



DEVELOPMENT REVIEW COMMITTEE (DRC) MEETING

Development Services Department
Urban Design and Planning Conference Room
700 NW 19th Avenue Fort Lauderdale, FL 33311
March 11, 2025

DRC Comments and Backup material for each case are posted on the City's website: www.fortlauderdale.gov/DRC on the Friday before the scheduled DRC meeting date.

AGENDA

I. STAFF MEETING

9:00 A.M.

II. REGULAR MEETING AGENDA ITEMS:

1.		CASE UDP-S24074	
	PROJECT NAME	Cortez Parking Lot	9:30 A.M.
	APPLICATION TYPE	Site Plan Level III, Conditional Use	
	APPROVAL LEVEL	DRC, Planning and Zoning Board Approval, Subject to City Commission Request to Review	
	REQUEST	Surface Parking Lot	
	APPLICANT	2933 Poinsettia Street, LLC.	
	AGENT	Andrew Schein, Lochrie & Chakas, P.A.	
	PROPERTY ADDRESS	2926 Cortez Street	
	ABBREVIATED LEGAL DESCRIPTION	Lauder Del Mar Lot 9, Blk 1. Las Olas by the Sea Reamended Plat	
	ZONING DISTRICT	Planned Resort Development (PRD)	
	LAND USE	Central Beach Regional Activity Center	
	COMMISSION DISTRICT	2 – Steven Glassman	
	NEIGHBORHOOD ASSOCIATION	Central Beach Alliance	
	SUBMITTED	February 6, 2025	
	COMPLETENESS ISSUED	February 6, 2025	
	EXPIRATION	August 5, 2025 (180 Days)	
	WAIVER	Not Requested	
	CASE PLANNER	Jim Hetzel, AICP Principal Urban Planner	

2.		CASE UDP-S25003	
	PROJECT NAME	Donald Ginsburg Boat Lift	9:45 A.M.
	APPLICATION TYPE	Site Plan Level II Review	
	APPROVAL LEVEL	DRC, Subject to Commission Request for Review	
	REQUEST	Additional Boat lift	
	APPLICANT	Donald Ginsburg	
	AGENT	Kyle Scavone, SE Custom Lift	
	PROPERTY ADDRESS	110 Hendricks Isle, Unit #2	
	ABBREVIATED LEGAL DESCRIPTION	Terraces of the Isle Condo Unit 4	
	ZONING DISTRICT	Residential Multifamily Mid Rise/High Medium High Density (RMM-25)	
	LAND USE	Medium High Residential	
	COMMISSION DISTRICT	2 - Steven Glassman	
	NEIGHBORHOOD ASSOCIATION	Hendricks and Venice Isles	
	SUBMITTED	February 7, 2025	
	COMPLETENESS ISSUED	February 12, 2025	
	EXPIRATION	August 11, 2025 (180 Days)	
	WAIVER	Not Requested	
	CASE PLANNER	Nancy Garcia, Urban Planner II	

3.	CASE	UDP-S25005	10:00 A.M.
	PROJECT NAME	DNA	
	APPLICATION TYPE	Site Plan Level II Review	
	APPROVAL LEVEL	DRC	
	REQUEST	Increase Number of Dwelling Units from 612 to 844, Reduce Commercial Space, Façade and Floor Plan Changes	
	APPLICANT	BH3 TCO Sub, LLC.	
	AGENT	Andrew J. Schein, Lochrie & Chakas	
	PROPERTY ADDRESS	300 N. Andrews Avenue	
	ABBREVIATED LEGAL DESCRIPTION	Geo M Phippen Sub Lot 5 Blk 2 Ft Lauderdale 1-47 D Lots 1-12 Blk B, Lots 1-7, 53, 54 Blk B, Ft Lauderdale Land & Dev vo Lots 1-4 Blk 2	
	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	
	SUBMITTED	February 7, 2025	
	COMPLETENESS ISSUED	February 12, 2025	
EXPIRATION	June 12, 2025, (120 Days)		
WAIVER	Not Requested		
CASE PLANNER	Lorraine Tappen, AICP Principal Urban Planner		

