

# NOTICE OF CITIZEN PARTICIPATION MEETING

**CASE: 2024-CU-02/ 2024-SPM2-01**

**APPLICANT: 255 Commercial Center LLC**

**PROPERTY ADDRESS: 253-257 E. Commercial Blvd., Lauderdale By-The-Sea, FL 33308**

**LEGAL DESCRIPTION: LOTS 5&6, BLOCK J, SILVER SHORES SEC OF LAUDERDALE BY THE SEA UNIT B, P.B. 31, PG. 3, B.C.R.**

**REQUEST: Pursuant to Chapter 30, "Unified Land Development Regulations," Sections 30-271, "Mixed Use," and 30-100, "Flexibility Rules," of the Town's Code of Ordinances ("Town Code"), the Applicant has requested approval for a mixed-use development to allow the conversion of existing second floor office space to residential use, including the allocation of five (5) residential flexibility units, within the B-1 Zoning District for the property located at 223 E. Commercial Boulevard.**

Dear Resident, Property Owner, or Interested Party:

**255 Commercial Center LLC** (hereinafter "Applicant") has filed an application for approval of a **Site Plan Modification Level 2 and Conditional Use** for a **mixed-use development** at the property located at **253-257 E. Commercial Boulevard, Lauderdale-By-The-Sea, Florida**. The Applicant seeks approval to **convert existing office space to residential use** within the **B-1 (Business) Zoning District**, pursuant to Chapter 30, "Unified Land Development Regulations," including **Section 30-271, Mixed Use**, and **Section 30-100, Flexibility Rules**, of the Town's Code of Ordinances ("Town Code"). The request includes the **allocation of five (5) residential flexibility units** to allow residential dwelling units on property designated for commercial land use, subject to the availability of flexibility units within the applicable flexibility zone and compliance with all applicable provisions of Chapter 30 of the Town Code.

Therefore, please allow this correspondence to serve as Notice of a Citizen Participation Meeting scheduled for the following date, time, and location:

**January 26, 2026**

**5:00 pm**

**JARVIS HALL**

**4505 N. OCEAN DRIVE**

**LAUDERDALE-BY-THE-SEA, FLORIDA 33308**

Any interested parties are encouraged to attend this meeting to discuss the proposed application, actively participate in the Town's development procedures and provide public comments.