



## 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  
September 13, 2022

### AGENDA

- I. STAFF MEETING 9:00 A.M.
- II. REGULAR MEETING - AGENDA ITEMS:
1. CASE: **UDP-S22037** 9:30 A.M.  
**REQUEST:** **Site Plan Level II Review: 15-Unit Townhouse Development**  
**APPLICANT:** MPG 812-824, LLC.  
**AGENT:** Alon Peles, MPG  
**PROJECT NAME:** MPGFL's Progresso Townhomes  
**PROPERTY ADDRESS:** 816-824 NW 4<sup>th</sup> Avenue  
**ABBREVIATED LEGAL DESCRIPTION:** Progresso 2-18 D Lots 33 thru 38, Blk 262  
**ZONING DISTRICT:** Residential Multifamily Mid Rise/ Medium High Density (RMM-25)  
**LAND USE:** Northwest Regional Activity Center  
**COMMISSION DISTRICT:** 2 - Steven Glassman  
**NEIGHBORHOOD ASSOCIATION:** Progresso Village Civic Association, Inc  
**CASE PLANNER:** Adam Schnell
  
  2. CASE: **UDP-S22039** 10:00 A.M.  
**REQUEST:** **Site Plan Level II Review: Eight-Unit Townhouse Development**  
**APPLICANT:** Millennium A1A Builders, LLC.  
**AGENT:** Gevorg Shahbazyan  
**PROJECT NAME:** Millennium Townhomes III  
**PROPERTY ADDRESS:** 706 SE 12<sup>th</sup> Street  
**ABBREVIATED LEGAL DESCRIPTION:** Everglade Land Sales Co First Add To Lauderdale Corrected 2-15 D  
**ZONING DISTRICT:** Residential Multifamily Low Rise/ Medium High Density (RML-25)  
**LAND USE:** Medium-High Residential  
**COMMISSION DISTRICT:** 4 - Ben Sorensen  
**NEIGHBORHOOD ASSOCIATION:** Harbordale Civic Association, Inc.  
**CASE PLANNER:** Nicholas Kalargyros / Deandrea Moise (Assisting)
  
  3. CASE: **UDP-S22042** 10:30 A.M.  
**REQUEST:** **Site Plan Level II Review: 830 Multi-Family Residential Units and 12,798 Square-Feet of Commercial Use in the Downtown Regional Activity Center**  
  
**APPLICANT:** South of River Association, LLC.  
**AGENT:** Stephanie Toothaker, Esq.  
**PROJECT NAME:** 633 SE 3<sup>rd</sup> Ave.  
**PROPERTY ADDRESS:** 633 SE 3<sup>rd</sup> Avenue  
**ABBREVIATED LEGAL DESCRIPTION:** Nancy's Plat 153-14 B Parcel "A"  
**ZONING DISTRICT:** Regional Activity Center - City Center District (RAC-CC)  
**LAND USE:** Downtown Regional Activity Center  
**COMMISSION DISTRICT:** 4 - Ben Sorensen  
**NEIGHBORHOOD ASSOCIATION:** Downtown Fort Lauderdale Civic Association  
**CASE PLANNER:** Karlanne Devonish

**4. CASE:** **UDP-S22043** **11:00 A.M.**  
**REQUEST:** **Site Plan Level II Review: 2,532 Square-Foot Restaurant Use with Drive-thru Facility**  
**APPLICANT:** ACG 701 LLC.  
**AGENT:** John Barranco, Barranco Gonzalez Architecture Design Studios, Inc.  
**PROJECT NAME:** Starbucks Coffee @ Radice Center  
**PROPERTY ADDRESS:** 701 NE 62<sup>nd</sup> Street  
**ABBREVIATED LEGAL DESCRIPTION:** Shell At I-95 102-25 B Tract 2  
**ZONING DISTRICT:** Community Business (CB)  
**LAND USE:** Commercial  
**COMMISSION DISTRICT:** 1 - Heather Moraitis  
**NEIGHBORHOOD ASSOCIATION:** N/A  
**CASE PLANNER:** Michael Ferrera / Deandrea Moise (Assisting)

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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.