



DEVELOPMENT REVIEW COMMITTEE (DRC) MEETING

Development Services Department
Urban Design and Planning Conference Room
700 NW 19th Avenue Fort Lauderdale, FL 33311
April 23, 2024

AGENDA

- I. STAFF MEETING** **9:00 A.M.**
- II. REGULAR MEETING - AGENDA ITEMS:**
- 1. CASE:** **9:30 A.M.**
REQUEST: **UDP-S24011**
Site Plan Level II Review: 288-Unit Multifamily Residential Development with an Associated Parking Reduction Request in the Downtown Regional Activity Center

APPLICANT: Miller Property Investment, LLC. And Bellissima Real Estate, LLC.
AGENT: Josh Bailey, FSMY Architects & Planners
PROJECT NAME: 100 NW 7th Avenue
PROPERTY ADDRESS: 100 NW 7th Avenue
ABBREVIATED LEGAL DESCRIPTION: Bryan Sub Blk 8 Ft Laud 1-18 D Lot 7
ZONING DISTRICT: Regional Activity Center - West Mixed Use District (RAC-WMU)
LAND USE: Downtown Regional Activity Center
COMMISSION DISTRICT: 2 - Steven Glassman
NEIGHBORHOOD ASSOCIATION: Progresso Village Civic Association
CASE PLANNER: Adam Schnell
 - 2. CASE:** **10:00 A.M.**
REQUEST: **UDP-S24025**
Site Plan Level II Review: 290-Unit Multifamily Residential Development and 3,070 Square Feet of Retail Use with an Associated Parking Reduction in the Downtown Regional Activity Center

APPLICANT: 501 Urban Warehouse, LLC.
AGENT: Stephanie Toothaker, Esq.
PROJECT NAME: 500 Arts Lofts
PROPERTY ADDRESS: 500 SW 2nd Avenue
ABBREVIATED LEGAL DESCRIPTION: Ft Lauderdale B-40 D Lots 1-5, 19 and 20 , Blk F
ZONING DISTRICT: Regional Activity Center - Southwest Mixed Use District (RAC-SMU)
LAND USE: Downtown Regional Activity Center
COMMISSION DISTRICT: 4 - Warren Sturman
NEIGHBORHOOD ASSOCIATION: Tarpon River Civic Association
CASE PLANNER: Lorraine Tappen
 - 3. CASE:** **10:30 A.M.**
REQUEST: **UDP-S24021**
Site Plan Level III Review: Conditional Use for Building Height Exceeding 75 Feet, Alternate Design Request, and Associated Parking Reduction for 974-Unit Multifamily Residential Development in the Uptown Area

APPLICANT: Cypress Development, LLC.
AGENT: Stephanie Toothaker, Esq.
PROJECT NAME: Cypress Development
PROPERTY ADDRESS: 150 NW 68th Street
ABBREVIATED LEGAL DESCRIPTION: 10-19-42 Lying B/W Andrews Ext, South PL Cypress Creek Canal Residential Multifamily Mid Rise/Medium High Density District (RMM-25)
ZONING DISTRICT: Uptown Urban Village – Northeast District (UUV-NE)
PROPOSED ZONING DISTRICT: Employment Center
LAND USE: Uptown Urban Village Transit Oriented Development
PROPOSED LAND USE: 1 - John Herbst
COMMISSION DISTRICT: 1 - John Herbst
CASE PLANNER: Jim Hetzel

4. CASE: **UDP-S24022** **11:00 A.M.**
REQUEST: **Site Plan Level II Review: 1,400 Square-Foot Office Building**
APPLICANT: EG Group Investments, LLC.
AGENT: Emmanuel Gonzales
PROJECT NAME: 654 NW 22nd Road – Professional Office
PROPERTY ADDRESS: 654 NW 22nd Road
ABBREVIATED LEGAL DESCRIPTION: Washington Park 19-22 B Lot 9 Blk 13
ZONING DISTRICT: Community Business District (CB)
LAND USE: Northwest Regional Activity Center
COMMISSION DISTRICT: 3 - Pamela Beasley-Pittman
NEIGHBORHOOD ASSOCIATION: Durrs Community Association
CASE PLANNER: Yvonne Redding

5. CASE: **UDP-S24024** **11:15 A.M.**
REQUEST: **Site Plan Level IV Review: 76-Unit Multifamily Residential Development with Building Height Exceeding 120 Feet and Five-Story Garage in the Central Beach Regional Activity Center**
APPLICANT: Sunrise FTL Ventures, LLLP.
AGENT: Nectaria Chakas, Esq., Lochrie & Chakas, P.A.
PROJECT NAME: Ocean Park Residences
PROPERTY ADDRESS: 2828 East Sunrise Boulevard
ABBREVIATED LEGAL DESCRIPTION: Seabridge 21-46 B Lot 3 – 13, Blk
ZONING DISTRICT: Sunrise Lane Are District (SLA)
LAND USE: Central Beach Regional Activity Center
COMMISSION DISTRICT: 2 - Steven Glassman
NEIGHBORHOOD ASSOCIATION: Central Beach Alliance
CASE PLANNER: Karlanne Devonish

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.