ensured that letters were mailed to all property owners located within three hundred (300) feet of the property that is the subject of the application. The letter sent by mail to the property owners includes a notification of the date, time, and place of the Historic Preservation Board meeting.
- Letter referenced above (a) was sent at least **fifteen (15) days** prior to the date set for the first Historic Preservation Board meeting cited above.
- Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **ten (10) days** prior to the date of Historic Preservation Board and if the Affidavit is not submitted, the meeting on this case shall be cancelled.

☒ PROJECT PRESENTATION MEETING

- Affiant has sent a letter(s) via regular mail or sent an email(s) to all property owners whose real property is located within three hundred (300) feet of the proposed project and mailed a letter(s) or sent an email(s) to all official city-recognized civic organization(s) within 300 feet of the proposed project. The letter(s) or email(s) sent by the Affiant includes a notification of the date, time, and place of the Applicant's Project Presentation meeting.
- Letter referenced above (a) was mailed prior to the submittal of the application to the Planning and Zoning Board application. Applicant's Project Presentation meeting was held at least **thirty (30) days** prior to the date of the Planning and Zoning Board meeting.
- Affiant has prepared a summary of the Project Presentation meeting cited above that documents the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion and comments expressed during the process.
- Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **fifteen (15) days** prior to the date of the Planning and Zoning Board meeting and if the Affidavit has not submitted, the Public Hearing on this case shall be cancelled.

☐ 10-DAY PUBLIC SIGN NOTICE or ☒ 15-DAY PUBLIC SIGN NOTICE

- Posted or has caused to be posted on the Property signage provided by the City of Fort Lauderdale, which such signage notifies the date, time and place of the meeting.
- That 3 (provide number of signs posted) sign(s) as referenced above (a) was posted on 03/30/2026 (provide date of posting) the property in such manner as to be visible from adjacent streets and waterways and was posted a minimum (see above marked 10 or 15 days) prior to the date of the meeting cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
- Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case. Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.
- Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **five (5) calendar days** prior to the meeting date and if the Affidavit has not submitted, the meeting on this case shall be cancelled.

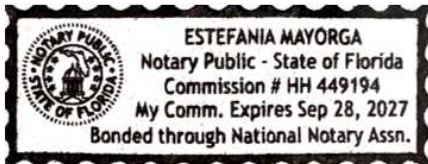
- Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.

IF APPLICANT COMPLETE BELOW

STATE OF FLORIDA:
COUNTY OF _____:

The foregoing instrument was sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2022, by _____ who is personally known to me or who has produced _____ as identification.

[SEAL]



IF AN AGENT COMPLETE BELOW

STATE OF FLORIDA:
COUNTY OF BROWARD

The foregoing instrument was sworn to and subscribed before me by means of ☐ physical presence or ☒ online notarization, this 2 day of April, 2026 by Stephanie J. Toothaker, Esq. P.A., a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

Stephanie J. Toothaker
(Signature of Notary Public – State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)











