



## 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  
June 27, 2023

### AGENDA

- |                                     |  |            |
|-------------------------------------|--|------------|
| I. STAFF MEETING                    |  | 9:00 A.M.  |
| II. REGULAR MEETING - AGENDA ITEMS: |  |            |
| 1. CASE:                            | <b>UDP-S23022</b>  | 9:30 A.M.  |
| REQUEST:                            | <b>Site Plan Level II Review: Change of Use from 1,406 Square-Feet of Office Use to Restaurant Use, 1,735 Square-Feet of New Outdoor Dining, and 965 Square-Feet of Temporary Food Trailers in Downtown Regional Activity Center</b> |            |
| APPLICANT:                          | Palmiet Two, LLC.  |            |
| AGENT:                              | Stephanie Toothaker, Esq.  |            |
| PROJECT NAME:                       | AQUI Bar and Kitchen   |            |
| PROPERTY ADDRESS:                   | 511 NE 3 <sup>rd</sup> Avenue  |            |
| ABBREVIATED LEGAL DESCRIPTION:      | North Lauderdale Amended 1-182 D Lot 9 and 10  |            |
| ZONING DISTRICT:                    | Regional Activity Center – City Center District (RAC-CC)   |            |
| LAND USE:                           | Downtown Regional Activity Center  |            |
| COMMISSION DISTRICT:                | 2 – Steven Glassman  |            |
| NEIGHBORHOOD ASSOCIATION:           | Flagler Village Civic Association  |            |
| CASE PLANNER:                       | Nicholas Kalargyros  |            |
| 2. CASE:                            | <b>UDP-S23033</b>  | 10:00 A.M. |
| REQUEST:                            | <b>Site Plan Level II Review: Change of Use from 6,520 Square-Feet of Warehouse Use to Restaurant and Bar Use with 420 Square-Feet of Outdoor Dining Area with Associated Parking Reduction Request</b>                              |            |
| APPLICANT:                          | AP Flagler Village, LLC.   |            |
| AGENT:                              | Stephanie Toothaker, Esq.  |            |
| PROJECT NAME:                       | Flagler Assemblage   |            |
| PROPERTY ADDRESS:                   | 704 NE 2nd Avenue  |            |
| ABBREVIATED LEGAL DESCRIPTION:      | Progresso 2-18 D Lot 25 thru 27 Blk 289 and Lot 3 Blk 318  |            |
| ZONING DISTRICT:                    | Regional Activity Center – Urban Village District (RAC-UV)   |            |
| LAND USE:                           | Downtown Regional Activity Center  |            |
| COMMISSION DISTRICT:                | 2 – Steven Glassman  |            |
| NEIGHBORHOOD ASSOCIATION:           | Flagler Village Civic Association  |            |
| CASE PLANNER:                       | Yvonne Redding   |            |
| 3. CASE:                            | <b>UDP-S23031</b>  | 10:30 A.M. |
| REQUEST:                            | <b>Site Plan Level II Review: New 92,224 Square Foot Wholesale Distribution Center</b>   |            |
| APPLICANT:                          | SPG Palm Crossing, LLC.  |            |
| AGENT:                              | Ángel Piñero, Dynamic Engineering Consultants  |            |
| PROJECT NAME:                       | Seagis Palm Crossing   |            |
| PROPERTY ADDRESS:                   | 5361-5381 NW 33rd Avenue   |            |
| ABBREVIATED LEGAL DESCRIPTION:      | Prospect Ind & Commercial Park 104-17 B Lot 9,10 Blk 3   |            |
| ZONING DISTRICT:                    | Commerce Center District (CC)  |            |
| LAND USE:                           | Employment Center  |            |
| COMMISSION DISTRICT:                | 1 – John Herbst  |            |
| NEIGHBORHOOD ASSOCIATION:           | N/A  |            |
| CASE PLANNER:                       | Nancy Garcia   |            |

**4. CASE:** **UDP-RS23001** **11:00 A.M.**  
**REQUEST:** **Site Plan Level II Review: Wall Sign Exceeding Maximum Sign Size**  
**APPLICANT:** GV IP 110 Tower Owner, LLC.  
**AGENT:** Jennifer Wolfe, ACU Sign Company  
**PROJECT NAME:** Business Funding Signage  
**PROPERTY ADDRESS:** 110 SE 6<sup>th</sup> Street  
**ABBREVIATED LEGAL DESCRIPTION:** Prospect Ind & Commercial Park 104-17 B Lot 9,10 Blk 3  
**ZONING DISTRICT:** Regional Activity Center – City Center District (RAC-CC)  
**LAND USE:** Downtown Regional Activity Center  
**COMMISSION DISTRICT:** 4 – Warren Sturman  
**NEIGHBORHOOD ASSOCIATION:** Downtown Civic Association  
**CASE PLANNER:** Trisha Logan

**5. CASE:** **UDP-V23002** **11:30 A.M.**  
**REQUEST:** **Vacation of Right-of-Way: 12-foot Wide by 574-foot Long Portion of Right-of-Way**  
**APPLICANT:** The Palms at River Oaks  
**AGENT:** McLaughlin Engineering Company  
**PROJECT NAME:** SW 23<sup>rd</sup> Court Vacation-of-Way  
**PROPERTY ADDRESS:** North of State Road 84, Street, west of SW 19<sup>th</sup> Avenue, south of SW 23<sup>rd</sup> Street and east of Interstate 95  
**ABBREVIATED LEGAL DESCRIPTION:** Portion of Osceola Park Apartments, Parcel "A", Portion of Right-of-Way, Section 16, Township 50, Range 42 East, Broward County, Book 548, Page 506  
**ZONING DISTRICT:** Residential Single Family and Cluster/Medium Density District (RC-15) and Residential Single Family and Cluster/Medium Density District (RD-15)  
**LAND USE:** Medium Residential  
**COMMISSION DISTRICT:** 4 – Warren Sturman  
**NEIGHBORHOOD ASSOCIATION:** River Oaks Community Association  
**CASE PLANNER:** Tyler Laforme

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It is anticipated that each Development Review Committee agenda item will take approximately 30 minutes unless otherwise noted. Applicants 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 time.

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.