

**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.

A APPLICATION TYPE AND APPROVAL LEVEL			
Select the application type from the list below and check the applicable type.			
☒ LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)	☐ LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC)	☐ LEVEL III PLANNING AND ZONING BOARD (PZB)	☐ LEVEL IV CITY COMMISSION (CC)
☐ New nonresidential less than 5,000 square feet ☐ Change of use <i>(if same impact or less than existing use)</i> ☐ Plat note or Nonvehicular access line (NVAL) amendment ☐ Administrative site plan ☒ Amendment to site plan* ☐ Affordable Housing per §166.04151(7) Fla. Stat. <i>(Live Local Act)</i> ☐ Property and right-of-way applications <i>(MOIs, construction staging)</i> ☐ Parking Agreements <i>(separate from site plans)</i>	☐ 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 <i>(if greater impact than existing use)</i> ☐ Development in Regional Activity Centers (RAC)* ☐ Development in Uptown Project Area* ☐ Regional Activity Center Signage ☐ Affordable Housing (≥10%)	☐ 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	☐ Land Use Amendment ☐ Rezoning ☐ Plat ☐ Public Purpose Use ☐ Central Beach Development of Significant Impact* ☐ Vacation of Right-of-Way City Commission Review No PZB Review ☐ Vacation of Easement*
COMPLETE SECTIONS B, C, D, G	COMPLETE SECTIONS B, C, D, E, F	COMPLETE SECTIONS B, C, D, E, F	COMPLETE SECTIONS B, C, D, E, F
☐ MISCELLANEOUS	☐ EXTENSION OR DEFERRAL	☐ APPEAL	☐ PROPERTY AND RIGHT-OF-WAY
☐ Affordable Workforce Housing Tax Reimbursement ☐ Community Residence ☐ Construction Noise Waiver ☐ Design Review Team (DRT)	☐ Request to defer after an application is scheduled for public hearing ☐ Request extension to previously approved application <i>(request must be within original approval date timeframe)</i>	☐ Appeal decision by approving body and De Novo hearing items	☐ Road Closures ☐ Construction Staging Plan ☐ Revocable licenses
COMPLETE SECTIONS B, C, D, I	COMPLETE SECTIONS B, C, H	COMPLETE SECTIONS B, C, H	COMPLETE SECTIONS 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 APPLICANT INFORMATION			
If applicant is the business operator, complete the agent column and provide property owner authorization.			
Applicant/ Property Owner	MV 407 N Andrews, LLC	Authorized Agent	Lochrie & Chakas, P.A.
Address	17 NE 4th Street	Address	699 N. Federal Highway, Suite 400
City, State, Zip	Fort Lauderdale, FL 33301	City, State, Zip	Fort Lauderdale, FL 33304
Phone	954-522-6556	Phone	954-617-8919
Email	dev@merimacventures.com	Email	ASchein@lochrielaw.com
Proof of Ownership	Tax Record	Authorization Letter	Provided
Applicant Signature:		Agent Signature:	

C PARCEL INFORMATION		D LAND USE INFORMATION	
Address/General Location	407-417 N Andrews Avenue	Existing Use	Commercial
Folio Number(s)	504203021500 and 504203021530	Land Use	DRAC
Legal Description (Brief)	See survey	Zoning District	RAC-UV
City Commission District	2 - Steven Glassman	Proposed	Applications requesting land use amendments and rezoning.
Civic Association	Flagler Village	Proposed Land Use	
		Proposed Zoning District	



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

Project Name	ArtsPark Lofts			
Project Description <i>(Describe in detail)</i>	Administrative site plan amendment to add 12 units and 1 floor to an approved project			
Estimated Project Cost	\$ TBD <i>(Estimated total project cost including land costs for all new development applications only)</i>			
Waterway Use	No			
Flex Units	301 Redevelopment Units			
Flex Acreage				
Residential Uses				
Single Family				
Townhouses				
Multifamily				
Cluster/Zero Lot Line				
Other				
Total <i>(dwelling units)</i>				
Residential Unit Mix	Efficiency / Studio	47	1 Bedroom	162
Affordable Housing Units	% of AMI			
Affordable Unit Mix	Efficiency / Studio		1 Bedroom	
Traffic Study Required	No			
Parking Reduction	No			
Public Participation	Yes			
Non-Residential Uses				
Commercial	1,249 SF			
Restaurant				
Office				
Industrial				
Other				
Total <i>(square feet)</i>	7,821 SF			
2 Bedroom	92			
3 Bedroom or More	0			
2 Bedroom				
3 Bedroom or More				

