



# DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 01/24/2023

**INSTRUCTIONS:** The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The development application form must be filled out accurately and all applicable sections must be completed. Only complete the sections indicated for application type with N/A for those section items not applicable. Refer to "Specifications for Plan Submittal" by application type for information requirements for submittal. Select the application type and approval level in **SECTION A** and complete the sections specified.

**A APPLICATION TYPE AND APPROVAL LEVEL** *Select the application type from the list below and check the applicable type.*

<p><input type="checkbox"/> <b>LEVEL I</b> ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)</p> <p>New nonresidential less than 5,000 square feet Change of use (same impact or less than existing use) Plat note/Nonvehicular access line amendment Administrative site plan Amendment to site plan* Property and right-of-way applications (MOTs, construction staging) Parking Agreements (separate from site plans)</p> <p><b>COMPLETE SECTIONS</b> B, C, D, G</p>	<p><input type="checkbox"/> <b>LEVEL II</b> DEVELOPMENT REVIEW COMMITTEE (DRC)</p> <p>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 (if great impact than existing use) Development in Regional Activity Centers (RAC)* Development in Uptown Project Area* Regional Activity Center Signage Design Review Team (DRT) Affordable Housing (≥10%)</p> <p><b>COMPLETE SECTIONS</b> B, C, D, E, F</p>	<p><input type="checkbox"/> <b>LEVEL III</b> PLANNING AND ZONING BOARD (PZB)</p> <p>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</p> <p><b>COMPLETE SECTIONS</b> B, C, D, E, F</p>	<p><input type="checkbox"/> <b>LEVEL IV</b> CITY COMMISSION (CC)</p> <p>Land Use Amendment Rezoning Plat Public Purpose Use Central Beach Development of Significant Impact* Vacation of Right-of-Way</p> <p>City Commission Review Only <i>(review not required by PZB)</i> Vacation of Easement*</p> <p><b>COMPLETE SECTIONS</b> B, C, D, E, F</p>
<p><input type="checkbox"/> <b>EXTENSION</b></p> <p>Request to extend approval date for a previously approved application</p> <p><b>COMPLETE SECTIONS</b> B, C, H</p>	<p><input type="checkbox"/> <b>DEFERRAL</b></p> <p>Request to defer after an application is scheduled for public hearing</p> <p><b>COMPLETE SECTIONS</b> B, C, H</p>	<p><input type="checkbox"/> <b>APPEAL/DE NOVO</b></p> <p>Appeal decision by approving body De Novo hearing items</p> <p><b>COMPLETE SECTIONS</b> B, C, H</p>	<p><input type="checkbox"/> <b>PROPERTY AND ROW ITEM</b></p> <p>Road closures Construction staging plan Revocable licenses</p> <p><b>COMPLETE SECTIONS</b> B, C, E</p>

\*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.*

<b>Applicant/Property Owner</b>		<b>Authorized Agent</b>	
<b>Address</b>		<b>Address</b>	
<b>City, State, Zip</b>		<b>City, State, Zip</b>	
<b>Phone</b>		<b>Phone</b>	
<b>Email</b>		<b>Email</b>	
<b>Proof of Ownership</b>	Provide Warranty Deed or Tax Record	<b>Authorization Letter</b>	Attach Letter
<b>Applicant Signature:</b>		<b>Agent Signature:</b>	

**C PARCEL INFORMATION**

<b>Address/General Location</b>	
<b>Folio Number(s)</b>	
<b>Legal Description (Brief)</b>	
<b>City Commission District</b>	
<b>Civic Association</b>	

**D LAND USE INFORMATION**

<b>Existing Use</b>	
<b>Land Use</b>	
<b>Zoning</b>	
<b>Proposed</b>	<i>Applications requesting land use amendments and rezonings.</i>
<b>Proposed Land Use</b>	
<b>Proposed Zoning</b>	

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

<b>Project Name</b>														
<b>Project Description (Describe in detail)</b>														
<b>Estimated Project Cost</b>	\$	<i>(Estimated total project cost including land costs for all new development applications only)</i>												
<b>Affordable Housing Number of Units (AMI)</b>		30%		50%		60%		80%		100%		120%		140%
<b>Affordable Housing Number of Units (MFI)</b>		30%		50%		60%		80%		100%		120%		140%



