



## DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 06/14/2024

**INSTRUCTIONS:** The following information is required pursuant to the City's Unified Land Development Regulations (ULDR), Section 47-24, Development Permits and Procedures, and must be filled out accurately with all applicable sections completed. Only complete the sections indicated for application type with N/A for those items not applicable. Refer to "Specifications for Plan Submittal" by application type for submittal requirements, which can be found on the City's website.

Select the application type and approval level in **SECTION A** and complete the sections specified under each type.

| <b>A APPLICATION TYPE AND APPROVAL LEVEL</b> <small>Select the application type from the list below and check the applicable type.</small>   |  |   |  |
|--|--|---|--|
| <b>LEVEL I</b><br><b>ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)</b> <ul style="list-style-type: none"><li><input type="checkbox"/> New nonresidential less than 5,000 square feet</li><li><input type="checkbox"/> Change of use <small>(if same impact or less than existing use)</small></li><li><input type="checkbox"/> Plat note or Nonvehicular access line (NVAL) amendment</li><li><input type="checkbox"/> Administrative site plan</li><li><input type="checkbox"/> Amendment to site plan*</li><li><input type="checkbox"/> Affordable Housing per §166.04151(7) Fla. Stat. <small>(Live Local Act)</small></li><li><input type="checkbox"/> Property and right-of-way applications <small>(MOIs, construction staging)</small></li><li><input type="checkbox"/> Parking Agreements <small>(separate from site plans)</small></li></ul> <b>COMPLETE SECTIONS</b><br>B, C, D, G | <b>LEVEL II</b><br><b>DEVELOPMENT REVIEW COMMITTEE (DRC)</b> <ul style="list-style-type: none"><li><input type="checkbox"/> New Nonresidential 5,000 square feet or greater</li><li><input type="checkbox"/> Residential 5 units or more</li><li><input type="checkbox"/> Nonresidential use within 100 feet of residential property</li><li><input type="checkbox"/> Redevelopment proposals</li><li><input type="checkbox"/> Change in use <small>(if greater impact than existing use)</small></li><li><input type="checkbox"/> Development in Regional Activity Centers (RAC)*</li><li><input type="checkbox"/> Development in Uptown Project Area*</li><li><input type="checkbox"/> Regional Activity Center Signage</li><li><input type="checkbox"/> Affordable Housing (≥10%)</li></ul> <b>COMPLETE SECTIONS</b><br>B, C, D, E, F | <b>LEVEL III</b><br><b>PLANNING AND ZONING BOARD (PZB)</b> <ul style="list-style-type: none"><li><input type="checkbox"/> Conditional Use</li><li><input type="checkbox"/> Parking Reduction</li><li><input type="checkbox"/> Flex Allocation</li><li><input type="checkbox"/> Cluster / Zero Lot Line</li><li><input type="checkbox"/> Modification of Yards*</li><li><input type="checkbox"/> Waterway Use</li><li><input type="checkbox"/> Mixed Use Development</li><li><input type="checkbox"/> Community Residences*</li><li><input type="checkbox"/> Social Service Residential Facility (SSRF)</li><li><input type="checkbox"/> Medical Cannabis Dispensing Facility*</li><li><input type="checkbox"/> Community Business District for uses greater than 10,000 square feet</li></ul> <b>COMPLETE SECTIONS</b><br>B, C, D, E, F | <b>LEVEL IV</b><br><b>CITY COMMISSION (CC)</b> <ul style="list-style-type: none"><li><input checked="" type="checkbox"/> Land Use Amendment</li><li><input type="checkbox"/> Rezoning</li><li><input type="checkbox"/> Plat</li><li><input type="checkbox"/> Public Purpose Use</li><li><input type="checkbox"/> Central Beach Development of Significant Impact*</li><li><input type="checkbox"/> Vacation of Right-of-Way</li><li><input type="checkbox"/> City Commission Review No PZB Review</li><li><input type="checkbox"/> Vacation of Easement*</li></ul> <b>COMPLETE SECTIONS</b><br>B, C, D, E, F |
| <b>MISCELLANEOUS</b> <ul style="list-style-type: none"><li><input type="checkbox"/> Affordable Workforce Housing Tax Reimbursement</li><li><input type="checkbox"/> Community Residence</li><li><input type="checkbox"/> Construction Noise Waiver</li><li><input type="checkbox"/> Design Review Team (DRT)</li></ul> <b>COMPLETE SECTIONS</b><br>B, C, D, I  | <b>EXTENSION OR DEFERRAL</b> <ul style="list-style-type: none"><li><input type="checkbox"/> Request to defer after an application is scheduled for public hearing</li><li><input type="checkbox"/> Request extension to previously approved application <small>(request must be within original approval date timeframe)</small></li></ul> <b>COMPLETE SECTIONS</b><br>B, C, H   | <b>APPEAL</b> <ul style="list-style-type: none"><li><input type="checkbox"/> Appeal decision by approving body and De Novo hearing items</li></ul> <b>COMPLETE SECTIONS</b><br>B, C, H  | <b>PROPERTY AND RIGHT-OF-WAY</b> <ul style="list-style-type: none"><li><input type="checkbox"/> Road Closures</li><li><input type="checkbox"/> Construction Staging Plan</li><li><input type="checkbox"/> Revocable licenses</li></ul> <b>COMPLETE SECTIONS</b><br>B, C, H   |

