



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.

<input type="checkbox"/> LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN) <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>(MOTs, construction staging)</i> <input type="checkbox"/> Parking Agreements <i>(separate from site plans)</i> COMPLETE SECTIONS B, C, D, G	<input type="checkbox"/> LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC) <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%) COMPLETE SECTIONS B, C, D, E, F	<input type="checkbox"/> LEVEL III PLANNING AND ZONING BOARD (PZB) <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 COMPLETE SECTIONS B, C, D, E, F	<input checked="" type="checkbox"/> LEVEL IV CITY COMMISSION (CC) <input type="checkbox"/> Land Use Amendment <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Plat <input type="checkbox"/> Public Purpose Use <input type="checkbox"/> Central Beach Development of Significant Impact* <input type="checkbox"/> Vacation of Right-of-Way City Commission Review No PZB Review <input type="checkbox"/> Vacation of Easement* COMPLETE SECTIONS B, C, D, E, F
<input type="checkbox"/> MISCELLANEOUS <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) COMPLETE SECTIONS B, C, D, I	<input type="checkbox"/> EXTENSION OR DEFERRAL <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> COMPLETE SECTIONS B, C, H	<input type="checkbox"/> APPEAL <input type="checkbox"/> Appeal decision by approving body and De Novo hearing items COMPLETE SECTIONS B, C, H	<input type="checkbox"/> PROPERTY AND RIGHT-OF-WAY <input type="checkbox"/> Road Closures <input type="checkbox"/> Construction Staging Plan <input type="checkbox"/> Revocable licenses 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	200 W CYPRESS CREEK HOLDINGS LLC	Authorized Agent	Stephanie J. Toothaker, Esq., P.A.
Address	Agent: 501 SW 2nd Avenue, Suite 1	Address	501 SW 2nd Avenue, Suite 1
City, State, Zip	Fort Lauderdale, FL 33301	City, State, Zip	Fort Lauderdale, FL 33301
Phone	Agent: 954.648.9376	Phone	954.648.9376
Email	Agent: stephanie@toothaker.org	Email	cc: estefonia@toothaker.org
Proof of Ownership	Warrenly Deed	Authorization Letter	Provided
Applicant Signature:	Signature Digitally signed by Stephanie J. Toothaker Date: 2024.10.11 14:58:02 -04'00'	Agent Signature:	Signature Digitally signed by Stephanie J. Toothaker Date: 2024.10.11 14:58:15 -04'00'

C PARCEL INFORMATION

Address/General Location	200 W Cypress Creek Road
Folio Number(s)	494210310010
Legal Description (Brief)	See Sketch and Legal attached
City Commission District	1 - John Herbst
Civic Association	N/A

D LAND USE INFORMATION

Existing Use	Office Building; Surface Parking Lot
Land Use	Industrial
Zoning District	M-3 (County)
Proposed	<i>Applications requesting land use amendments and rezonings.</i>
Proposed Land Use	TOD (UDP-L23001)
Proposed Zoning District	UUV-SE



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

Project Name	200 W Cypress Creek Road Rezoning				
Project Description <i>(Describe in detail)</i>	Rezoning from Intense Manufacturing and Industrial District (M-3, Broward County) to Uptown Urban Village Southeast (UUV-SE)				
Estimated Project Cost	\$ N/A <i>(Estimated total project cost including land costs for all new development applications only)</i>				
Waterway Use	No				
Flex Units	N/A	Redevelopment Units		Traffic Study Required	
Flex Acreage	N/A			No	
Residential Uses				Public Participation	
Single Family		N/A		No	
Townhouses		N/A		Non-Residential Uses	
Multifamily		N/A		Commercial	N/A
Cluster/Zero Lot Line		N/A		Restaurant	N/A
Other		N/A		Office	N/A
Total <i>(dwelling units)</i>		N/A		Industrial	N/A
				Other	N/A
Residential Unit Mix	Efficiency / Studio	N/A	1-Bedroom	N/A	Total <i>(square feet)</i>
Affordable Housing Units			% of AMI		2-Bedroom
Affordable Unit Mix	Efficiency / Studio	N/A	1-Bedroom	N/A	N/A
					3-Bedroom or More
					N/A

