



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)	<input checked="" type="checkbox"/> LEVEL IV CITY COMMISSION (CC)
<input type="checkbox"/> New nonresidential less than 5,000 square feet <input type="checkbox"/> Change of use <i>(if same impact or less than existing use)</i> <input type="checkbox"/> Plat note or Nonvehicular access line (NVAL) amendment <input type="checkbox"/> Administrative site plan <input type="checkbox"/> Amendment to site plan* <input type="checkbox"/> Affordable Housing per §166.04151 (7) Fla. Stat. <i>(Live Local Act)</i> <input type="checkbox"/> Property and right-of-way applications <i>(MOIs, construction staging)</i> <input type="checkbox"/> Parking Agreements <i>(separate from site plans)</i>	<input type="checkbox"/> New Nonresidential 5,000 square feet or greater <input type="checkbox"/> Residential 5 units or more <input type="checkbox"/> Nonresidential use within 100 feet of residential property <input type="checkbox"/> Redevelopment proposals <input type="checkbox"/> Change in use <i>(if greater impact than existing use)</i> <input type="checkbox"/> Development in Regional Activity Centers (RAC)* <input type="checkbox"/> Development in Uptown Project Area* <input type="checkbox"/> Regional Activity Center Signage <input type="checkbox"/> Affordable Housing (≥10%)	<input type="checkbox"/> Conditional Use <input type="checkbox"/> Parking Reduction <input type="checkbox"/> Flex Allocation <input type="checkbox"/> Cluster / Zero Lot Line <input type="checkbox"/> Modification of Yards* <input type="checkbox"/> Waterway Use <input type="checkbox"/> Mixed Use Development <input type="checkbox"/> Community Residences* <input type="checkbox"/> Social Service Residential Facility (SSRF) <input type="checkbox"/> Medical Cannabis Dispensing Facility* <input type="checkbox"/> Community Business District for uses greater than 10,000 square feet	<input type="checkbox"/> Land Use Amendment <input type="checkbox"/> Rezoning <input type="checkbox"/> Plat <input type="checkbox"/> Public Purpose Use <input type="checkbox"/> Central Beach <input type="checkbox"/> Development of Significant Impact* <input type="checkbox"/> Vacation of Right-of-Way City Commission Review No PZB Review <input checked="" type="checkbox"/> 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
<input type="checkbox"/> Affordable Workforce Housing Tax Reimbursement <input type="checkbox"/> Community Residence <input type="checkbox"/> Construction Noise Waiver <input type="checkbox"/> Design Review Team (DRT)	<input type="checkbox"/> Request to defer after an application is scheduled for public hearing <input type="checkbox"/> Request extension to previously approved application <i>(request must be within original approval date timeframe)</i>	<input type="checkbox"/> Appeal decision by approving body and De Novo hearing items	<input type="checkbox"/> Road Closures <input type="checkbox"/> Construction Staging Plan <input type="checkbox"/> 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	Dajani Family Holding, LLC
Address	5611 NW 55th Lane
City, State, Zip	Tamarac, FL 33319
Phone	954-895-8046
Email	1249sun@gmail.com
Proof of Ownership	Warranty Deed
Applicant Signature:	Agent Signature:

C PARCEL INFORMATION	
Address/General Location	1512-1560 NW 19 St, Fort Lauderdale, FL 33311
Folio Number(s)	494233140020
Legal Description (Brief)	Lauderdale Manors Amen Resub of BLK 23 35-14B
City Commission District	3 - Pamela Beasley-Pittman
Civic Association	

D LAND USE INFORMATION	
Existing Use	11-01 Retail Store- 1-unit
Land Use	Commercial
Zoning District	B-2 General Business
Proposed	Applications requesting land use amendments and rezonings.
Proposed Land Use	
Proposed Zoning District	

Arianna E. Roman
Attorney at Law
Phone: 954.364.6095 Fax: 954.985.4176
aroman@beckerlawyers.com



Becker & Poliakoff
1 East Broward Blvd.
Suite 1800
Ft. Lauderdale, FL 33301

January 14, 2025

City of Fort Lauderdale Urban Design and Planning Division
Development Services Department
700 NW 19th Avenue, Fort Lauderdale, FL 33311

**Re: Record Number: UDP-EV24006 - Project and Unified Land Development Codes for
Partial Release of Easement located at 1512 NW 19th Street, Fort Lauderdale, FL 33311**

To Whom it May Concern:

The following answers are given to satisfy the Project and Unified Land Development Code Narratives for the above referenced Development Application.