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

Lot Size <i>(square feet/acre)</i>	Required Per ULDR	Proposed	
Lot Density <i>(units/acre)</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			
SETBACKS <i>(indicate direction N, S, E, W)</i>	Required Per ULDR	Proposed	
Front			
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	Deviation
Front / Primary Street			
Sides / Secondary Street			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate <i>(square feet)</i>			
Residential Unit Size <i>(minimum)</i>			

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

Project Name	ArtsPark Lofts		
Proposed Amendment Description <i>(Describe in detail)</i>	Administrative site plan amendment to add 12 units and 1 floor to an approved project		
	Original Approval	Proposed Amendment	Amended
Residential Uses <i>(dwelling units)</i>	289 units	301 units	Amended
Non-Residential Uses <i>(square feet)</i>	1,914 SF commercial	1,249 SF commercial	Amended
Lot Size <i>(square feet/acre)</i>	31.875 SF / 0.732 acres	NO CHANGE	N/A
Lot Density <i>(units/acre)</i>	394 du/acre	411 du/acre	Amended
Lot Width	118' - 6"	NO CHANGE	N/A
Building Height <i>(feet)</i>	373' - 6"	383' - 6"	Amended
Structure Length	233' - 4"	NO CHANGE	N/A
Floor Area Ratio <i>(F.A.R.)</i>	13.15	13.49	Amended
Lot Coverage	66%	NO CHANGE	N/A
Open Space	18,196 SF	NO CHANGE	N/A
Landscape Area	1,156 SF	NO CHANGE	N/A
Parking Spaces	372	367	Amended
Tower Stepback	15' min., 30' max.	NO CHANGE	N/A
Building Height	31 floors	32 floors	Amended
Streetwall Length	233' - 4"	NO CHANGE	N/A
Podium Height	8 floors	NO CHANGE	N/A
Tower Separation	30' from PL	NO CHANGE	N/A
Tower Floorplate <i>(square feet)</i>	11,570 SF	NO CHANGE	N/A
Residential Unit Size <i>(minimum)</i>	420 SF	NO CHANGE	N/A
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			N/A
Does this amendment require a revised water sewer capacity letter?			Amended



699 N. FEDERAL HIGHWAY, SUITE 400
FORT LAUDERDALE, FLORIDA 33304
DIRECT LINE: 954.617.8919
EMAIL: ASCHIEIN@LOCHRIELAW.COM
MAIN PHONE: 954.779.1119
FAX: 954.779.1117

July 1, 2025

ArtsPark Lofts, Case Nos. UDP-S22029 and UDP-A22070

**NARRATIVE ADDRESSING
ADMINISTRATIVE SITE PLAN AMENDMENT**

I. Description of Amendment

MV 407 N Andrews LLC ("Owner") is the owner of the property generally located at 407-421 North Andrews Avenue ("Property"). Applicant received Site Plan Level II approval for a 30-story multifamily, mixed-use development on the Property pursuant to DRC Case No. UDP-S22029 (the "Project"). The Project was amended to add an additional floor pursuant to DRC Case No. UDP-A22070, bringing the total number of floors to 31 floors.

Applicant is requesting approval of an administrative amendment to add twelve (12) units to the Project and to add one additional (1) floor. The overall design and layout of the building remains the same, and there are no changes to the exterior ground floor.

Applicant is requesting a deviation for the additional floor, bringing the total number of floors in the tower portion of the building to 24 floors. This change represents a trade-off between the options of increasing the tower floorplate size or increasing the number of floors. The tower floorplate is 11,570 SF, which is less than the 12,500 SF that's permitted. Rather than a 23-story tower at 12,500 SF floorplates (total of 287,500 SF), Owner is proposing an 11,570 SF floorplate in a 24-story tower (total of 277,680 SF). Therefore, although the building as a whole exceeds 30 stories (24-story tower plus an 8-story podium, for a total of 32 floors), this option provides less mass than is otherwise permitted by code.

II. Proposed Modifications

The amended plans include the following modifications:

- 1) Sheet AR-001 P: Amended data table to reflect new unit count, height, a reduction in the commercial square footage, and revision to the parking data; and
- 2) Sheets A-201 P and A-202 P: Amended elevations to account for additional floor.

