



DEVELOPMENT REVIEW COMMITTEE MEETING

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

August 11, 2026

Fraud Alert

The City of Fort Lauderdale has been made aware of fraudulent emails and payment requests sent to applicants that do not originate from the City. Always verify the sender's email address and avoid clicking on suspicious links or opening unexpected attachments. Any suspicious communications that appear to be sent on behalf of the City should be reported to City staff immediately.

AGENDA

I. STAFF MEETING

9:00 A.M.

II. REGULAR MEETING AGENDA ITEMS:

1.	CASE	UDP-V26005	9:30 A.M.
	PROJECT NAME	700 NW 21 Terrace Vacation	
	APPLICATION TYPE	Right-of-Way Vacation	
	APPROVAL LEVEL	City Commission Approval	
	REQUEST	Forty (40)-Foot-Wide by Seventy-Five (75)-Foot-Long Portion of NW 7 Street and Forty (40)-Foot-Wide by Twenty-Five (25)-Foot-Long Portion of NW 7 Court	
	APPLICANT	SA Recycling, Inc.	
	AGENT	Paul Hernandez, Bercow Radell Fernandez, Larkin & Tapanes, PLLC.	
	PROPERTY ADDRESS	700 NW 21 Terrace	
	GENERAL LOCATION	East of NW 21 Terrace, south of NW 8 Street, north of NW 6 Place	
	ZONING DISTRICT	Industrial (I)	
	EXISTING LAND USE	Northwest Regional Activity Center	
	COMMISSION DISTRICT	3 - Pamela Beasley-Pittman	
	NEIGHBORHOOD ASSOCIATION	Durrs Community Association	
	SUBMITTED	July 14, 2026	
	COMPLETENESS ISSUED	July 17, 2026	
	STATE STATUTE 166.033 EXPIRATION	January 13, 2027 (180 Days)	
	CASE PLANNER	Yvonne Redding, Urban Planner III	
2.	CASE	UDP-S26018	9:45 A.M.
	PROJECT NAME	Central Broward Logistics	
	APPLICATION TYPE	Conditional Use Review	
	APPROVAL LEVEL	Development Review Committee	
	REQUEST	Conditional Use Request to Develop Four (4) Warehouse Facility Buildings and One (1) Commercial/Retail Building	
	APPLICANT	RPL Land LLC	
	AGENT	Nectaria M. Chakas, Lochrie & Chakas, P.A.	
	PROPERTY ADDRESS	1680 -1690 NW 31 Avenue	
	GENERAL LOCATION	East Side of NW 31 Avenue Between Approximately NW 17 Court to the North, NW 16 Court to the South, and the Rock Pit Lake to the East	
	ABBREVIATED LEGAL DESCRIPTION	322-49-42 S ½ of NW ¼ of NE ¼ f NW ¼ of Section 32, Township 49 South, Range 42 East	
	ZONING DISTRICT	Residential Single Family/Low Medium Density (RS-8) and Residential Single Family and Cluster/Medium Density (RC-15)	
	PROPOSED ZONING DISTRICT	General Business (B-2)	
	LAND USE	Low-Medium and Medium Residential	
	PROPOSED LAND USE	Commercial	
	COMMISSION DISTRICT	3 - Pamela Beasley-Pittman	

NEIGHBORHOOD ASSOCIATION	Lake Aire Palm View Homeowners Association and Golden Heights Neighborhood Association
SUBMITTED	June 26, 2026
COMPLETENESS ISSUED	July 03, 2026
STATE STATUTE 166.033 EXPIRATION	December 30, 2026 (180 Days)
CASE PLANNER	Lorraine Tappen, Principal Urban Planner

IT IS ANTICIPATED THAT EACH DEVELOPMENT REVIEW COMMITTEE AGENDA ITEM WILL TAKE APPROXIMATELY 15 MINUTES AND THESE MEETINGS ARE RECORDED.

DRC Comments and Backup material for each case are posted on the City's website: www.fortlauderdale.gov/DRC on the Friday before the scheduled DRC meeting date.

Due to space constraints, please do not arrive more than 30 minutes prior to the scheduled time. Please note the DRC meetings are recorded. If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas, please contact the City Clerk's office at (954) 828-5002 two 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.

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.

Fraud Alert Additional Information

- The City of Fort Lauderdale **does not** send unsolicited requests for payment or sensitive personal information.
 - The Development Services Department **does not** accept payments over the phone.
 - The City will **never** threaten enforcement action or demand payment by gift card, wire transfer, or digital currency.
 - The City will **never** request personal or financial information such as bank account numbers, credit or debit card numbers, Social Security numbers, or passwords via email or phone.
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