



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)

☐ New nonresidential less than 5,000 square feet
☐ Change of use
(if same impact or less than existing use)
☐ Plat note or Nonvehicular access line (NVAL) amendment
☐ Administrative site plan
☐ Amendment to site plan*
☐ Affordable Housing per §166.04151 (7) Fla. Stat.
(Live Local Act)
☐ Property and right-of-way applications
(MOTs, construction staging)
☐ Parking Agreements
(separate from site plans)

COMPLETE SECTIONS
B, C, D, G

☐ **LEVEL II**
DEVELOPMENT REVIEW
COMMITTEE (DRC)

☐ 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 greater impact than existing use)
☐ Development in Regional Activity Centers (RAC)*
☐ Development in Uptown Project Area*
☐ Regional Activity Center Signage
☐ Affordable Housing (≥10%)

COMPLETE SECTIONS
B, C, D, E, F

☐ **LEVEL III**
PLANNING AND
ZONING BOARD (PZB)

☐ 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

COMPLETE SECTIONS
B, C, D, E, F

☒ **LEVEL IV**
CITY
COMMISSION (CC)

☐ 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, E, F

☐ **MISCELLANEOUS**

☐ Affordable Workforce Housing Tax Reimbursement
☐ Community Residence
☐ Construction Noise Waiver
☐ Design Review Team (DRT)

COMPLETE SECTIONS
B, C, D, I

☐ **EXTENSION OR DEFERRAL**

☐ Request to defer after an application is scheduled for public hearing
☐ Request extension to previously approved application
(request must be within original approval date timeframe)

COMPLETE SECTIONS
B, C, H

☐ **APPEAL**

☐ Appeal decision by approving body and De Novo hearing items

COMPLETE SECTIONS
B, C, H

☐ **PROPERTY AND RIGHT-OF-WAY**

☐ Road Closures
☐ Construction Staging Plan
☐ 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

CITY OF FORT LAUDERDALE

Address

100 N Andrews Ave

City, State, Zip

Fort Lauderdale, FL 33301

Phone

954.828.5013

Email

Proof of Ownership

Tax Record

Applicant Signature:

Signature

Susan Grant

Authorized Agent

Address

City, State, Zip

Phone

Email

Authorization Letter

Agent Signature:

Signature

C PARCEL INFORMATION

Address/General Location

840 N Federal Hwy

Folio Number(s)

494234061150; 494234061400; 494234061220

Legal Description (Brief)

A PARCEL OF LAND BEING PORTION OF THE RIGHT-OF-WAY FOR NE 6TH TERRACE, SAID RIGHT-OF-WAY LYING BETWEEN BLOCK 251 AND 252, OF PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

City Commission District

2 - Steven Glassman

Civic Association

Victoria Park Civic Association

D LAND USE INFORMATION

Existing Use

Vacant Lot

Land Use

Park / Commercial

Zoning District

P / B-1

Proposed

Applications requesting land use amendments and rezonings.

Proposed Land Use

Park / Commercial

Proposed Zoning District

P / B-1

Development Application Form

Page 1

CASE #25-0297

Exhibit 3

Page 1 of 9



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 <i>(F.A.R.)</i>			
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?			

Owner: City of Fort Lauderdale
Applicant: YMCA of South Florida, Inc.
Request: Right-of-Way Vacation

July 25, 2024

I. General Description of Request.

This application is to vacate a portion of NE 6th Terrace between NE 8th Street/Nininger Drive and NE 9th Street. This portion of NE 6th Terrace is an infrequently-used paved pathway which does not have any lane markings or striping. Applicant is proposing to vacate this portion of NE 6th Terrace to accommodate a YMCA facility on the adjacent properties. This right-of-way does not provide access to other properties, either publicly-owned or privately-owned; the only purpose of this right-of-way is to serve as a duplicative “cut through” from Holiday Park to NE 9th Street. Access from NE 9th Street into Holiday Park is not provided via NE 6th Terrace, as the eastbound left-turn movement from NE 6th Terrace into Holiday Park is not possible due to the landscaped median.

II. ULDR 47-24.6.A.4 – Vacation of Rights-of-Way

a. The right-of-way is no longer needed for public purposes

RESPONSE: The right-of-way is not needed for public purposes. No properties, either public or private, utilize the right-of-way for access to abutting properties. The right-of-way is substandard, with no lane striping or other pavement markings. Northbound access to NE 9th Street is already provided via Federal Highway, and southbound access into Holiday Park is not permitted through this right-of-way due to the landscaped median preventing eastbound turn movements onto NE 8th Street.

