



# DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 03/10/2022

**INSTRUCTIONS:** The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The development application form must be filled out accurately and all applicable sections must be completed. Only completed the sections indicated for application type with N/A for those section items not applicable. Refer to "Specifications for Plan Submittal" by application type for information requirements for submittal. Select the application type and approval level in **SECTION A** and complete the sections specified.

**A**

APPLICATION TYPE AND APPROVAL LEVEL

Select the application type from the list below and check the applicable type.

<div><input type="checkbox"/></div> <div><b>LEVEL I</b></div> <div>ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)</div> <div><div><div>- New nonresidential less than 5000 square feet</div><div>- Change of use (same impact or less than existing use)</div><div>- Plat note/Nonvehicular access line amendment</div><div>- Administrative site plan</div><div>- Amendment to site plan*</div><div>- Property and right-of-way applications (MOTs, construction staging)</div><div>- Parking Agreements (separate from site plans)</div></div></div> <div>COMPLETE SECTIONS B, C, D, G</div>	<div><input type="checkbox"/></div> <div><b>LEVEL II</b></div> <div>DEVELOPMENT REVIEW COMMITTEE (DRC)</div> <div><div><div>- New Nonresidential 5,000 square feet or greater</div><div>- Residential 5 units or more</div><div>- Nonresidential use within 100 feet of residential property</div><div>- Redevelopment proposals</div><div>- Change in use (if great impact than existing use)</div><div>- Development in Regional Activity Centers (RAC)*</div><div>- Development in Uptown Project Area*</div><div>- RAC signage</div></div></div> <div>COMPLETE SECTIONS B, C, D, E, F</div>	<div><input type="checkbox"/></div> <div><b>LEVEL III</b></div> <div>PLANNING AND ZONING BOARD (PZB)</div> <div><div><div>- Conditional Use</div><div>- Parking Reduction</div><div>- Flex Allocation</div><div>- Cluster / Zero Lot Line</div><div>- Modification of Yards*</div><div>- Waterway Use</div><div>- Mixed Use Development</div><div>- Community Residences*</div><div>- Social Service Residential Facility (SSRF)</div><div>- Medical Cannabis Dispensing Facility*</div><div>- Community Business District for uses greater than 10,000 square feet</div></div></div> <div>COMPLETE SECTIONS B, C, D, E, F</div>	<div><input checked="" type="checkbox"/></div> <div><b>LEVEL IV</b></div> <div>CITY COMMISSION (CC)</div> <div><div><div>- Land Use Amendment</div><div>- Rezoning</div><div>- Plat Approval</div><div>- Public Purpose Use</div><div>- Central Beach Development of Significant Impact*</div><div>- Vacation of Right-of-Way</div></div><div>City Commission Review Only (review not required by PZB)</div><div>- Vacation of Easement*</div></div> <div>COMPLETE SECTIONS B, C, D, E, F</div>
<div><input type="checkbox"/></div> <div><b>EXTENSION</b></div> <div><div><div>- Request to extend approval date for a previously approved application</div></div></div> <div>COMPLETE SECTIONS B, C, H</div>	<div><input type="checkbox"/></div> <div><b>DEFERRAL</b></div> <div><div><div>- Request to defer after an application is scheduled for public hearing</div></div></div> <div>COMPLETE SECTIONS B, C, H</div>	<div><input type="checkbox"/></div> <div><b>APPEAL/DE NOVO</b></div> <div><div><div>- Appeal decision by approving body</div><div>- De Novo hearing items</div></div></div> <div>COMPLETE SECTIONS B, C, H</div>	<div><input type="checkbox"/></div> <div><b>PROPERTY AND ROW ITEM</b></div> <div><div><div>- Road closures</div><div>- Construction staging plan</div><div>- Revocable licenses</div></div></div> <div>COMPLETE SECTIONS B, C, E</div>

\*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

**B**

APPLICANT INFORMATION

If applicant is the business operator, complete the agent column and provide property owner authorization.

<div>Applicant/Property Owner</div> <div>Holy Cross Hospital, Inc., Attn. Leal</div>	<div>Authorized Agent</div> <div>Stephen Tilbrook, Esa.</div>
<div>Address</div> <div>4725 N. Federal Hwy</div>	<div>Address</div> <div>201 E. Las Olas Blvd, Suite 1800</div>
<div>City, State, Zip</div> <div>Fort Lauderdale, FL 33308</div>	<div>City, State, Zip</div> <div>Fort Lauderdale, FL 33301</div>
<div>Phone</div> <div></div>	<div>Phone</div> <div>954-331-4132</div>
<div>Email</div> <div></div>	<div>Email</div> <div>Stephen.Tilbrook@akerman.com</div>
<div>Proof of Ownership</div> <div>Tax Record</div>	<div>Authorization Letter</div> <div>Letter Attached</div>
<div>Applicant Signature:</div> <div></div>	<div>Agent Signature:</div> <div>Stephen Tilbrook</div> <div><div>Digitally signed by Stephen Tilbrook</div><div>Date: 2022.11.21 17:24:47 -05'00'</div></div>