I. Vacation of Right-of-Way/ Easement. An application for a vacation of an easement shall also be reviewed in accordance with the following criteria:

- a. The easement is no longer needed for public purposes.
- b. All utilities located within the easement have been or will be relocated pursuant to a relocation plan; and the owner of the utility facilities has consented to the vacation; or a portion of the easement area is maintained; or an easement in a different location has been provided by the utility facilities by the owner to the satisfaction of the city; or any combination of same. ***All Owners have provided no objection letters to the partial release of the easement in question.***

II. Adequacy Requirements.

- a. Communications Network.

Buildings and Structures do not interfere with city's communication network.

- b. Drainage Facilities.

Existing stormwater management facilities located in the subject property are adequate.

- c. Environmentally Sensitive Lands. ***Not applicable.***

- d. Fire Protection.

The Subject Property possess adequate fire protection service to protect people and property in the existing development. The Property possess adequate water supply, fire hydrants, fire apparatus and all necessary facilities will be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

- e. Parks and Open Space. *Not applicable.*

- f. Police Protection.

The development will provide improvements which are consistent with Crime Prevention Through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

- g. Potable Water.

The existing development has been designed to provide adequate areas and easements which are needed for installation and maintenance of potable water system in accordance with city engineering standards, the Florida Building code, and applicable health and environmental regulations.

- h. Potable Water Facilities.

- i. Sanitary Sewer.

- j. Public Schools. *Not applicable.*

- k. Solid Waste.

All solid waste will be disposed of in a manner that complies with all governmental requirements.

- l. Stormwater.

Adequate stormwater facilities and systems have been installed so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.

- m. Transportation Facilities.

The existing development will not generate over one thousand (1,000) daily trips; nor are more than twenty percent (20%) of the total daily trips anticipated to arrive or depart, or both, within one-half (1/2) hour; nor will the proposed use create varying trip generation each day. The proposed use does not have the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (1/2) hour period.

Owner will convey property to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

Sidewalks, pedestrian crossing and other pedestrian facilities have been provided to

encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties and have been installed in accordance with city engineering standards and accepted applicable engineering standards.

Owner will provide any street trees determined by the department.

- n. Wastewater.

Adequate wastewater services will be provided for the needs of the existing development.

The existing development has been designed to provide adequate areas and easements which are needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. Capital expansion charges for water and sewer facilities, if applicable, shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system have been made in accordance with the city engineering and accepted applicable engineering standards.

- o. Trash Management Requirements. *Not applicable.*
- p. Historic and Archeological Resources. *Not applicable.*
- q. Hurricane Evacuation. *Not applicable.*

Best regards,



Arianna E. Roman

AER/



December 11, 2024

Erin B. Gittens
Rosenfeld Stein Batta, P.A.

Re: Letter of No Objection for Distribution
Vacate a Portion of a 10' Utility Easement (ORB. 12602 PG. 611).

Project Address: 1512 NW 19th St. Fort Lauderdale, FL, 33311

Dear Erin:

This is to advise you that FPL has no objection to the plans you submitted for the above-mentioned project, with the applicant knowledge and agreement to the following stipulations:

- FPL reserves the right to engineer / design to its construction standards within the said area.
- It is understood that the service will be furnished in accordance with applicable rates, rules, and regulations.
- It should be noted that any of FPL facilities that may need to be relocated will be done at the customer expense.

Prior to any digging you must contact Sunshine State One Call of Florida. Contact them either by telephone toll free at 1-800-432-4770 or by e-mail at www.callsunshine.com, forty-eight hours in advance of construction. Sunshine State One Call of Florida will schedule a locator to perform the necessary locates for you at no cost.

If I can be of any further assistance, please contact me at 954-717-1435.