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

RESPONSE: See above; this vacation would only affect northbound access from NE 8th Street to NE 9th Street, which is already provided via Federal Highway approximately 100 feet to the west.

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

RESPONSE: N/A, closure of this right-of-way will have no affect, either positive or negative, on vehicles’ ability to exit the area.

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

RESPONSE: There are currently no pedestrian facilities in the right-of-way.

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.

RESPONSE: This application includes letters of no objection from TECO, Comcast, AT&T, and FPL. All utilities will be removed/relocated, and/or private easements will be provided to the private utility companies if needed.

5/10/2024

Subject: No Objection ROW Vacation: NE 6th Terrace, Fort Lauderdale, FL 33304.

To Whom It My Concern:

AT&T has reviewed your request and has no objection for the vacation of the NE 6th Terrace ROW between NE 8th ST and NE 9th ST. Please note that any relocation of existing AT&T facilities required will be at the cost of the owner/developer. The plan for such rearrangements will also need to be coordinated with and approved by AT&T.

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

Sincerely,

Darian L. Garcia

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



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

May 16, 2024

**CITY OF FORT LAUDERDALE
FORT LAUDERDALE, FL**

**Re: Right-Of-Way Vacation 'NO OBJECTION' Request
NE 6th Terrace, Fort Lauderdale FL, 33308**

To Whom It May Concern,

Regarding No objection to request to vacate the NE 6th Terrace 40-foot right-of-way that runs North to South between NE 9th Street and NE 8th Street as shown on the Progresso Plat, recorded in Broward County Plat Book 2 Page 18. Based on a review of our records of existing Plan facility, the following has been determined for the subject request:

1. _____ We have no objection to the vacation.
2. X We have no objection to the vacation if the following is satisfied:
Any relocation of existing COMCAST facilities associated with the proposed project will be at the owner's expense. Additional future easements in another location may be required to provide service to the proposed project.
3. _____ We have an objection as follows:

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

Sincerely,

Maria Nunez Digitally signed by Maria Nunez
Date: 2024.05.16 09:45:27 -04'00'

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



July 17, 2024

Julia Gaffney
Flynn Engineering Services
241 Commercial Blvd
Lauderdale-By-The-Sea, FL 33308

Re: Letter of NO OBJECTION to Vacate the ROW of NE 6TH TER, BETWEEN BLOCK 251 & BLOCK 525, OF PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Dear Ms. Gaffney:

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) 717-2063.

Sincerely,

Daniel Torres
Project Manager

An FPL Group Company



May 10, 2024

CITY OF FORT LAUDERDALE
FORT LAUDERDALE, FL

Re: **Right-Of-Way Vacation 'NO OBJECTION' Request**
NE 6th Terrace, Fort Lauderdale FL, 33308

To Whom It May Concern,

TECO does NOT OBJECT to the request to vacate the NE 6th Terrace 40-foot right-of-way that runs North to South between NE 9th Street and NE 8th Street as shown on the Progresso Plat, recorded in Broward County Plat Book 2 Page 18.

TECO does not at this time maintain any existing utilities within the right-of-way easement to be vacated. Any relocation of existing TECO facilities associated with the proposed project will be at the owner's expense. Additional future easements in another location may be required to provide service to the proposed project.

Sincerely,

A handwritten signature in cursive script that reads "Cheyenne Thompson".

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



August 27, 2024

Subject: **No Objection Letter for case number UDP-V24001. -VACATION OF ROW LOCATED AT 840 N FEDERAL HIGHWAY, FORT LAUDERDALE, FL 33304.**

Regarding Case UDP-V24001,

The City of Fort Lauderdale's Public Works Department has reviewed the request for vacating the ROW located at 840 N Federal Highway per the sketch provided by Flynn Engineering. The City has no objection to this request provided the following conditions are met:

1.) A utility easement is to be granted the full width of the existing ROW adjacent to Folio 494234061370 as depicted below.



2.) Provide plans showing the removal of the existing gravity sewer within the ROW to be vacated, outside of the proposed Utility Easement, and the construction of a new manhole within the proposed Utility Easement for continuity of service to the property located at folio 494234061370.

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

Sincerely,

Roberto Betancourt, P.E.
Program Manager – Utility Modeling & Capacity Administration

PUBLIC WORKS DEPARTMENT

101 NE 3rd Ave, FORT LAUDERDALE, FLORIDA 33301
TELEPHONE (954) 828-5772, FAX (954) 828-5074

WWW.FORTLAUDERDALE.GOV

