



# DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 01/24/2023

**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 complete 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.

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

\*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.

<b>Applicant/Property Owner</b>	Flagler Sixth LLC	<b>Authorized Agent</b>	Lochrie & Chakas, P.A.
<b>Address</b>	699 North Federal Hwy, Ste 200	<b>Address</b>	699 N Federal Hwy, Suite 400
<b>City, State, Zip</b>	Fort Lauderdale, FL 33301	<b>City, State, Zip</b>	Fort Lauderdale, FL 33301
<b>Phone</b>		<b>Phone</b>	954.779.1101
<b>Email</b>		<b>Email</b>	RLochrie@Lochrielaw.com
<b>Proof of Ownership</b>	Warrenty Deed	<b>Authorization Letter</b>	Letter Attached
<b>Applicant Signature:</b>		<b>Agent Signature:</b>	Andrew Schein <small>Digitally signed by Andrew Schein DN: cn=Andrew Schein, o, ou, email=ASchein@Lochrielaw.com, c=US Date: 2024.03.07 13:30:57 -0500</small>

## C PARCEL INFORMATION

<b>Address/General Location</b>	689 N. Federal Highway
<b>Folio Number(s)</b>	494234075060
<b>Legal Description (Brief)</b>	See survey
<b>City Commission District</b>	2
<b>Civic Association</b>	Flagler Village Civic Association

## D LAND USE INFORMATION

<b>Existing Use</b>	Vacant
<b>Land Use</b>	DRAC
<b>Zoning</b>	RAC-UV
<b>Proposed</b>	<i>Applications requesting land use amendments and rezonings.</i>
<b>Proposed Land Use</b>	
<b>Proposed Zoning</b>	

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

<b>Project Name</b>	Flagler Sixth North								
<b>Project Description (Describe in detail)</b>	301 multifamily units and 75,265 square feet of commercial space								
<b>Estimated Project Cost</b>	<small>(Estimated total project cost including land costs for all new development applications only)</small>								
<b>Affordable Housing Number of Units (AMI)</b>	30%	50%	60%	80%	100%	120%	140%		
<b>Affordable Housing Number of Units (MFI)</b>	30%	50%	60%	80%	100%	120%	140%		



Waterway Use	No
Flex Units Request	No
Commercial Flex Acreage	No
Residential Uses	
Single Family	
Townhouses	
Multifamily	301
Cluster/Zero Lot Line	
Other	
Total (dwelling units)	
Unit Mix (dwelling units)	
Studio-1 Bedroom	148
2 Bedroom	153
3+ Bedroom	

Traffic Study Required	No
Parking Reduction	No
Public Participation	No
Non-Residential Uses	
Commercial	75,265 SF
Restaurant	
Office	
Industrial	
Other	
Total (square feet)	75,265 SF

**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)	None	99,031 SF / 2.27 acres	
Lot Density (Units/ acres)	None	132 du/acre	
Lot Width	None	279.32'	
Building Height (Feet)	None	336' - 8"	
Structure Length	300'	291' - 6"	
Floor Area Ratio (F.A.R)	None	8.47	
Lot Coverage	None	71.6%	
Open Space	9,904 SF	54,579 SF	
Landscape Area	2,475 SF	7,387 SF	
Parking Spaces	590	812	
SETBACKS (Indicate direction N,S,E,W)	Required Per ULDR	Proposed	
Front [ N ]	35' from CL	35' - 1"	
Side [ E ]	None	N/A (interior private drive)	
Corner / Side [ W ]	35' from CL	25' - 2"	
Rear [ S ]	None	N/A (interior private drive)	
<i>For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.</i>			
Tower Stepback	Required Per ULDR	Proposed	Deviation
Front / Primary Street [ N ]	15'	117' - 2"	No
Sides / Secondary Street [ W ]	15'	Ranges: 5' - 11" to 42' - 2"	Yes
Building Height	30 stories	31 stories	Yes
Streetwall Length	300'	291' - 6"	No
Podium Height	7 stories	7 stories	No
Tower Separation	60'	97' - 3"	No
Tower Floorplate (square feet)	12,500 SF	18,000 SF floors 8-15	Yes
Residential Unit Size (minimum)	400 SF	695 SF	No

