



DEVELOPMENT REVIEW COMMITTEE (DRC) MEETING

Development Services Department
Urban Design and Planning Conference Room
700 NW 19th Avenue Fort Lauderdale, FL 33311
September 9, 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.		<table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 30%;">CASE</td><td>UDP-V25009</td></tr> <tr><td>PROJECT NAME</td><td>Cortez Parking Lot</td></tr> <tr><td>APPLICATION TYPE</td><td>Vacation of Right-of-Way</td></tr> <tr><td>APPROVAL LEVEL</td><td>Planning and Zoning Board Review, City Commission Approval</td></tr> <tr><td>REQUEST</td><td>Vacate a 1,470 Square-Foot Right-of-Way Easement</td></tr> <tr><td>APPLICANT</td><td>2933 Poinsettia Street LLC.</td></tr> <tr><td>AGENT</td><td>Andrew Schein, Esq., Lochrie and Chakas, P.A.</td></tr> <tr><td>PROPERTY ADDRESS</td><td>2926 Cortez Street</td></tr> <tr><td>ABBREVIATED LEGAL DESCRIPTION</td><td>Lauder Del Mar Lot 9, Blk 1. Las Olas by the Sea Reamen Plat</td></tr> <tr><td>ZONING DISTRICT</td><td>Planned Resort Development (PRD)</td></tr> <tr><td>LAND USE</td><td>Central Beach Regional Activity Center</td></tr> <tr><td>COMMISSION DISTRICT</td><td>2 – Steven Glassman</td></tr> <tr><td>NEIGHBORHOOD ASSOCIATION</td><td>Central Beach Alliance</td></tr> <tr><td>SUBMITTED</td><td>August 13, 2025</td></tr> <tr><td>COMPLETENESS ISSUED</td><td>August 15, 2025</td></tr> <tr><td>STATE STATUTE 166.033 EXPIRATION</td><td>December 17, 2025 (120 Days)</td></tr> <tr><td>CASE PLANNER</td><td>Jim Hetzel, AICP Principal Urban Planner</td></tr> </table>	CASE	UDP-V25009	PROJECT NAME	Cortez Parking Lot	APPLICATION TYPE	Vacation of Right-of-Way	APPROVAL LEVEL	Planning and Zoning Board Review, City Commission Approval	REQUEST	Vacate a 1,470 Square-Foot Right-of-Way Easement	APPLICANT	2933 Poinsettia Street LLC.	AGENT	Andrew Schein, Esq., Lochrie and Chakas, P.A.	PROPERTY ADDRESS	2926 Cortez Street	ABBREVIATED LEGAL DESCRIPTION	Lauder Del Mar Lot 9, Blk 1. Las Olas by the Sea Reamen 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	August 13, 2025	COMPLETENESS ISSUED	August 15, 2025	STATE STATUTE 166.033 EXPIRATION	December 17, 2025 (120 Days)	CASE PLANNER	Jim Hetzel, AICP Principal Urban Planner	9:30 A.M.
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APPROVAL LEVEL	N/A																																				
REQUEST	Determine Lot Division																																				

APPLICANT	Judd Christian, Owner
AGENT	Cynthia Pasch, Greenspoon Marder, Agent
PROPERTY ADDRESS	2072 SW 30 th Terrace
ABBREVIATED LEGAL DESCRIPTION	Rohan Acres 22-43 B Lot 6 Blk 3
ZONING DISTRICT	Irregular Residential (RS-6.85B)
LAND USE	Irregular 6.85
COMMISSION DISTRICT	4 – Ben Sorensen
NEIGHBORHOOD ASSOCIATION	Chula Vista Isles Homeowners Association
SUBMITTED	August 8, 2025
COMPLETENESS ISSUED	N/A
STATE STATUTE 166.033 EXPIRATION	N/A
CASE PLANNER	Yvonne Redding, Urban Planner III