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

| <b>B APPLICANT INFORMATION</b> <small>If applicant is the business operator, complete the agent column and provide property owner authorization.</small> |  |
|--|--|
| <b>Applicant/Property Owner</b>  | Co-Applicant: Pinnacle Corporate Park LLC<br>Co-Applicant: City of Fort Lauderdale |
| <b>Address</b>   | Pinnacle: 150 2nd Avenue North, Suite 1700<br>St. Petersburg, FL 33701             |
| <b>City, State, Zip</b>  | City of FTL: 700 NW 19th Avenue<br>Fort Lauderdale, FL 33319                       |
| <b>Phone</b>   | Pinnacle: 516-398-0806; FTL: 954-828-5019  |
| <b>Email</b>   | Pinnacle: MFeldman@FeldmanEquities.com   |
| <b>Proof of Ownership (BCPA)</b>   | FTL: JHetzel@FortLauderdale.gov  |
| <b>Applicant Signature:</b>  |  |
| <b>Authorized Agent</b>  | Nectaria M. Chakas, Esq.   Robert Lochrie III, Esq.<br>Lochrie & Chakas P.A.       |
| <b>Address</b>   | 699 N. Federal Hwy, Suite 400  |
| <b>City, State, Zip</b>  | Fort Lauderdale, FL 33304  |
| <b>Phone</b>   | 954-779-1123   |
| <b>Email</b>   | NChakas@LochrieLaw.com   RLochrie@LochrieLaw.com                                   |
| <b>Authorization Letter</b>  | Attached   |
| <b>Agent Signature:</b>  |  |

| <b>C PARCEL INFORMATION</b>      |  | <b>D LAND USE INFORMATION</b>   |   |
|----------------------------------|--|---|---|
| <b>Address/General Location</b>  | 500-550 Cypress Creek Rd.<br>(NW 62 Street)                        | <b>Existing Use</b>   | Office building                                   |
| <b>Folio Number(s)</b>           | 4942 10 32 0010  | <b>Land Use</b>   | Uptown Urban Village Transit Oriented Development |
| <b>Legal Description (Brief)</b> | Portion of Parcel A of Sixteen Six Properties Plat Book 114 Page 3 | <b>Zoning District</b>  | B-3   |
| <b>City Commission District</b>  | 1 - John Herbst  | <b>Proposed</b> <small>Applications requesting land use amendments and rezonings.</small> |   |
| <b>Civic Association</b>         | None   | <b>Proposed Land Use</b>  | No change   |
|                                  |  | <b>Proposed Zoning District</b>   | No change   |





