



## 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 26, 2023

### AGENDA

- |  |   |                   |
|--|---|-------------------|
| <b>I. STAFF MEETING</b>                    |   | <b>9:00 A.M.</b>  |
| <b>II. REGULAR MEETING - AGENDA ITEMS:</b> |   |                   |
| <b>1. CASE:</b>                            | <b>UDP-S23049</b>   | <b>9:30 A.M.</b>  |
| <b>REQUEST:</b>                            | <b>Site Plan Level II Review: Water Treatment Plant</b>   |                   |
| <b>APPLICANT:</b>                          | City of Fort Lauderdale / Kiewit Water Facilities Florida   |                   |
| <b>AGENT:</b>                              | Freddy Argudo, Kiewit Water Facilities Florida  |                   |
| <b>PROJECT NAME:</b>                       | Prospect Lake Clean Water Center  |                   |
| <b>PROPERTY ADDRESS:</b>                   | 5900 Hawkins Road   |                   |
| <b>ABBREVIATED LEGAL DESCRIPTION:</b>      | 7-49-42 Acreage   |                   |
| <b>ZONING DISTRICT:</b>                    | Commerce Center District (CC)   |                   |
| <b>LAND USE:</b>                           | Employment Center   |                   |
| <b>COMMISSION DISTRICT:</b>                | 1 – John Herbst   |                   |
| <b>NEIGHBORHOOD ASSOCIATION:</b>           | N/A   |                   |
| <b>CASE PLANNER:</b>                       | Yvonne Redding  |                   |
| <b>2. CASE:</b>                            | <b>UDP-S23048</b>   | <b>10:00 A.M.</b> |
| <b>REQUEST:</b>                            | <b>Site Plan Level II Review: Mixed-Use Development with 852 Multifamily Residential Units and 5,481 Square Feet of Commercial Use in Downtown Regional Activity Center</b>                   |                   |
| <b>APPLICANT:</b>                          | Kushner Realty Acquisition, LLC.  |                   |
| <b>AGENT:</b>                              | Stephanie J. Toothaker, Esq.  |                   |
| <b>PROJECT NAME:</b>                       | 400 N. Andrews Avenue Development   |                   |
| <b>PROPERTY ADDRESS:</b>                   | 400 N. Andrews Avenue   |                   |
| <b>ABBREVIATED LEGAL DESCRIPTION:</b>      | North Lauderdale Amended, PB 1, PG 182, Lots 25 thru 48, Block 27, PRBC   |                   |
| <b>ZONING DISTRICT:</b>                    | Regional Activity Center – City Center (RAC-CC)   |                   |
| <b>LAND USE:</b>                           | Downtown Regional Activity Center   |                   |
| <b>COMMISSION DISTRICT:</b>                | 2 – Steven Glassman   |                   |
| <b>NEIGHBORHOOD ASSOCIATION:</b>           | Downtown Fort Lauderdale Civic Association  |                   |
| <b>CASE PLANNER:</b>                       | Trisha Logan  |                   |
| <b>3. CASE:</b>                            | <b>UDP-EV23007</b>  | <b>10:30 A.M.</b> |
| <b>REQUEST:</b>                            | <b>Easement Vacations Review: 2.5-Foot Wide by 150-Foot Long Roadway Easement, 2.5 Wide by 100 Foot Long Roadway Easement, and 9-Foot Wide by 109-Foot Long Sidewalk and Roadway Easement</b> |                   |
| <b>APPLICANT:</b>                          | Kushner Realty Acquisition, LLC.  |                   |
| <b>AGENT:</b>                              | Stephanie J. Toothaker, Esq.  |                   |
| <b>PROJECT NAME:</b>                       | 400 N. Andrews Avenue Development   |                   |
| <b>PROPERTY ADDRESS:</b>                   | 400 N. Andrews Avenue   |                   |
| <b>ABBREVIATED LEGAL DESCRIPTION:</b>      | North Lauderdale Amended, PB 1, PG 182, Lots 25 thru 48, Block 27, PRBC   |                   |
| <b>ZONING DISTRICT:</b>                    | Regional Activity Center – City Center (RAC-CC)   |                   |
| <b>LAND USE:</b>                           | Downtown Regional Activity Center   |                   |
| <b>COMMISSION DISTRICT:</b>                | 2 – Steven Glassman   |                   |
| <b>NEIGHBORHOOD ASSOCIATION:</b>           | Downtown Fort Lauderdale Civic Association  |                   |
| <b>CASE PLANNER:</b>                       | Trisha Logan  |                   |

