



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



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

Traffic Study Required	No	
Parking Reduction	No	
Public Participation	No	
Non-Residential Uses		
Commercial		
Restaurant		
Office		
Industrial	150,200SQ. FT.	
Other		
Total (square feet)	150,200 SQ. FT.	

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)	NONE REQUIRED	169,177 SQ. FT. / 3.8838 ± ACRES	
Lot Density (Units/ acres)	NONE	N/A	
Lot Width	NONE	250'	
Building Height (Feet)	150'	Tallest 63'±	
Structure Length	NONE	230'. 3- 235'	
Floor Area Ratio (F.A.R.)	NONE	0.89	
Lot Coverage	NONE REQUIRED	88%	
Open Space	NONE	23.1% ACRES INCLUDING LANDSCAPE	
Landscape Area	SECTION 47-21. 13: 1.6,10,16		
Parking Spaces	34	35 (34 + 1 ADA)	
SETBACKS (Indicate direction N S E W)			
	Required Per ULDR	Proposed	
Front []	5'	20'	
Side []	NONE	20'	
Corner / Side []	5'	10'	
Rear []	NONE	0'	
For projects in Downtown, Northwest, South Andrews, and Uplown Master Plans to be completed in conjunction with the applicable items above.			
	Required Per ULDR	Proposed	Deviation
Tower Stepback			
Front / Primary Street []	N/A	N/A	
Sides / Secondary Street []	N/A	N/A	
Building Height	N/A	N/A	
Streetwall Length	N/A	N/A	
Podium Height	N/A	N/A	
Tower Separation	N/A	N/A	
Tower Floorplate (square feet)	N/A	N/A	
Residential Unit Size (minimum)	N/A	N/A	

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 Date	Meeting	30 Days from Meeting (Provide Date)		
Expiration Date (Permit Submittal Deadline)		Requested Date	Deferral	60 Days from Meeting (Provide Date)		
Expiration Date (Permit Issuance Deadline)		Previous Deferrals Granted		Appeal Request		



<div>Requested Extension <small>(No more than 24 months)</small></div> <div>Code Enforcement <small>(Applicant Obtain by Code Compliance Division)</small></div>	<div>Justification Letter Provided</div>	<div>Indicate Approving Body Appealing</div> <div>De Novo Hearing Due to City Commission Call-Up</div>
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CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following checklist 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:

8/23

PROVIDE 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 applicant contact David Goodrum at 954-828-5976 or DGoodrum@fortlauderdale.gov

☒ 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.

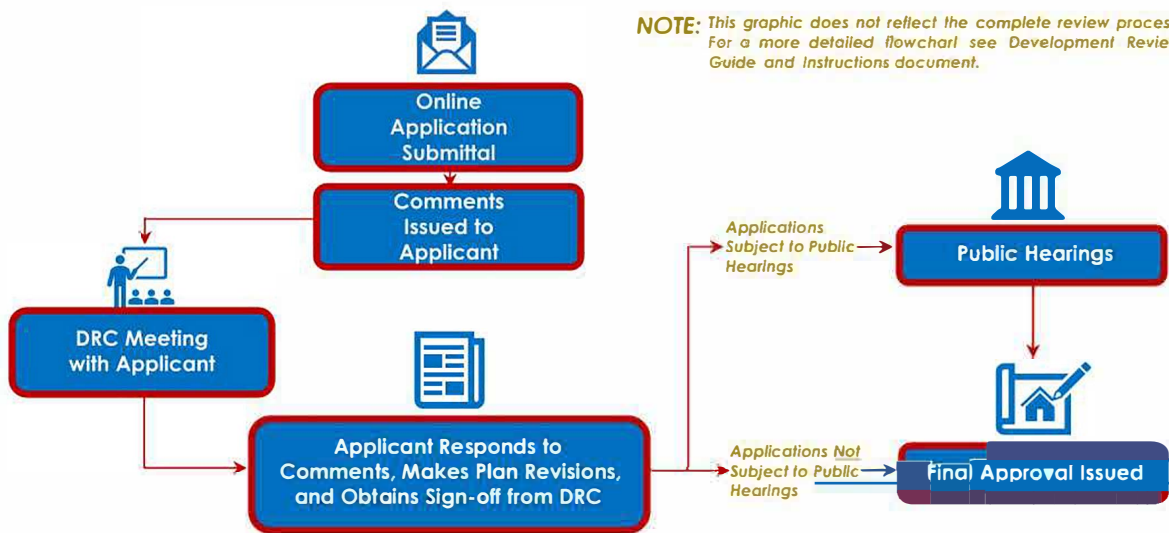
☐ Stormwater Calculations signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.