| AMENDED PROJECT INFORMATION   |                                      |                    |         |
|---|--------------------------------------|--------------------|---------|
| Provide approved and/or proposed amendments for project. Circle yes or no where indicated.                  |                                      |                    |         |
| Project Name<br>Proposed Amendment<br>Description<br><i>(Describe in detail)</i>                            | <div> <div></div> <div></div> </div> |                    |         |
|   | Original Approval                    | Proposed Amendment | Amended |
| Residential Uses<br><i>(dwelling units)</i>   |                                      |                    |         |
| Non-Residential Uses<br><i>(square feet)</i>  |                                      |                    |         |
| Lot Size <i>(square feet/ acres)</i>  |                                      |                    |         |
| Lot Density <i>(units/ acres)</i>   |                                      |                    |         |
| Lot Width   |                                      |                    |         |
| Building Height <i>(feet)</i>   |                                      |                    |         |
| Structure Length  |                                      |                    |         |
| Floor Area Ratio <i>(F.A.R.)</i>  |                                      |                    |         |
| Lot Coverage  |                                      |                    |         |
| Open Space  |                                      |                    |         |
| Landscape Area  |                                      |                    |         |
| Parking Spaces  |                                      |                    |         |
| Tower Stepback  |                                      |                    |         |
| Building Height   |                                      |                    |         |
| Streetwall Length   |                                      |                    |         |
| Podium Height   |                                      |                    |         |
| Tower Separation  |                                      |                    |         |
| Tower Floorplate <i>(square feet)</i>   |                                      |                    |         |
| Residential Unit Size<br><i>(minimum)</i>   |                                      |                    |         |
| 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 <small>Provide information for specific request. Circle approving body and yes or no.</small> |   |   |
|---|---|---|
| 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<br><small>(Provide Date)</small> |
| Expiration Date<br><small>(Permit Submittal Deadline)</small>   | Requested Deferral Date                           | 60 Days from Meeting<br><small>(Provide Date)</small> |
| Expiration Date<br><small>(Permit Issuance Deadline)</small>  | Previous Deferrals<br>Granted                     | Appeal Request  |
| Requested Extension<br><small>(No more than 24 months)</small>  | Justification Letter<br>Provided                  | Indicate Approving Body<br>Appealing                  |
| Code Enforcement<br><small>(Applicant Option by Code Compliance Division)</small>   | De Novo Hearing Due to<br>City Commission Call-Up |   |
| <small>*Note: Deferral requests are subject to a fee per deferral. See Fee Schedule for amount.</small>                                 |   |   |

| I MISCELLANEOUS <small>Provide information on the specific request.</small> |   |  |
|---|---|--|
| Project Name  |   |  |
| Request Description   |   |  |
| AFFORDABLE HOUSING TAX REIMBURSEMENT*                                       | COMMUNITY RESIDENCE   | NOISE WAIVER*  |
| As Is Value \$  | Residence Type  | DRC Case Number  |
| Date  | Certification   | Request Start Date   |
| Completion Value \$   | Length of Stay  | Request End Date   |
| Date  | Number of Residents   | Construction Start Time  |
| Stabilized Value \$   | Number of Live-In Staff   | Construction End Time  |
| Date  | Habitable Rooms   | Sunday Construction Times  |
| Acquisition Value \$  | Gross Floor Area  | Noise Mitigation Plan  |
| Date  | DEVELOPMENT REVIEW TEAM (DRT)*<br><small>Complete Section F</small> | Date of Plan   |
|   |   | Previous Extension Resolution No. <small>(if applicable)</small> |

\*Application is subject to specific fees based on hourly rate with minimum amount of: DRT \$477, Affordable Housing Tax Reimbursement \$2,500, Noise Waiver \$954

**CHECKLIST FOR SUBMITTAL AND COMPLETENESS:** The following 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:
- ☒ **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** that includes all parcels within the proposed development.
- ☒ **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.

N/A ☐ **Traffic Study or Statement** submittal of a traffic study or traffic statement.

N/A ☐ **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.

N/A ☐ **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 [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 delay 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.