Sincerely,

M. Herbert
Maritza Herbert
Distribution Engineer



March 18, 2025

Arianna Roman
Becker & Poliakoff
1 East Broward Blvd., Suite 1800
Fort Lauderdale, FL 33301

Subject: **Partial Easement Vacation for the property located at:
1512 NW 19th Street, Fort Lauderdale, FL 33305
UDP-EV24006
2.5' of 10' Utility Easement (O.R. 12602 PG 611 B.C.R.)
Dajani Plaza**

Dear Arianna Roman,

This letter is in response to your request of a Letter of No Objection regarding the proposed partial vacation of the City of Fort Lauderdale's (City) utility easement as shown on the sketch prepared by Control Point Associates, FL, LLC. There are no active utilities that serve the public Right of Way located within the subject Utility easement. The City has no objection to the vacation.

Should you have any questions or require any additional information, please contact me at (954) 828-6073.

Sincerely,

John D. Fernandez
Project Manager II

PUBLIC WORKS DEPARTMENT

100 N. ANDREWS AVE, FORT LAUDERDALE, FLORIDA 33301
TELEPHONE (954) 828-5772, FAX (954) 828-5074

WWW.FORTLAUDERDALE.GOV

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September 12, 2024

To: Arianna Roman
Becker & Poliakoff
1 East Broward Blvd., Suite 1800
Ft. Lauderdale, FL 33301

RE: Vacate of Easement
1512 NW 19th St,
Fort Lauderdale, FL, 33311

To Whom It May Concern:

Thank you for contacting Peoples Gas System, Inc. ("PGS") regarding the vacate of easement at the above referenced location. After reviewing the documents provided, TECO-PGS has NO objection to this request. TECO-PGS does not have any active facilities in this specified area.

If you have further questions, please do not hesitate to call.

Sincerely,

Cheyenne Thompson

Cheyenne Thompson
Admin Specialist Sr., PGS Distribution Design
Peoples Gas System, Inc. ("PGS"), Central Territory
8416 Palm River Rd
Tampa, FL 33619
813-275-3710



**Engineering – Design Department
6565 Nova Drive. Davie, FL 33317**

October 10, 2024

**Mrs. Arianna Roman
Becker & Poliakoff
1 East Broward Blvd., Suite 1800
Ft. Lauderdale, FL 33301**

**RE: No objection to vacate 5' easements defined on sketch and legal description (exhibit A)
Location: 1512 NW 19th Street, Fort Lauderdale, FL 33311**

Dear Mrs. Arianna,

Regarding No objection to vacate 5' utility easements in the property located at 1512 NW 19th Street, Fort Lauderdale, FL 33311, based on a review of our records of Comcast has not existing Plan facility, the following has been determined for the subject request:

1. X We have no objection to the vacation.
2. We have no objection to the vacation if the following is satisfied:

3. We have an objection as follows:

If you have any questions, please feel free to contact us.

Sincerely,

Maria Nunez Digitally signed by Maria Nunez
Date: 2024.10.10 09:47:51 -04'00'

Maria Nunez
Comcast/ Southern Division (RDC)
6565 Nova Drive
Davie, FL 33317
E-MAIL: maria_nunez@comcast.com



Darian L. Garcia
*Sr Specialist-OSP Design
Engineer
SE- Construction & Engineering*

AT & T Florida
715 N Federal Hwy,
Hollywood, FL 33020

Mobile 772-979-5659
dg695d@att.com

9/10/2024

Subject: No Objection Easement Vacation: NW 19th Street, Fort Lauderdale, FL 33311.

To Whom It My Concern:

AT&T has reviewed your request and has no objection to the vacation of the 5' utility easement located on NW 19th St, in front of 1512 NW 19th St, Fort Lauderdale, FL 33311, Parcel ID 494233140020. Please note that any relocation of existing facilities required will be at the cost of the owner/developer. The plan for such rearrangements will also need to be coordinated with and approved by AT&T.

If any additional information is required, please contact me at 772-979-5659.

Sincerely,

Darian L. Garcia

Darian L. Garcia
Sr Specialist-OSP Design Engineer
SE Construction & Engineering