



DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 03/29/2024

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 <small>Select the application type from the list below and check the applicable type.</small>			
<input type="checkbox"/> LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN) <input type="checkbox"/> New nonresidential less than 5,000 square foot <input type="checkbox"/> Change of use <small>(If same footprint or less than existing use)</small> <input type="checkbox"/> Plat note or Nonvehicular access line (NVAL) amendment <input type="checkbox"/> Administrative site plan <input type="checkbox"/> Amendment to site plan* <input type="checkbox"/> Affordable Housing per §166.04151(7) Fla. Stat. <small>(Live Local Act)</small> <input type="checkbox"/> Property and right-of-way applications <small>(MCO, construction staging)</small> <input type="checkbox"/> Parking Agreements <small>(separate from site plans)</small> COMPLETE SECTIONS B, C, D, G	<input type="checkbox"/> LEVEL II DEVELOPMENT REVIEW COMMITTEE (D&C) <input type="checkbox"/> New Nonresidential 5,000 square feet or greater <input type="checkbox"/> Residential 5 units or more <input type="checkbox"/> Nonresidential use within 100 feet of residential property <input type="checkbox"/> Redevelopment proposals <input type="checkbox"/> Change in use <small>(if greater impact than existing use)</small> <input type="checkbox"/> Development in Regional Activity Centers (RAC)* <input type="checkbox"/> Development in Uptown Project Area* <input type="checkbox"/> Regional Activity Center Signage <input type="checkbox"/> Affordable Housing (≥10%) COMPLETE SECTIONS B, C, D, E, F	<input type="checkbox"/> LEVEL III PLANNING AND ZONING BOARD (PZB) <input type="checkbox"/> Conditional Use <input type="checkbox"/> Parking Reduction <input type="checkbox"/> Flex Allocation <input type="checkbox"/> Cluster / Zero Lot Line <input type="checkbox"/> Modification of Yards* <input type="checkbox"/> Waterway Use <input type="checkbox"/> Mixed Use Development <input type="checkbox"/> Community Residences* <input type="checkbox"/> Social Service Residential Facility (SSRF) <input type="checkbox"/> Medical Cannabis Dispensing Facility* <input type="checkbox"/> 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) <input type="checkbox"/> Land Use Amendment <input type="checkbox"/> Rezoning <input type="checkbox"/> Plat <input type="checkbox"/> Public Purpose Use <input type="checkbox"/> Central Beach Development of Significant Impact* <input type="checkbox"/> Vacation of Right-of-Way <input type="checkbox"/> City Commission Review No PZB Review <input checked="" type="checkbox"/> Vacation of Easement* COMPLETE SECTIONS B, C, D, E, F
<input type="checkbox"/> MISCELLANEOUS <input type="checkbox"/> Affordable Workforce Housing Tax Reimbursement <input type="checkbox"/> Community Residence <input type="checkbox"/> Construction Noise Waiver <input type="checkbox"/> Design Review Team (DRT) COMPLETE SECTIONS B, C, I	<input type="checkbox"/> EXTENSION OR DEFERRAL <input type="checkbox"/> Request to defer after an application is scheduled for public hearing <input type="checkbox"/> Request extension to previously approved application <small>(request must be within original approval date timeframe)</small> COMPLETE SECTIONS B, C, H	<input type="checkbox"/> APPEAL <input type="checkbox"/> Appeal decision by approving body and De Novo hearing items COMPLETE SECTIONS B, C, H	<input type="checkbox"/> PROPERTY AND RIGHT-OF-WAY <input type="checkbox"/> Road Closures <input type="checkbox"/> Construction Staging Plan <input type="checkbox"/> Revocable licenses COMPLETE SECTIONS B, C, H

*Application is subject to specific review and approval process. Levels II and IV are reviewed by Development Review Committee unless otherwise noted.

