



# 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  
December 12, 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-S23059</b>  | <b>9:30 A.M.</b>  |
| <b>REQUEST:</b>                            | <b>Site Plan Level II Review: New 1,620 Square-Feet of Drive Thru Restaurant Use and Existing 15,935 Square-Feet of Commercial Use with Associated Parking Reduction</b> |                   |
| <b>APPLICANT:</b>                          | Harvest Square   |                   |
| <b>AGENT:</b>                              | Stephen Tilbrook, Esq.   |                   |
| <b>PROJECT NAME:</b>                       | Taco Bell Restaurant   |                   |
| <b>PROPERTY ADDRESS:</b>                   | 945 W Sunrise Boulevard  |                   |
| <b>GENERAL LOCATION:</b>                   | Lauderdale Manors ADD 30-10  |                   |
| <b>ZONING DISTRICT:</b>                    | Boulevard Business District (B-1)  |                   |
| <b>LAND USE:</b>                           | Commercial   |                   |
| <b>COMMISSION DISTRICT:</b>                | 3 – Pamela Beasley-Pittman   |                   |
| <b>NEIGHBORHOOD ASSOCIATION:</b>           | Lauderdale Manors Homeowners Association   |                   |
| <b>CASE PLANNER:</b>                       | Tyler Laforme  |                   |
| <b>2. CASE:</b>                            | <b>UDP-S23061</b>  | <b>10:00 A.M.</b> |
| <b>REQUEST:</b>                            | <b>Site Plan Level II Review: 11-Unit Townhouse Development</b>  |                   |
| <b>APPLICANT:</b>                          | Greg Shahbazyan  |                   |
| <b>AGENT:</b>                              | Greg Shahbazyan  |                   |
| <b>PROJECT NAME:</b>                       | The Mansions at Riverland  |                   |
| <b>PROPERTY ADDRESS:</b>                   | 1955 SW 29 <sup>th</sup> Avenue  |                   |
| <b>ABBREVIATED LEGAL DESCRIPTION:</b>      | Rohan Acres 22-43 Lot 2 Block 3  |                   |
| <b>ZONING DISTRICT:</b>                    | Duplex and Attached One-Family Dwelling District (RD-12.22)  |                   |
| <b>LAND USE:</b>                           | Irregular 12.22  |                   |
| <b>COMMISSION DISTRICT:</b>                | 4 – Warren Sturman   |                   |
| <b>NEIGHBORHOOD ASSOCIATION:</b>           | Chula Vista Isles Homeowners Association   |                   |
| <b>CASE PLANNER:</b>                       | Adam Schnell   |                   |
| <b>3. CASE:</b>                            | <b>UDP-S23064</b>  | <b>10:30 A.M.</b> |
| <b>REQUEST:</b>                            | <b>Site Plan Level III Review: Parking Reduction for Change of Use from 2,086 Square-Feet of Retail Use to Restaurant Use</b>  |                   |
| <b>APPLICANT:</b>                          | Holiday Park Plaza, LTD  |                   |
| <b>AGENT:</b>                              | Andrew Schein, Esq., Lochrie and Chakas, P.A.  |                   |
| <b>PROJECT NAME:</b>                       | Holiday Park Plaza   |                   |
| <b>PROPERTY ADDRESS:</b>                   | 1601 E Sunrise Boulevard   |                   |
| <b>GENERAL LOCATION:</b>                   | Livermore Estates 19-11 B Lot 6  |                   |
| <b>ZONING DISTRICT:</b>                    | Boulevard Business District (B-1) and Community Business District (CB)   |                   |
| <b>LAND USE:</b>                           | Commercial   |                   |
| <b>COMMISSION DISTRICT:</b>                | 2 – Steven Glassman  |                   |
| <b>NEIGHBORHOOD ASSOCIATION:</b>           | Lake Ridge Civic Association   |                   |
| <b>CASE PLANNER:</b>                       | Nancy Garcia   |                   |

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.