



# 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> <ul style="list-style-type: none"> <li>New nonresidential less than 5,000 square feet</li> <li>Change of use (same impact or less than existing use)</li> <li>Plat note/Nonvehicular access line amendment</li> <li>Administrative site plan</li> <li>Amendment to site plan*</li> <li>Property and right-of-way applications (MOTs, construction staging)</li> <li>Parking Agreements (separate from site plans)</li> </ul> <b>COMPLETE SECTIONS</b> B, C, D, G	<input type="checkbox"/> <b>LEVEL II</b> <b>DEVELOPMENT REVIEW COMMITTEE (DRC)</b> <ul style="list-style-type: none"> <li>New Nonresidential 5,000 square feet or greater</li> <li>Residential 5 units or more</li> <li>Nonresidential use within 100 feet of residential property</li> <li>Redevelopment proposals</li> <li>Change in use (if great impact than existing use)</li> <li>Development in Regional Activity Centers (RAC)*</li> <li>Development in Uptown Project Area*</li> <li>Regional Activity Center Signage</li> <li>Design Review Team (DRT)</li> <li>Affordable Housing (≥10%)</li> </ul> <b>COMPLETE SECTIONS</b> B, C, D, E, F	<input type="checkbox"/> <b>LEVEL III</b> <b>PLANNING AND ZONING BOARD (PZB)</b> <ul style="list-style-type: none"> <li>Conditional Use</li> <li>Parking Reduction</li> <li>Flex Allocation</li> <li>Cluster / Zero Lot Line</li> <li>Modification of Yards*</li> <li>Waterway Use</li> <li>Mixed Use Development</li> <li>Community Residences*</li> <li>Social Service Residential Facility (SSRF)</li> <li>Medical Cannabis Dispensing Facility*</li> <li>Community Business District for uses greater than 10,000 square feet</li> </ul> <b>COMPLETE SECTIONS</b> B, C, D, E, F	<input checked="" type="checkbox"/> <b>LEVEL IV</b> <b>CITY COMMISSION (CC)</b> <ul style="list-style-type: none"> <li>Land Use Amendment</li> <li>Rezoning</li> <li>Plat</li> <li>Public Purpose Use</li> <li>Central Beach</li> <li>Development of Significant Impact*</li> <li>Vacation of Right-of-Way</li> <li>City Commission Review Only (review not required by PZB)</li> <li>Vacation of Easement*</li> </ul> <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> <ul style="list-style-type: none"> <li>Appeal decision by approving body</li> <li>De Novo hearing items</li> </ul> <b>COMPLETE SECTIONS</b> B, C, H	<input type="checkbox"/> <b>PROPERTY AND ROW ITEM</b> <ul style="list-style-type: none"> <li>Road closures</li> <li>Construction staging plan</li> <li>Revocable licenses</li> </ul> <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>	Cypress Development, LLC	<b>Authorized Agent</b>	Stephanie J. Toothaker, Esq.
<b>Address</b>	Aaent: 501 SW 2nd Ave, Suite 1	<b>Address</b>	501 SW 2nd Ave, Suite 1
<b>City, State, Zip</b>	Aaent: Fort Lauderdale, FL 33301	<b>City, State, Zip</b>	Fort Lauderdale, FL 33301
<b>Phone</b>	Aaent: 9.54648.9376	<b>Phone</b>	954-648-9376
<b>Email</b>	Aaent: stephanie@toothaker.ora	<b>Email</b>	cc: estefania@toothaker.ora
<b>Proof of Ownership</b>	Warrentv Deed	<b>Authorization Letter</b>	Letter Attached
<b>Applicant Signature:</b>		<b>Agent Signature:</b>	

**C PARCEL INFORMATION**

<b>Address/General Location</b>	150 NW 68th Street
<b>Folio Number(s)</b>	4942100000 and 494203000541
<b>Legal Description (Brief)</b>	See Sketch and Legal attached
<b>City Commission District</b>	1 - John Herbst
<b>Civic Association</b>	N/A

**D LAND USE INFORMATION**

<b>Existing Use</b>	Mobile Home Park
<b>Land Use</b>	Employment Center
<b>Zoning</b>	RMM-25
<b>Proposed</b>	<i>Applications requesting land use amendments and rezonings.</i>
<b>Proposed Land Use</b>	TOD (UDP-L23001)
<b>Proposed Zoning</b>	UUV-NE

