

PENDING DEVELOPMENT APPLICATIONS

Andrews Avenue

Application No.	Project Name	Address	Brief Description	Status
Pre-Application	The Ave (Revised)	3058-3064 N. Andrews Avenue	Site plan for 149 multi-family units with seven (7) live work units; and 1,400 square feet of commercial use.	Pre-Application meeting held 11.17.2025. Pending DRC submittal.
SP 22-13	2916 Investments LLC (Andrews Avenue Project east side south of bridge (Andrews Diner))	2916-2920, 2932, & 2980 N. Andrews Avenue & adjacent vacant lots with folio numbers: 494227170350, 494227170340, 494227170330, 494227170320, 494227170260, & 494227170250.	Site plan for 54 one (1) bedroom multi-family units and 1,900 square feet of commercial use.	Approved at 4.16.2024 DRC with the condition that all outstanding comments including approval of parking analysis is satisfied prior to scheduling project for Planning and Zoning Board Meeting. Approved by Planning and Zoning Board on 6.10.2024. Developer's Agreement/Declaration of Restrictive Covenants approved at 9.10.2024 City Commission Meeting. Recordation of agreement pending. The expiration date of the site plan associated with this project has been extended pursuant to Executive Orders issued by the Governor to 7.31.2029.
SP 25-03	Wilton 114 LLC	114-124 NW 25 Street and 117 NW 24 Street.	14 two story townhouse units revised to 18.	Pre-application meeting was held on 09.25.2025. DRC submittal is pending. City staff meet with developer to discuss Pre-Application comments on 10.15.2025. DRC meeting was held 12.02.2025. Scheduled for 3.10.2026 DRC.

NE 26 Street

Application No.	Project Name	Address	Brief Description	Status
PL 22-03, SP 22-09, VAC 22-02, Z 22-02 & V 23-02	Kaplan Residential (Generations at Wilton Manors)	2449 NE 13 Avenue, 2430, NE 13 Avenue, 1209 NE 24 Street, 1225 NE 24 Street, and 1401 NE 24 Street.	Site plan, plat, rezoning, vacation and variance for 190 multi-family units and 9,031 square feet of commercial use.	Vacation, rezoning, plat, allocation of flex units, and agreements approved by City Commission on 1.23.2024. Vacation and agreements have been recorded. Plat scheduled for approval by Broward County Commission on 10.08.2024. Final approval pending recordation of plat. The expiration date of the site plan associated with this project has been extended pursuant to Executive Orders issued by the Governor to 10.01.2027. City staff has met with the developer to discuss some minor modifications to the approved site plan. Administrative site plan was approved for minor modifications on 1.23.2026.
SP 24-01, Z 24-01, & PL 24-01	Lennar Homes	1550 NE 26 Street and 2500 NE 15 Avenue.	Rezoning to PUD-R, Plat, and Site plan for 50 townhouse units.	DRC meetings held on 8.13.2024, 3.12.2025. and 4.16.2025. Project was approved by the Planning and Zoning Board on 5.12.2025. Zoning application was approved on First reading on 5.27.2025 by the City Commission Meeting. Second Reading of zoning application along with the plat application, allocation of flex units, Developer's Agreement, and Declaration of Restrictive Covenants was approved by the City Commission during the 6.10.2025 meeting. Final plat approval pending processing and recording through Broward County. City Commission approved the applicant's request to issue building permits prior to plat recordation on 9.09.2025. Building permits have been issued for demolition, retaining wall and civil and site work.