B APPLICANT INFORMATION <small>If applicant is the business operator, complete the agent column and provide property owner authorization.</small>	
Applicant/Property Owner	901 EAST SUNRISE LLC
Address	2893 EXECUTIVE PARK DR STE 204
City, State, Zip	WESTON FL 33331
Phone	
Email	pabloborra@urbanoco.com
Proof of Ownership	warranty deed
Applicant Signature:	
Authorized Agent	Greg Brewton (GBA)
Address	
City, State, Zip	
Phone	954-593-2082
Email	gregbrewton@gbaffl.com
Authorization Letter	
Agent Signature:	

C PARCEL INFORMATION	
Address/General Location	901 E Sunrise Blvd
Parcel Number(s)	See attached
Legal Description (brief)	See attached
City Commission District	District #2
Civic Association	Lake Ridge Resident Association

D LAND USE INFORMATION	
Existing Use	Commercial
Land Use	Res Med-High / Commercial
Zoning District	B-1/ CB
Proposed <small>(Applications requesting land use amendments and rezoning)</small>	
Proposed Land Use	N/A
Proposed Zoning District	N/A



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

Project Name	Deparc Utility Easement Vacation			
Project Description	partially vacate a 15' wide utility easement per Ordinance No. C-83-40 (ORB. 10827, PG. 842)			
Estimated Project Cost	\$	(Estimated total project cost including land costs for all new development applications only)		
Waterway Use				
Flex Units				
Flex Acreage				
Residential Uses		Redevelopment Units		
Single Family				
Townhouses				
Multi-family				
Cluster/Zero Lot Line				
Other				
Total				
Affordable Housing Units		% of AMI		
Affordable Unit Mix	Efficiency / Studio	1 Bedroom	2 Bedroom	3 Bedroom or More

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/acre)		
Lot Density (Units/acre)		
Lot Width		
Building Height (feet)		
Structure Length		
Floor Area Ratio (F.A.R.)		
Lot Coverage		
Open Space		
Landscape Area		
Parking Spaces		
SETBACKS (Square feet) (ULDR No. 10827, PG. 842)	Required Per ULDR	Proposed
Front		
Side		
Corner / Side		
Rear		

For projects in Downtown, North, West, South, and Uptown Master Plans, to be complete, all in compliance with the applicable zoning ordinance.

	Required Per ULDR	Proposed	Deviation
Tower Stepback			
Front / Primary Street			
Side / Secondary Street			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate			
Residential Unit Size (maximum)			

C AMENDED PROJECT INFORMATION Provide approved and proposed amendments for project. Circle yes or no where indicated.

	Original Approval	Proposed Amendment	Amended
Project Name			
Proposed Amendment Description			
Residential Uses (dwelling units)			
Non-Residential Uses (square feet)			
Lot Size (square feet/acre)			
Lot Density (units/acre)			
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 (maximum)			
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 Meeting Date	30 Days from Meeting <small>Request Date</small>
Expiration Date <small>(Please include original)</small>	Requested Deferral Date	60 Days from Meeting <small>Request Date</small>
Expiration Date <small>(Please include original)</small>	Previous Deferrals Granted	Appeal Request
Requested Extension <small>(Please include original)</small>	Justification Letter Provided	Indicate Approving Body Appealing
Code Enforcement <small>(Please include original or copy to expedite review)</small>	*Note: Deferral requests are subject to a fee per deferral. See Fee Schedule for amount.	

I MISCELLANEOUS Provide information on the specific request.

Project Name		
Request Description		
AFFORDABLE HOUSING TAX REIMBURSEMENT*	COMMUNITY RESIDENCE	NOISE WAIVER*
As Is Value \$	Residence Type	DRC Case Number
Date	Certification	Request Start Date
Completion Value \$	Length of Stay	Request End Date
Date	Number of Residents	Construction Start Time
Stabilized Value \$	Number of Live-In Staff	Construction End Time
Date	Habitable Rooms	Sunday Construction Times
Acquisition Value \$	Gross Floor Area	Noise Mitigation Plan
Date	DEVELOPMENT REVIEW TEAM (DRT)* Complete Section F	

*Application is subject to specific fees based on hourly rate with minimum amount of: DRT \$477, Affordable Housing Tax Reimbursement \$2,500, Noise Waiver \$954

CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following 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**.