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

	Required Per ULDR	M-3 (County)	Proposed	UUV-SE
Lot Size <i>(Square feet/acres)</i>	10,000 SF		None	
Lot Density <i>(Units/acres)</i>	N/A		50 du/acre	
Lot Width	N/A		None	
Building Height <i>(Feet)</i>	35-120 feet		75 feet	
Structure Length	N/A		N/A	
Floor Area Ratio (F.A.R.)	N/A		3.0	
Lot Coverage	35%		N/A	
Open Space	N/A		Varies by use	
Landscape Area	N/A		N/A	
Parking Spaces	N/A		N/A	
SETBACKS <i>(Indicate direction N,S,E,W)</i>	Required Per ULDR		Proposed	
Front	25 feet		Primary/Secondary: 10 feet (min) - 50 feet (max)	
Side	25 feet		None	
Corner / Side	25 feet		None	
Rear	25 feet		None	

For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above

	Required Per ULDR	Proposed	Deviation
Tower Stepback			
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			
Proposed Amendment Description <i>(Describe in detail)</i>			
	Original Approval	Proposed Amendment	Amended
Residential Uses <i>(dwelling units)</i>			
Non-Residential Uses <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 (F.A.R.)			
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 <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 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 <small>(Provide Date)</small>
Expiration Date <small>(Permit Submittal Deadline)</small>	Requested Deferral Date	60 Days from Meeting <small>(Provide Date)</small>
Expiration Date <small>(Permit Issuance Deadline)</small>	Previous Deferrals Granted	Appeal Request
Requested Extension <small>(No more than 24 months)</small>	Justification Letter Provided	Indicate Approving Body Appealing
Code Enforcement <small>(Applicant Obtain by Code Compliance Division)</small>	*Note: Deferral requests are subject to a fee per deferral. See Fee Schedule for amount.	

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
<small>Date</small>	Certification	Request Start Date
Completion Value \$	Length of Stay	Request End Date
<small>Date</small>	Number of Residents	Construction Start Time
Stabilized Value \$	Number of Live-in Staff	Construction End Time
<small>Date</small>	Habitable Rooms	Sunday Construction Times
Acquisition Value \$	Gross Floor Area	Noise Mitigation Plan Date of Plan
<small>Date</small>	DEVELOPMENT REVIEW TEAM (DRT)* <small>Complete Section F</small>	
		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 the **N/A - rezoning only** result in your application being deemed **incomplete**.