AR-000.0	COVER SHEET
AR-001 P	SITE PLAN PROPOSED
AR-201 P	EXTERIOR ELEVATION PROPOSED
AR-202 P	EXTERIOR ELEVATION PROPOSED

ArtsPark Lofts

FORT LAUDERDALE, FLORIDA
A NEW DEVELOPMENT PROPOSED BY
MERRIMAC VENTURES



DEVELOPER
MERRIMAC VENTURES
2434 E LAS OLAS BLVD.
FORT LAUDERDALE, FL 33301
TELEPHONE: 917.319.3090

ARCHITECT
FSMY ARCHITECTS & PLANNERS
888 S. ANDREWS AVENUE, SUITE 300
FORT LAUDERDALE, FLORIDA 33316
TELEPHONE: 954.764.6575

LANDSCAPE ARCHITECTURE
KEITH
2312 S. ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33316
TELEPHONE: 954.788.3400

CIVIL ENGINEERING
KEITH
2312 S. ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33316
TELEPHONE: 954.788.3400

LAND USE ATTORNEY
LOCHRIE & CHAKAS, P.A.
1401 EAST BROWARD BOULEVARD, SUITE 303
FORT LAUDERDALE, FLORIDA 33301
TELEPHONE: 954.779.1119

FSMY
ARCHITECTS + PLANNERS

888 SOUTH ANDREWS AVE., SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH: (954) 764-6575 FAX: (954) 764-8622

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CA # AAC000447

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

REVISIONS

DATE:	COMM:
10/18/24	22017

ARTSPARK LOFTS

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND
SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING
CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY
THE LOCAL AUTHORITY IN ACCORDANCE WITH THE FLORIDA STATUTES
553.79(7)(D) AND CHAPTER 633.

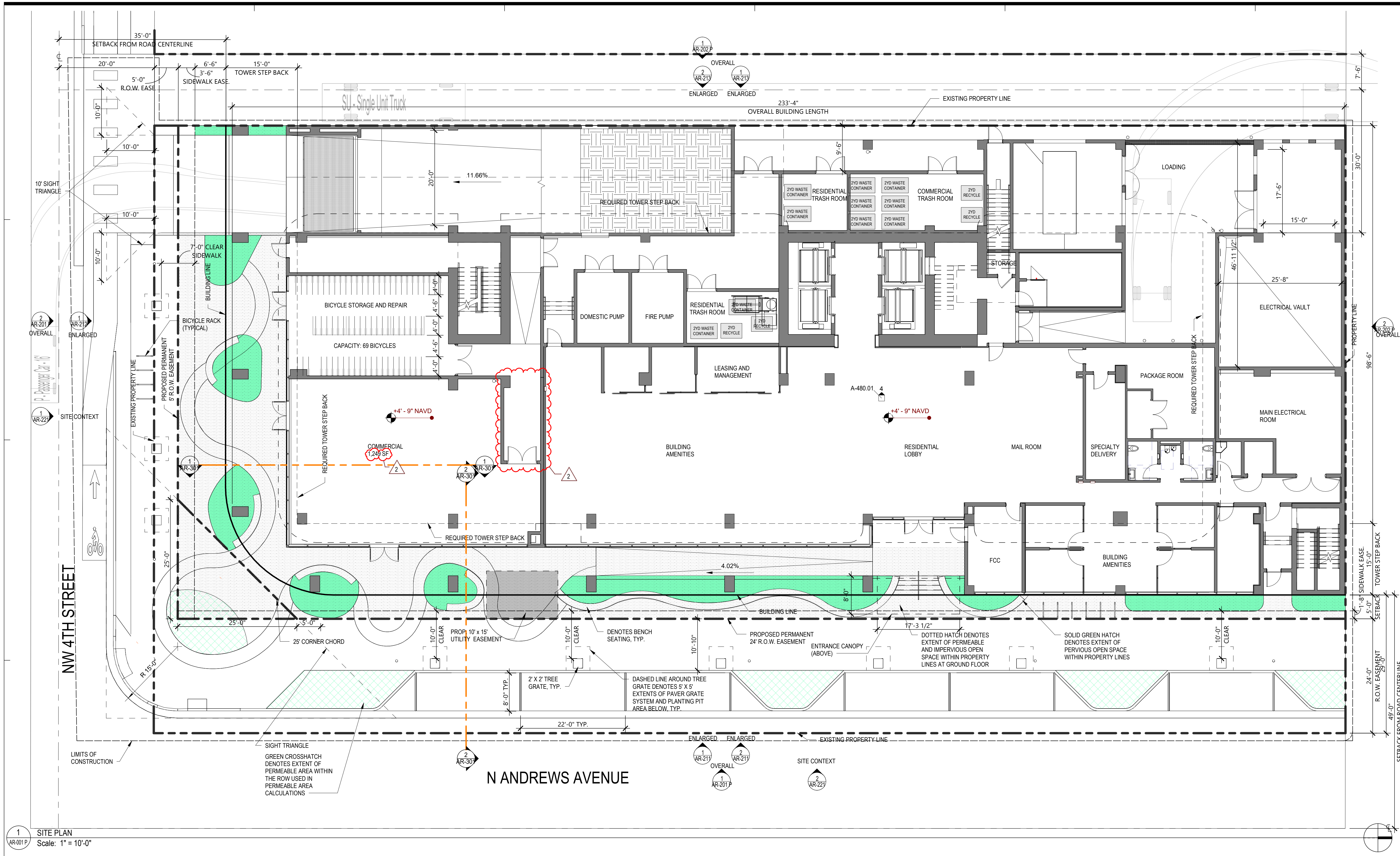
407 N Andrews Ave
Fort Lauderdale, FL 33301