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

<b>Project Name</b>	Rezoning from Residential Multifamily Mid Rise/Medium High Density District (RMM-25) to UUV-NE							
<b>Project Description (Describe in detail)</b>	Rezoning from Residential Multifamily Mid Rise/Medium High Density District (RMM-25) to UUV-NE							
<b>Estimated Project Cost</b>	\$ <i>(Estimated total project cost including land costs for all new development applications only)</i>							
<b>Affordable Housing Number of Units</b>	30%	50%	60%	80%	100%	120%	140%	



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

Traffic Study Required	No
Parking Reduction	No
Public Participation	Yes
<b>Non-Residential Uses</b>	
Commercial	N/A
Restaurant	N/A
Office	N/A
Industrial	N/A
Other	N/A
<b>Total (square feet)</b>	N/A

**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)			
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			
SETBACKS (Indicate direction N,S,E,W)	Required Per ULDR	Proposed	
Front [ ]			
Side [ ]			
Corner / Side [ ]			
Rear [ ]			
<i>For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.</i>			
	Required Per ULDR	Proposed	Deviation
Tower Stepback			
Front / Primary Street [ ]			
Sides / Secondary Street [ ]			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			

**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 Meeting Date		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		





Requested Extension (No more than 24 months)
Code Enforcement (Applicant Obtain by Code Compliance Division)

Justification Letter Provided

Indicate Approving Body Appealing
De Novo Hearing Due to City Commission Call-Up

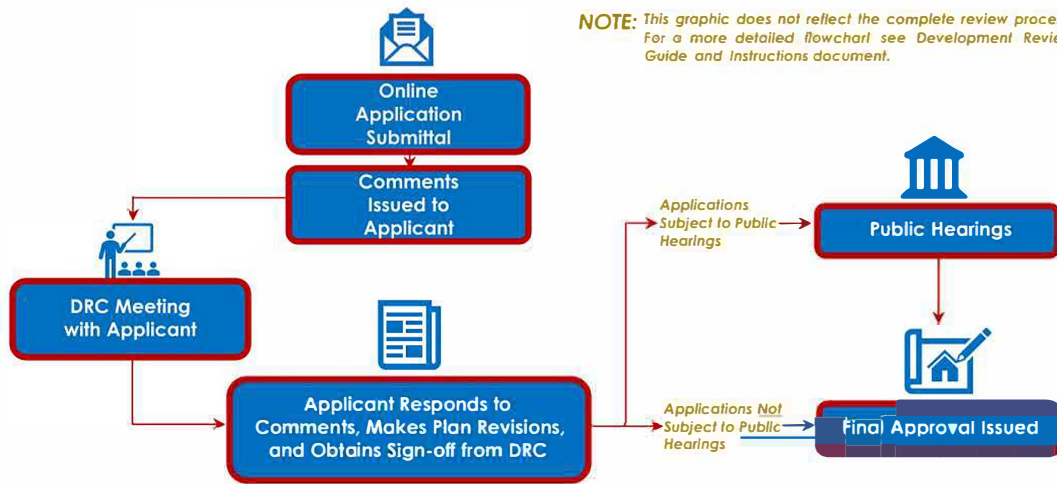
CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed incomplete.

- Checklist items: Preliminary Development Meeting, Development Application Form, Proof of Ownership, Address Verification Form, Project and Unified Land Development Code Narratives, Electronic Files, File Naming, and Documents, Traffic Study or Statement, Stormwater Calculations, Water and Wastewater Capacity Request.

OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS: Submittals must be conducted through the City's online citizen access portal LauderBuild. No hardcopy application submittals are accepted.

- Online submittal requirements: Uploading Entire Submittal, File Naming Convention, Reduce File Size, Plan Sets, Document Categories.

DRC PROCESS OVERVIEW: The entire development review process flowchart can be found in the Development Application Guide and Instructions document.



NOTE: This graphic does not reflect the complete review process. For a more detailed flowchart see Development Review Guide and Instructions document.

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



January 18, 2024

Uptown Rezoning Application  
150 NW 68<sup>th</sup> Street  
Case No. UDP-Z24002

**RE: Rezoning from Residential Multifamily Mid Rise/Medium High Density (RMM-25) District to Uptown Urban Village Northeast (UUV-NE) District – 150 NW 68<sup>th</sup> Street - ULDR Rezoning Criteria Responses**

The property owner, Cypress Development, LLC, is requesting to rezone 70,385 square feet (1.61 acres) of land located at 150 NW 68<sup>th</sup> Street from Residential Multifamily Mid Rise/Medium High-Density District (RMM-25) District to Uptown Urban Village Northeast (UUV-NE) District to permit the development of a mixed-use project on the site. The City of Fort Lauderdale staff is processing the rezoning on behalf of the property owner.