Wilton Drive					
	Application No.	Project Name	Address	Brief Description	Status
	SP 22-06, PL 22-01 & V 22-04	Wilma (Shoppes at Wilton Manors)	2200-2292 Wilton Drive	Site plan, plat, and variance for 252 residential units, 24,302 square feet of new commercial use, and a parking garage. The existing building on the east side of the parcel and associated surface parking will be demolished to replace with new building.	Plat, allocation of flex units, and agreements approved by City Commission on 1.23.2024. Plat approved by Broward County on 4.16.2024. Final approval pending plat recordation by Broward County. The expiration date of the site plan associated with this project has been extended pursuant to Executive Orders issued by the Governor to 10.19.2028.
	CU 24-01 and SP 24-02	The Bean Espresso Bar	2151 Wilton Drive	Conditional use and site plan for a new coffee shop.	Final approval at 10.07.2024 Planning and Zoning Board. A building permit application was issued on 5.28.2025 for interior renovation of the existing tenant space for the proposed coffee shop. Permit finalized for interior renovation on 2.19.2026. Business tax receipt issued on 3.04.2026.
	CU 25-01 & SP 25-02	The Flowery	2010 Wilton Drive	Site plan and conditional use approval for a retail medical marijuana facility within an existing commercial building.	Attended 8.05.2025 and 8.19.2025 DRC. DRC recommended approval during the 9.08.2025 meeting. The Planning and Zoning Board approved the project at the 10.13.2025 Planning and Zoning Board Meeting.
	Pre-Application	Wilton Shoppes - Stiles	2200-2292 Wilton Drive	83 multi-family units and 14,560 square feet of commercial use to replace existing building on the east side of the parcel.	Pre-application meeting held on 7.22.2025. DRC held on 02.03.2026. Pending DRC resubmittal. Met with applicants 2.11.26 to go over outstanding comments. Met with applicant to discuss proposed signage 3.04.2026.
	SP 25-03 and CU 25-02	Bell Pharmacy	2201 Wilton Drive	Conditional use and site plan for pharmacy to be located within an existing commercial building.	Pre-application meeting held 8.19.2025; DRC recommended approval of project at the 12.02.2025 DRC Meeting. Project was approved at the 1.12.2026 Planning and Zoning Board Meeting. Building permit in review for signage and interior renovation.
Dixie Highway					
	Application No.	Project Name	Address	Brief Description	Status
	Z 23-01, SP 23-03 and PL 23-01	Wilton Hotel	2505 N. Dixie Highway	Rezoning, site plan and plat for an 8 story, 123 key boutique hotel.	Rezoning and site plan approved at 2.12.2024 PZB Meeting. The rezoning, Development Agreement and Declaration of Restrictions were approved and adopted by the City Commission during the 5.14.2024 City Commission meeting. That plat application was approved on 5.13.2024 by Planning and Zoning Board Meeting and approved by the City Commission on 5.28.2024. Final site plan was approved by the DRC on 6.11.2024. Final approval of project is pending plat approval and recordation by Broward County. Plat was approved by the Broward County Board of County Commission on 10.22.2024. Plat recorded 4.15.2025. The expiration date of the site plan associated with this project has been extended pursuant to Executive Orders issued by the Governor to 3.09.2028.
	Pre-Application	Our Fund Building	2520 N. Dixie Highway	Site Plan application for renovation of 2,200 square foot professional office building and 772 square foot addition located at 2520 N. Dixie Highway.	Scheduled for pre-application meeting on 3.10.2026 after DRC.