Waterway Use	Yes or No		
Flex Units Request	Yes or No		
Commercial Acreage	Flex	Yes or No	
Residential Uses			
	Single Family		
	Townhouses		
	Multifamily		
	Cluster/Zero Lot Line		
	Other		
Total (dwelling units)			
Unit Mix (dwelling units)	Studio-1 Bedroom	2 Bedroom	3+ Bedroom

Traffic Study Required	Yes or No
Parking Reduction	Yes or No
Public Participation	Yes or No
Non-Residential Uses	
	Commercial
	Restaurant
	Office
	Industrial
	Other
Total (square feet)	

**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 [ ]			
<i>For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.</i>			
Tower Stepback	Required Per ULDR	Proposed	Deviation
Front / Primary Street [ ]			Yes or No
Sides / Secondary Street [ ]			Yes or No
Building Height			Yes or No
Streetwall Length			Yes or No
Podium Height			Yes or No
Tower Separation			Yes or No
Tower Floorplate (square feet)			Yes or No
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)			Yes or No
Non-Residential Uses (square feet)			Yes or No
Lot Size (Square feet/acres)			Yes or No
Lot Density (Units/acres)			Yes or No
Lot Width			Yes or No
Building Height (Feet)			Yes or No
Structure Length			Yes or No
Floor Area Ratio (F.A.R)			Yes or No
Lot Coverage			Yes or No
Open Space			Yes or No
Landscape Area			Yes or No
Parking Spaces			Yes or No
Tower Stepback			Yes or No
Building Height			Yes or No
Streetwall Length			Yes or No
Podium Height			Yes or No
Tower Separation			Yes or No
Tower Floorplate (square feet)			Yes or No
Residential Unit Size (minimum)			Yes or No
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			Yes or No
Does this amendment require a revised water sewer capacity letter?			Yes or No

**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	DRC,PZB,HPB,CC	Approving Body	DRC,PZB,HPB,CC	Approving Body	DRC,PZB,HPB
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	Yes or No	Appeal Request	Yes or No

# Local Equity Three, LLC

July 3, 2023

David Soloman, City Clerk  
City of Fort Lauderdale City Hall  
100 N. Andrews Avenue  
City of Fort Lauderdale, FL 33301

**Re: Development approvals for property located at 400 SE 29 Street (504222000070);  
2901 S Federal Hwy (504222000071 and 504222070800); and 475 SE 30 Street  
(504222070810) (the "Property")**


Dear Mr. Soloman:

Crush Law, P.A., specifically Courtney Crush and Jason Crush are authorized to represent Local Equity Three, LLC, for the purpose of pursuing development entitlements on the Property in the City of Fort Lauderdale.

Sincerely,

Local Equity Three, LLC, LLC a Florida Limited Liability Company

By: Direct Management, LLC, it's manager

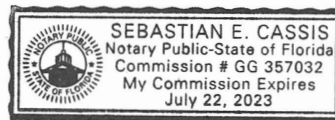
By:   
Name: Euvonia Touriz  
Title: Manager

STATE OF FLORIDA  
COUNTY OF BROWARD

Sworn to and subscribed before me this 03 day of July 2023, by Euvonia Touriz who is:

