



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 <i>(if same impact or less than existing use)</i> ☐ Change of use ☐ Plat note or Nonvehicular access line (NVAL) amendment ☐ Administrative site plan ☐ Amendment to site plan* ☐ Affordable Housing per § 166.041(5)(7) Fla. Stat. <i>(Live Local Act)</i> ☐ Property and right-of-way applications <i>(MOTs 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	ECOR LLC
Address	
City, State, Zip	
Phone	
Email	
Proof of Ownership	Warranty Deed
Applicant Signature:	Signature
Authorized Agent	Heidi Davis Knapik, Esq.
Address	450 East Las Olas Boulevard, Suite 1400
City, State, Zip	Fort Lauderdale, FL 33301
Phone	954 468-1391
Email	haavis@gunster.com
Authorization Letter	Provided
Agent Signature:	Signature

C PARCEL INFORMATION	
Address/General Location	1000 SW 26th Street
Folio Number(s)	504221000150
Legal Description <i>(Brief)</i>	See attached.
City Commission District	4 - Warren Sturman
Civic Association	Edgewood

D LAND USE INFORMATION	
Existing Use	Vacant
Land Use	Residential
Zoning District	RD-15
Proposed	Applications requesting land use amendments and rezonings.
Proposed Land Use	Residential
Proposed Zoning District	RM-15



E

PROJECT INFORMATION

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

Project Name			
Project Description (Describe in detail)			
Estimated Project Cost		\$ (Estimated total project cost including land costs for all new development applications only)	
Waterway Use			
Flex Units		Redevelopment Units	
Flex Acreage			
Residential Uses		Traffic Study Required	
Single Family		Parking Reduction	
Townhouses		Public Participation	
Multifamily		Non-Residential Uses	
Cluster/Zero Lot Line		Commercial	
Other		Restaurant	
		Office	
		Industrial	
		Other	
Total (dwelling units)		Total (square feet)	
Residential Unit Mix	Efficiency / Studio	1- Bedroom	2-Bedroom
Affordable Housing Units		% of AMI	3-Bedroom or More
Affordable Unit Mix	Efficiency / Studio	1- Bedroom	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.

	Required Per ULDR	Proposed
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		
SETBACKS (Indicate direction N,S,E,W)	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 (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			
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 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)		*Note: Deferral requests are subject to a fee per deferral. See Fee Schedule for amount.		De Novo Hearing Due to City Commission Call-Up	

I

MISCELLANEOUS

Provide information on the specific request.

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 of Plan	
Date		DEVELOPMENT REVIEW TEAM (DRT)* Complete Section F		Previous Extension Resolution No. (if applicable)	

*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**.