4.	CASE	UDP-P25003	10:15 A.M.
	PROJECT NAME	SND Properties Plat	
	APPLICATION TYPE	Plat Review	
	APPROVAL LEVEL	City Commission Approval	
	REQUEST	Plat Restricted to 50,000 Square Feet of Commercial Use	
	APPLICANT	SND Properties, LLC	
	AGENT	Pulice Land Surveyors, Inc.	
	PROPERTY ADDRESS	404 SW 27 th Avenue and Sunset MHP	
	ABBREVIATED LEGAL DESCRIPTION	Woodland Park Add Pb 37/1 & Less Pt In Or 2852/914	
	ZONING DISTRICT	General Business District (B-2)	
	LAND USE	Commercial	
	COMMISSION DISTRICT	3 – Pamela Beasley-Pittman	
	NEIGHBORHOOD ASSOCIATION	Riverland Civic Association	
	SUBMITTED	August 8, 2025	
	COMPLETENESS ISSUED	August 14, 2025	
	STATE STATUTE 166.033 EXPIRATION	February 10, 2026 (180 Days)	
	CASE PLANNER	Nancy Garcia, Urban Planner II	

5.	CASE	UDP-SR25001	10:30 A.M.
	PROJECT NAME	Weston Jewelers	
	APPLICATION TYPE	Site Plan Level IV	
	APPROVAL LEVEL	Planning and Zoning Board Review, City Commission Approval	
	REQUEST	Rezoning from Residential Multifamily Low Rise/Medium Density (RM-15) District to Community Business (CB) District with Commercial Flex Allocation of 0.135 Acres with 15,796 Square Feet of Retail Use, 4,453 Square-Foot Restaurant Use, Waterway Use, Yard Modifications, and Associated Parking Reduction	
	APPLICANT	Four Ten Properties LLC	
	AGENT	Stephanie J. Toothaker, Esq. P.A.	
	PROPERTY ADDRESS	1117 East Las Olas Boulevard	
	ABBREVIATED LEGAL DESCRIPTION	Beverly Heights 1-30 B Lot 16, Lots 1 & 16	
	ZONING DISTRICT	Boulevard Business (B-1) and Residential Medium Density (RM-15)	
	LAND USE	Commercial and Medium Residential	
	COMMISSION DISTRICT	4 – Ben Sorensen	
	NEIGHBORHOOD ASSOCIATION	Colee Hammock Civic Association	
	SUBMITTED	August 8, 2025	
	COMPLETENESS ISSUED	August 18, 2025	
	STATE STATUTE 166.033 EXPIRATION	February 14, 2026 (180 Days)	
	CASE PLANNER	Trisha Logan, AICP Principal Urban Planner	

6.	CASE	UDP-S25020	11:00 A.M.
	PROJECT NAME	Midtown Progresso	
	APPLICATION TYPE	Site Plan Level II	
	APPROVAL LEVEL	DRC, Subject to Commission Request for Review	
	REQUEST	249 Multifamily Units and 1,665 Square Feet of Commercial Use	
	APPLICANT	Advantis MCA Flagler Triangle, LLC.	
	AGENT	Barbara Hall, Greenberg Traurig, P.A.	

PROPERTY ADDRESS	4 NW 7 th Street
ABBREVIATED LEGAL DESCRIPTION	Progresso, Plat Book 2, Page 18
ZONING DISTRICT	Northwest Regional Activity Center – Mixed Use east (NWRAC-MUe)
LAND USE	Northwest Regional Activity Center
COMMISSION DISTRICT	2 – Steven Glassman
NEIGHBORHOOD ASSOCIATION	Progresso Village Association
SUBMITTED	August 8, 2025
COMPLETENESS ISSUED	August 19, 2025
STATE STATUTE 166.033 EXPIRATION	February 15, 2026 (180 Days)
CASE PLANNER	Jim Hetzel, Principal Planner, AICP

It is anticipated that each Development Review Committee agenda item will take approximately 15 minutes unless otherwise noted. Applicants are required to attend meetings 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.