



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.*

<input type="checkbox"/> LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN) 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) COMPLETE SECTIONS B, C, D, G	<input type="checkbox"/> 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 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%) COMPLETE SECTIONS B, C, D, E, F	<input type="checkbox"/> 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	<input checked="" type="checkbox"/> 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 Only <i>(review not required by PZB)</i> <div style="border: 1px solid black; padding: 2px; display: inline-block;">Vacation of Easement*</div> COMPLETE SECTIONS B, C, D, E, F
<input type="checkbox"/> EXTENSION Request to extend approval date for a previously approved application COMPLETE SECTIONS B, C, H	<input type="checkbox"/> DEFERRAL Request to defer after an application is scheduled for public hearing COMPLETE SECTIONS B, C, H	<input type="checkbox"/> APPEAL/DE NOVO Appeal decision by approving body De Novo hearing items COMPLETE SECTIONS B, C, H	<input type="checkbox"/> PROPERTY AND ROW ITEM Road closures Construction staging plan Revocable licenses COMPLETE SECTIONS B, C, E

*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	Stanley R. Gumberg, Trustee of the Coral Ridge Shopping Center Trust	Authorized Agent	Nectaria M. Chakas, Esq. Lochrie & Chakas, P.A.
Address	3200 N. Federal Highway	Address	699 N. Federal Highway, Suite 400
City, State, Zip	Fort Lauderdale, FL 33306	City, State, Zip	Fort Lauderdale, FL 33304
Phone	954-779-1123	Phone	954-779-1123
Email	Nchakas@lochrielaw.com	Email	Nchakas@lochrielaw.com
Proof of Ownership	Tax record	Authorization Letter	YES
Applicant Signature:	See agent letter	Agent Signature:	<i>Nectaria Chakas</i>

C PARCEL INFORMATION

Address/General Location	Publix: 3400 N. Federal Highway
Folio Number(s)	4942 2402 0010; 4942 2411 0010 4942 2402 0030; 4942 2407 3930 4942 2407 3940
Legal Description (Brief)	Coral Ridge Plaza PB 53/20 Blk 1 Portion of Coral Ridge Galt Addition No. 2 Resubdivision PB 36/15
City Commission District	1
Civic Association	Coral Ridge Country Club Estates

D LAND USE INFORMATION

Existing Use	Shopping Center Commercial and Low Medium Residential
Land Use	
Zoning	B-1 and RD-15
Proposed	<i>Applications requesting land use amendments and rezonings.</i>
Proposed Land Use	Same - No Changes
Proposed Zoning	Same - No Changes

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

Project Name	PUBLIX at Coral Ridge Mall Store No. 70 Replacement - Vacation of Easement									
Project Description (Describe in detail)	Vacation of Easement									
Estimated Project Cost	\$ 25 million excluding land <i>(Estimated total project cost including land costs for all new development applications only)</i>									
Affordable Housing Number of Units (AMI)	30%	50%	60%	80%	100%	120%	140%			
Affordable Housing Number of Units (MFI)	30%	50%	60%	80%	100%	120%	140%			



Waterway Use	NO						
Flex Units Request							
Commercial Flex Acreage	N/A						
Residential Uses	N/A No residential proposed						
Single Family							
Townhouses							
Multifamily							
Cluster/Zero Lot Line							
Other							
Total (dwelling units)							
Unit Mix (dwelling units)	<table border="1"> <tr> <td>Studio-1 Bedroom</td> <td></td> <td>2 Bedroom</td> <td></td> <td>3+ Bedroom</td> <td></td> </tr> </table>	Studio-1 Bedroom		2 Bedroom		3+ Bedroom	
Studio-1 Bedroom		2 Bedroom		3+ Bedroom			

Traffic Study Required	NO
Parking Reduction	NO
Public Participation	NO
Non-Residential Uses	514,130 sf including new Publix sf
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)	No requirement in B-1	1,410,936 sf/32.39 acres Publix: 99,918sf/2.29 acre
Lot Density (Units/acres)	No requirement in B-1	N/A
Lot Width	No requirement in B-1	+/- 1,195 ft overall Coral Ridge Mall property
Building Height (Feet)	No requirement in B-1	45.17' Publix
Structure Length	No requirement in B-1	282' Publix
Floor Area Ratio (F.A.R)	No requirement in B-1	0.36 Overall
Lot Coverage	No requirement in B-1	68,271 sf / 68.33% Publix
Open Space	No requirement in B-1	31,647 sf / 31.67%
Landscape Area	No requirement in B-1	Pervious: 17,982 sf / 18% Publix
Parking Spaces	1,316 spaces	1,889 parking spaces (surplus of 573 spaces)
SETBACKS (Indicate direction N,S,E,W)	Required Per ULDR	Proposed
Front []	5 feet	8.1'
Side []	20' per Interdistrict Corridor	20'
Corner / Side []	0 feet	234.1' (Publix parking area)
Rear []	0 feet	19.4' (east side of Publix building)