COVER SHEET

SITE PLAN APPROVAL

AR-000

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CODE DATA

- 1. PROJECT SHALL BE PERMITTED UNDER THE 2020 FLORIDA BUILDING CODE, 7TH EDITION, AND COMPLY WITH FAIR HOUSING ACT DESIGN PRINCIPLES WHERE APPLICABLE.
- 2. OCCUPANCIES UNDER THE BUILDING PERMIT SHALL BE CLASSIFIED "B", "S-2", "A-2", AND "R-2" PER FBC 2020 CHAPTER 3.
- 3. PARKING GARAGE SHALL BE "OPEN" AND NATURALLY VENTILATED PER FBC 2020 SECTION 406.5.
- 4. LIFE SAFETY PLANS UNDER THE BUILDING PERMIT SHALL BE SUBJECT TO FBC 2020 CHAPTER 10 MEANS OF EGRESS - TYPICAL ALL FLOORS.
- 5. BUILDING SEPARATIONS SHALL COMPLY WITH FBC 2020 CHAPTER 6, TABLE 601 AND 602.
- 6. EXTERIOR WALL OPENINGS SHALL COMPLY WITH FBC 2020 CHAPTER 7, TABLE 705.6.
- 7. PARKING GARAGE SLOPES SHALL COMPLY WITH ULDR SECTION 47-20.9.A.
- 8. DUMPSTERS SHALL COMPLY WITH ULDR SECTION 47-19.4.

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

TRANSP & MOB

BICYCLE PARKING:
BIKE EXTERIOR (B.E.) SPACES = 20
PROVIDED

2	Administrative Review	06-09-25
1	Administrative Review	11-30-22

REVISIONS

DATE:	COMM:
10/18/24	22017

ARTSPARK LOFTS

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407 N Andrews Ave
Fort Lauderdale, FL 33301

SITE PLAN

ADMIN REVIEW

AR-001 P

POLICE

ALL EXTERIOR WINDOWS AND DOORS SHALL BE IMPACT RATED.
STAIRWELLS SHALL BE EGRESS ONLY ON GROUND LEVEL.
BUILDING SHALL BE FITTED WITH INTERCOM/VIDEO ACCESS CONTROL SYSTEMS AT ENTRY/EXIT POINTS, ELEVATORS, PARKING GARAGE, AND COMMON AREAS.
EACH RESIDENTIAL AND COMMERCIAL UNIT SHALL BE WIRED FOR A MONITORED SECURITY SYSTEM AND THE POOL DECK SHALL INCORPORATE SAFETY FEATURES TO PREVENT UNSUPERVISED CHILDREN FROM ACCESSING THE POOL.
ELEVATORS SHALL BE ACCESS CONTROLLED.
UNIT ENTRY DOORS SHALL BE SOLID, IMPACT RESISTANT WITH DEADBOLT AND SHALL EACH BE FITTED WITH 180 DEGREE PEEP HOLE DOOR VIEWERS.
ACCESS CONTROL SHALL BE PROVIDED FOR MECHANICAL, ELECTRICAL, AND MAINTENANCE ROOMS WHERE APPLICABLE.
THE INTERIOR OF THE GARAGE SHALL BE PAINTED A LIGHT COLOR.
EMERGENCY COMMUNICATION DEVICES SHALL BE PLACED IN THE PARKING GARAGE, POOL, AND COMMON AREAS.
PARKING GARAGE SHALL PROVIDE ACCESS CONTROL FOR RESIDENTS.