**C**

PARCEL INFORMATION

<div>Address/General Location</div> <div>1930 and 1940 NE 47th Street</div>	<div>Existing Use</div> <div>Medical Office</div>
<div>Folio Number(s)</div> <div>see attached</div>	<div>Land Use</div> <div>Medium-High 25</div>
<div>Legal Description (Brief)</div> <div>see attached sketch and legal</div>	<div>Zoning</div> <div>RMM-25</div>
<div>City Commission District</div> <div>District 1</div>	<div>Proposed</div> <div>Applications requesting land use amendments and rezonings.</div>
<div>Civic Association</div> <div>n/a</div>	<div>Proposed Land Use</div> <div>same</div>
	<div>Proposed Zoning</div> <div>Community Facility (CF)</div>

**D**

LAND USE INFORMATION

**E**

PROJECT INFORMATION

Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.

<div>Project Name</div> <div>Holy Cross Annex Rezoning</div>	<div>Traffic Study Required</div> <div>No</div>
<div>Project Description (Describe in detail)</div> <div>See attached properties to be rezoned CF.</div>	<div>Parking Reduction</div> <div>No</div>
<div>Estimated Project Cost</div> <div>\$</div> <div>(Estimated total project cost including land costs for all new development applications only)</div>	<div>Public Participation</div> <div>Yes</div>
<div>Waterway Use</div> <div>No</div>	<div>Non-Residential Uses</div> <div></div>
<div>Flex Units Request</div> <div>No</div>	<div>Commercial</div> <div></div>
<div>Commercial Flex Acreage</div> <div>No</div>	<div>Restaurant</div> <div></div>
<div>Residential Uses</div> <div></div>	<div>Office</div> <div></div>
<div>Single Family</div> <div></div>	<div>Industrial</div> <div></div>
<div>Townhouses</div> <div></div>	<div>Other</div> <div></div>
<div>Multifamily</div> <div></div>	
<div>Cluster/Zero Lot Line</div> <div></div>	
<div>Other</div> <div></div>	
<div>Total (dwelling units)</div> <div>0</div>	<div>Total (square feet)</div> <div>0</div>



**F PROJECT DIMENSIONAL STANDARDS** *Indicate all required and proposed standards for the project. Circle yes or no where indicated.*

	Required Per ULDR	Proposed	
Lot Size (Square feet/acres)	n/a	n/a	
Lot Density (Units/acres)			
Lot Width			
Building Height (Feet)			
Structure Length			
Floor Area Ratio (F.A.R)			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
SETBACKS (Indicate direction N,S,E,W)	Required Per ULDR	Proposed	
Front [ ]	n/a	n/a	
Side [ ]			
Corner / Side [ ]			
Rear [ ]			
For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.			
Tower Stepback	Required Per ULDR	Proposed	Proposed Deviation
Front / Primary Street [ ]	n/a	n/a	No
Sides / Secondary Street [ ]			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			

**G AMENDED PROJECT INFORMATION** *Provide approved and proposed amendments for project. Circle yes or no where indicated.*

Project Name	Holv Cross Annex Rezonina		
Proposed Amendment Description (Describe in detail)	n/a		
	Original Approval	Proposed Amendment	Amended Item
Residential Uses (dwelling units)	n/a	n/a	No
Non-Residential Uses (square feet)			
Lot Size (Square feet/acres)			
Lot Density (Units/acres)			
Lot Width			
Building Height (Feet)			
Structure Length			
Floor Area Ratio (F.A.R)			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
Tower Stepback			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			
Does this amendment require a revised water sewer capacity letter?			

