



## 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  
October 14, 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:**

<b>1.</b>	<b>CASE</b>	UDP-S25036	<b>9:30 A.M.</b>
	<b>PROJECT NAME</b>	320 Hendricks Isle	
	<b>APPLICATION TYPE</b>	Site Plan Level III	
	<b>APPROVAL LEVEL</b>	Planning and Zoning Board, Subject to City Commission Request for Review	
	<b>REQUEST</b>	Modification of Required Yards for 14 Multifamily Units	
	<b>APPLICANT</b>	Las Olas 6, LLC.	
	<b>AGENT</b>	Stephanie J. Toothaker, Esq.	
	<b>PROPERTY ADDRESS</b>	320 Hendricks Isle	
	<b>ABBREVIATED LEGAL DESCRIPTION</b>	Victoria Isles, Plat Book 15, Page 67, Lots 13, 14 and 15, Block 4	
	<b>ZONING DISTRICT</b>	Residential Multifamily Mid Rise/Medium High Density (RMM-25) District	
	<b>LAND USE</b>	Medium-High Residential	
	<b>COMMISSION DISTRICT</b>	2 – Steven Glassman	
	<b>NEIGHBORHOOD ASSOCIATION</b>	Hendricks and Venice Isles	
	<b>SUBMITTED</b>	September 11, 2025	
	<b>COMPLETENESS ISSUED</b>	September 16, 2025	
	<b>STATE STATUTE 166.033 EXPIRATION</b>	March 18, 2026	
	<b>CASE PLANNER</b>	Yvonne Redding, Urban Planner III	
<b>2.</b>	<b>CASE</b>	UDP-S25037	<b>9:45 A.M.</b>
	<b>PROJECT NAME</b>	Opus at 701	
	<b>APPLICATION TYPE</b>	Site Plan Level IV	
	<b>APPROVAL LEVEL</b>	Planning and Zoning Board Recommendation, City Commission	
	<b>REQUEST</b>	Increased Building Height Above 120 feet, and Deviation Requests for Tower Stepback and Tower Separation with Balcony Encroachments for a 54-Unit Multifamily Development in Central Beach Regional Activity Center	
	<b>APPLICANT</b>	623 Bayshore Dr., LLC. And 701 Bayshore Dr., LLC.	
	<b>AGENT</b>	Stephanie J. Toothaker, Esq.	
	<b>PROPERTY ADDRESS</b>	623 and 701 Bayshore Drive	
	<b>ABBREVIATED LEGAL DESCRIPTION</b>	Birch Ocean Front Sub No 2 21-22 B Lots 6 And 7 Blk 19	
	<b>ZONING DISTRICT</b>	Intracoastal Overlook Area (IOA) District	
	<b>LAND USE</b>	Central Beach Regional Activity Center	
	<b>COMMISSION DISTRICT</b>	2 – Steven Glassman	
	<b>NEIGHBORHOOD ASSOCIATION</b>	Central Beach Alliance	
	<b>SUBMITTED</b>	September 11, 2025	
	<b>COMPLETENESS ISSUED</b>	September 16, 2025	
	<b>STATE STATUTE 166.033 EXPIRATION</b>	March 18, 2026	
	<b>CASE PLANNER</b>	Yvonne Redding, Urban Planner III	

3.	<b>CASE</b>	UDP-S25035	10:00 A.M
	<b>PROJECT NAME</b>	The Estates at Riverland	
	<b>APPLICATION TYPE</b>	Site Plan Level II	
	<b>APPROVAL LEVEL</b>	Development Review Committee	
	<b>REQUEST</b>	11-Unit Townhome Development	
	<b>APPLICANT</b>	Arman Shahbazyan	
	<b>AGENT</b>	Gevorg Shahbazyan	
	<b>PROPERTY ADDRESS</b>	1841 SW 29 Avenue	
	<b>ABBREVIATED LEGAL DESCRIPTION</b>	Rohan Acres 22-43 B LOT 4 BLK 2	
	<b>ZONING DISTRICT</b>	Irregular Residential (RD-12.22) District	
	<b>LAND USE</b>	Irregular Residential 12.22	
	<b>COMMISSION DISTRICT</b>	4 – Ben Sorensen	
	<b>NEIGHBORHOOD ASSOCIATION</b>	Chula Vista Isles Homeowners Association	
	<b>SUBMITTED</b>	September 11, 2025	
	<b>COMPLETENESS ISSUED</b>	September 15, 2025	
<b>STATE STATUTE 166.033 EXPIRATION</b>	January 17, 2026		
<b>CASE PLANNER</b>	Adam Schnell, Urban Planner III		

4.	<b>CASE</b>	UDP-S25030	10:15 A.M
	<b>PROJECT NAME</b>	Napster Studios	
	<b>APPLICATION TYPE</b>	Site Plan Level III	
	<b>APPROVAL LEVEL</b>	Planning and Zoning Board, Subject to City Commission Request to Review	
	<b>REQUEST</b>	Conditional Use for Television and Motion Picture Production Studios	
	<b>APPLICANT</b>	Infinite Reality/Napster	
	<b>AGENT</b>	Greg Brewton, Greg Brewton & Associates	
	<b>PROPERTY ADDRESS</b>	1300 NW 31 Avenue	
	<b>ABBREVIATED LEGAL DESCRIPTION</b>	32-49-42 Wingate	
	<b>ZONING DISTRICT</b>	General Business (B-2) District	
	<b>LAND USE</b>	Commercial	
	<b>COMMISSION DISTRICT</b>	3 – Pamela Beasley-Pittman	
	<b>NEIGHBORHOOD ASSOCIATION</b>	N/A	
	<b>SUBMITTED</b>	August 8, 2025	
	<b>COMPLETENESS ISSUED</b>	September 16, 2025	
<b>STATE STATUTE 166.033 EXPIRATION</b>	Waived		
<b>CASE PLANNER</b>	Lorraine Tappen, AICP, Principal Urban Planner		

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.