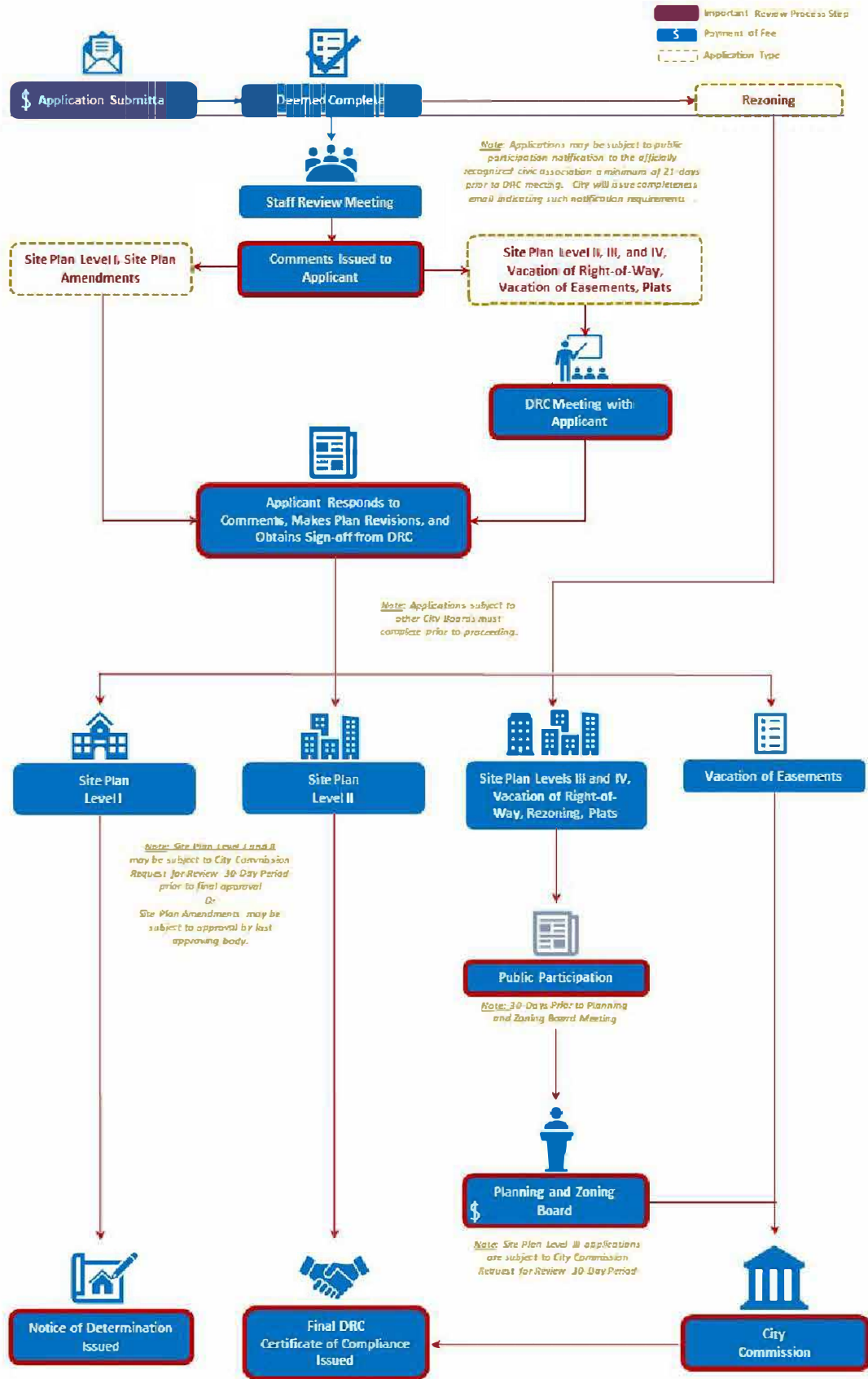
- Preliminary Development Meeting** completed on the following date: June 21, 2024
- Development Application Form** completed with the applicable information including signatures.
- Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- Address 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. N/A - rezoning only
- 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 - rezoning only
- Water and Wastewater Capacity Request** copy of email to Public Works requesting the capacity letter. N/A - rezoning only

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



October 22, 2024

Uptown Rezoning Application
200 W Cypress Creek
Case No. UDP-Z24012

RE: Rezoning from Intense Manufacturing and Industrial (M-3, Broward County) to Uptown Urban Village Southeast (UUV-SE) District - 200 W Cypress Creek - ULDR Rezoning Criteria Responses

The property owner, 200 W Cypress Creek Holdings, LLC., is requesting to rezone 133,678 square feet (approximately 3.06 acres) of land located at 200 W Cypress Creek Holdings, LLC. from Intense Manufacturing and Industrial (M-3, Broward County) District to Uptown Urban Village Southeast (UUV-SE) to permit the development of an adaptive reuse project into a Private Club Facility on the site. The City of Fort Lauderdale staff is processing the rezoning on behalf of the property owner.

Pursuant to the City's Unified Land Development Regulations (ULDR) Section 47-24.4.D, Rezoning Criteria, an applicant must demonstrate that the application for a rezoning meet the following criteria:

1. The zoning district proposed is consistent with the City's Comprehensive Plan.

The property is currently zoned M-3, County zoning and has an underlying land use designation of Industrial, which is intended to accommodate opportunities for the retention and expansion of economic activities associated with manufacturing, processing or assemble plants and their support enterprises for warehouse, storage, distribution, research and development. The proposed UUV-SE zoning district is consistent with this land use designation. Please refer to the Comprehensive Plan Consistency section within this report for additional information.

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

The development in the surrounding area is characterized mainly by office, hotel, and commercial uses. Rather than adversely impacting the character of development in the area with more intense uses such as industrial manufacturing, the proposed rezoning to UUV-SE will have a positive impact by allowing for the expansion of warehouse and storage use in the area.

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.

Rezoning the proposed property to the UUV-SE zoning district will permit the proposed use of Private Club Facility, as it is a permitted use in the UUV-SE zoning district. In addition, the proposed zoning district is compatible with the surrounding business districts that permit and have existing uses similar to that of the proposed use. Furthermore, the Uptown Master Plan encourages the proposed property to be rezoned to the UUV-SE zoning district. The proposed rezoning ensures the continued planned growth of the Uptown Urban Village identified in the Uptown Urban Village Master Plan.