4. **CASE:** **UDP-PDD23002** **11:00 A.M.**  
**REQUEST:** **Site Plan Level IV Review: Rezoning from Planned Resort District (PRD) to Planned Development District (PDD) with an Associated Site Plan for 373 Hotel Rooms, 500 Multifamily Residential Units, and 23,634 Square Feet of Commercial Uses**
- APPLICANT:** L & A Beach Holdings, LLC  
**AGENT:** Courtney Crush, Crush Law, P.A.  
**PROJECT NAME:** Las Olas Ocean  
**PROPERTY ADDRESS:** 225 S. Fort Lauderdale Beach Boulevard  
**ABBREVIATED LEGAL DESCRIPTION:** Las Olas by the Sea, Block 3, Lots 1-9,12-17, Block 5, Lots 12-17, Block 6, Lots 15-17
- ZONING DISTRICT:** Planned Resort District (PRD)  
**PROPOSED ZONING DISTRICT:** Planned Development District (PDD)  
**LAND USE:** Central Beach Regional Activity Center  
**COMMISSION DISTRICT:** 2 – Steven Glassman  
**NEIGHBORHOOD ASSOCIATION:** Central Beach Alliance Homeowners Association  
**CASE PLANNER:** Lorraine Tappen
5. **CASE:** **UDP-V23004** **11:30 A.M.**  
**REQUEST:** **Vacation of Right-of-Way: 40-Foot Wide by 125-Foot Long Portion of Banyan Street**
- APPLICANT:** L & A Beach Holdings, LLC  
**AGENT:** Courtney Crush, Crush Law, P.A.  
**PROJECT NAME:** Banyan Street Vacation  
**GENERAL LOCATION:** East of State Road A-1-A, West of Almond Avenue, North of Las Olas Boulevard and South of Poinsettia Street
- ZONING DISTRICT:** Planned Resort District (PRD)  
**PROPOSED ZONING:** Planned Development District (PDD)  
**LAND USE:** Central Beach Regional Activity Center  
**COMMISSION DISTRICT:** 2 – Steven Glassman  
**NEIGHBORHOOD ASSOCIATION:** Central Beach Alliance  
**CASE PLANNER:** Lorraine Tappen
6. **CASE:** **UDP-V23005** **11:45 A.M.**  
**REQUEST:** **Vacation of Right-of-Way: 40-foot Wide by 415-foot Long Portion of Almond Avenue**
- APPLICANT:** L & A Beach Holdings, LLC  
**AGENT:** Courtney Crush, Crush Law, P.A.  
**PROJECT NAME:** Almond Avenue Vacation  
**GENERAL LOCATION:** South of Poinsettia Street, North of Las Olas Boulevard, East of Banyan Street and west of South Atlantic Boulevard
- ZONING DISTRICT:** Planned Resort District (PRD)  
**PROPOSED ZONING:** Planned Development District (PDD)  
**LAND USE:** Central Beach Regional Activity Center  
**COMMISSION DISTRICT:** 2 – Steven Glassman  
**NEIGHBORHOOD ASSOCIATION:** Central Beach Alliance  
**CASE PLANNER:** Lorraine Tappen

**AFTERNOON BREAK – MEETING RESUMES AT 1:30 PM**

7. **CASE:** **UDP-S23050** **1:30 P.M.**  
**REQUEST:** **Site Plan Level II Review: 150,140 Square-Foot Self-Storage Facility**
- APPLICANT:** Broward Automotive, Inc.  
**AGENT:** Josh Horning, Kimley-Horn  
**PROJECT NAME:** 4 Rivers Self-Storage  
**PROPERTY ADDRESS:** 1400 Progresso Drive  
**ABBREVIATED LEGAL DESCRIPTION:** 35-49-42 Acreage  
**ZONING DISTRICT:** Heavy Commercial/Light Industrial Business District (B-3)  
**LAND USE:** Commercial

**COMMISSION DISTRICT:** 2 – Steven Glassman  
**NEIGHBORHOOD ASSOCIATION:** Middle River Terrace Neighborhood  
**CASE PLANNER:** Michael Ferrera

**8. CASE:** **UDP-P23005** **2:00 P.M.**  
**REQUEST:** **Plat Review**  
**APPLICANT:** Broward Automotive, Inc.  
**AGENT:** Jim McLaughlin, McLaughlin Engineering Company  
**PROJECT NAME:** “1001” Plat  
**PROPERTY ADDRESS:** 1400 Progresso Drive  
**ABBREVIATED LEGAL DESCRIPTION:** 35-49-42 Acreage  
**ZONING DISTRICT:** Heavy Commercial/Light Industrial Business District (B-3)  
**LAND USE:** Commercial  
**COMMISSION DISTRICT:** 2 – Steven Glassman  
**NEIGHBORHOOD ASSOCIATION:** Middle River Terrace Neighborhood  
**CASE PLANNER:** Michael Ferrera

**9. CASE:** **UDP-S23045** **2:30 P.M.**  
**REQUEST:** **Site Plan Level II Review: 1,259 Square-Foot Restaurant**  
**APPLICANT:** 449 NE 1<sup>st</sup> Avenue LLC  
**AGENT:** Andrew Schein, Lochrie and Chakas, P.A.  
**PROJECT NAME:** Hotlime  
**PROPERTY ADDRESS:** 449 NE 1<sup>st</sup> Avenue  
**ABBREVIATED LEGAL DESCRIPTION:** North Lauderdale Amended Plat 1-182 D Lot 1,2 BLK 27  
**ZONING DISTRICT:** Regional Activity Center District (RAC-UV)  
**LAND USE:** Downtown Regional Activity Center  
**COMMISSION DISTRICT:** 2 – Steven Glassman  
**NEIGHBORHOOD ASSOCIATION:** Flagler Village Civic Association  
**CASE PLANNER:** Lorraine Tappen

**10. CASE:** **UDP-S23051** **3:00 P.M.**  
**REQUEST:** **Site Plan Level II Review: Additional Boat Lifts**  
**APPLICANT:** Bryan Redmond  
**AGENT:** Tyler Chappell, The Chappell Group  
**PROJECT NAME:** Hall of Fame Marina  
**PROPERTY ADDRESS:** 515 Seabreeze Boulevard  
**ABBREVIATED LEGAL DESCRIPTION:** Zuro’s Plat 117-22 B  
**ZONING DISTRICT:** South Beach Marina and Hotel Area District (SBMHA)  
**LAND USE:** Central Beach Regional Activity Center  
**COMMISSION DISTRICT:** 2 – Steven Glassman  
**NEIGHBORHOOD ASSOCIATION:** Central Beach Alliance  
**CASE PLANNER:** Nicholas Kalargyros

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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.