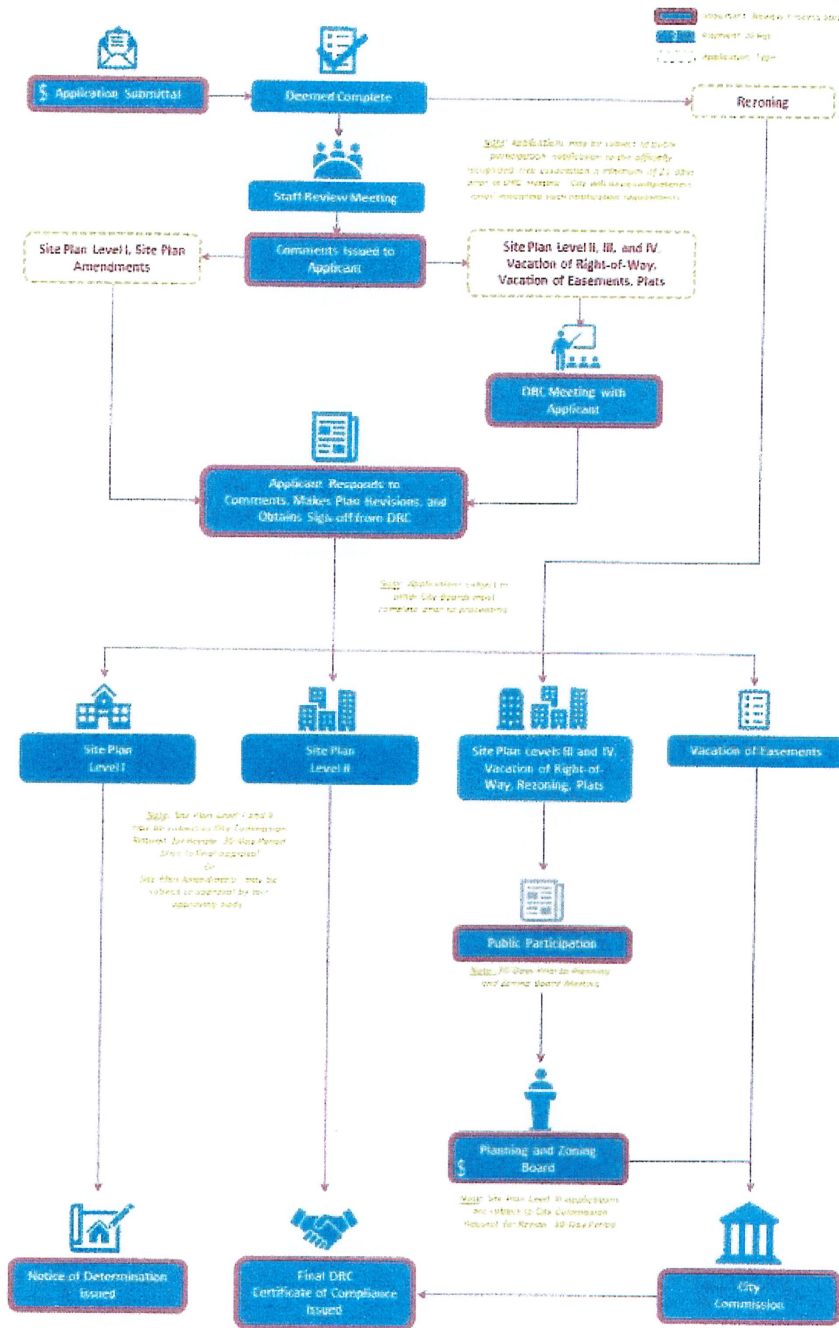
- Preliminary Development Meeting completed on the following date:
- Development Application Form completed with the applicable information including signatures.
- Proof of Ownership, warranty deed or tax record including corporation documents and SunBiz verification name.
- Address Verification Form that includes all parcels within the proposed development.
- 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 [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 delay 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: Below is the development review process flowchart with key steps 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@fordlauderdale.gov

LAUDERBUILD ASSISTANCE AND QUESTIONS

DSD Customer Service
954-828-6520, Option 1
lauderbuild@fordlauderdale.gov

July 24, 2024

Mr. Chris Cooper, Director
Department of Sustainable Development
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33311

**RE: Utility Easement Vacation for DeParc – 901 E Sunrise Blvd (the Property)
Application #: UDP-EV24003**

Dear Mr. Cooper,

On behalf of the property owners (220145 LLC), as well as the developer, (Urbanoco), KEITH is submitting a Utility Easement Vacation application for the DeParc project located at 901 E Sunrise Blvd within the City of Fort Lauderdale, Broward County. The subject area was formerly a 15' alley, however, was vacated and retained as a utility easement per Ordinance No. C-83-40 (ORB. 10827, PG. 842).