Other					
	Application No.	Project Name	Address	Brief Description	Status
	SP 22-10 & V 22-04	57 Wilton Manors	1308 NE 24 Street	Site plan, variance, and allocaiton of two (2) flexibility units for duplex to be built in TOC with RD-10 zoning.	Approved at 3.11.2024 PZB Meeting. Final project approval pending City Commission approval of Declaration of Restrictive Covenant and allocation of flex and reserve units. Approved at 7.23.2024 City Commission Meeting. Agreement recorded. The expiration date of the site plan associated with this project has been extended pursuant to Executive Orders issued by the Governor to 10.23.2028. Building permit is in review for a building permit for a foundation only for this project.
	SP 23-01	55 NE 25 Street	55 NE 25 Street	Site plan approval for 3 townhouse units	Pending approval of Declaration of Restrictive Covenants by City Commisison. Approved at 8.27.2024 City Commission Meeting. Agreement recorded. Pursuant to Section 85-030(C) (4) of the City's ULDRs, an extension was granted for the site plan expiration date associated with this project to 12.20.2025. A building permit was submitted for this project on 10.15.2025. City staff met with the architect/contractor/property owner on 10.20.2025 to discuss building permit process. Met with architect/contractor/property owner on 12.17.2025 to discuss outstanding building permit comments. Building permit for demolition was approved on 11.26.2025, but not ready for issuance. Building permit for new building was submitted on 11.26.2025 under review to address outstanding comments.
	Z 24-02 and SP 24-03	824 NE 22 Drive Duplex	824 NE 22 Drive	Request to rezone parcel from RS-5 (Single Family) to RD-10 (Two-Family Duplex Residential) and site plan approval for new duplex.	Planning and Zoning Board heard the rezoning during their 12.09.2024 PZ Meeting and recommended approval. Planning and Zoning Board also heard the site plan during the 12.09.2024 meeting and approved the site plan with conditions of approval (one was the approval of the rezoning by the City Commission). The rezoning was approved at first reading by the City Commission on 1.28.2025. 2nd reading is pending approval of revised landscaping plan per City Commission condition regarding 10 foot hedge along rear property line, revised elevations for balcony screening per PZ condition of approval, and City Attorney and Community Development Services Director approval to form of Developer's Agreement/Declaration of Restrictive Covenants. Rezoning application and Developer's Agreement/Declaration approved by City Commission on 4.08.2025. A six (6) month site plan expiration date extension was granted under Section 085-030(C)(4) of the City's ULDRs to 06.09.2026.
	LUPA 25-01, Z 25-01, and SP 25-01	2749 NE 14 Avenue	Conway Residence	Land use plan amendment from CF to R-LD; rezoning from CF to RS-5; and site plan approval to convert an community facility use to a single family home.	Pre-Application meeting held 4.18.2023; DRC tentatively scheduled for 12.02.2025. The applications were heard by DRC on 1.06.2026. Pending DRC resubmittal to address outstanding comment.
	V 26-01	125 NW 22 Street	Boylan Residence	Variance for rear and side yard setbacks to allow for the replacement of a non-conforming pool cabana in the rear yard of a single family property.	Tentatively scheduled for 4.13.26 PZ Meeting.

	SP 22-14 & PL 22-04	2662, 2680, 2688-2690, 2692-2696 and 2700 NE 9 Avenue	Wilton Yards	Site plan, allocation of flex/redevelopment units, and plat approval for a 18 unit townhouse project.	Approved by the Planning and Zoning Board on 9.11.23 and by the City Commission on 6.11.24. Plat recorded on 4.16.25. Permit for demoliton was issued on 6.4.25.
City Initiatives					
	LUPA 22-01 ESR	Additional 1,000 dwelling units LUPA	TOC Land Use Designated parcels and Citywide	Land Use Plan Amendment to add 1,000 dwelling units to the TOC Land Use Designation by right, adoption of a Property Rights Element, and to all for double density for hotel units and special residential facility category (3) development for every one (1) dwelling unit for every two (2) sleeping rooms.	Recommended approval by the Local Planning Agency (LPA) on 6.13.2022. First Reading by the City Commission on 8.23.2022 to approve the LUPA application. LUPA application transmitted to the State and other agencies as required by the State on 9.1.2022. LUPA application transmitted to Broward County Planning Council on 10.04.2022. State Department of Economic Opportunity provided a response on 9.27.2022 that they have no comments on the proposed amendment. City staff has received numerous extensions from the State on the LUPA application. Application placed on hold pending water/sewer from the City of Fort Lauderdale. Letter received from the City of Fort Lauderdale on 5.16.2024 indicating there is sufficient capacity for the LUPA application. City staff is updating the application to provide to Broward County Planning Council to process the application. This application was withdrawn from County. Application will be revised and reprocessed without the request for 1,000 dwelling units within the TOC. An ordinance that includes the repeal of the ordinance for this text amendment will be presented to the City Commission during the Evaluation and Appraisal Report.
	TA 25-01	Double Density and Property Rights Text Amendment	Citywide amendment	Text amendment to City's Comprehensive plan to allow for double density for hotel units and Special Residential Facility Category (3) and addition of Property Rights Element required by state statute.	The Planning and Zoning Board recommended approval of the text amendment at the 7.07.2025 Planning and Zoning Board Meeting. Text amendment is pending scheduling for City Commission Meeting for 1st Reading prior to submission to the State. State has indicated the amendments proposed as part of this application are required to be addressed in the Evaluation and Appraisal Report process. Application TA 25-01 is withdrawn.
		Request for 750 Redevelopment Units	Major Corridors and Highland Estates	Request to Broward County Planning Council for 750 redevelopment units to be allocated by the City Commission on a first come first serve basis with all Urban Center Mixed Use Zoning Districts, Highland Estates, and other areas for redevelopment.	Request to authorize transmittal to Broward County Planning Council was approved by the City Commission on 7.23.2024. Application submitted to Broward County Planning Council 8.01.2024. Application was heard on 10.24.2024 by the Broward County Planning Council and was unanimously approved. On 11.12.2024 Broward County Board of County Commission set the public hearing date for 12.10.2024.
		TOC-E Rezoning	Parcels west of NE 15 Avenue, south of NE 25 Street, and east of NE 13 Avenue, excluding Colahatchee Park	City initiated rezoning of parcels to Transit Corridor East (TOC-E) zoning designation for consistency with the underlying Transit Oriented Corridor (TOC) land use designation.	Public outreach was held in person and virtually on 9.16.2025.
		Article 030 Amendments	Citywide amendment	Proposed amendments to Article 030 of the City's Unified Land Development Regulations related to parking, height, and setbacks.	Open house was held on 9.22.2025.
		Proposed amendment to City's Comprehensive Plan	Citywide amendments	Amendments related to Evaluation and Appraisal Review, Addition of Property Rights Element, and update to City's Water Supply Plan in accordance with Florida Statutes.	Approved at 2.18.2026 DRC Meeting. Tentatively scheduled for 4.13.2026 PZ Meeting.