Pursuant to the City's Unified Land Development Regulations (ULDR) Section 47-24.4.D, Rezoning Criteria, an applicant must demonstrate that the application for a rezoning meet the following criteria:

1. The zoning district proposed is consistent with the City's Comprehensive Plan.  
The property is currently zoned RMM-25 and has an underlying land use designation of Employment Center which is intended to encourage employment-based development, as well as retail, restaurant, office, service, business and residential uses. The proposed UUV-NE zoning district is consistent with this land use designation. Please refer to the Comprehensive Plan Consistency section within this report for additional information.
2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration.  
The development in the surrounding area is characterized mainly by office, hotel, and commercial uses with a lack of residential and mixed-use developments. Rather than adversely impacting the character of development in the area with more intense uses such as industrial manufacturing, the proposed rezoning to UUV-NE will have a positive impact by allowing for mixed-use development that will create a stronger tax base, add residential to the area, and will further the live, work, play environment that the City envisions for the area.
3. The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.  
The UUV-NE zoning district permitted uses are compatible with the surrounding zoning district's permitted uses in such that hotel, and mixed-use developments are permitted in both the existing and proposed zoning, with the addition of residential use permitted in the proposed zoning district as a mixed-use development. The City explicitly adopted the Uptown Master Plan to promote residential and mixed-use for the area. Furthermore, the Uptown Master Plan identifies specific character subareas that residential and mixed-use should be allowed which are more suitable, which is applicable in this request.

Prepared by Urban Design and Planning staff for Case No. UDP- Z24002

**DEVELOPMENT SERVICES DEPARTMENT**  
700 NW 19<sup>TH</sup> AVENUE | FORT LAUDERDALE, FLORIDA 33311  
954-828-5207 | [www.fortlauderdale.gov](http://www.fortlauderdale.gov)

W.D.O.K.

**SKETCH AND LEGAL DESCRIPTION TO ACCOMPANY REZONING PETITION**  
REZONING FROM RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY DISTRICT (RMM-25)  
TO UPTOWN URBAN VILLAGE – NORTHEAST (UUV-NE)

SHEET:  
1 OF 3

**LEGAL DESCRIPTION:** SEE PAGE 2.

**SKETCH:** SEE PAGE 3.

**SURVEYOR'S NOTES:**

- 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
- 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
- 4) MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- 5) THE BASIS OF BEARING IS GEODETIC NORTH, BASED ON A STATIC GPS OBSERVATION WITH A REFERENCE LINE SOUTH 89° 45' 07" WEST FOR THE NORTH RIGHT-OF-WAY LINE OF WEST MCNAB ROAD.
- 6) THE PURPOSE OF THIS SKETCH IS TO DEPICT THE ELEMENTS OF THE DESCRIPTION APPEARING HEREON AND IS PROVIDED AS AN AID IN ITS DEPICTION. THIS SKETCH IS NOT A SURVEY. USES INCONSISTENT WITH ITS INTENDED PURPOSE ARE PROHIBITED. THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO EACH OTHER.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE HEREIN CAPTIONED SKETCH OF DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PREPARED UNDER MY DIRECTION, SUPERVISION AND RESPONSIBLE CHARGE.

**Francisco F Fajardo**

Digitally signed by Francisco F Fajardo  
DN: c=US, o=Lannes and Garcia Inc.,  
dnQualifier=A01410D00000189D5E92AF4001B3E6C, cn=Francisco F Fajardo  
Date: 2024.04.23 13:38:42 -04'00'

FRANCISCO F. FAJARDO #4767  
PROFESSIONAL SURVEYOR AND MAPPER SURVEY  
PERFORMED BY: LANNES AND GARCIA, INC



NOT A SURVEY

**PROPERTY OF:**  
CYPRESS DEVELOPMENT, LLC

**PROPERTY PARCEL ID:**  
494203000541

**TOTAL SQUARE FEET:**  
79,081 SQUARE FEET +/-  
1.82 ACRES +/-



PROFESSIONAL SURVEYING AND MAPPING  
**LANNES & GARCIA, INC.**

LB # 2098  
FRANCISCO F. FAJARDO PSM # 4767  
4967 SW 75th AVENUE,  
MIAMI, FLORIDA 33155  
PH (305) 666-7909 FAX (305) 559-3002

**SPECIFIC PURPOSE SURVEY**

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Francisco F Fajardo

Digitally signed by Francisco F Fajardo  
DN: cn=Francisco F Fajardo, o=Lannes and Garcia Inc.,  
dnQualifier=A01410D00000189D5E92AF4001B3E6C, cn=Francisco F Fajardo  
Date: 2024.04.23 13:37:34 -04'00'

FRANCISCO F. FAJARDO  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4767.