Prepared by Urban Design and Planning staff for Case No. UDP- Z24012

DEVELOPMENT SERVICES DEPARTMENT
700 NW 19TH AVENUE | FORT LAUDERDALE, FLORIDA 33311
954-828-5207 | www.fortlauderdale.gov

EXHIBIT "A"

LEGAL AND SKETCH TO ACCOMPANY REZONING PETITION

"Rezoning from Intense Manufacturing and Industrial District (M-3, Broward County) to Uptown Urban Village Southeast (UUV-SE)"

200 WEST CYPRESS CREEK ROAD, FORT LAUDERDALE, FL. 33309

PARCEL ID # 4942-10-31-0010

SEC. 10 TWP. 49 S RGE. 42 E

SURVEYOR'S NOTES:

1. This is not a Boundary Survey.
2. Bearings shown hereon are based on the bearing of North Line of SW 1/4 of Section 10-49 S-42 E as S 88°30'11" W.
3. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
4. This Legal & Sketch consist in 3 pages, one page is not valid without the others.
5. This Sketch and Legal strip forms a closed geometric figure.

LEGAL DESCRIPTION:

PARCEL A, OF CYPRESS CREEK OFFICE DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 113, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL ID : 4942-10-31-0010

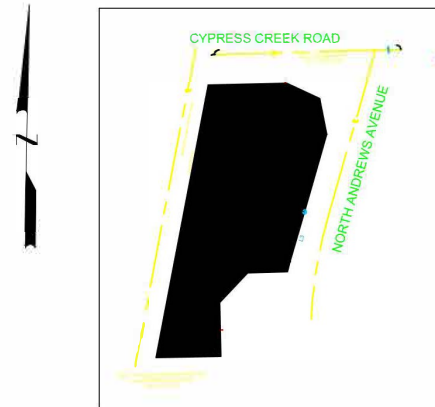
Said Land situate, Lying and Being in Broward County, Florida and containing 133,678.0 Square feet. 3.069 Acres more or less.

CERTIFY TO : CITY OF FORT LADERDALE

Guillermo Guerrero

Digitally signed by Guillermo Guerrero
Date: 2024.11.13 18:27:10 -05'00'

LOCATION MAP
N.T.S.



PROJECT
LOCATION

LEGEND:

1. P.O.B denotes Point of Beginning
2. P.O.C denotes Point of Commencement.
4. R/W denotes Right of Way
5. P/L Property Line
6. C/L Centerline

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the Property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes. That the Sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This Sketch does not represent a Land Survey.