Personally known to me   
OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

  
Notary Public, State of Florida



Print, type or stamp name of notary

My Commission Expires: July 22, 2023

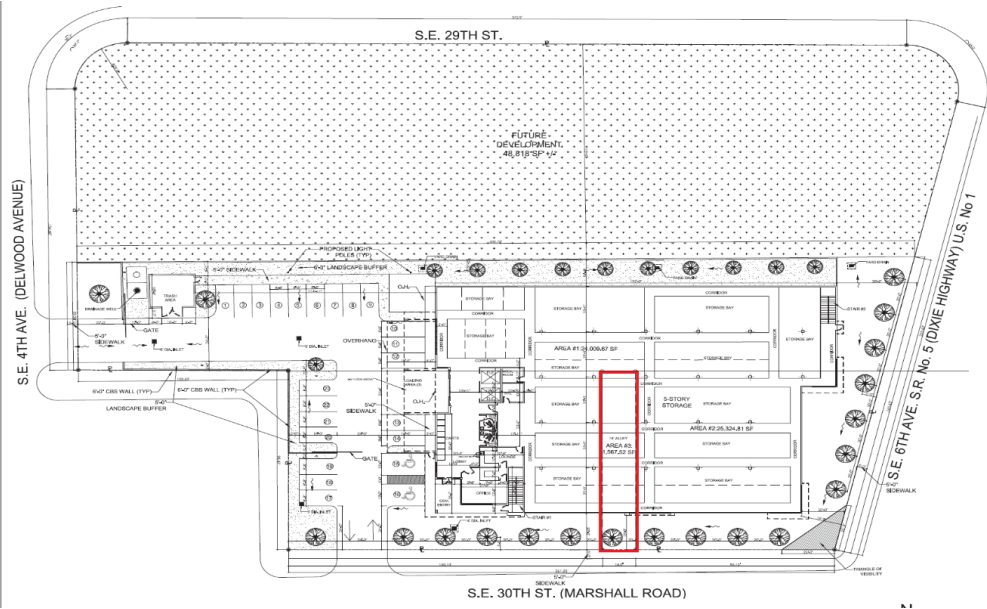
**Alley Vacation**  
**Narrative**

**Contents:**

- Section 1:** **Description of Alley Vacation Request**
- Section 2:** **Review Criteria ULDR Section 47-24.7**

**Section 1:** **Description of Alley Vacation Request**

Local Equity Three, LLC, (the "Property Owner") owns the properties located at 400 SE 29 Street (50422200070); 2901 S Federal Hwy (50422200071 and 504222070800); and 475 SE 30 Street (504222070810) (the "Properties"). The Property Owner requests to vacate the 16' alley located north of SE 30<sup>th</sup> Avenue between 475 SE 30 Street and the parking lot at 2901 S Federal Highway as outlined in red on the site plan below.



The alley to be vacated is located in between two of the Properties and dead ends into a fence along private property also owned by the Property Owner. Currently, the alley is not used for access and the Property Owner owns the property on three sides of the dead-end alley. The Property Owner has submitted a concurrent Development Review Committee ("DRC") application for a proposed self-storage facility on the parcels surrounding the alley.

**Section 2: Review Criteria ULDR Section 47-24.6**

*Section 47-24.6 - Vacation of rights-of-way.*

...

4. *Criteria. An application for a vacation of a right-of-way or other public place shall be reviewed in accordance with the following criteria:*

*a. The right-of-way or other public place is no longer needed for public purposes; and*

**RESPONSE: The alley to be vacated dead ends into private property owned by the Property Owner and is not needed for a public purpose. The alley is not in use by the surrounding property owners, nor is it used for public purpose.**

*b. Alternate routes if needed are available which do not cause adverse impacts to surrounding areas; and*

**RESPONSE: Alternate routes are not necessary as previously stated, the alley is not used by surrounding property owners. There will be no adverse impacts to the surrounding area.**

*c. The closure of a right-of-way provides safe areas for vehicles to turn around and exit the area; and*

**RESPONSE: As previously stated, the alley to be vacated is a dead end and is not used by the surrounding property owners for access.**

*d. The closure of a right-of-way shall not adversely impact pedestrian traffic; and*

**RESPONSE: This alley not only dead ends, but there are no sidewalks for pedestrians. The closure of the alley shall not adversely impact pedestrian traffic.**

*e. All utilities located within the right-of-way or other public place 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 utilities easement has been retained over the right-of-way area or portion thereof; or an easement in a different location has been provided for the utility facilities by the owner to the satisfaction of the city; or any combination of same and utilities maintenance shall not be disrupted.*

**See required no objection letters submitted herewith.**



Carlos Lozano  
Manager - OSP Planning  
& Engineering Design

715 N Federal Hwy  
Hollywood, FL 33020

T: 561-310-5185  
CL448E@att.com

July 6, 2023

Jason Crush  
Crush Law, PA  
333 N. New River Dr.  
Fort Lauderdale, FL 33301

RE: Alley Vacation between 2901 S Federal Hwy (504222000071 and 504222070800);  
and 475 SE 30 Street (504222070810)

ATT does not object to your request for the vacation of the the 16' alley located  
north of SE 30th Avenue between 475 SE 30 Street and the parking lot at 2901 S  
Federal Highway.

