



# 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"/> <b>LEVEL I</b> <b>ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)</b> 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)  <b>COMPLETE SECTIONS</b> B, C, D, G	<input type="checkbox"/> <b>LEVEL II</b> <b>DEVELOPMENT REVIEW COMMITTEE (DRC)</b> 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%)  <b>COMPLETE SECTIONS</b> B, C, D, E, F	<input type="checkbox"/> <b>LEVEL III</b> <b>PLANNING AND ZONING BOARD (PZB)</b> 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  <b>COMPLETE SECTIONS</b> B, C, D, E, F	<input checked="" type="checkbox"/> <b>LEVEL IV</b> <b>CITY COMMISSION (CC)</b> 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> Vacation of Easement*  <b>COMPLETE SECTIONS</b> B, C, D, E, F
<input type="checkbox"/> <b>EXTENSION</b> Request to extend approval date for a previously approved application  <b>COMPLETE SECTIONS</b> B, C, H	<input type="checkbox"/> <b>DEFERRAL</b> Request to defer after an application is scheduled for public hearing  <b>COMPLETE SECTIONS</b> B, C, H	<input type="checkbox"/> <b>APPEAL/DE NOVO</b> Appeal decision by approving body De Novo hearing Items  <b>COMPLETE SECTIONS</b> B, C, H	<input type="checkbox"/> <b>PROPERTY AND ROW ITEM</b> Road closures Construction staging plan Revocable licenses  <b>COMPLETE SECTIONS</b> 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.

<b>Applicant/Property Owner</b> City of Fort Lauderdale <b>Address</b> 100 N. Andrews Avenue <b>City, State, Zip</b> Fort Lauderdale, FL 33301 <b>Phone</b> 954-828-5758 <b>Email</b> GChavarria@fortlauderdale.gov <b>Proof of Ownership</b> Tax Record	<b>Authorized Agent</b> Robert B. Lochrie III, Esq. <b>Address</b> 1401 E. Broward Blvd., Ste 110 <b>City, State, Zip</b> Fort Lauderdale, FL 33301 <b>Phone</b> 954-779-1101 <b>Email</b> RLochrie@LochrieLaw.com <b>Authorization Letter</b> Letter Attached
<b>Applicant Signature:</b> <i>Anthony Fajardo</i> Anthony Fajardo - For: Greg Chavarria	<b>Agent Signature:</b> 

**C PARCEL INFORMATION**

<b>Address/General Location</b>	216 SE 8th Avenue
<b>Folio Number(s)</b>	504211010190
<b>Legal Description (exact)</b>	Colee Hammock 1-17 B Lots 1 through 8, Block 9
<b>City Commission District</b>	4
<b>Civic Association</b>	Beverly Heights

**D LAND USE INFORMATION**

<b>Existing Use</b>	Surface Parking Lot
<b>Land Use</b>	DRAC/Medium-High Residential
<b>Zoning</b>	RAC-EMU/RMM-25
<b>Proposed</b>	<small>Applications requesting land use amendments and rezonings</small>
<b>Proposed Land Use</b>	DRAC/Medium-High Residential
<b>Proposed Zoning</b>	RAC-EMU/CB

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

<b>Project Name</b>	Las Olas Heron Garage							
<b>Project Description</b> <small>(Describe in detail)</small>	Structured parking garage with 302 parking spaces, 17,102 SF of commercial uses, and an EMS substation							
<b>Estimated Project Cost</b>	<small>(Estimated total project cost including land costs for all new development applications only)</small>							
<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%	

# "EXHIBIT A" SKETCH & DESCRIPTION REZONING

TO REZONE FROM RESIDENTIAL MID RISE MULTIFAMILY/MEDIUM HIGH  
DENSITY DISTRICT (RMM-25) TO COMMUNITY BUSINESS DISTRICT (CB)

**DESCRIPTION:**

LOTS 1 THROUGH 5, BLOCK 9, COLEE HAMMOCK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 27,400 SQUARE FEET MORE OR LESS.

**Donald Sullivan** Digitally signed  
by Donald Sullivan  
Date: 2024.03.14  
10:45:04 -04'00'

**NOTES:**

1. THIS IS NOT A MAP OF BOUNDARY SURVEY, BUT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
2. NO MONUMENTATION WAS SET DURING THE PREPARATION OF THIS INSTRUMENT.
3. THE UNDERSIGNED & DJS SURVEYORS, INC., MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS RECORD.
4. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT 1, BLOCK 9, WITH AN ASSUMED BEARING OF N 01°27'31" W. BEARINGS SHOWN HEREON ARE CALCULATED THROUGH FIELD TRAVERSE.
5. THIS SKETCH AND DESCRIPTION CONSISTS OF TWO (2) SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS.
6. THE SKETCH AND DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE CERTIFYING SURVEYOR.

REVISIONS	DATE	BY	CHKD	F.B./PG.