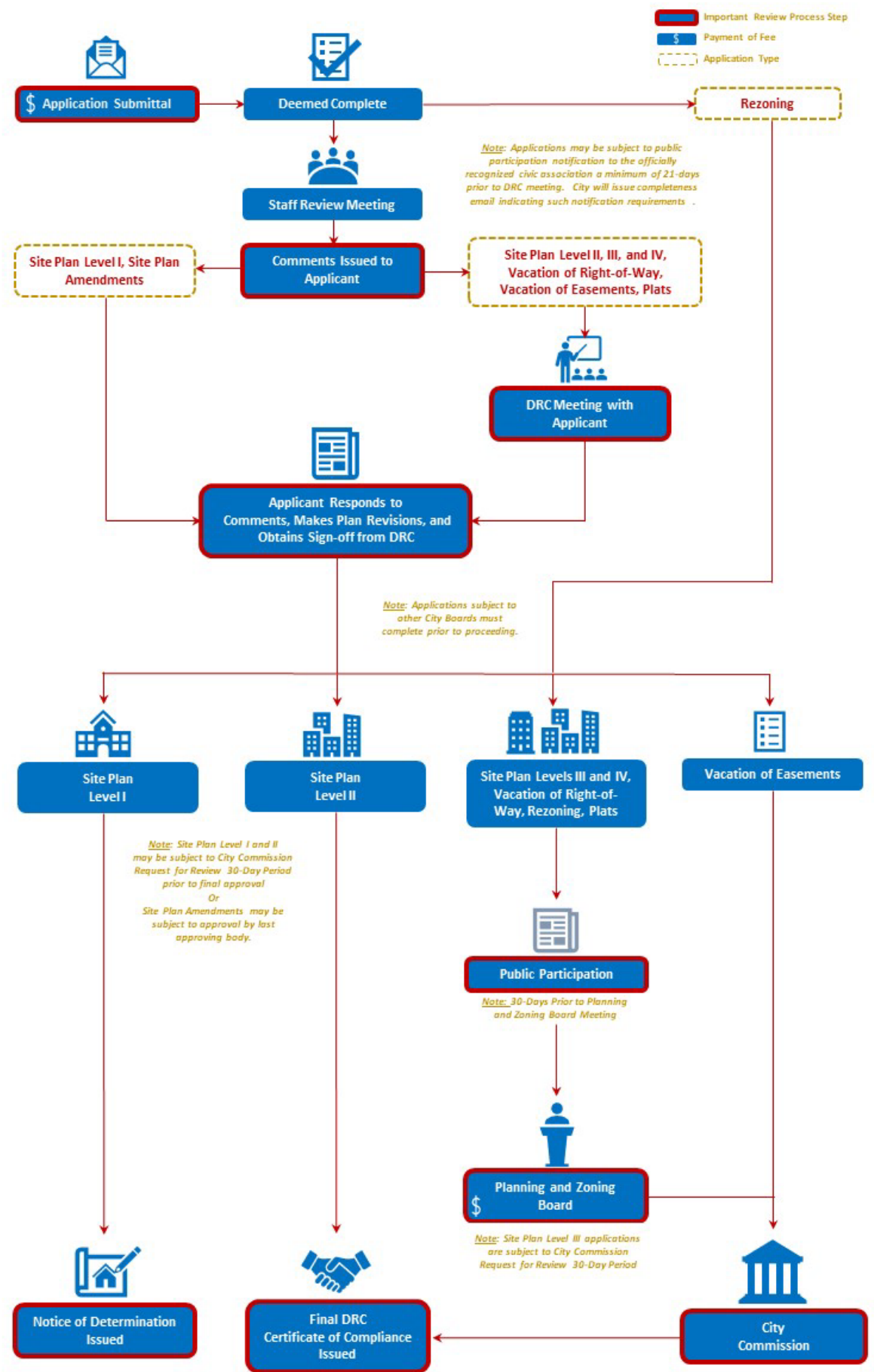
- ☐ Preliminary Development Meeting
- completed on the following date:
-
- ☐ Development Application Form
- completed with the applicable information including signatures.
- ☐ Proof of Ownership
- warranty deed or tax record including corporation documents and SunBiz verification name.
- ☐ Address Verification 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.
- ☐ 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 [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.



DRC PROCESS OVERVIEW: Below is the development review process flowchart with key steps to guide applicants.



CONTACT INFORMATION: Questions regarding the development process or LauderBuild, see contact information below.

GENERAL URBAN DESIGN AND PLANNING QUESTIONS
Planning Counter 954-828-6520, Option 5 planning@fortlauderdale.gov

LAUDERBUILD ASSISTANCE AND QUESTIONS
DSD Customer Service 954-828-6520, Option 1 lauderbuild@fortlauderdale.gov

ECOAR, LLC
REQUEST FOR REZONING

Project Narrative

The Applicant, ECOAR, LLC, is the owner of property located at 1000 SW 26th Street (the "Property"). The Applicant is requesting to rezone the Property, which is approximately 217,898 square feet in size (5 acres), from zoning district RD-15 to RM-15 to permit the development of a townhome project on the Property (the "Project"). The Property is a vacant, rectangular lot, in the mixed-use Edgewood area of the City.

The Property is designated Medium Residential on the Broward County Future Land Use Map. According to the City of Fort Lauderdale Future Land Use Map, the Property is shown having three separate land uses including Residential Medium, Community Facilities and Commercial. However, it has been determined that the City's Future Land Use Map is incorrect in that the land use designation boundaries were inadvertently shifted and do not line up correctly. The City acknowledges this error and has agreed to correct the City's Map to depict the Property's land use designation as Residential Medium.