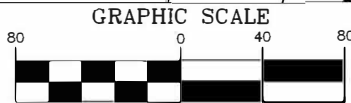
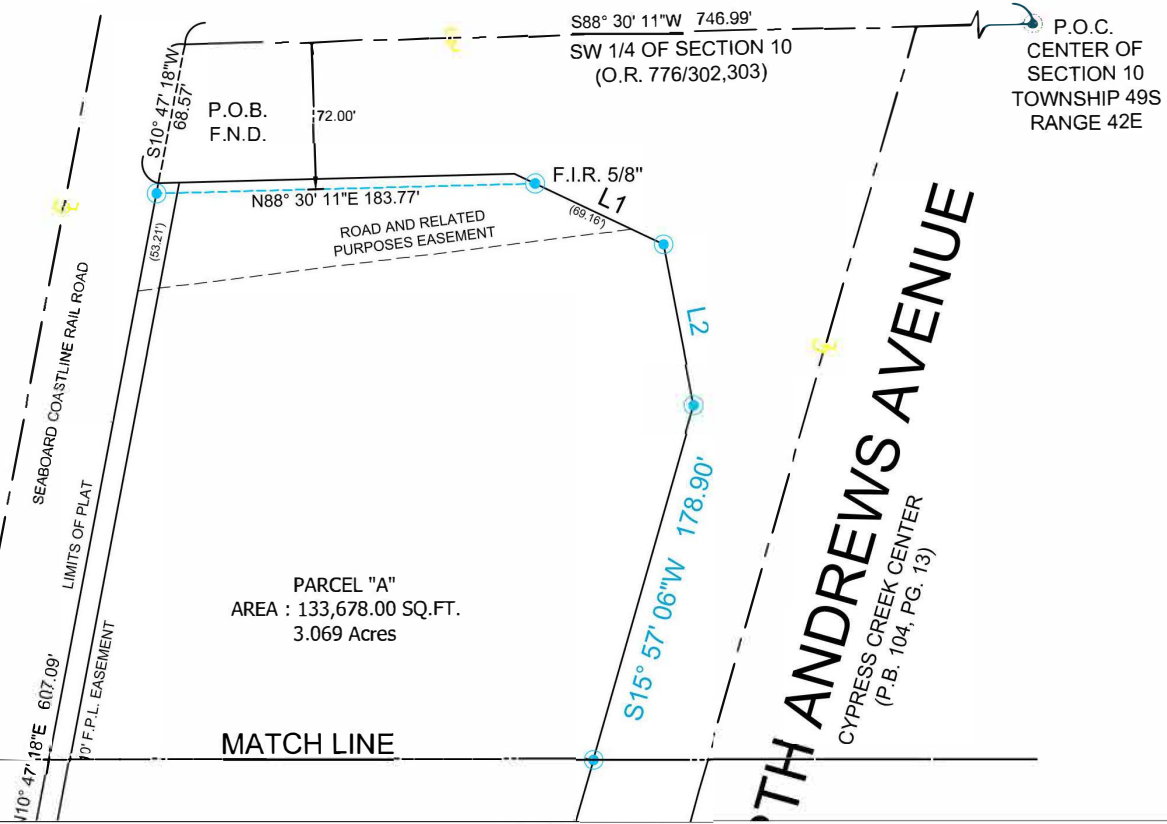
BY: GUILLERMO A. GUERRERO
Professional Surveyor and Mapper
Certificate No. 6453
STATE OF FLORIDA
682 EAST 21 ST. HIALEAH, FL. 33013
phone 305-333-3328
Email: guerreropsm@aol.com

Additions or deletions to Survey Maps by other than the signing are prohibited without the written consent of the signing party.

<p>LEGAL AND SKETCH</p> <p>ACCOMPANY REZONING PETITION 200 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL. 33309</p>	<p>BY: GUILLERMO A. GUERRERO Professional Surveyor and Mapper Certificate No. 6453 STATE OF FLORIDA 682 EAST 21 ST. HIALEAH, FL. 33013 phone 305-333-3328 Email: guerreropsm@aol.com</p>	JOB No.: 200 W CYPRESS L&S	
		DRAWN DATE: 10-07-2024	
		DRAWN: GG	REVISED:
		CHECKED BY: GG	
		SCALE: AS SHOWN	
SHEET 1 OF 3			

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

CYPRESS CREEK ROAD



Additions or deletions to Survey Maps by other than the signing are prohibited without the written consent of the signing party.