The proposed project conflicts with the existing 15' wide easement and the developer proposes to vacate the portion within the property limits prior to development of the proposed project. (Refer to attached exhibit)

In connection with the utility easement vacation, we are providing the narrative response to the following applicable ULDR criteria:

Section 47-24.7.A.4

Section 47-24.7.A.4- Vacation of Easement

4. An application for a vacation of an easement shall also be reviewed in accordance with the following criteria:

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

Response: The existing easement was used for overhead power to the existing building, all of which is being removed. The developer is coordinating with existing utility companies for proposed utility service with proposed development. If required, new easements will be coordinated.

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 same.

Response: The existing easement was used for overhead power to the existing building, all of which is being removed. The developer is coordinating with existing utility companies for proposed utility service with proposed development. If required, new easements will be coordinated.

Respectfully Submitted,

Michael Amodio

Michael Amodio, AICP
Principal Planner I / KEITH

CC: Pablo Iborra, Urbanoco
Guillermina Yalale, Urbanoco
Felipe Yalale, Urbanoco.
Greg Brewton, GBA



November 13, 2024

Mike Amodio
KEITH Engineering

Project Address: 901 E Sunrise Blvd, Fort Lauderdale FL 33304

Re: Letter of No Objection for Distribution
Vacate a Portion of a 15' Utility Easement (ORB. 10827 PG. 842).

Dear Mike:

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:

- The existing wood pole to be shifted 4' NE remains in an FPL Easement.
- FPL reserves the right to engineer / design to its construction standards within the said area.
- 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.

Prior to any digging you must contact Sunshine State One Call of Florida. Contact them either by telephone toll free at 1-800-432-4770 or by e-mail at www.callsunshine.com, forty-eight hours in advance of construction. Sunshine State One Call of Florida will schedule a locator to perform the necessary locates for you at no cost.

If I can be of any further assistance, please contact me at 954-717-1435.

Sincerely,

M. Herbert

Maritza Herbert
Distribution Engineer



Darian L. Garcia
Mgr OSP Planning & Design
SE- Construction & Engineering

AT & T Florida
715 N Federal Hwy,
Hollywood, FL 33020

Mobile 772-979-5659
Email: dg695d@att.com

07/18/2024

Subject: No Objection Alley Vacation: 901 E Sunrise Blvd, Fort
Lauderdale FL 33304

To Whom It My Concern:

AT&T has reviewed your request and has no objection to vacating a portion of the existing 15' Utility Easement (ORB. 10827 PG. 842). Please note that any relocation of existing 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
Mgr. OSP Planning & Design SE/FL
SE Construction & Engineering

July 17, 2024

NO OBJECTION LETTER – COMCAST

To: Patesha Johnson, Permit Coordinator
(754) 221-1339
Patesha_Johnson@comcast.com

From: Mike Amodio, AICP Planner KEITH
301 East Atlantic Blvd
Pompano Beach, Florida 33060
Mamodio@keithteam.com
954.788.3400

Project: Deparc (K#13435.00)

Property Address: 901 E Sunrise Blvd, Fort Lauderdale FL 33304.

Folio Numbers: [494234047210](#), [494234047230](#), [494234047270](#), [494234047200](#), [494234047280](#), [494234047190](#),
[494234047290](#)

RE: Petitioner/Owner Intends to Vacate a Portion of a 15’ Utility Easement (ORB. 10827 PG. 842). The subject area was formerly a 15’ alley, however, was vacated and retained as a utility easement per Ordinance No. C-83-40 (also ORB. 10827, PG. 842). See attached exhibits: aerial, vacation highlighted, survey, and ordinances vacating alley and granting easement.

The undersigned intends to submit an Easement Vacation Application to the City of Fort Lauderdale for the above referenced property.

Please complete the following and return the signed and dated form to the Petitioner/Contact person reference above.