4.	CASE	UDP-S25004	10:15 A.M.
	PROJECT NAME	Rio South 8 Townhouses	
	APPLICATION TYPE	Site Plan Level II Review	
	APPROVAL LEVEL	DRC	
	REQUEST	Eight (8) Unit Townhouse Development	
	APPLICANT	Chez Leilani, LLC.	
	AGENT	Stewart Robin, Nest Architecture	
	PROPERTY ADDRESS	916 SE 12 th Street	
	ABBREVIATED LEGAL DESCRIPTION	Everglade Land Sales Co First Add To Lauderdale Corr Pl 2-15 D Lot 1,2,3	
	ZONING DISTRICT	Residential Multifamily Low Rise/Medium High Density (RML-25)	
	LAND USE	Medium-High Residential	
	COMMISSION DISTRICT	4 - Ben Sorensen	
	NEIGHBORHOOD ASSOCIATION	Harbordale Civic Association	
	SUBMITTED	February 10, 2025	
	COMPLETENESS ISSUED	February 18, 2025	
EXPIRATION	June 18, 2025 (120 Days)		
WAIVER	Not Requested		
CASE PLANNER	Vasilya Allakhverdieva, Urban Planner II		

5.	CASE	UDP-S24060	10:30 A.M.
	PROJECT NAME	Florida House	
	APPLICATION TYPE	Site Plan Level II Review	
	APPROVAL LEVEL	DRC, Subject to Commission Request for Review	
	REQUEST	Change of Use from Residential to Bar	
	APPLICANT	515, Inc.	
	AGENT	Jason Crush, Crush Law, P.A.	
	PROPERTY ADDRESS	515 NE 4th Street	
	ABBREVIATED LEGAL DESCRIPTION	Resub Blk 32 North Lauderdale 5-25 B E1/2 Of Lot 22, Lot 23 Blk 32	
	ZONING DISTRICT	Regional Activity Center - City Center District (RAC-CC)	
	LAND USE	Downtown Regional Activity Center	
	COMMISSION DISTRICT	2 - Steven Glassman	
	NEIGHBORHOOD ASSOCIATION	Flagler Village Civic Association	
	SUBMITTED	September 06, 2024	
	COMPLETENESS ISSUED	February 7, 2025	
EXPIRATION	June 7, 2025, (120 Days)		
WAIVER	Not Requested		
CASE PLANNER	Adam Schnell, Urban Planner III		

6.	CASE	UDP-V25001	10:45 A.M.
	PROJECT NAME	1500 NE 8th Street Vacation 1	
	APPLICATION TYPE	Right-of-Way Vacation	
	APPROVAL LEVEL	DRC, Planning and Zoning Board, City Commission Approval	
	REQUEST	Vacate a 2,417 Square Foot area of NE 8th Street	
	APPLICANT	GO-3 Development, Inc.	
	AGENT	Andrew Schein, Lochrie & Chakas, P.A.	
	PROPERTY ADDRESS	1500 – 1504 NE 8th Street	
	ABBREVIATED LEGAL DESCRIPTION	Corner of NE 8th Street and NE 15th Avenue	
	ZONING DISTRICT	Residential Multifamily Mid Rise/High Medium High Density (RMM-25)	
	LAND USE	Medium High Residential	
	COMMISSION DISTRICT	2 - Steven Glassman	
	NEIGHBORHOOD ASSOCIATION	Victoria Park Civic Association	
	SUBMITTED	February 7, 2025	
	COMPLETENESS ISSUED	February 11, 2025	
	EXPIRATION	August 10, 2025 (180 Days)	
WAIVER	Not Requested		
CASE PLANNER	Yvonne Redding, Urban Planner III		

