



## DEVELOPMENT REVIEW COMMITTEE (DRC) MEETING

Greg Brewton Sustainable Development Center  
Urban Design and Planning Conference Room  
700 NW 19<sup>th</sup> Avenue Fort Lauderdale, FL 33311  
December 10, 2019

### AGENDA

- I. **STAFF MEETING** **9:00 A.M.**
- II. **REGULAR MEETING - AGENDA ITEMS:**
1. **CASE:** **PLN-SITE-19110004** **9:30 A.M.**  
**REQUEST:** **Site Plan Level IV Review: Rezoning from Residential Multifamily High Rise/High Density (RMH-60) to Community Business (CB) with .52 Acres of Commercial Flex Allocation and Conditional Use for 28,795 Square-Foot Supermarket**  
**PROPERTY OWNER:** Preste Corporation, Royal Quality Homes, LLC., Ocean Reef Investments, LLC.  
**APPLICANT/AGENT:** Gunster Law  
**PROJECT NAME:** Publix Supermarket  
**GENERAL LOCATION:** 2985 N Ocean Boulevard  
**COMMISSION DISTRICT:** 2 - Steven Glassman  
**NEIGHBORHOOD ASSOCIATION:** Central Beach Alliance Homeowners Association  
**ZONING DISTRICT:** Community Business (CB) and Residential Multifamily High Rise/High Density (RMH-60)  
**PROPOSED ZONING:** Community Business (CB)  
**LAND USE:** Commercial and High Density Residential  
**CASE PLANNER:** Jim Hetzel
2. **CASE:** **PLN-SITE-19110005** **10:00 A.M.**  
**REQUEST:** **Site Plan Level II Review: Renovation of 1,789 Square Foot Existing Retail Building and Construction of a New 2,289 Square Foot Restaurant with Drive-Thru and Parking Reduction in Northwest Regional Activity Center**  
**PROPERTY OWNER:** Junny Investment Group, LLC.  
**APPLICANT/AGENT:** Junny Investment Group  
**PROJECT NAME:** Sistrunk Quarters  
**GENERAL LOCATION:** 2012 NW 6<sup>th</sup> Street  
**COMMISSION DISTRICT:** 3 - Robert L. McKinzie  
**NEIGHBORHOOD ASSOCIATION:** Historical Dorsey-Riverbend Civic Association, Inc.  
**ZONING DISTRICT:** Northwest Regional Activity Center - Mixed Use west (NWRAC-MUw)  
**LAND USE:** Northwest Regional Activity Center (NW-RAC)  
**CASE PLANNER:** Adam Schnell
3. **CASE:** **PLN-SITE-19110003** **10:30 A.M.**  
**REQUEST:** **Site Plan Level II Review: Outdoor Storage for Automotive Repair Use**  
**PROPERTY OWNER:** Holman Automotive, Inc.  
**APPLICANT/AGENT:** FSMY Architects

**PROJECT NAME:** Holman Collision Center  
**GENERAL LOCATION:** 840 N Andrews Avenue  
**COMMISSION DISTRICT:** 2 - Steven Glassman  
**NEIGHBORHOOD ASSOCIATION:** Progresso Village Civic Association  
**ZONING DISTRICT:** Northwest Regional Activity Center - Mixed Use northeast (NWRAC-MUone)  
**LAND USE:** Northwest Regional Activity Center (NW-RAC)  
**CASE PLANNER:** Tyler LaForme

**4. CASE: PLN-SITE-19110001 11:00 A.M.**  
**REQUEST: Site Plan Level II Review: 3,767 Square Foot Restaurant within 100 Feet of Residential**

**PROPERTY OWNER:** 7-Eleven Inc.  
**APPLICANT/AGENT:** Bowman Consulting  
**PROJECT NAME:** IHOP Restaurant  
**GENERAL LOCATION:** 2900 W Broward Boulevard  
**COMMISSION DISTRICT:** 3 - Robert L. McKinzie  
**NEIGHBORHOOD ASSOCIATION:** Melrose Manors Homeowners Association  
**ZONING DISTRICT:** Boulevard Business (B-1)  
**LAND USE:** Commercial  
**CASE PLANNER:** Tyler LaForme

**5. CASE: PLN-SITE-19110002 11:30 A.M.**  
**REQUEST: Site Plan Level II Review: 20 Residential Townhouse Units**

**PROPERTY OWNER:** Serengeti Progresso I, LLC.  
**APPLICANT/AGENT:** F3 Architecture LLC.  
**PROJECT NAME:** Acacia at Progresso Village  
**GENERAL LOCATION:** 816 NW 3<sup>rd</sup> Avenue  
**COMMISSION DISTRICT:** 2 - Steven Glassman  
**NEIGHBORHOOD ASSOCIATION:** Progresso Village Civic Association  
**ZONING DISTRICT:** Residential Multifamily Mid Rise/ Medium High Density (RMM-25)  
**LAND USE:** Northwest Regional Activity Center (NW-RAC)  
**CASE PLANNER:** Yvonne Redding

**6. CASE: PLN-PLAT-19110002 1:30 P.M.**  
**REQUEST: Plat Review**

**PROPERTY OWNER:** 220145, LLC.  
**APPLICANT/AGENT:** Keith Team  
**PROJECT NAME:** 1620 N Federal  
**GENERAL LOCATION:** 1620 N Federal Highway  
**COMMISSION DISTRICT:** 1 - Heather Moraitis  
**NEIGHBORHOOD ASSOCIATION:** N/A  
**ZONING DISTRICT:** Boulevard Business (B-1)  
**LAND USE:** Commercial  
**CASE PLANNER:** Tyler LaForme

**7. CASE: PLN-EV-19110001 2:00 P.M.**  
**REQUEST: Easement Vacation: 15-Foot Utility**

**PROPERTY OWNER:** Town Development, Co.  
**APPLICANT/AGENT:** Stephanie Toothaker, Esq. PA  
**PROJECT NAME:** Sherman Williams  
**GENERAL LOCATION:** East of NE 3<sup>rd</sup> Avenue, north of E Sunrise Boulevard, west of NE 4<sup>th</sup> Avenue, south of NE 11<sup>th</sup> Street  
**COMMISSION DISTRICT:** 2 - Steven Glassman

**NEIGHBORHOOD ASSOCIATION:** South Middle River Civic Association  
**ZONING DISTRICT:** Community Business (CB) and Residential Single Family and Duplex/Medium Density (RD-15)  
**LAND USE:** Commercial  
**CASE PLANNER:** Linda Mia Franco

**8. CASE:** **PLN-EV-19110002** **2:30 P.M.**  
**REQUEST:** **Easement Vacation: 5-Foot Drainage and Utility**  
**PROPERTY OWNER:** 1645 EL, LLC.  
**APPLICANT/AGENT:** Flynn Engineering  
**PROJECT NAME:** 1645 E Lake  
**GENERAL LOCATION:** East of W Lake Drive, north of E Lake Drive, west of Haskins Avenue and south of the waterway  
**COMMISSION DISTRICT:** 4 - Ben Sorensen  
**NEIGHBORHOOD ASSOCIATION:** Harbor Beach Homeowners Association  
**ZONING DISTRICT:** Residential Single Family / Low Density (RS-4.4)  
**LAND USE:** Low Density Residential  
**CASE PLANNER:** Yvonne Redding

---

It is anticipated that each Development Review Committee item will take approximately 30 minutes at the meeting unless otherwise noted. Due to space constraints in the Development Review Committee conference room and waiting area, please do not arrive more than 30 minutes prior to the estimated review time.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing he/she will need a record of the proceeding and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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.