☐ 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 the City's online citizen access portal [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 delays 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: The entire development review process flowchart can be found in the [Development Application Guide and Instructions](#) document. Below is a quick reference flowchart with key steps in the process to guide applicants.



CONTACT INFORMATION: Questions regarding the development process or [LauderBuild](#), see contact information below.

GENERAL URBAN DESIGN AND PLANNING QUESTIONS	LAUDERBUILD ASSISTANCE AND QUESTIONS
Planning Counter 954-828-6520, Option 5 planning@fortlauderdale.gov	DSD Customer Service 954-828-6520, Option 1 lauderbuild@fortlauderdale.gov

May 29, 2025

**City of Fort Lauderdale
DRC Plat Submittal Narrative
For "1001 SUB"**

This plat site is on the North side of N.E. 13th Street and North and West of Progresso Drive. Platting is required because the property has never been platted. The property contains 169,177 square feet or 3.8838 acres. The property includes 1,125 square foot old abandon (unusable) building and a parking lot.

There is also a concurrent vacation petition being processed for an Eight-foot Drainage Easement on this Site. It has been approved by the City Commission subject the conclusion of the platting so that the final engineering certificate can be finalized. It will remain on the plat drawing for the duration of the processing and recording.

The property will be platted as two parcels: Parcel "A" – will be restricted to **162,952** square feet of **"Industrial Mini-Warehouse"** as designated by Broward County Plat Section. The plat will also include a 6,225 square foot Parcel "B" that will be restricted to **Open Space**. The parcels will also be shown on the Site Plan currently in the approval process.

No additional right-of-way will be required to comply with the Broward County Trafficways Map because the project is not on a Broward County Trafficway.

This plat has been approved by the City's Development Review Committee and will be processed for consideration by the Planning and Zoning Board and the City Commission. It will also be processed through the Broward County Board of County Commissioners for final approval and recording.

Prepared By:

James McLaughlin
A Division of Control Point Associates FL, LLC.
1901 W. Cypress Creek Road #501
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**Control Point Associates FL, LLC is pleased to announce the acquisition
of McLaughlin Engineering Company.**





McLAUGHLIN ENGINEERING CO.

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ASSOCIATES, INC.
traditional methods | modern approaches

1700 NW 64th Street
Suite 400
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Tel: 954-763-7611

August 23, 2023

City of Fort Lauderdale
Sec. 47-24.5, Adequacy Requirements for Plat of
“1001”
Narrative
Page one of two

Prepared By:

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Sec. 47-24.5 (A)(2)

The Broward County Planning Council has determined that platting is required, because the property has never been platted. The parcel will be recorded as Parcel “A”, “1001”

Sec. 47-24.5 (B)

The property owner will follow the processes as outlined in this section and McLaughlin Engineering Company, Surveyor, has prepared and will revise the plat, according to the DRC comments as published, and is also routing the plat through the Broward County Platting process for recordation.

Sec. 47-24.5 (C)

McLaughlin Engineering Company will prepare the final “Mylar” of the plat showing and including all of the requirements as listed in Sec. 47-24.5 (C) (1, 2, 3a – 3q).

Sec. 47-24.5(D.1a thru 1m)

This site is being platted in anticipation of future development and is being restricted to 150,200 square feet of “Industrial Mini-Warehouse”. There is currently a parking lot and a 1,125 Square Foot abandoned CBS Building that will be removed from the property. This project does not anticipate any right-of-way dedication on N.E. 13th Street or Progresso Drive as it currently is not on a Broward County Trafficway and meets the City’s minimum requirements. All future driveways will be constructed to meet all of the City of Fort Lauderdale criteria for site development.

Sec. 47-24.5(D.1n)

This site is being restricted 150,200 square feet of “Industrial Mini-Warehouse”. The property will be recorded as a one-parcel plat, Parcel “A”. Easements required by the franchised utility companies (if any) will be shown on the plat and recorded in the Broward County Records.

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Sec. 47-24.5 (E1 – E2)

This section has to do with required subdivision improvements, preparation of plans and providing subdivision improvement bonds. If any are required, these will be prepared and submitted in accordance with the procedure(s) that have been established by the City of Fort Lauderdale and Broward County.

Sec. 47-24.5 (E3a)

This project does not anticipate any right-of-way dedication on N.E. 3th Street as it already complies with the City of Fort Lauderdale minimum rights-of-way. The Permanent Reference Monuments (PRM'S) will be set in accordance with Florida Statute, Chapter 177, Part 1, Section 177.091, and will be shown on the final plat.