It is understood that any relocation of existing AT&T facilities associated with the  
proposed project and encroachments will be at the owner's expense. Additional future  
easements in another location may be required to provide service to the proposed  
project. ATT does not at this time maintain any existing utilities within the easement to  
be vacated.

Should you have any questions, please contact me at 561-310-5185.

Sincerely,

Carlos Lozano  
Manager - OSP Planning &  
Engineering Design



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

January 4<sup>th</sup>, 2024

Jason S Crush, Esq.  
Crush Law, P.A.  
888 E Las Olas Blvd Suite 201  
Fort Lauderdale, FL 33301  
Office: 954-522-2010  
Cell: 754-971-2391

**RE: Alley Vacation between 2901 S Federal Hwy (504222000071 and 504222070800);and  
475 SE 30 Street (504222070810)**

Location: 400 SE 29 Street(504222000070); 2901 S Federal Hwy (504222000071 and  
504222070800); and 475 SE 30 Street (504222070810) (the “Properties”),

**Dear Mr. Jason S Crush, Esq:**

On behalf of Comcast this letter shall serve as a notice of “No-Objection” to the following:

1. No objection to vacate the 16’ alley located north of SE 30th Avenue between 475 SE 30 Street and the parking lot at 2901 S Federal Highway as shown on the recording plat.

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

Sincerely,

Maria Nunez  
Comcast/ Southern Division (RDC)  
6565 Nova Drive  
Davie, FL 33317

E-MAIL: maria\_nunez@comcast.com



February 7, 2024

Lauren N Pleffner  
Crush Law, P.A.  
888 E Las Olas Blvd  
Suite 201  
FORT LAUDERDALE, FL 33301

Re: Letter of NO OBJECTION to vacate the alley near Utility located North of SE 30<sup>th</sup> Ave between 475 SE 30 Street and the parking lot at 2901 S Federal Highway in Fort Lauderdale FL

Dear Lauren N Pleffner:

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 Utility Easement.
- 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.

Should you have any questions, please call me at (954) 717-2089.

Sincerely,

Matthew Ward  
Project Manager

An FPL Group Company





July 10, 2023

To: Jason S Crush, Esq.  
Crush Law, P.A.  
888 E las Olas Blvd. Suite 201  
Ft. Lauderdale, FL 33301

RE: Vacate of 16' Alley  
475 SE 30<sup>th</sup> St Ft. Lauderdale, FL 33316  
Section 22, Township 50 S, Range 42 E  
Broward County, Florida

To: Whom It May Concern,

Thank you for contacting TECO Peoples Gas Company regarding the vacate of easement at the above referenced location. After reviewing the documents provided, TECO-PGS has NO objection to this request. .

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Joan Domning". The signature is fluid and cursive.

Joan Domning  
Administrative Specialist, Senior  
Peoples Gas-Distribution Engineering  
8416 Palm River Road  
Tampa, FL 33619  
Office: 813-275-3783



August 3, 2023

Lauren Pleffner

Crush Law, P.A.  
888 E Las Olas Blvd  
Fort Lauderdale FL, 33301

Subject: **No Objection Letter for the 16' Alley Vacation located at 2901 S Federal Highway, Fort Lauderdale, FL (UDP-V23003)**

Dear Lauren Pleffner,

The City of Fort Lauderdale's Public Works Department (PW) has reviewed the request for vacating the 16' Alley located at 2901 S Federal Highway, per the plans provided by Crush Law. Public Works has no objection to this request.

Should you have any questions or require any additional information, please contact me at (954) 828-6982.

Sincerely,

Roberto Betancourt, P.E.  
Project Manager II

**PUBLIC WORKS DEPARTMENT**

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

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