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	N/A		
Streetwall Length	N/A		
Podium Height	N/A		
Tower Separation	N/A		
Tower Floorplate (square feet)	N/A		
Residential Unit Size (minimum)	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	N/A					
	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 <i>(No more than 24 months)</i>	Justification Letter Provided	Indicate Approving Body Appealing
Code Enforcement <i>(Applicant Obtain by Code Compliance Division)</i>		De Novo Hearing Due to City Commission Call-Up

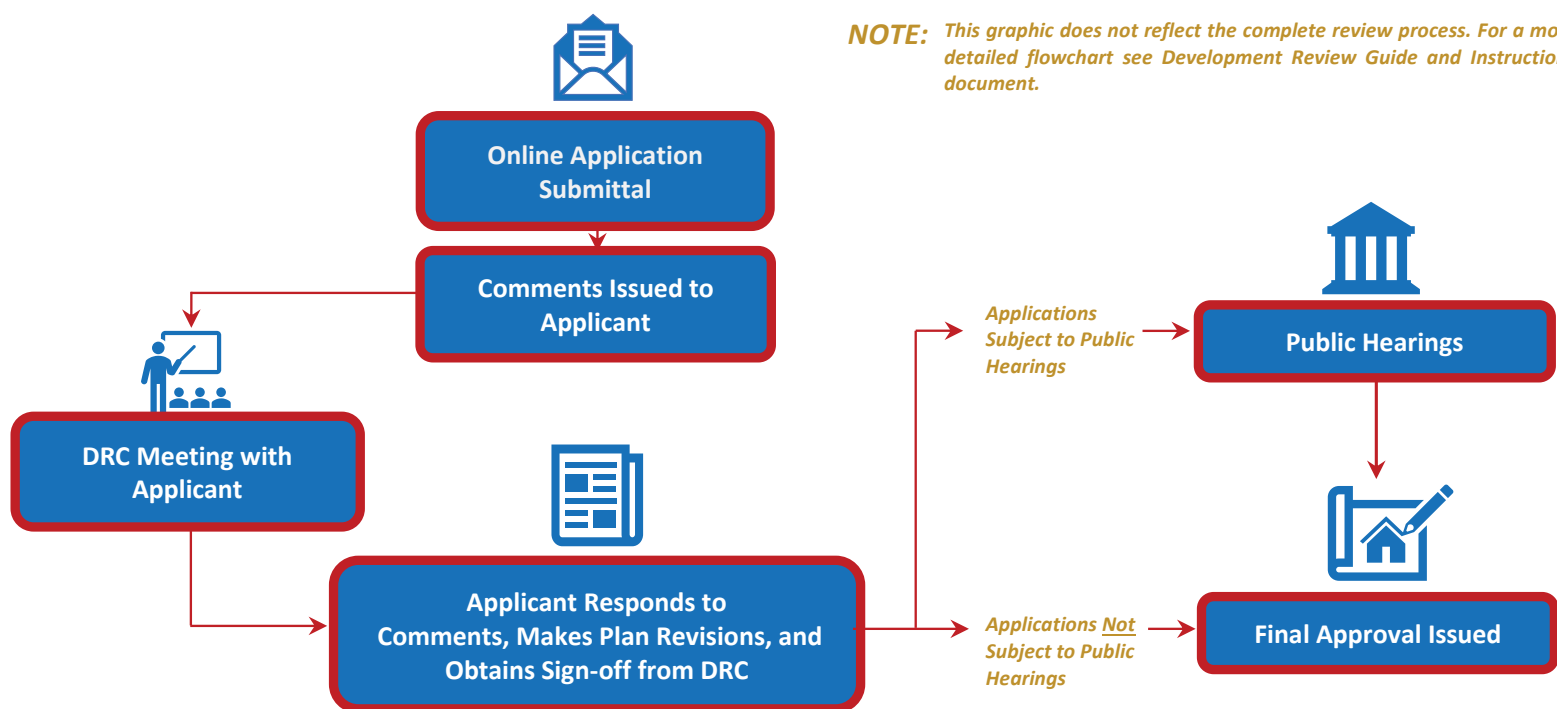
CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

- Preliminary Development Meeting** completed on the following date: 8/4/2022 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 Devon Anderson at 954-828-5233 or Danderson@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.
- N/A **Traffic Study or Statement** submittal of a traffic study or traffic statement.
- N/A **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 **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	
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	