7.	CASE	UDP-V25002	10:45 A.M.
	PROJECT NAME	1500 NE 8th Street Vacation 2	
	APPLICATION TYPE	Right-of-Way Vacation	
	APPROVAL LEVEL	DRC, Planning and Zoning Board, City Commission Approval	
	REQUEST	Vacate a 719 Square Foot area of NE 8th Street	
	APPLICANT	GO-3 Development, Inc.	
	AGENT	Andrew Schein, Lochrie & Chakas, P.A.	
	PROPERTY ADDRESS	1500 – 1504 NE 8th Street	
	ABBREVIATED LEGAL DESCRIPTION	Corner of NE 8th Street and NE 15th Avenue	
	ZONING DISTRICT	Residential Multifamily Mid Rise/High Medium High Density (RMM-25)	
	LAND USE	Medium High Residential	
	COMMISSION DISTRICT	2 - Steven Glassman	
	NEIGHBORHOOD ASSOCIATION	Victoria Park Civic Association	
	SUBMITTED	February 7, 2025	
	COMPLETENESS ISSUED	February 11, 2025	
	EXPIRATION	August 10, 2025 (180 Days)	
WAIVER	Not Requested		
CASE PLANNER	Yvonne Redding, Urban Planner III		

8.	CASE	UDP-P25001	11:00 A.M.
	PROJECT NAME	Bayview 1100 Plat	
	APPLICATION TYPE	Plat Review	
	APPROVAL LEVEL	DRC, Planning and Zoning Board Approval, City Commission Approval	
	REQUEST	Boundary Plat	
	APPLICANT	Sunrise and Bayview Partners, LLC.	
	AGENT	Jeff Hodapp, Perimeter Surveying and Mapping, Inc.	
	PROPERTY ADDRESS	1100 Bayview Drive	
	GENERAL LOCATION	Coral Ridge South Add 24-41 B Lot 1,2 Blk 1 And Bay Park Revised Plat 25-15 B Tr 5 W 130	
	ZONING DISTRICT	Residential Multifamily Mid Rise/ Medium High Density (RMM-25) and Residential Multifamily High Rise/High Density (RMH-60)	
	LAND USE	High Residential	
	COMMISSION DISTRICT	1 – John Herbst	
	NEIGHBORHOOD ASSOCIATION	Coral Ridge Association	
	SUBMITTAL	February 3, 2025	
	COMPLETENESS ISSUED	February 7, 2025	
	EXPIRATION	August 7, 2025 (180 Days)	
WAIVER	Not Requested		
CASE PLANNER	Yvonne Redding, Urban Planner III		

9.

11:15 A.M.

CASE	UDP-EV25001
PROJECT NAME	80 Isla Bahia Drive Drainage Easement Vacation
APPLICATION TYPE	Easement Vacation
APPROVAL LEVEL	DRC and City Commission Approval
REQUEST	Vacate a 10 Foot-wide by 125 Foot-long Drainage Easement
APPLICANT	Charles West
AGENT	Robert Mayer, Bomar Builders, Inc.
PROPERTY ADDRESS	80 Isla Bahia Drive
ABBREVIATED LEGAL DESCRIPTION	Isla Bahia 47-27 B Lots 10,11,12
ZONING DISTRICT	Residential Single Density (RS-4.4)
LAND USE	Low Residential
COMMISSION DISTRICT	4 – Ben Sorensen
NEIGHBORHOOD ASSOCIATION	Harbor Beach Homeowners Association
SUBMITTED	February 7, 2025
COMPLETENESS ISSUED	February 12, 2025
EXPIRATION	August 11, 2025 (180 Days)
WAIVER	Not Requested
CASE PLANNER	Tyler LaForme, AICP Urban Planner III

It is anticipated that each Development Review Committee agenda item will take approximately 30 minutes unless otherwise noted. Applicants and members of the public may attend meetings in-person. Due to space constraints in the Urban Design and Planning conference room and waiting area, please do not arrive more than 30 minutes prior to the estimated agenda scheduled time.

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.