Sec. 47-24.5 (E3b –E3c)

Grading and Storm Drainage: No additional improvements are being sought with this platting. The future development will include an on-site grading plan and is included along with the Site Plan, it will be constructed in accordance with City of Fort Lauderdale specifications.

Sec. 47-24.5 (E3d)

Paving: No additional improvements are being sought with this platting. The future development shown on the Site Plan is being done in accordance with all requirements and specifications of the City of Fort Lauderdale.

Sec. 47-24.5 (E3e)

Sidewalks: A five (5) foot concrete sidewalk is constructed at the project site and meets the City of Fort Lauderdale requirements.

Sec. 47-24.5 (E3f)

Water service will be provided by the City of Fort Lauderdale and connected to the system according to the requirements and provisions established by the City of Fort Lauderdale.

Sec. 47-24.5 (E3g)

Sanitary sewer service will be provided by the City of Fort Lauderdale and connected to the system according to the requirements and provisions established by the City of Fort Lauderdale.



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August 23, 2023

City of Fort Lauderdale
Sec. 47-25.2, Adequacy Requirements for Plat of
“1001”
Narrative
Page one of two

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Sec. 47-25.2(A)

The adequacy requirements set forth herein are for 150,200 square feet of “Industrial Min-Warehouse” as designated in the Broward County uses category.

Sec. 47-25.2(B)

The Site Plan is being processed through the governmental departments and agencies of the City of Fort Lauderdale and will be developed in such a way as to not hinder or interfere with the City of Fort Lauderdale’s communication network.

Sec. 47-25.2(C)

As stated above, a site plan is being processed through the City and has been designed in such a way as to meet all of the requirements of this section by designing retention areas and/or drainage structures so that the required retention of storm water runoff dictated by the City of Fort Lauderdale is maintained on site.

Sec. 47-25.2(D.1 – D.2)

This site is located on a previously developed site and no identified environmentally sensitive lands exist.

Sec. 47-25.2(E)

The owner will develop the site in accordance with all City and County fire codes and regulations.

Sec. 47-25.2(F)

This site is being developed without a residential component. Park Impact fees will not be assessed according to Section 47-38A of the ULDR by the City of Fort Lauderdale.

Sec. 47-25.2(G)

The site is to be developed in a manner that will not hinder Police protection services. The development will provide improvements, which are consistent with Crime Prevention.

Sec. 47-25.2(H)

This site is adjacent to the City of Fort Lauderdale water facilities. The Site is in the City of Fort Lauderdale Water service area and is adequate for the needs of the proposed development.

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City of Fort Lauderdale
Sec. 47-25.2, Adequacy Requirements for Plat of
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Sec. 47-25.2(I)

This site is adjacent to the City of Fort Lauderdale Wastewater facilities. The Site is in the City of Fort Lauderdale Wastewater service area and is adequate for the needs of the proposed development.

Sec. 47-25.2(J)

School impact fees will be not be assessed in accordance with the provisions of the Broward County Land Development Code, as there are no residential units planned for this development.

Sec. 47-25.2(L)

As was stated in the comment regarding **Sec. 47-25.2(C)**, the development, stormwater and drainage structures and calculations, will be in accordance with the South Florida Building Code; the City of Fort Lauderdale engineering standards and all other applicable engineering standards. Easements will be granted as needed.

Sec. 47-25.2(M)

This site falls within the “EASTERN CORE” Concurrency District of Broward County and will not be subject to Road Transit fees. The site lies on N.E. 13th Street and Progresso Drive, neither of which is a Trafficway. The site is within the jurisdiction of the City of Fort Lauderdale and will be developed in accordance with the guidelines established by the City of Fort Lauderdale for Self Storage Developments. Any right-of-way easement dedications required by the City and/or County will be dedicated by this plat and will be shown as required before the plat is recorded in the public records of Broward County. Any additional street trees, as required by **Sec. 47-25.2 M.9** will be planted in accordance with said section and will be shown on the Landscape Plan.

Sec. 47-25.2(N)

This site is adjacent the City of Fort Lauderdale Sanitary Sewer system in accordance with all applicable requirements of the City of Fort Lauderdale all modifications will be addressed during Site Plan approval. No alterations are being requested as part of the platting process.

Sec. 47-25.2(O)

The trash has been removed from the site for a fee and no changes are contemplated.

Sec. 47-25.2(P)

There are no historic or archaeological resources on this site.

Sec. 47-25.2(Q)

N.E. 13th Street is not an existing evacuation route/plan. This plat will not produce any significant impact to the existing plan.