



DEVELOPMENT REVIEW COMMITTEE (DRC) MEETING

Development Services Department
Urban Design and Planning Conference Room
700 NW 19th Avenue Fort Lauderdale, FL 33311
December 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.	CASE	UDP-S25040	9:30 A.M.
	PROJECT NAME	807 Residences	
	APPLICATION TYPE	Site Plan Level III	
	APPROVAL LEVEL	Planning and Zoning Board, Subject to 30-Day Commission Request for Review	
	REQUEST	6-Unit Residential Cluster Development in the Sailboat Bend Historic District	
	APPLICANT	Gil Ovadia, 807 West Las Olas, LLC	
	AGENT	Joseph B. Kaller, Kaller Architecture	
	PROPERTY ADDRESS	807 W. Las Olas Boulevard	
	ABBREVIATED LEGAL DESCRIPTION	Bryan Sub of Blk 21 Ft Laud 1-29 D Lot 24	
	ZONING DISTRICT	Residential Multifamily Low Rise/Medium High Density (RML-25) District	
	LAND USE	Medium-High Residential	
	COMMISSION DISTRICT	2 – Steven Glassman	
	NEIGHBORHOOD ASSOCIATION	Sailboat Bend Civic Association	
	SUBMITTED	October 24, 2025	
	COMPLETENESS ISSUED	October 31, 2025	
	STATE STATUTE 166.033 EXPIRATION	April 29, 2026 (180 Days)	
	CASE PLANNER	Jonathan D'Angelo, Urban Planner I (Trisha Logan, AICP, Principal Urban Planner Assisting)	
2.	CASE	UDP-S25041	9:45 A.M.
	PROJECT NAME	Sistrunk View	
	APPLICATION TYPE	Site Plan Level III	
	APPROVAL LEVEL	Planning and Zoning Board, Subject to 30-Day Commission Request for Review	
	REQUEST	Conditional Use for a Mixed-Use Development with 100 Affordable Housing Units and 5,500 Square Feet of Commercial Use with an Associated Parking Reduction	
	APPLICANT	Fort Lauderdale Community Redevelopment Agency	
	AGENT	Greg Brewton, GBA	
	PROPERTY ADDRESS	790 NW 6 Street	
	ABBREVIATED LEGAL DESCRIPTION	North Lauderdale 1-48 D Lots 3,6-8, and 45-51 Blk 15	
	ZONING DISTRICT	Northwest Regional Activity Center – Mixed Use West (NWRAC-MUw) and Residential Multifamily Mid Rise/Medium High Density (RMM-25) District	
	LAND USE	Northwest Regional Activity Center (NWRAC)	
	COMMISSION DISTRICT	3 – Pamela Beasley-Pittman	
	NEIGHBORHOOD ASSOCIATION	Historical Dorsey-Riverbend Civic Association, Inc.	
	SUBMITTED	October 9, 2025	

COMPLETENESS ISSUED	November 14, 2025
STATE STATUTE 166.033 EXPIRATION	May 13, 2026 (180 Days)
CASE PLANNER	Tyler Laforme, AICP, Urban Planner III

3.	CASE	UDP-S25052	10:00 A.M.
	PROJECT NAME	HCA Free Standing Emergency Room	
	APPLICATION TYPE	Site Plan Level III	
	APPROVAL LEVEL	Planning and Zoning Board, Subject to 30-Day Commission Request for Review	
	REQUEST	11,000 Square-Foot Medical Use Request to Planning and Zoning Board	
	APPLICANT	West Cypress Creek Holdings, LLC	
	AGENT	Heidi Davis Knapik, Gunster Law Firm	
	PROPERTY ADDRESS	2050 NW 62 Street	
	ABBREVIATED LEGAL DESCRIPTION	2050 Cypress Creek 183-685 B Parcel A	
	ZONING DISTRICT	General Aviation Airport (GAA) District	
	LAND USE	Employment Center	
	COMMISSION DISTRICT	1 – John Herbst	
	NEIGHBORHOOD ASSOCIATION	N/A	
	SUBMITTED	November 7, 2025	
	COMPLETENESS ISSUED	November 14, 2025	
	STATE STATUTE 166.033 EXPIRATION	May 13, 2026 (180 Days)	
CASE PLANNER	Michael Ferrera, Urban Planner II		