1. We have no objection to the vacation.
2. We have no objection to the vacation if the following is satisfied:

3. We have objection as follows:

Comcast

Completed by: Maria Nunez- maria_nunez@comcast.com

Date: 9/5/24

(Print name, title, address, and Contact Information)

Signature: _____

Attachments: Aerial, Survey, ORB. 10827 PG. 842 / ORD C-83-40, Easement Vacation Exhibit



September 12, 2024

Subject: **No Objection Letter for case number UDP-EV24003. -VACATION OF UTILITY EASEMENT LOCATED AT 901 E SUNRISE BLVD., FORT LAUDERDALE, FL.**

Regarding Case UDP-EV24003,

The City of Fort Lauderdale's Public Works Department has reviewed the request for the partial vacation of the Utility Easement located at 901 E Sunrise Blvd per the sketch provided by Kieth. There are currently no public utilities in the area and the City 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.
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



July 17, 2024

NO OBJECTION LETTER – TECO GAS

To: Cheyenne Thompson
(813) 275-3710
CThompson2@tecoenergy.com

From: Mike Amodio, AICP Planner KEITH
301 East Atlantic Blvd
Pompano Beach, Florida 33060
Mamodio@keithteam.com
954.788.3400

Project: Deparc (K#13435.00)
Property Address: 901 E Sunrise Blvd, Fort Lauderdale FL 33304.
Folio Numbers: [494234047210](#), [494234047230](#), [494234047270](#), [494234047200](#), [494234047280](#), [494234047190](#),
[494234047290](#)

RE: Petitioner/Owner Intends to Vacate a Portion of a 15’ Utility Easement (ORB. 10827 PG. 842). The subject area was formerly a 15’ alley, however, was vacated and retained as a utility easement per Ordinance No. C-83-40 (also ORB. 10827, PG. 842). See attached exhibits: aerial, vacation highlighted, survey, and ordinances vacating alley and granting easement.

The undersigned intends to submit an Easement Vacation Application to the City of Fort Lauderdale for the above referenced property.

Please complete the following and return the signed and dated form to the Petitioner/Contact person reference above.

1. ___ We have no objection to the vacation.
2. X We have no objection to the vacation if the following is satisfied:
Please be advised active gas line in the area. Please call 811 prior to construction to have locates performed.
3. ___ We have objection as follows:

Completed by: Cheyenne Thompson
Admin Specialist SR.
Peoples Gas
Email: CThompson2@tecoenergy.com
Office Phone: 813-275-3710, ext.53710
Cell Phone: 813-743-7164 Date: July 17, 2024

(Print name, title, address, and Contact Information)

Signature: *Cheyenne Thompson*

Attachments: Aerial, Survey, ORB. 10827 PG. 842 / ORD C-83-40, Easement Vacation Exhibit

