



DEVELOPMENT REVIEW COMMITTEE (DRC) MEETING

Development Services Department
Urban Design and Planning Conference Room
700 NW 19th Avenue Fort Lauderdale, FL 33311
January 14, 2025

AGENDA

I. STAFF MEETING

9:00 A.M.

II. REGULAR MEETING AGENDA ITEMS:

1.

CASE	UDP-S24071
PROJECT NAME	3501 NW 54 th Street Warehouse Addition
APPLICATION TYPE	Site Plan Level III
APPROVAL LEVEL	PZB Approval, Subject to Commission Request for Review
REQUEST	Parking Reduction for a 6,488 Square-Foot Building Addition for Warehouse Use
APPLICANT	Hummingbird Divisions, LLC.
AGENT	Andrew Schein , Esq. Lochrie and Chakas, P.A.
PROPERTY ADDRESS	3501 NW 54 th Street
ABBREVIATED LEGAL DESCRIPTION	Linpro Lonestar Park 124-12 B Tract A
ZONING DISTRICT	Commerce Center District (CC)
LAND USE	Employment Center
COMMISSION DISTRICT	1 - John Herbst
NEIGHBORHOOD ASSOCIATION	N/A
SUBMITTAL	December 02, 2024
COMPLETENESS ISSUED	December 13, 2024
EXPIRATION	June 11, 2025 (180 Days)
WAIVER	Not Requested
CASE PLANNER	Karlanne Devonish, AICP Principal Urban Planner

9:30 A.M.

2.

CASE	UDP-S24073
PROJECT NAME	315 NE 3 rd Street
APPLICATION TYPE	Site Plan Level II
APPROVAL LEVEL	City Commission Approval
REQUEST	Design Deviation Request to Increase Podium Height and Reduce Tower Separation for 607 Multifamily Units and 3,727 Square Feet of Commercial Use and Affordable Housing Density Incentive Requests in the Downtown Regional Activity Center
APPLICANT	Arosa Developers, LLC.
AGENT	Stephanie Toothaker, Esq.
PROPERTY ADDRESS	401 NE 2 nd Street
ABBREVIATED LEGAL DESCRIPTION	Geo M Phippens Subdivision B-146 D A Por Of Lots 13 Thru 16 Blk B
ZONING DISTRICT	Regional Activity Center – City Center (RAC-CC)
LAND USE	Downtown Regional Activity Center
COMMISSION DISTRICT	2 - Steven Glassman
NEIGHBORHOOD ASSOCIATION	Flagler Village Civic Association
SUBMITTAL	December 13, 2024
COMPLETENESS ISSUED	December 18, 2024
EXPIRATION	June 16, 2025 (180 Days)
WAIVER	Not Requested

9:45 A.M.

CASE PLANNER	Yvonne Redding, Urban Planner III
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3.

CASE	UDP-RS24009
PROJECT NAME	Gables Riverwalk Signage
APPLICATION TYPE	Site Plan Level II
APPROVAL LEVEL	DRC Approval, Subject to Commission Request for Review
REQUEST	Additional Signage in the RAC
APPLICANT	CG Riverwalk, L.P.
AGENT	Jason Crush Crush Law, P.A.
PROPERTY ADDRESS	333 N. New River Drive E
ABBREVIATED LEGAL DESCRIPTION	Wheeler's Sub Blk B Ft Lauderdale 3-59 D Lot 25
ZONING DISTRICT	Regional Activity Center – City Center District (RAC-CC)
LAND USE	Downtown Regional Activity Center
COMMISSION DISTRICT	4 - Ben Sorensen
NEIGHBORHOOD ASSOCIATION	Downtown Fort Lauderdale Civic Association
SUBMITTAL	December 13, 2024
COMPLETENESS ISSUED	December 19, 2024
EXPIRATION	April 18, 2025 (120 Days)
WAIVER	Not Requested
CASE PLANNER	Tyler Laforme, AICP Urban Planner III

10:00 A.M

4.