David Solomon, City Clerk
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

Re: Publix at Coral Ridge Mall –Existing Building Replacement
3200 N. Federal Highway, Fort Lauderdale, FL

Dear City Clerk:

The undersigned is the Owner of the Coral Ridge Mall Shopping Center, located at 3200 N. Federal Highway, Fort Lauderdale, Florida (“Owner”). Owner is a party to a ground lease with Publix Super Markets, Inc. (“Publix”) for a portion of the Coral Ridge Mall Shopping Center where Publix currently operates a supermarket (“Site”). Publix intends to demolish the existing building and related facilities and construct new supermarket facilities on the Site.

In connection with the foregoing, Owner hereby authorizes Publix’ agents, Lochrie & Chakas, P.A. and Pasadena Capital Group, as well as their representatives, affiliates and/or consultants, to file and pursue site plan approval for the above-referenced improvements.

Sincerely,

CORAL RIDGE SHOPPING CENTER TRUST
By: GUMBERG ASSET MANAGEMENT CORP., AGENT

By: Jeannine Stuller

Printed Name: Jeannine Stuller

Title: Executive Vice President

Date: 4/5/23

STATE OF FLORIDA)
) ss
COUNTY OF BROWARD)

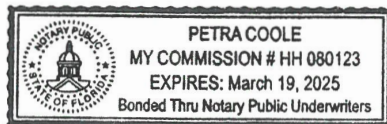
The foregoing was acknowledged before me, by means of (check one): physical presence or _____ online notarization, this 5 day of April 2023, by Jeannine Stuller as Executive Vice President of GUMBERG ASSET MANAGEMENT CORP., a Florida corporation and Agent of CORAL RIDGE SHOPPING CENTER TRUST, who is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 5 day of April, 2023.

Petra Coole
Notary Public

Petra Coole
Typed, printed or stamped name of Notary Public

My Commission Expires:



Project: PUBLIX at Coral Ridge Mall Store No. 70 Replacement
Property: 3200/3400 N. Federal Highway, Fort Lauderdale, FL 33306
Request: Vacation of Storm Drainage Easement

May 14, 2024

I. General Description of Request

The Applicant, Stanley R. Gumberg, Trustee of the Coral Ridge Shopping Center Trust, is requesting the vacation of the existing storm drainage easement located on the property of Publix Supermarket (Store No. 70), situated within Tract A of the “Resubdivision of a Portion of Coral Ridge Galt Addition No.2.” This easement was initially granted on November 21, 1969, as detailed in Official Records Book 4092, Page 165, of the Public Records of Broward County, Florida.

As part of the ongoing redevelopment efforts, there are preliminary plans to demolish the current structure and construct a new store on the same site (Case No. UDP-S23044). Our assessments have confirmed there are no public utilities present within the 15-foot-wide easement area, which substantiates our request for its vacation to facilitate planned construction and site optimization. Attached are all related documents, including the survey, site plan, sketch and legal description, and a copy of the recorded drainage easement. We believe that vacation of the easement will not adversely affect the surrounding properties.

II. ULDR 47-24.7 (4) – Criteria for Vacation of Easement

a. The easement is no longer needed for public purposes.

APPLICANT’S REPOSNE: There are no public utilities located within the easement area and the proposed Site Plan accommodates drainage on site (see Civil Plan associated with Case No. UDP-S23044).

b. All utilities located within the easement 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 portion of the easement area is maintained; or an easement in a different location has been provided by the utility facilities by the owner to the satisfaction of the city; or any combination of the same.

APPLICANT’S RESPONSE: As stated above, there are no drainage utilities located within the easement area. However, to the extent it is determined that utilities need to be relocated to accommodate the vacation request, the Applicant will relocate such utilities.



June 25, 2024

Subject: **No Objection Letter for case number UDP-EV24002. The "Publix Coral Ridge" - VACATION OF DRAINAGE EASEMENT LOCATED AT 3200 N FEDERAL HIGHWAY, FORT LAUDERDALE, FL 33306.**

Regarding Case UDP-EV24002,

The City of Fort Lauderdale's Public Works Department has reviewed the request for vacating the Drainage Easement located at 3200 N Federal Highway per the survey produced by Cousins Surveyors and Associates Inc. The City has no objection to this request provided the following condition is met:

1.) Verify the inlet at the Southeast corner of NE 33rd Street and N Federal Highway has no pipe connection in the direction of the easement. If so, the invert is to be plugged within the inlet, and pipe removed from the drainage easement.

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

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

WWW.FORTLAUDERDALE.GOV

