



## 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  
March 10, 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:**

<b>1.</b>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;"><b>CASE</b></td> <td>UDP-S25059</td> </tr> <tr> <td style="text-align: center;"><b>PROJECT NAME</b></td> <td>Sanctuary Village Mixed-Use Project</td> </tr> <tr> <td style="text-align: center;"><b>APPLICATION TYPE</b></td> <td>Site Plan Level II</td> </tr> <tr> <td style="text-align: center;"><b>APPROVAL LEVEL</b></td> <td>Development Review Committee / Subject to Development Agreement by the City Commission</td> </tr> <tr> <td style="text-align: center;"><b>REQUEST</b></td> <td>Pursuant to Section 166.04151(6), Florida Statutes: Mixed-Use Development with 348 Multifamily Residential Units, inclusive of 111 Affordable Units, 6,200 Square Feet of Commercial Use, and 17,733 Square-Foot Church Program Building, Waterway Use, and Associated Site Improvements</td> </tr> <tr> <td style="text-align: center;"><b>APPLICANT</b></td> <td>Presbytery of Tropical Florida, Inc.</td> </tr> <tr> <td style="text-align: center;"><b>AGENT</b></td> <td>Nectaria Chakas, Lochrie and Chakas, P.A.</td> </tr> <tr> <td style="text-align: center;"><b>PROPERTY ADDRESS</b></td> <td>1400 N Federal Highway and NE 14 Court</td> </tr> <tr> <td style="text-align: center;"><b>ABBREVIATED LEGAL DESCRIPTION</b></td> <td>Portion of the N ½ of the SW Section of 36, Township 49 S, Range 42 E and Lauderdale Isles 26-17B, Lot 18, 19, 22 Block A</td> </tr> <tr> <td style="text-align: center;"><b>ZONING DISTRICT</b></td> <td>Boulevard Business (B-1), Community Facility/House of Worship and School (CF-HS), Residential Single Family/Low Medium Density (RS-8) District</td> </tr> <tr> <td style="text-align: center;"><b>EXISTING LAND USE</b></td> <td>Commercial and Low Medium Residential</td> </tr> <tr> <td style="text-align: center;"><b>COMMISSION DISTRICT</b></td> <td>1 – John Herbst and 2 – Steven Glassman</td> </tr> <tr> <td style="text-align: center;"><b>NEIGHBORHOOD ASSOCIATION</b></td> <td>Lauderdale Isles Civic Association and Lake Ridge Civic Association</td> </tr> <tr> <td style="text-align: center;"><b>SUBMITTED</b></td> <td>December 19, 2025</td> </tr> <tr> <td style="text-align: center;"><b>COMPLETENESS ISSUED</b></td> <td>February 13, 2026</td> </tr> <tr> <td style="text-align: center;"><b>STATE STATUTE 166.033 EXPIRATION</b></td> <td>July 8, 2026 (180 Days)</td> </tr> <tr> <td style="text-align: center;"><b>CASE PLANNER</b></td> <td>Lorraine Tappen, AICP, Principal Urban Planner</td> </tr> </table>	<b>CASE</b>	UDP-S25059	<b>PROJECT NAME</b>	Sanctuary Village Mixed-Use Project	<b>APPLICATION TYPE</b>	Site Plan Level II	<b>APPROVAL LEVEL</b>	Development Review Committee / Subject to Development Agreement by the City Commission	<b>REQUEST</b>	Pursuant to Section 166.04151(6), Florida Statutes: Mixed-Use Development with 348 Multifamily Residential Units, inclusive of 111 Affordable Units, 6,200 Square Feet of Commercial Use, and 17,733 Square-Foot Church Program Building, Waterway Use, and Associated Site Improvements	<b>APPLICANT</b>	Presbytery of Tropical Florida, Inc.	<b>AGENT</b>	Nectaria Chakas, Lochrie and Chakas, P.A.	<b>PROPERTY ADDRESS</b>	1400 N Federal Highway and NE 14 Court	<b>ABBREVIATED LEGAL DESCRIPTION</b>	Portion of the N ½ of the SW Section of 36, Township 49 S, Range 42 E and Lauderdale Isles 26-17B, Lot 18, 19, 22 Block A	<b>ZONING DISTRICT</b>	Boulevard Business (B-1), Community Facility/House of Worship and School (CF-HS), Residential Single Family/Low Medium Density (RS-8) District	<b>EXISTING LAND USE</b>	Commercial and Low Medium Residential	<b>COMMISSION DISTRICT</b>	1 – John Herbst and 2 – Steven Glassman	<b>NEIGHBORHOOD ASSOCIATION</b>	Lauderdale Isles Civic Association and Lake Ridge Civic Association	<b>SUBMITTED</b>	December 19, 2025	<b>COMPLETENESS ISSUED</b>	February 13, 2026	<b>STATE STATUTE 166.033 EXPIRATION</b>	July 8, 2026 (180 Days)	<b>CASE PLANNER</b>	Lorraine Tappen, AICP, Principal Urban Planner	<b>9:30 A.M.</b>
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<b>ZONING DISTRICT</b>	T-1 County and B-3 County
<b>EXISTING LAND USE</b>	County Low Residential and Commerce
<b>PROPOSED LAND USE</b>	City Low Residential and Commercial
<b>COMMISSION DISTRICT</b>	1 - John Herbst
<b>CASE PLANNER</b>	Yvonne Redding, Urban Planner III

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**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](http://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.

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**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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