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

Project Name			
Proposed Amendment Description (Describe in detail)			
	Original Approval	Proposed Amendment	Amended
Residential Uses (dwelling units)			
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						
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 Date	Deferral	60 Days from Meeting (Provide Date)		
Expiration Date (Permit Issuance Deadline)		Previous Deferrals Granted		Appeal Request		



Requested Extension <i>(No more than 24 months)</i>	Justification Letter Provided	Indicate Approving Body Appealing
Code Enforcement <i>(Applicant Obtain by Code Compliance Division)</i>		De Novo Hearing Due to City Commission Call-Up

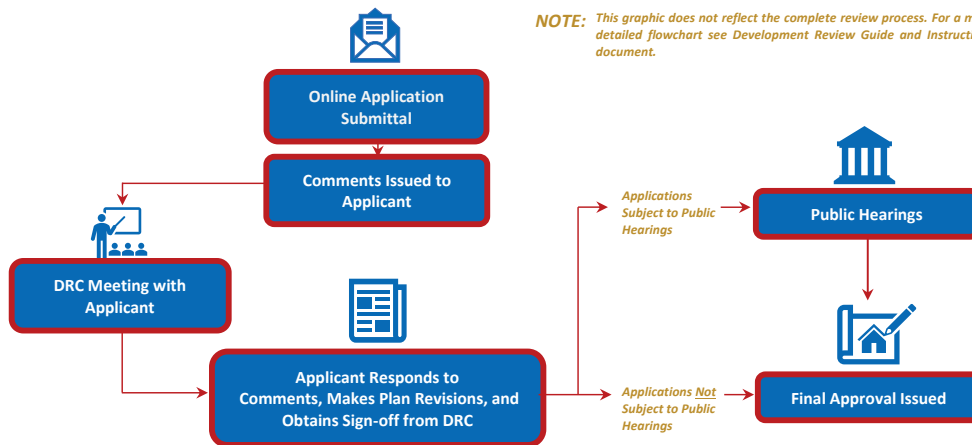
**CHECKLIST FOR SUBMITTAL AND COMPLETENESS:** The following checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

- Preliminary Development Meeting** completed on the following date:  **PROVIDE DATE**
- Development Application Form** completed with the applicable information including signatures.
- Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- Address Verification Form** applicant contact Devon Anderson at 954-828-5233 or [Danderson@fortlauderdale.gov](mailto:Danderson@fortlauderdale.gov)
- Project and Unified Land Development Code Narratives** project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- Electronic Files, File Naming, and Documents** consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.
- Traffic Study or Statement** submittal of a traffic study or traffic statement.
- Stormwater Calculations** signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.
- Water and Wastewater Capacity Request** copy of email to Public Works requesting the capacity letter.

**OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS:** Submittals must be conducted through the City's online citizen access portal [LauderBuild](#). No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the requirements at [LauderBuild Plan Room](#).

- **Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delays in processing.
- **File Naming Convention** file names must adhere to the City's [File Naming Convention](#).
- **Reduce File Size** plan sets and other large files must be merged or flattened to reduce file size.
- **Plan Sets** plan sets like site plans, plats, etc. must be submitted as a single pdf file. Staff will instruct when otherwise.
- **Document Categories** choose the correct document category when uploading.

**DRC PROCESS OVERVIEW:** The entire development review process flowchart can be found in the [Development Application Guide and Instructions](#) document. Below is a quick reference flowchart with key steps in the process to guide applicants.



**CONTACT INFORMATION:** Questions regarding the development process or [LauderBuild](#), see contact information below.

GENERAL URBAN DESIGN AND PLANNING QUESTIONS	LAUDERBUILD ASSISTANCE AND QUESTIONS
Planning Counter 954-828-6520, Option 5 <a href="mailto:planning@fortlauderdale.gov">planning@fortlauderdale.gov</a>	DSD Customer Service 954-828-6520, Option 1 <a href="mailto:lauderbuild@fortlauderdale.gov">lauderbuild@fortlauderdale.gov</a>