The Property's Broward County and City land use designations are consistent. The Applicant is proposing this rezoning, not to increase the density permitted on the Property of 15 units per acre, but to permit a beautifully designed housing product of townhomes, consistent with the housing types that are existing and being developed in the surrounding area. The proposed Project will have approximately 67 residential units, each with their own rear yard amenity area and ample parking. The townhome structures are two stories with a maximum height of 26 feet. The Project will utilize existing mature trees both throughout the development and within the surrounding bufferyards. Project amenities include a community pool, a clubhouse and designated pet area. The Project is designed as a "small-town" neighborhood where the front of each townhome engages the street allowing the neighbors to get to know one another.

Applications for a Plat and for the development's site plan consistent with Section 47-18.33 - Townhouses, will also be submitted for the Project.

Rezoning Narrative

The Applicant is requesting that the Property be rezoned from RD-15 to RM-15, solely for the purpose of creating a townhome development. The properties to the north of the Property are zoned B-1 and consist of a mix of commercial buildings including hotels, restaurants and retail stores. The property directly north of the Property is currently being developed as a hotel. The property to the east is a church and school and is zoned B-1 and CF-HS. The properties to the west have a split zoning with B-2 on the north side and RS-8 on the south side and the property directly to the south is a 5-acre mostly vacant property, but for 1 single family home,

ECOAR, LLC
ADEQUACY REQUIREMENTS FOR REQUEST FOR REZONING

The Applicant, ECOAR, LLC, complies with the Adequacy Requirements in Section 47-25.2 of the City's Unified Land Development Regulations as follows:

B. *Communications network.* Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

Acknowledged.

C. *Drainage facilities.* Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2½) inches of runoff from the impervious surface whichever is greater.

Acknowledged.

D. *Environmentally sensitive lands.*

1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:

a. Broward County Ordinance No. 89-6.

b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.

c. Broward County Ordinance No. 84-60.

2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

The Applicant is working with Broward County to mitigate any impacts from the proposed development.

E. *Fire protection.* Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire

apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

Acknowledged.

F. *Parks and open space.*

1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.
2. No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.

Acknowledged.

G. *Police protection.* Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention Through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

Acknowledged.

H. *Potable water.*

1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.
2. ***Potable water facilities.***
 - a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.

- b. **If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.**
- c. **Where the county is the projected service provider, a similar written assurance will be required.**

Acknowledged. Only a conceptual site plan is provided at this time. The Applicant's engineer has submitted a request to the City with regard to water capacity on the site and still awaits the City's letter.

I. *Sanitary sewer.*

- 1. **If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.**
- 2. **If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.**
- 3. **Where the county is the projected service provider, a written assurance will be required.**
- 4. **Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.**

Acknowledged. Only a conceptual site plan is provided at this time. The Applicant's engineer has submitted a request to the City with regard to wastewater capacity on the site and still awaits the City's letter.

J. *Public Schools.* For all development including residential units, the applicant shall be required to mitigate the impacts of such development on public school facilities in accordance with the Broward County Land Development Code or [section 47-38C](#). Educational Mitigation, as applicable and shall provide a school capacity availability determination letter (SCAD) from Broward County Public Schools indicating that either the requirements of public school concurrency have been satisfied or that the application is exempt or vested pursuant to Section 47-38C.2 of the ULDR to the city prior to the issuance of a development permit.

Acknowledged. The Applicant is applying for the SCAD letter from Broward County and will provide upon receipt.

K. *Solid waste.*

1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.
2. *Solid waste facilities.* Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

Acknowledged.

L. *Stormwater.* Adequate stormwater facilities and systems shall be provided 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.

Acknowledged.

M. *Transportation facilities.*

1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.
2. *Regional transportation network.* The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.

3. ***Local streets.*** Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.
4. ***Traffic impact studies.***
 - a. When the proposed development may generate over one thousand (1,000) daily trips; or
 - b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (½) hour; or (2) when the proposed use creates varying trip generation each day, but has 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 (½) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:
 - i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.
 - ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.
 - iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
 - iv. A further detailed analysis and any other information that the review committee considers relevant.
 - v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the

- study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.
- vi. **When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.**

See attached Traffic Statement.

