



## 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  
November 25, 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>		<table border="1"> <tr> <td style="background-color: #f2f2f2;"><b>CASE</b></td> <td>UDP-S25038</td> </tr> <tr> <td style="background-color: #f2f2f2;"><b>PROJECT NAME</b></td> <td>Manor at Cypress Creek</td> </tr> <tr> <td style="background-color: #f2f2f2;"><b>APPLICATION TYPE</b></td> <td>Site Plan Level II</td> </tr> <tr> <td style="background-color: #f2f2f2;"><b>APPROVAL LEVEL</b></td> <td>City Commission</td> </tr> <tr> <td style="background-color: #f2f2f2;"><b>REQUEST</b></td> <td>Design Deviation Requests for Shoulder Height, Front and Corner Stepbacks, and Maximum Floorplate to the Uptown Master Plan Standards for 422-unit Multifamily Development, with an Associated Parking Reduction, in the Uptown Project Area</td> </tr> <tr> <td style="background-color: #f2f2f2;"><b>APPLICANT</b></td> <td>CPN West, LLC. and F Land, LLC.</td> </tr> <tr> <td style="background-color: #f2f2f2;"><b>AGENT</b></td> <td>Barbara A. Hall, Greenberg Traurig</td> </tr> <tr> <td style="background-color: #f2f2f2;"><b>PROPERTY ADDRESS</b></td> <td>6700 N Andrews Avenue</td> </tr> <tr> <td style="background-color: #f2f2f2;"><b>ABBREVIATED LEGAL DESCRIPTION</b></td> <td>Reflections 119-46 B Par A</td> </tr> <tr> <td style="background-color: #f2f2f2;"><b>ZONING DISTRICT</b></td> <td>Uptown Urban Village Northeast (UUV-NE) District</td> </tr> <tr> <td style="background-color: #f2f2f2;"><b>LAND USE</b></td> <td>Uptown Urban Village Transit Oriented Development</td> </tr> <tr> <td style="background-color: #f2f2f2;"><b>COMMISSION DISTRICT</b></td> <td>1 – John Herbst</td> </tr> <tr> <td style="background-color: #f2f2f2;"><b>NEIGHBORHOOD ASSOCIATION</b></td> <td>N/A</td> </tr> <tr> <td style="background-color: #f2f2f2;"><b>SUBMITTED</b></td> <td>October 24, 2025</td> </tr> <tr> <td style="background-color: #f2f2f2;"><b>COMPLETENESS ISSUED</b></td> <td>October 31, 2025</td> </tr> <tr> <td style="background-color: #f2f2f2;"><b>STATE STATUTE 166.033 EXPIRATION</b></td> <td>April 29, 2026 (180 Days)</td> </tr> <tr> <td style="background-color: #f2f2f2;"><b>CASE PLANNER</b></td> <td>Michael P. Ferrera, Urban Planner II</td> </tr> </table>	<b>CASE</b>	UDP-S25038	<b>PROJECT NAME</b>	Manor at Cypress Creek	<b>APPLICATION TYPE</b>	Site Plan Level II	<b>APPROVAL LEVEL</b>	City Commission	<b>REQUEST</b>	Design Deviation Requests for Shoulder Height, Front and Corner Stepbacks, and Maximum Floorplate to the Uptown Master Plan Standards for 422-unit Multifamily Development, with an Associated Parking Reduction, in the Uptown Project Area	<b>APPLICANT</b>	CPN West, LLC. and F Land, LLC.	<b>AGENT</b>	Barbara A. Hall, Greenberg Traurig	<b>PROPERTY ADDRESS</b>	6700 N Andrews Avenue	<b>ABBREVIATED LEGAL DESCRIPTION</b>	Reflections 119-46 B Par A	<b>ZONING DISTRICT</b>	Uptown Urban Village Northeast (UUV-NE) District	<b>LAND USE</b>	Uptown Urban Village Transit Oriented Development	<b>COMMISSION DISTRICT</b>	1 – John Herbst	<b>NEIGHBORHOOD ASSOCIATION</b>	N/A	<b>SUBMITTED</b>	October 24, 2025	<b>COMPLETENESS ISSUED</b>	October 31, 2025	<b>STATE STATUTE 166.033 EXPIRATION</b>	April 29, 2026 (180 Days)	<b>CASE PLANNER</b>	Michael P. Ferrera, Urban Planner II	<b>9:30 A.M.</b>
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<b>CASE PLANNER</b>	Yvonne Redding, Urban Planner III																																				