FIRE PROTECTION

PROJECT SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF NFPA SEVENTH EDITION AND THE FLORIDA BUILDING CODE 2020
PER FBC 903.2.11.3. THE BUILDING SHALL HAVE FIRE SPRINKLERS.

SITE PLAN DATA - PROPOSED

A. LAND USE DESIGNATION	DOWNTOWN REGIONAL ACTIVITY CENTER
B. ZONING DESIGNATION	RAC-UV
C. SITE AREA - GROSS	31,875 SF (0.732 ACRES)
D. WATER/WASTEWATER SERVICE PROVIDER	CITY OF FORT LAUDERDALE
E. RESIDENTIAL DEVELOPMENT DWELLING UNIT BREAKDOWN AND TYPE:	92 UNITS 24 UNITS 115 UNITS 23 UNITS 47 UNITS 301 UNITS
F. NON-RESIDENTIAL FLOOR AREA	1,249 SF
G. PARKING DATA	367 PARKING SPACES REQUIRED
PARKING PROVIDED	STANDARD ON-STREET* LEVEL 02 LEVEL 03 LEVEL 04 LEVEL 05 LEVEL 06 LEVEL 07 LEVEL 08 TOTAL PROVIDED 277
COMPACT	0 0 10 10 10 10 14 14 82 137
ADA/FHA	0 0 2 2 2 2 0 0 8 367
TOTAL	6 51 51 51 52 52 54 367
H. LOADING ZONES	NOT REQUIRED
J. BUILDING FOOTPRINT COVERAGE	21,062 SF
TOWER FLOOR PLATE AREA	11,570 SF
K. F.A.R.	LEVEL 01 GROUND LEVEL LEVEL 02-07 GARAGE LEVEL (6 LEVELS) (21,760 SF x 6) LEVEL 08 GARAGE LEVEL LEVEL 09 AMENITIES LEVEL 10-32 (U.O.N. - 23 LEVELS) (11,049 SF x 23) TOTAL F.A.R. SQUARE FOOTAGE 430,159 SF / 13.875 F.A.R.
L. NUMBER OF STORIES	32 STORIES
M. BUILDING HEIGHT OVERALL =	372'-6" ABOVE FINISH GROUND FLOOR / 379.50' NAVD
N. BUILDING YARDS	REQUIRED FRONT - EAST FRONT - SOUTH SIDE - WEST SIDE - NORTH
P. OPEN SPACE	REQUIRED OPEN SPACE LANDSCAPE ON SITE ROW TOTAL
Q. TYPE OF CONSTRUCTION FBC CHAPTER 5	TYPE I-A, SPRINKLERED PER FBC SECTION 903 (# OF STORIES AND AREA "UNLIMITED" TABLES 504.3a AND 504.4)

LEGAL DESCRIPTION

LOTS 15 THROUGH 24, INCLUSIVE, BLOCK 26, AMENDED PLAT OF BLOCKS 1, 2, 3, 4, 5, 6, 7, 8, 25, 26, 27, 28, 29, 30, 31, 32 AND 33 OF NORTH LAUDERDALE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 182, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID LANDS SITUATE, NOW LYING IN AND BEING IN BROWARD COUNTY, FLORIDA.

AERIAL



DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

2	Administrative Review	06-09-25
1	Administrative Review	11-30-22

REVISIONS

DATE:	COMM:
10/18/24	22017

ARTSPARK LOFTS

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THE FLORIDA STATUTES §§3.70(7)(C) AND CHAPTER 633

407 N Andrews Ave
Fort Lauderdale, FL 33301

EXTERIOR ELEVATION

ADMIN REVIEW

AR-201 P

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