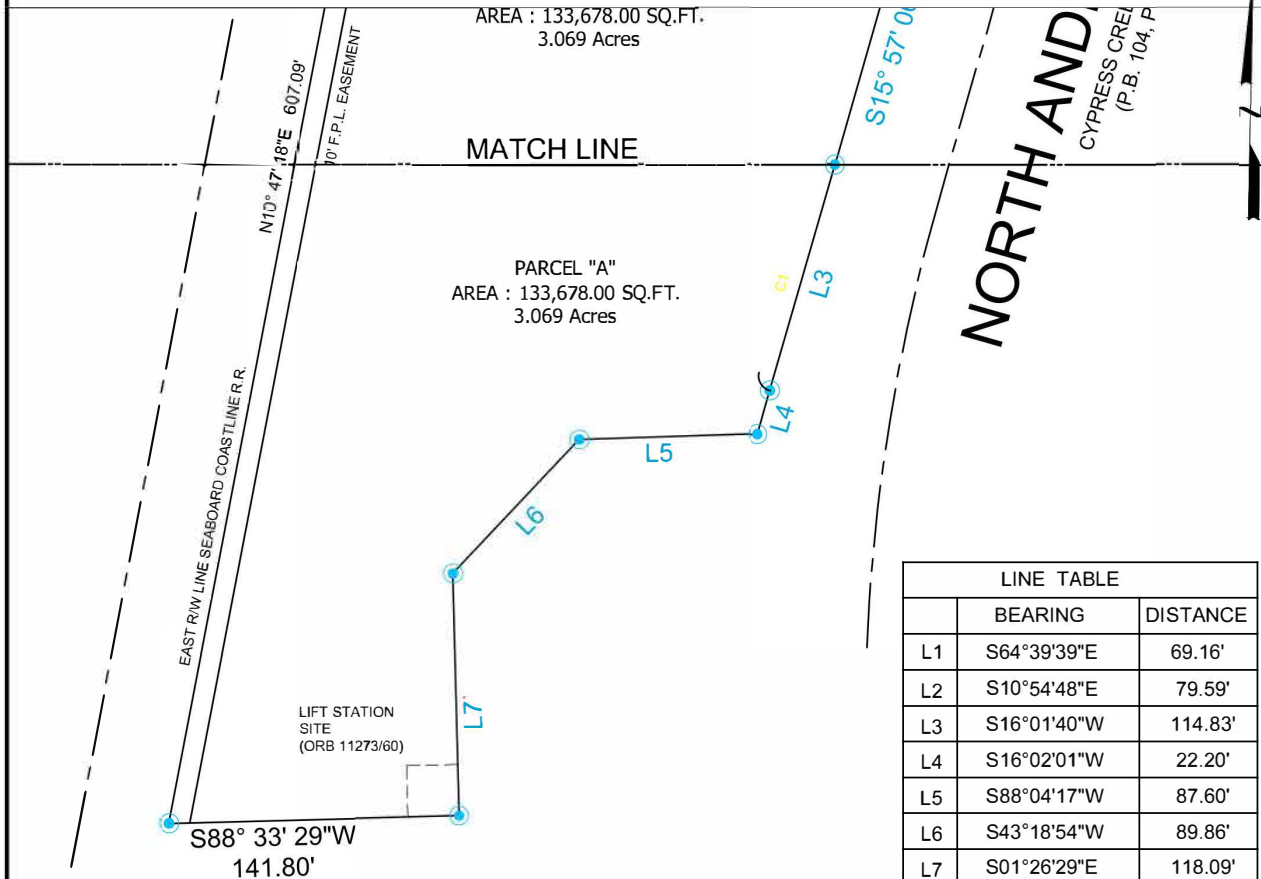
1 inch = 80 ft.

LEGAL AND SKETCH
ACCOMPANY REZONING PETITION
200 WEST CYPRESS CREEK ROAD
FORT LAUDERDALE, FL. 33309

BY: GUILLERMO A. GUERRERO
Professional Surveyor and Mapper
Certificate No. 6453
STATE OF FLORIDA
682 EAST 21 ST. HIALEAH, FL. 33013
phone 305-333-3328
Email: guerreropsm@aol.com

JOB No.: 200 W CYPRESS L&S	
DRAWN DATE: 10-07-2024	
DRAWN: GG	REVISED:
CHECKED BY: GG	
SCALE: 1"=80'	
SHEET 2 OF 3	

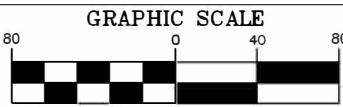
SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LINE TABLE		
	BEARING	DISTANCE
L1	S64°39'39"E	69.16'
L2	S10°54'48"E	79.59'
L3	S16°01'40"W	114.83'
L4	S16°02'01"W	22.20'
L5	S88°04'17"W	87.60'
L6	S43°18'54"W	89.86'
L7	S01°26'29"E	118.09'

ACT "F" NORTH ANDREWS INDUSTRIAL AND COMMERCIAL CENTER (P.B. 41, PG. 45)

CURVE TABLE					
	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	115.09'	1015.21'	06°29'43"	115.03'	S12°42'25"W



Additions or deletions to Survey Maps by other than the signing are prohibited without the written consent of the signing party.

(IN FEET)
1 inch = 40 ft.



LEGAL AND SKETCH
ACCOMPANY REZONING PETITION
200 WEST CYPRESS CREEK ROAD
FORT LAUDERDALE, FL. 33309

BY: GUILLERMO A. GUERRERO
Professional Surveyor and Mapper
Certificate No. 6453
STATE OF FLORIDA
682 EAST 21 ST. HIALEAH, FL. 33013
phone 305-333-3328
Email: guerreropsm@aol.com

JOB No.: 200 W CYPRESS L&S	
DRAWN DATE: 10-07-2024	
DRAWN: GG	REVISED:
CHECKED BY: GG	
SCALE: 1"=80'	
SHEET 3 OF 3	