



DEVELOPMENT REVIEW COMMITTEE (DRC) MEETING

Greg Brewton Sustainable Development Center
Urban Design and Planning Conference Room
700 NW 19th Avenue Fort Lauderdale, FL 33311
July 10, 2018

AGENDA

- I. STAFF MEETING 9:00 A.M.
- II. REGULAR MEETING – AGENDA ITEMS:
1. CASE: R18047 9:30 A.M.
 REQUEST: Site Plan Level IV Review: 10 Story, 15-Unit Residential Development with 2,000 Square Feet of Restaurant Use
 APPLICANT: 2901 East Las Olas, LLC.
 PROJECT NAME: 2901 Las Olas
 GENERAL LOCATION: 2901 E Las Olas Boulevard
 COMMISSION DISTRICT: 2 - Steven Glassman
 NEIGHBORHOOD ASSOCIATION: Central Beach Alliance Homeowners Association
 ZONING DISTRICT: Planned Resort Development (PRD)
 LAND USE: Central Beach Regional Activity Center (C-RAC)
 CASE PLANNER: Linda Mia Franco

 2. CASE: R18045 10:00 A.M.
 REQUEST: Site Plan Level III Review: Conditional Use for Mixed Use Development with Allocation of 140 Residential Flex Units and 1,927 Square Feet of Retail Use
 APPLICANT: Bimini Cove, LLC.
 PROJECT NAME: Bimini Cove
 GENERAL LOCATION: 2275 W State Road 84
 COMMISSION DISTRICT: 4 - Ben Sorensen
 NEIGHBORHOOD ASSOCIATION: N/A
 ZONING DISTRICT: General Business (B-2)
 LAND USE: Commercial
 CASE PLANNER: Florentina Hutt

 3. CASE: R18042 10:30 A.M.
 REQUEST: Site Plan Level II Review: 28,541 Square Foot Building Addition to Child Care Center and School
 APPLICANT: Jack and Jill Children’s Center, Inc.
 PROJECT NAME: Jack and Jill Children’s Center Expansion
 GENERAL LOCATION: 1315 W Broward Boulevard
 COMMISSION DISTRICT: 3 - Robert McKinzie
 NEIGHBORHOOD ASSOCIATION: Historical Dorsey Riverbend Civic Association
 ZONING DISTRICT: Current Zoning: Boulevard Business (B-1), Community Facility (CF) and Exclusive Use – Parking (X-P)
 Proposed Zoning: Boulevard Business (B-1)
 LAND USE: Northwest Regional Activity Center (NW-RAC)
 CASE PLANNER: Adam Schnell

4. **CASE:** **R18046** **11:00 A.M.**
REQUEST: **Site Plan Level II Review: 2,500 Square Foot Financial Institution, 3,487 Square Foot Restaurant, 300 Square Feet of Outdoor Dining and 1,447 Square Feet of Retail Use**
APPLICANT: H J Roselli Properties, LLC.
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
5. **CASE:** **R18044** **11:30 A.M.**
REQUEST: **Site Plan Level II Review: 112,365 Square Foot Self Storage Use in the South Andrews Regional Activity Center (S-RAC)**
APPLICANT: Bear Traxx, LLC.
PROJECT NAME: 1401 SW 1st Avenue Self Storage
GENERAL LOCATION: 1401 SW 1st Avenue
COMMISSION DISTRICT: 4 - Ben Sorensen
NEIGHBORHOOD ASSOCIATION: Poinciana Park Civic Association
ZONING DISTRICT: South Regional Activity Center - South Andrews west (SRAC-SAw)
LAND USE: South Regional Activity Center (S-RAC)
CASE PLANNER: Yvonne Redding
6. **CASE:** **E18013** **11:30 A.M.**
REQUEST: **Easement Vacation: Partial Vacation (1.796 Square Foot) of Drainage and Utility Easement**
APPLICANT: Bear Traxx, LLC
PROJECT NAME: 1401 SW 1st Avenue
GENERAL LOCATION: South of SW 14th Street, west of SW 1st Avenue, north of SW 15th Street and east of the FEC railroad tracks
COMMISSION DISTRICT: 4 - Ben Sorensen
NEIGHBORHOOD ASSOCIATION: Poinciana Park Civic Association
ZONING DISTRICT: South Regional Activity Center - South Andrews west (SRAC-SAw)
LAND USE: South Regional Activity Center (S-RAC)
CASE PLANNER: Yvonne Redding
7. **CASE:** **PRE18009** **1:30 P.M.**
REQUEST: **Preliminary Review: 6 Residential Townhouse Units**
APPLICANT: Croissant TH II, LLC
PROJECT NAME: Croissant Park II Townhouses
GENERAL LOCATION: 1400 SW 4th Avenue
COMMISSION DISTRICT: 4 - Ben Sorensen
NEIGHBORHOOD ASSOCIATION: Croissant Park Civic Association
ZONING DISTRICT: Residential Multifamily Low Rise/Medium Density (RM-15)
LAND USE: Medium Density Residential
CASE PLANNER: Tyler LaForme

8. **CASE:** **V18007** **2:00 P.M.**
REQUEST: **Right-of-Way Vacation: 10 Foot Wide Alleyway**
APPLICANT: 100 Avenue of the Arts, LLC.
PROJECT NAME: 100 Avenue of the Arts
GENERAL LOCATION: North/south alleyway, south of NW 2nd Street, west of
NW 6th Avenue, north of Broward Boulevard, and east of
NW 7th Avenue
COMMISSION DISTRICT: 3 - Robert McKinzie
NEIGHBORHOOD
ASSOCIATION: Progresso Village Civic Association
ZONING DISTRICT: Regional Activity Center – West Mixed Use (RAC-WMU)
LAND USE: Downtown Regional Activity Center (D-RAC)
CASE PLANNER: Randall Robinson
9. **CASE:** **E18014** **2:30 P.M.**
REQUEST: **Easement Vacation: 15 Foot Utility Easement**
APPLICANT: AW Riverbend, LLC.
PROJECT NAME: Bridge Riverbend
GENERAL LOCATION: South of North Point Fork New River, West of NW 22nd
Avenue, north of Broward Boulevard and east of NW
25th Avenue
COMMISSION DISTRICT: 3 - Robert McKinzie
NEIGHBORHOOD
ASSOCIATION: N/A
ZONING DISTRICT: B-1 (Boulevard Business)
LAND USE: Northwest Regional Activity Center (NW-RAC)
CASE PLANNER: Nicholas Kalargyros
10. **CASE:** **E18012** **3:00 P.M.**
REQUEST: **Easement Vacation: 15 Foot Wide Public Access**
Easement
APPLICANT: Gaddis Properties
PROJECT NAME: 500 N Federal
GENERAL LOCATION: South of NE 6th Street, west of NE 7th Avenue, north of NE
5th Street, and east of Federal Highway
COMMISSION DISTRICT: 2 - Steven Glassman
NEIGHBORHOOD
ASSOCIATION: Victoria Park Civic Association
ZONING DISTRICT: Regional Activity Center – East Mixed Use (RAC-EMU)
LAND USE: Downtown Regional Activity Center (D-RAC)
CASE PLANNER: Randall Robinson

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.