5. ***Dedication of rights-of-way.*** Property shall be conveyed 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.

Acknowledged. This will be part of a Plat Application.

6. ***Pedestrian facilities.*** Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.

Acknowledged.

7. ***Primary arterial street frontage.*** Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

Not applicable. The proposed development does not abut a primary arterial street.

8. ***Other roadway improvements.*** Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic.

Acknowledged.

9. ***Street trees.*** In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property

abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of [Section 47-21](#), Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

Acknowledged.

N. *Wastewater.*

- 1. *Wastewater.*** Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities 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 shall be made in accordance with the city engineering and accepted applicable engineering standards.

Acknowledged. Only a conceptual site plan is provided at this time. The Applicant's engineer has submitted a request to the City with regard to wastewater capacity on the site and still awaits the City's letter.

O. *Trash management requirements.* A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

Not applicable. This is a residential development.

P. *Historic and archaeological resources.*

- 1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.**

The Applicant is not currently aware of any identified archaeological or historically significant buildings on the property.

Q. *Hurricane evacuation.* If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.

The property is not located east of the Intracoastal Waterway.

zoned RD-15. This application will allow for the Property to be redeveloped into a beautiful townhome development which would have the same density (15 units per acre) if not rezoned, but a housing product that provides a great transition and buffer from the high density and intensity of the developments to the north.

The sketch and legal description of the Property requesting the rezoning is attached as **Exhibit A**.

The Applicant satisfies the rezoning criteria pursuant to ULDR Section 47-24.4.D, as follows:

1. The zoning district proposed is consistent with the City's comprehensive plan.

The proposed zoning district, RM-15 – Residential Multifamily Low Rise/Medium Density, is consistent with the City's Comprehensive Plan. The Applicant is proposing to rezone the Property not to increase density, but to develop a better housing product consistent with the goals, objectives and policies of the City's Comprehensive Plan. The rezoning will also be more consistent with the housing in the neighborhood and create a seamless transition from commercial, high-rise development to the north and community facility to the east to the mixed housing to the south and west. The Property is designated Medium Residential on the City's Future Land Use Map which permits up to 15 dwelling units per acre. The proposed rezoning to RM-15 complies with the City's future land use designation.

POLICY FLU 1.1.1: Density and intensity standards are utilized to control the intensity or density of all uses within the City in order to ensure compliance with the Goals, Objectives and Policies of the Plan. The proposed rezoning is consistent with Policy FLU 1.1.1 because it utilizes the same density standards that are in place for its current zoning. The RD-15 zoning allows for a maximum density of 15 dwelling units per acre, and the proposed Project only proposes to construct approximately 67 units on a 5-acre parcel. Therefore, the Project will be compliant with many of the Goals, Objectives and Policies of the City's Comprehensive Plan because it does not propose to increase the density which is already allowable on this Property.

Policy FLU 1.1.4: Any arrangement of dwelling units on a parcel of land designated for residential use is compatible with the City's Land Use Plan as long as the maximum number of dwelling units permitted within the parcel is not exceeded. The requested rezoning aligns with Policy FLU 1.1.4 because the maximum number of dwelling units permitted within the parcel (15 units per acre) is not being exceeded by this zoning change request or the proposed Project on the Property. RM-15 allows for the same density that is permitted in RD-15 under the City's Land Use Plan, and the proposed Project will only produce approximately 67 units on the 5-acre parcel.

POLICY FLU 1.1.12: Uses permitted in areas designated residential are as follows: 1. Dwelling units, subject to the density limits for a parcel as designated on the Future Land Use Plan Map. Medium Residential Up to fifteen (15) dwelling units per net acre. The proposed rezoning is consistent with Policy FLU 1.1.12, as the proposed number of dwelling units on this site is approximately 67 units, which is less than 15 dwelling units per acre. The 5-acre Property

would permit almost 75 dwelling units. Therefore, the proposed rezoning is consistent with the City's comprehensive plan and the Future Land Use Plan Map.

