



## DEVELOPMENT REVIEW COMMITTEE (DRC) MEETING

Development Services Department  
Urban Design and Planning Conference Room  
700 NW 19<sup>th</sup> Avenue Fort Lauderdale, FL 33311  
July 08, 2025

DRC Comments and Backup material for each case are posted on the City's website: [www.fortlauderdale.gov/DRC](http://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.                  | <b>CASE</b>                          | UDP-S25022   | 9:30 A.M. |
|                     | <b>PROJECT NAME</b>                  | 1601 Bldg. Renovation & Change of Use                                      |           |
|                     | <b>APPLICATION TYPE</b>              | Site Plan Level II   |           |
|                     | <b>APPROVAL LEVEL</b>                | DRC  |           |
|                     | <b>REQUEST</b>                       | Change of Use from 4,013 Square Foot Bank to 7,402 Square Foot Medical Use |           |
|                     | <b>APPLICANT</b>                     | 1601 SPH, LLC.   |           |
|                     | <b>AGENT</b>                         | Andrew Schein, Lochrie & Chakas, P.A.                                      |           |
|                     | <b>PROPERTY ADDRESS</b>              | 1601 S. Federal Highway  |           |
|                     | <b>ABBREVIATED LEGAL DESCRIPTION</b> | Lauderdale 2-9 D Lot 2, 3, 22 through 24, Blk 63                           |           |
|                     | <b>ZONING DISTRICT</b>               | Boulevard Business (B-1)   |           |
|                     | <b>LAND USE</b>                      | South Regional Activity Center   |           |
|                     | <b>COMMISSION DISTRICT</b>           | 4 – Ben Sorensen   |           |
|                     | <b>NEIGHBORHOOD ASSOCIATION</b>      | Poinciana Park Civic Association   |           |
|                     | <b>SUBMITTED</b>                     | May 19, 2025   |           |
|                     | <b>COMPLETENESS ISSUED</b>           | May 20, 2025   |           |
| <b>EXPIRATION</b>   | September 17, 2025 (120 Days)        |  |           |
| <b>WAIVER</b>       | N/A                                  |  |           |
| <b>CASE PLANNER</b> | Yvonne Redding, Urban Planner III    |  |           |

|                     |                                      |   |           |
|---------------------|--------------------------------------|---|-----------|
| 2.                  | <b>CASE</b>                          | UDP-S25015  | 9:45 A.M. |
|                     | <b>PROJECT NAME</b>                  | Top Shottas Gun Range   |           |
|                     | <b>APPLICATION TYPE</b>              | Site Plan Level III   |           |
|                     | <b>APPROVAL LEVEL</b>                | Planning and Zoning Board   |           |
|                     | <b>REQUEST</b>                       | Conditional Use for an Indoor Firearms Range and Associated Parking Reduction |           |
|                     | <b>APPLICANT</b>                     | Gala Home, LLC.   |           |
|                     | <b>AGENT</b>                         | Eugene Pierre, Owner<br>Ryan Abrams, Abrams Law Firm, P.A.                    |           |
|                     | <b>PROPERTY ADDRESS</b>              | 5233 N. Powerline Road  |           |
|                     | <b>ABBREVIATED LEGAL DESCRIPTION</b> | LJB Plat 122-10 B, Parcel A   |           |
|                     | <b>ZONING DISTRICT</b>               | Heavy Commercial/Light Industrial Business District (B-3)                     |           |
|                     | <b>LAND USE</b>                      | Commercial  |           |
|                     | <b>COMMISSION DISTRICT</b>           | 1 – John Herbst   |           |
|                     | <b>NEIGHBORHOOD ASSOCIATION</b>      | N/A   |           |
|                     | <b>SUBMITTED</b>                     | April 24, 2025  |           |
|                     | <b>COMPLETENESS ISSUED</b>           | June 11, 2025   |           |
| <b>EXPIRATION</b>   | December 8, 2025 (180 Days)          |   |           |
| <b>WAIVER</b>       | N/A                                  |   |           |
| <b>CASE PLANNER</b> | Nancy Garcia, Urban Planner II       |   |           |

|    |                                      |  |            |
|----|--------------------------------------|--|------------|
| 3. | <b>CASE</b>                          | UDP-S25023   | 10:00 A.M. |
|    | <b>PROJECT NAME</b>                  | BHMC Surface Parking Lot   |            |
|    | <b>APPLICATION TYPE</b>              | Site Plan Level II   |            |
|    | <b>APPROVAL LEVEL</b>                | DRC  |            |
|    | <b>REQUEST</b>                       | Surface Parking Lot in South Regional Activity Center  |            |
|    | <b>APPLICANT</b>                     | North Broward Hospital District  |            |
|    | <b>AGENT</b>                         | Stephanie J. Toothaker, Esq.   |            |
|    | <b>PROPERTY ADDRESS</b>              | 1527 SW 1 <sup>st</sup> Avenue   |            |
|    | <b>ABBREVIATED LEGAL DESCRIPTION</b> | Croissant Park 4-28 B Lots 9 Thru 18, Blk 36 Tog with portion of vacated Flagler Ave, as Desc In OR 39206/169, Lying W of & Adj to said Lots 9 Thru 14 |            |
|    | <b>ZONING DISTRICT</b>               | South Regional Activity Center-South Andrews west District (SRAC-Saw)  |            |
|    | <b>LAND USE</b>                      | South Regional Activity Center   |            |
|    | <b>COMMISSION DISTRICT</b>           | 4 – Ben Sorensen   |            |
|    | <b>NEIGHBORHOOD ASSOCIATION</b>      | Poinciana Park Civic Association   |            |
|    | <b>SUBMITTED</b>                     | June 4, 2025   |            |
|    | <b>COMPLETENESS ISSUED</b>           | June 16, 2025  |            |
|    | <b>EXPIRATION</b>                    | October 14, 2025 (120 Days)  |            |
|    | <b>WAIVER</b>                        | N/A  |            |
|    | <b>CASE PLANNER</b>                  | Nancy Garcia, Urban Planner II   |            |

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 times.

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.