3.	<b>CASE</b>	UDP-S25044	10:00 A.M.
	<b>PROJECT NAME</b>	Residences at Bayview	
	<b>APPLICATION TYPE</b>	Site Plan Level III	
	<b>APPROVAL LEVEL</b>	Planning and Zoning Board, Subject to 30-Day Commission Request for Review	
	<b>REQUEST</b>	Amend Previously Approved Mixed Use Development / Conditional Use for Mixed Use Development with 259 Residential Flex Units, including 12 Affordable Housing Units and 67 Bonus Flexibility Units, and 8,081 Square Feet of Commercial Use	
	<b>APPLICANT</b>	Sunrise and Bayview Partners, LLC.	
	<b>AGENT</b>	Nectaria Chakas, Lochrie & Chakas Law, P.A.	
	<b>PROPERTY ADDRESS</b>	1040 Bayview Drive	
	<b>ABBREVIATED LEGAL DESCRIPTION</b>	Bay Park Amen 39-47 B	
	<b>ZONING DISTRICT</b>	Boulevard Business (B-1) District	
	<b>LAND USE</b>	Commercial	
	<b>COMMISSION DISTRICT</b>	1 – John Herbst	
	<b>NEIGHBORHOOD ASSOCIATION</b>	Coral Ridge Association	
	<b>SUBMITTED</b>	October 23, 2025	
	<b>COMPLETENESS ISSUED</b>	October 31, 2025	
<b>STATE STATUTE 166.033 EXPIRATION</b>	April 29, 2026 (180 Days)		
<b>CASE PLANNER</b>	Tyler Laforme, AICP, Urban Planner III		

4.	<b>CASE</b>	UDP-S25046	10:15 A.M.
	<b>PROJECT NAME</b>	El Car Wash	
	<b>APPLICATION TYPE</b>	Site Plan Level II	
	<b>APPROVAL LEVEL</b>	Development Review Committee	
	<b>REQUEST</b>	Free Standing 3,371 Square-Foot Automatic Car Wash	
	<b>APPLICANT</b>	Waterplay II, Inc.	
	<b>AGENT</b>	Nectaria Chakas, Lochrie & Chakas Law, P.A.	
	<b>PROPERTY ADDRESS</b>	2000 S. Federal Highway and 612 SE 20 Street	
	<b>ABBREVIATED LEGAL DESCRIPTION</b>	Everglade Land Sales Co First Add To Lauderdale Corr Pl 2-15 D Lot 14 Less W 25 For St Rd, 15, 16 Blk 26 & Lot 17, 18 Blk 26	
	<b>ZONING DISTRICT</b>	Boulevard Business (B-1) District	
	<b>LAND USE</b>	Employment Center	
	<b>COMMISSION DISTRICT</b>	4 – Ben Sorensen	
	<b>NEIGHBORHOOD ASSOCIATION</b>	Harbordale Civic Association	
	<b>SUBMITTED</b>	October 24, 2025	
	<b>COMPLETENESS ISSUED</b>	October 31, 2025	
<b>STATE STATUTE 166.033 EXPIRATION</b>	February 28, 2026 (120 Days)		
<b>CASE PLANNER</b>	Nancy Garcia, Urban Planner II		

5.	<b>CASE</b>	UDP-S25045	10:30 A.M.
	<b>PROJECT NAME</b>	811 E Las Olas	
	<b>APPLICATION TYPE</b>	Site Plan Level III	
	<b>APPROVAL LEVEL</b>	Planning and Zoning Board, Subject to 30-Day Commission Request for Review	
	<b>REQUEST</b>	16,167 Square Feet of Retail Use and 27,256 Square Feet of Office Use with Associated Parking Reduction	
	<b>APPLICANT</b>	Coombes Properties, Inc.	
	<b>AGENT</b>	Nectaria M. Chakas, Esq., Lochrie & Chakas, P.A.	
	<b>PROPERTY ADDRESS</b>	811 E Las Olas Boulevard	
	<b>ABBREVIATED LEGAL DESCRIPTION</b>	Colee Hammock 1-17B Lot 11 BLK 9	
	<b>ZONING DISTRICT</b>	Regional Activity Center – East Mixed Use (RAC-EMU) and Boulevard Commercial (B-1)	
<b>LAND USE</b>	Downtown Regional Activity Center and Commercial		
<b>COMMISSION DISTRICT</b>	4 – Ben Sorensen		

<b>NEIGHBORHOOD ASSOCIATION</b>	Beverly Heights Association
<b>SUBMITTED</b>	October 24, 2025
<b>COMPLETENESS ISSUED</b>	October 31, 2025
<b>STATE STATUTE 166.033 EXPIRATION</b>	April 29, 2026 (180 Days)
<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. 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.