**DJS SURVEYORS, INC.**  
PROFESSIONAL SURVEYORS AND MAPPERS  
20283 STATE ROAD 7, SUITE 200  
BOCA RATON, FL 33498  
PH. 561.883.0470, FX. 561.883.0480  
CERTIFICATE OF AUTHORIZATION NO. LB 7870  
[www.djssurveyors.com](http://www.djssurveyors.com)

NOT VALID WITHOUT THE SIGNATURE AND STAMPED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

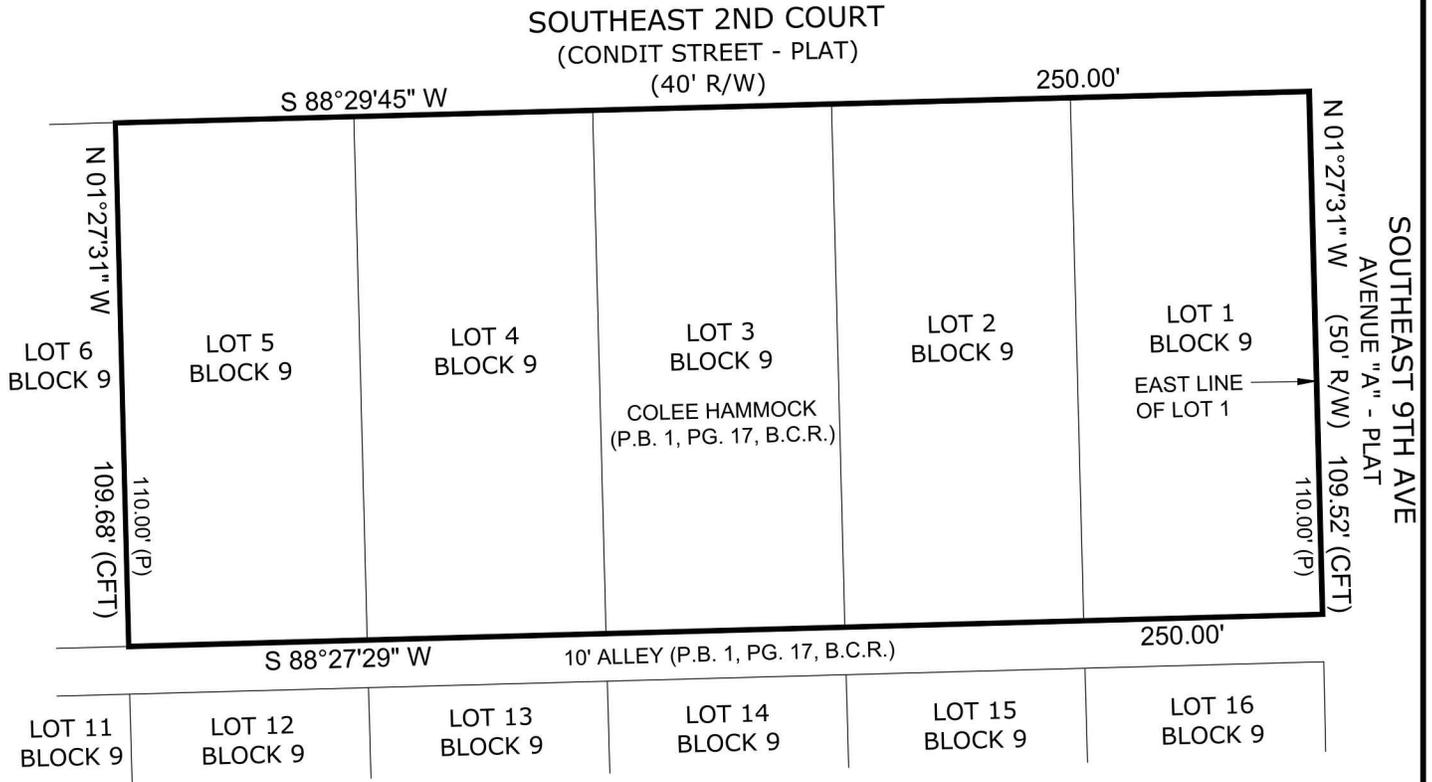


DONALD J. SULLIVAN  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 6422  
DATED: 3/14/2024

<b>JOB No:</b> 22-039	
FB/PG: 00/00	SHEET No:  1/2
DRAWN BY: RM	
CKD. BY: D.J.S.	
SCALE: N/A	

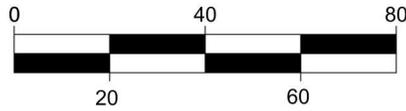
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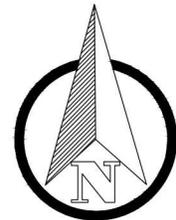


**LEGEND:**

B. C. R. BROWARD COUNTY RECORDS  
P. B. PLAT BOOK  
PG. PAGE  
R/W RIGHT-OF-WAY  
<P> PLAT  
<CFT> CALCULATED FIELD TRAVERSE



SCALE: 1"=40'



REVISIONS	DATE	BY	CHKD	F.B./PG.

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JOB No: **22-039**

FB/PG: 00/00  
DRAWN BY: RM  
CKD. BY: D.J.S.  
SCALE: 1" = 40'

SHEET No:  
2/2