**H EXTENSION, DEFERRAL, APPEAL INFORMATION** *Provide information for specific request. Circle approving body and yes or no.*

Project Name	n/a		
Request Description			
EXTENSION REQUEST		DEFERRAL REQUEST	APPEAL REQUEST / DE NOVO HEARING
Approving Body		Approving Body	Approving Body
Original Approval Date		Scheduled Meeting Date	30 Days from Meeting (Provide Date)
Expiration Date (Permit Submittal Deadline)		Requested Deferral Date	60 Days from Meeting (Provide Date)
Expiration Date (Permit Issuance Deadline)		Previous Deferrals Granted	Appeal Request
Requested Extension (No more than 24 months)		Justification Letter Provided	Indicate Approving Body Appealing
Code Enforcement (Applicant Obtain by Code Compliance Division)			De Novo Hearing Due to City Commission Call-Up



**Rezoning Criteria Narrative, Sec. 47-24.4**  
**Holy Cross Hospital, Inc.**

**I. The Property and Purpose.** Pursuant to Section 47.24.4. of the City of Ft. Lauderdale (“City”) Unified Land Development Regulations (“ULDR”), Holy Cross Hospital, Inc. (“Applicant”) is seeking to rezone the property located at 1900, 1930 and 1940 NE 47<sup>th</sup> Street along with 1901, 1911 and 1921 NE 46<sup>th</sup> Street, Fort Lauderdale, Florida (“Property”) from RMM-25 to CF (Community Facility). The folio numbers of the Property are 4942 13 01 1410, 4942 13 01 1430, 4942 13 01 1500, 4942 13 01 1510, 4942 13 01 1520 and 4942 13 01 1390. The purpose for the rezoning is to correct the legal non-conforming status of the existing zoning and uses, and to allow for a child care facility use at the 1940 parcel. The following narrative describes how the application meets the rezoning criteria under Sec. 47.24.4. of the ULDR.

**II. Background Information.** The Property is currently zoned RMM-25 and has been used for hospital and ancillary medical office uses for over 50 years.

A parcel map is below:



The Property includes parcels that have been owned by Holy Cross Hospital, Inc. since 1968 and operated as ancillary to the hospital. Since the Property has historically had an ancillary hospital use, the purpose of this application is to fix the legal non-conformity of the existing zoning and use. This rezoning application will be accompanied by a site plan application to add the Holy Cross owned parcels to the Holy Cross approved master plan, and also for a site plan for a new child care use at the 1930 parcel as ancillary to the Holy Cross hospital.

## **Rezoning Criteria.**

A. An application for a rezoning shall be reviewed in accordance with the following criteria under Sec. 47-24.4.D. of the ULDR:

**1. The zoning district proposed is consistent with the City's Comprehensive Plan.**

According to the City's Comprehensive Plan, areas designated for residential use on the City's Future Land Use Map are intended primarily for dwellings, but other land uses in support of the residential environment, such as, neighborhood parks and schools, may also be appropriate. *City of Ft. Lauderdale Comprehensive Plan Vol. 1, Section IV*. In addition, uses permitted in areas designated residential include "Community facilities designed to serve the residential area, such as schools, churches, day care centers, health clinics, nursing homes, hospitals, rehabilitation quarters, governmental administration, police and fire protection facilities, libraries and civic centers." *City of Ft. Lauderdale Comprehensive Plan Vol. 1, Section IV(B)(1)*. Accordingly, the proposed CF zoning district is consistent with the City's Comprehensive Plan.

**2. Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning.**

The Property has been used for medical office uses ancillary to the Holy Cross Hospital for over 50 years. As the Holy Cross campus has grown and evolved, the City has approved various site plans, including a master site plan for the overall campus.

In 1997, the City amended its zoning code, adopted the Unified Land Development Regulations, and revised the permitted uses in the residential zoning districts to no longer allow hospitals and ancillary medical office uses. Instead, the City created the Community Facility- CF zoning category, and the City explained that existing hospitals and ancillary uses would be rezoned to CF in order to be consistent with the ULDR. However, although the City rezoned most of the Holy Cross campus to the CF zoning, it failed to rezone the Property to the CF category consistent with the then existing hospital and ancillary uses. The City's changes to the zoning code and establishment of the CF, and the failure to rezone the Property in accordance with existing uses, constitutes a substantial change that supports the proposed rezoning.

**3. The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.**

The proposed rezoning will bring the zoning into conformance with the existing uses for hospital and ancillary uses. The existing uses have been compatible with and complimentary to the surrounding community for over 50 years. The proposed rezoning will also be consistent with and complimentary to the existing Holy Cross campus masterplan.

**B.**     Development Review Criteria. An application for a rezoning shall be reviewed for compliance with Section 47-25 of the ULDR. Accordingly, please see enclosed the following narratives:

**C.**     Adequacy Requirements Narrative for Rezoning, Sec. 47-25.2.

**D.**     Neighborhood Compatibility Narrative as for Rezoning, Sec. 47-25.3.

**III.**   Conclusion. The purpose of this request is to amend the zoning district for the Property to a zoning category that permits hospital and ancillary uses, in accordance with the use of the Property for over 50 years. Accordingly, the Property should be rezoned to CF so that the overall zoning of the Holy Cross campus will be consistent with the existing and proposed uses.