OBJECTIVE UD 1.1: Design Guidelines: Strengthen the urban form throughout the City by building upon the character of the existing fabric of the built environment, while allowing for the addition of complementary new development through the application of urban design elements and design criteria that support an exceptional sense of place. The proposed Project is consistent with Objective UD 1.1 because it builds upon the character of the existing fabric of the built environment by which it is surrounding. This Project will be complementary to the already existing single-family residential use to the west and south, church and school to the east, and commercial businesses to the north. The Project will add to the design of the neighborhood by incorporating attractive design elements and strengthen the urban form by adding sidewalks and pedestrian friendly amenities on the northern boundary of the Project. The Project will also incorporate attractive design elements to the townhomes facing and leading to such sidewalks and include a plan to landscape the "right-of-way" located on the west side of the Property. This will enhance and benefit the existing character of the neighborhood by incorporating beautifully landscaped areas and walking paths around the Property.

OBJECTIVE UD 3.2: Neighborhood Design Standards: Adopt design standards to promote strong, healthy, and beautiful neighborhoods that enhance the physical character and distinctive qualities of individual neighborhoods throughout the city. The proposed Project is consistent with Objective UD 3.2 because it will consist of design standards that promote a strong, healthy, and beautiful neighborhood that enhances the physical character and distinctive qualities of the Edgewood neighborhood. Each townhome located on the northern boundary of the project will have a front facing façade and landscaped area and will consist of beautiful, contemporary architecture which will enhance the surrounding neighborhood.

OBJECTIVE HS 2.1: Neighborhood Livability: Preserve and revitalize the livability and sense of place of Fort Lauderdale neighborhoods. The proposed rezoning, which does not increase density, aligns with Objective HS 2.1 in that it preserves and revitalizes the livability and sense of place of Fort Lauderdale neighborhoods. The Property's land use and zoning designations currently permit 15 dwelling units per acre, and the Applicant's proposed rezoning will continue to have a density of 15 dwelling units per acre. The rezoning of the Property will revitalize this area of Edgewood and create a seamless transition from the higher intensity commercial hotels and high-rise developments to the north and the residential neighborhood to the west and south. This Project will only enhance livability and sense of place of the Edgewood neighborhood.

2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration.

The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration. This Property is currently surrounded by a mix of different uses including high-rise commercial development and hotels in Boulevard Business (B-1) District to the north; a church/school in Community Facilities: House of Worship/School (CF-HS) District to the east; a 5-acre vacant, but for 1 single-family home, parcel to the south and then a mix of duplexes, 2-family homes, cluster homes and single-family

residential uses in Residential Single Family and Duplex/Medium Density (RD-15) District further to the south; and parcels zoned B-2 and Residential Single Family/Low Medium Density (RS-8) District to the west. The change in zoning to RM-15 will provide the Applicant with the opportunity to develop a beautiful townhome project, which is consistent with the comprehensive plan and compatible with the surrounding neighborhood. The proposed rezoning will not adversely impact the surrounding neighborhood, and in fact, will enhance and beautify the area and create a seamless transition from the high-density commercial to the north and the lower density, mixed residential products to the west and south.

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 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 rezoning of the Property to RM-15 will create the needed transition from high density and intensity to single-family residential. The Property is located just south of SR 84 / Marina Boulevard, a main arterial street and close to community facilities and commercial development. The rezoning satisfies the intent and purpose of the zoning district which is to provide a transition from medium-high and high-density multifamily housing to single family neighborhoods and to be located on or within reasonable proximity to arterial or collector streets or generally near community facilities, office, or commercial development. The Project and creates a much needed buffer from the high-density development along SR 84 and is definitely suitable for the area. The permitted uses within the proposed zoning district are compatible with the surrounding districts and uses and maintains the same density of 15 dwelling units per acre as the current zoning district.