4.	CASE	UDP-S25049	10:15 A.M.
	PROJECT NAME	Sereno (formerly known as Ocean Park Residences)	
	APPLICATION TYPE	Site Plan Level IV Amendment	
	APPROVAL LEVEL	Planning and Zoning Board, City Commission	
	REQUEST	Site Plan Level IV Amendment to Increase from 76 to 88 Multifamily Residential Units, Adding 113 Hotel Rooms and 1,800 Square Feet of Commercial Use with an Associated Parking Reduction in the Central Beach Regional Activity Center	
	APPLICANT	Sunrise FTL Ventures, LLLP	
	AGENT	Nectaria Chakas, Esq., Lochrie & Chakas, P.A., Shannon Brown, Josh Bailey, FSMY Architects & Planners	
	PROPERTY ADDRESS	2901 NE 9 Court	
	ABBREVIATED LEGAL DESCRIPTION	Seabridge 21-46 B Lot 3 – 13, Blk BA	
	ZONING DISTRICT	Sunrise Lane Area (SLA) District	
	LAND USE	Central Beach Regional Activity Center	
	COMMISSION DISTRICT	2 – Steven Glassman	
	NEIGHBORHOOD ASSOCIATION	Central Beach Alliance Association	
	SUBMITTED	November 7, 2025	
	COMPLETENESS ISSUED	November 14, 2025	
	STATE STATUTE 166.033 EXPIRATION	May 13, 2026 (180 Days)	
CASE PLANNER	Karlanne Devonish, AICP, Principal Urban Planner		

5.	CASE	UDP-S25047	10:30 A.M.
	PROJECT NAME	Rolfes Platform Jetski Lift	
	APPLICATION TYPE	Site Plan Level II	
	APPROVAL LEVEL	Development Review Committee, Subject to 30-Day Commission Request for Review	
	REQUEST	Install Additional Boat Lift	
	APPLICANT	Michael Rolfes	
	AGENT	Ileen Gonzalez, Breezy Permits, LLC.	
	PROPERTY ADDRESS	2872 NE 24 Court	
	ABBREVIATED LEGAL DESCRIPTION	Coral Ridge Galt Add 27-46 B Lot 2 Blk 25	
	ZONING DISTRICT	Residential of Single Family/Low Density (RS-4.4) District	
LAND USE	Low Residential		

COMMISSION DISTRICT	1 – John Herbst
NEIGHBORHOOD ASSOCIATION	Coral Ridge Association
SUBMITTED	November 7, 2025
COMPLETENESS ISSUED	November 14, 2025
STATE STATUTE 166.033 EXPIRATION	May 13, 2026 (180 Days)
CASE PLANNER	Nancy Garcia, Urban Planner II

6.

CASE	UDP-S25048
PROJECT NAME	Edgewood Oaks
APPLICATION TYPE	Site Plan Level II
APPROVAL LEVEL	Development Review Committee
REQUEST	67-Unit Townhouse Development
APPLICANT	ECOAR, LLC.
AGENT	Heidi Davis-Knapik, Gunster Law
PROPERTY ADDRESS	1000 SW 26 Street
ABBREVIATED LEGAL DESCRIPTION	21-50-42 North 5 Ac of Foll Desc: Sw1/4 Of Ne1/4 Of Ne1/4 Of Said Sec 21
ZONING DISTRICT	Residential Multifamily Low Rise/Medium Density (RM-15)
LAND USE	Medium Residential
COMMISSION DISTRICT	4 – Ben Sorensen
NEIGHBORHOOD ASSOCIATION	Edgewood Civic Association
SUBMITTED	November 7, 2025
COMPLETENESS ISSUED	November 24, 2025
STATE STATUTE 166.033 EXPIRATION	March 24, 2026 (120 Days)
CASE PLANNER	Tyler Laforme, AICP, Urban Planner III

10:45 A.M.

If 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.