CASE	UDP-S24072
PROJECT NAME	Broward Health Medical Center (BHMC) Medical Office Building and Parking Garage
APPLICATION TYPE	Site Plan Level II
APPROVAL LEVEL	City Commission Approval
REQUEST	Design Deviations for Additional Building Height Greater than 110 Feet in Height for 204,589 Square Feet of Medical Office Use
APPLICANT	North Broward Hospital District
AGENT	Stephanie Toothaker, Esq.
PROPERTY ADDRESS	1601, 1603, 1611, 1627, and 1632 S. Andrews Avenue
ABBREVIATED LEGAL DESCRIPTION	Croissant Park Resub Blk 38 52-8 B Lots 1 To 12, 17 and 18, 21 To 24
ZONING DISTRICT	South Regional Activity Center-South Andrews east (RAC-SAe)
LAND USE	South Regional Activity Center
COMMISSION DISTRICT	4 - Ben Sorensen
NEIGHBORHOOD ASSOCIATION	Poinciana Park Civic Association
SUBMITTAL	December 13, 2024
COMPLETENESS ISSUED	December 19, 2024
EXPIRATION	June 17, 2025 (180 Days)
WAIVER	Not Requested
CASE PLANNER	Adam Schnell, Urban Planner III

10:15 A.M.

5.

CASE	UDP-L24005
PROJECT NAME	Broward Health Medical Center (BHMC) Medical Office Building Land Use Plan Amendment
APPLICATION TYPE	Land Use Plan Amendment
APPROVAL LEVEL	City Commission Approval
REQUEST	Amend City of Fort Lauderdale Comprehensive Plan, Future Land Use Map from Community Facility to South Regional Activity Center for Broward Health Medical Center, and Amend Future Land Use Element South Regional Activity Center Future Land Use Designation to Increase Maximum Allowable Community Facilities
APPLICANT	North Broward Hospital District
AGENT	Stephanie Toothaker, Esq.
PROPERTY ADDRESS	1512 and 1600 S. Andrews Avenue, 20 and 210 SE 14 th Street, 1413 and 1417 SE 1 st Street, and 15 SE 15 th Street, 150 SE 17 th Street
ABBREVIATED LEGAL DESCRIPTION	Broward General Hospital 60-33 B, Tract A, Croissant Park 4-28 B, Lots

10:30 A.M.

	13-17, 19, Block 26, Lots 1 To 13, Block 34, Lots 1-18, Block 44, Parkway Highlands Reamended 18-3 Lots 1-15
ZONING DISTRICT	Community Facility (CF), Boulevard Business, (B-1), Residential Multifamily Mid Rise/Medium Density (RMM-25), Planned Residential Office District (ROC), South Regional Activity Center-South Andrews east (RAC-SAE)
LAND USE	Community Facility
PROPOSED LAND USE	South Regional Activity Center
COMMISSION DISTRICT	4 - Ben Sorensen
NEIGHBORHOOD ASSOCIATION	Poinciana Park Civic Association
SUBMITTAL	December 13, 2024
COMPLETENESS ISSUED	December 23, 2024
EXPIRATION	June 21, 2025
WAIVER	Not Requested
CASE PLANNER	Lorraine Tappen, AICP Principal Urban Planner

6.

CASE	UDP-S24046
PROJECT NAME	Carter Plaza
APPLICATION TYPE	Site Plan Level II
APPROVAL LEVEL	DRC Approval
REQUEST	3,930 Square-Foot Office
APPLICANT	Jerry and Ella Carter
AGENT	Donald Senatore (Architect)
PROPERTY ADDRESS	2405 NW 19 th Street
ABBREVIATED LEGAL DESCRIPTION	North West Lauderdale 25-25 B Lot 50,51 Blk 2
ZONING DISTRICT	B-3 (County Zoning)
LAND USE	Commercial
COMMISSION DISTRICT	3 - Pamela Beasley-Pittman
NEIGHBORHOOD ASSOCIATION	Rock Island Community Dev.
SUBMITTAL	June 21, 2024
COMPLETENESS ISSUED	December 19, 2024
EXPIRATION	April 18, 2025 (120 Days)
WAIVER	Not Requested
CASE PLANNER	Nancy Garcia, Urban Planner II

10:45 A.M.

It is anticipated that each Development Review Committee agenda item will take approximately 15 minutes. Due to space constraints, please do not arrive more than 30 minutes prior to the scheduled time. Please note the DRC meetings are recorded. If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas, please contact the City Clerk's office at (954) 828-5002 two days prior to the meeting and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes, please contact the City Clerk's office at (954) 828-5002 two (2) days prior to the meeting and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.