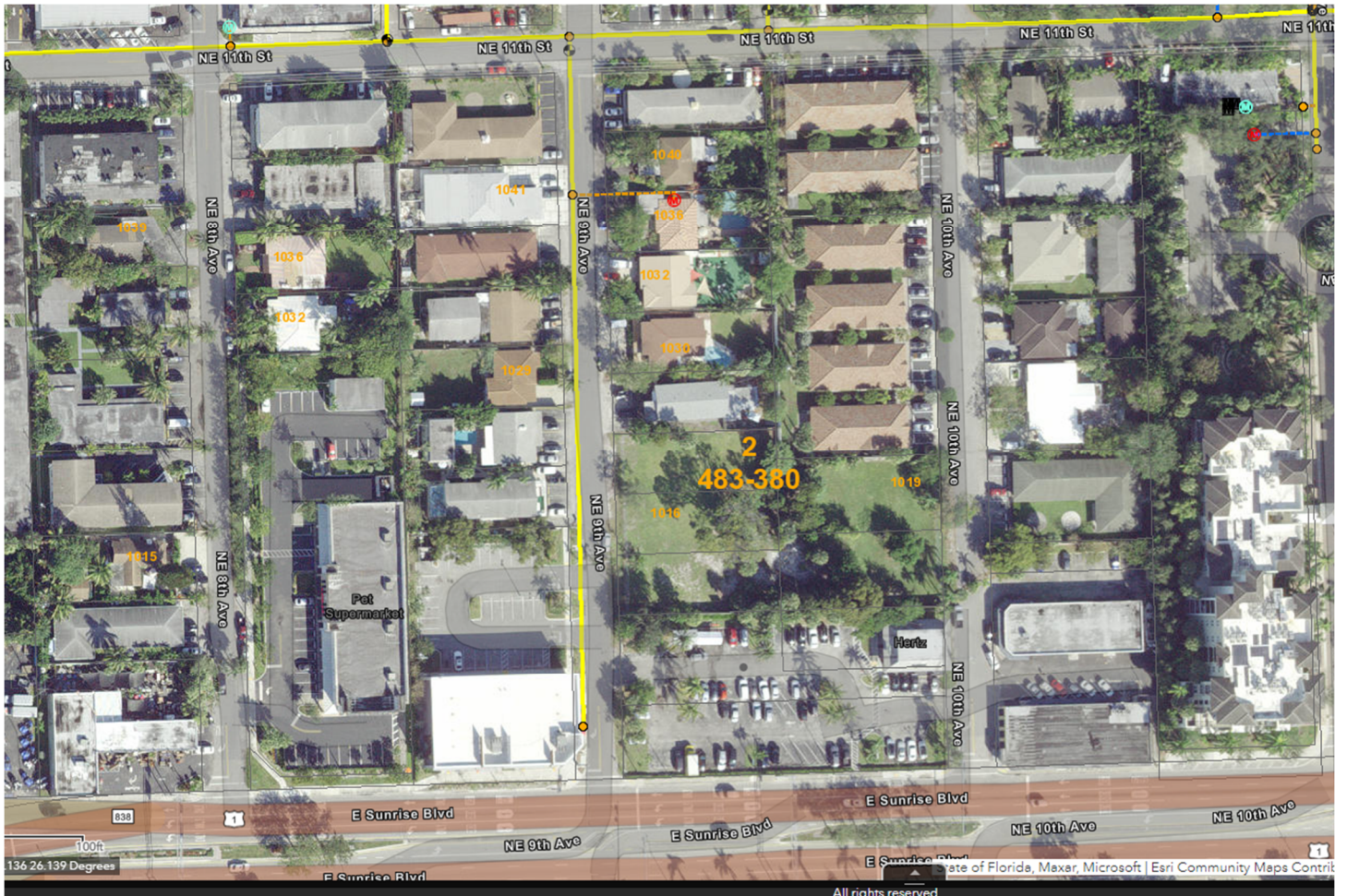
Michael Amodio

Subject: FW: No Objection Letter Teco Gas- De Parc (K#13435)
Attachments: No Objection Letter- Teco .pdf; DRC-Exhibit-Easement Vacation.pdf

From: Uzcategui Pino, Diego A. <DAUzcateguiPino@tecoenergy.com>
Sent: Wednesday, September 11, 2024 8:04 AM
To: Joselyn Aldas <jaldas@keithteam.com>
Subject: FW: No Objection Letter Teco Gas- De Parc (K#13435)

Hi Joselyn. Good morning.

I am attaching a snip of our system where you can see that our lines are located west of NE 9 Ave and north of NE 11 St. If you have any questions, let me know.



Thanks.



Diego A. Uzcategui P.
Gas Design Tech
Mechanical Engineer
Master of Science in Maintenance Engineering
Mobile: 786-575-0261

From: Rivera, David <DRRivera@tecoenergy.com>
Sent: Tuesday, September 10, 2024 5:39 PM
To: Uzcategui Pino, Diego A. <DAUzcateguiPino@tecoenergy.com>
Subject: FW: No Objection Letter Teco Gas- De Parc (K#13435)

Good afternoon,

Could you help them with their request for records of the line

Thank you,
David

From: Joselyn Aldas <jaldas@keithteam.com>
Sent: Tuesday, September 10, 2024 9:35 AM
To: Rivera, David <DRRivera@tecoenergy.com>
Subject: RE: No Objection Letter Teco Gas- De Parc (K#13435)

***** CAUTION! EXTERNAL SENDER *** STOP. EXAMINE. VERIFY!! Were you expecting this email? Are grammar and spelling correct? Does the content make sense? Can you verify the sender? To report a suspicious email, use the Forward to Phishing button or forward the email to phishing@tecoenergy.com. Do not click links, open attachments, or enter your ID or password.**

Good morning, David,

KEITH is working with City of Fort Lauderdale to partially vacate a 15' utility easement project located at 901 E Sunrise Blvd, Fort Lauderdale FL 33304. Attached is an exhibit to show where the utility easement is located.

Cheyenne provided me with a No Objection Letter stating that there is a gas line in the area. Can you please provide me with as-builts of the area where this gas line is located ?

Please let me know if you need any additional information.

Thank you!