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

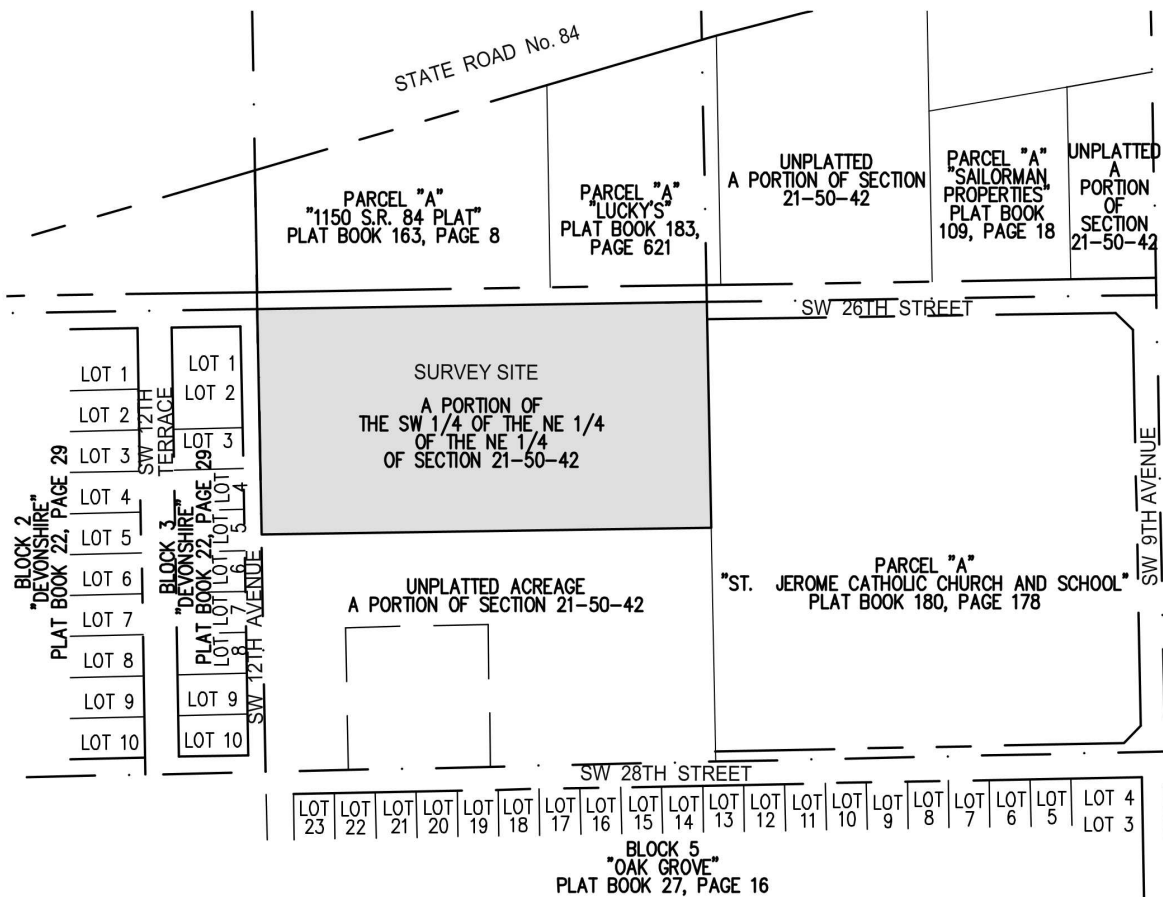
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION: TITLE: REZONING PETITION FROM RD -15 TO RM -15

THE NORTH FIVE (5) ACRES OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 50 SOUTH, RANGE 42 EAST.

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 217,843 SQUARE FEET (5.001 ACRES), MORE OR LESS.



VICINITY MAP
NOT TO SCALE

CLIENT: ECOAR, LLC

SCALE: N/A DRAWN: L.S.

ORDER NO.: 74093B

DATE: 5/2/25

1000 SW 26TH STREET, FORT LAUDERDALE

BROWARD COUNTY, FLORIDA

FOR: ECOAR FORT LAUDERDALE

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

Digitally signed by John F

Pulice

Date: 2025.08.12 15:14:34

-04'00'