Administrative Site Plans

ASP 25-07	Theater - Outdoor Patio Area	1444 NE 26 Street	Request to allow outdoor patio with canopy, container bar, and food truck.	Met with applicant on 9.10.2025, waiting on submittal of required documentation. Reviewing revised documents submitted. Under review.
ASP 25-08	Kaplan Residential (Generations at Wilton Manors)	2449 NE 13 Avenue, 2430, NE 13 Avenue, 1209 NE 24 Street, 1225 NE 24 Street, and 1401 NE 24 Street.	Amending Site Plan Application SP 22-09 for 190 residential units and 9,031 square feet of commercial to eliminate the two (2) story commercial building fronting NE 24 Street and re-allocate the commercial square footage associated with the two (2) story building to the mixed use building. No additional commercial square footage will be added and the number of residential units will remain the same.	Approved.
ASP 25-03	2662, 2680, 2688-2690, 2692-2696 and 2700 NE 9 Avenue	Wilton Yards	Administrative site plan application to relocate air conditioning units from ground level to roof with ladders, railings, and screening; replace small windows in front of Building 1 with large windows; change fence material from wood to PVC fencing; and add steps to the front entrance of each unit.	Approved.

Administrative Waivers

AW 25-04	Fass Residence	409 NE 29 Street	Request to waive 8.5% of pervious requirement for single family lot to accommodate addition.	Application in review; meeting with applicant on 1.29.2026 to discuss request. On hold pending revision to request and or revision to building permit. Under review.
AW 25-02	De Araujo Residence	604 NE 27 Street	Request to waive 8.1% of pervious requirement for single family home to accommodate driveway expansion, pavers, and wood deck constructed without a permit.	Application in review; met with applicant on 2.03.2026 to discuss request. Request on hold pending additional documents. Under review.
AW 25-05	Murray Project	2015 NE 4 Avenue	Request to waive 2.69 % of pervious requirement for single family home to accommdate error and miscalculation during construction.	Application review pending additional information to be provided by applicant. Under review.
AW 26-01	Owens Residence	2131 NE 15 Terrace	Request to waive 9.1% of pervious requirement for pavers installed without a permit.	Approved.

3.05.2026