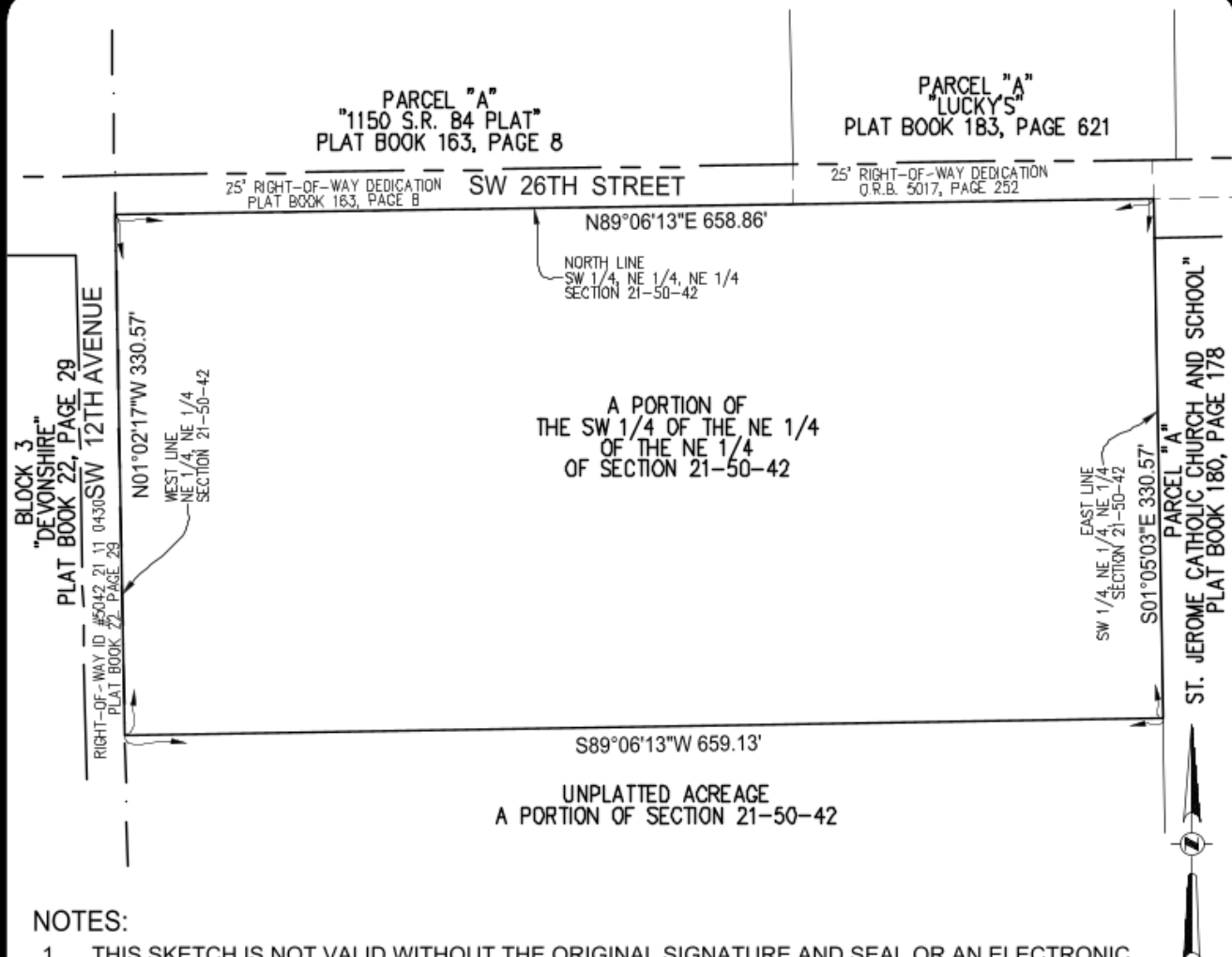
John F Pulice

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

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SUNRISE, FLORIDA 33351
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CERTIFICATE OF AUTHORIZATION LB#3870



NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE EAST LINE OF THE SW 1/4, NE 1/4, NE 1/4 SECTION 21-50-42 BEING S01°05'03"E.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

CLIENT: ECOAR, LLC

SCALE: 1"=100'

DRAWN: L.S.

ORDER NO.: 74093B

DATE: 5/2/25

1000 SW 26TH STREET, FORT LAUDERDALE

BROWARD COUNTY, FLORIDA

FOR: ECOAR FORT LAUDERDALE

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND & ABBREVIATIONS:

O.R.B. OFFICIAL RECORDS BOOK