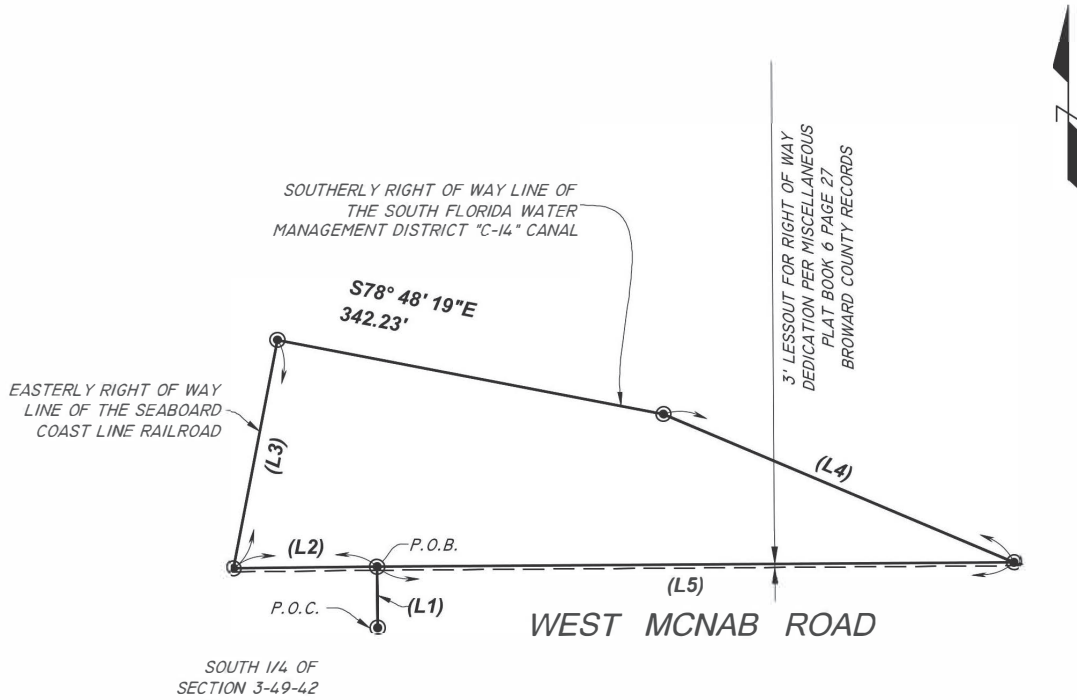
269413-C	DATE: 03/26/2024	DRAWN BY: TT	SHEET: 1 OF 3
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**SKETCH AND LEGAL DESCRIPTION TO ACCOMPANY REZONING PETITION**  
 REZONING FROM RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY DISTRICT (RMM-25)  
 TO UPTOWN URBAN VILLAGE – NORTHEAST (UUV-NE)

W.D.O.K.  
 SHEET:  
 3 OF 3



(L1)  
 N00° 10' 09"W  
 53.00'

(L2)  
 S89° 43' 05"W  
 124.75'

(L4)  
 S66° 45' 38"E  
 331.33'

(L3)  
 N11° 10' 32"E  
 202.27'

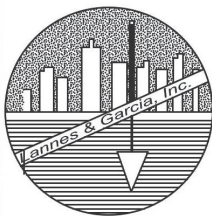
(L5)  
 S89° 56' 02"W  
 554.62'

NOT A SURVEY

**PROPERTY OF:**  
 CYPRESS DEVELOPMENT, LLC  
 DATE: 03/26/2024

**PROPERTY PARCEL ID:**  
 494203000541

**TOTAL SQUARE FEET:**  
 79,081 SQUARE FEET +/-  
 1.82 ACRES +/-



PROFESSIONAL SURVEYING AND MAPPING  
**LANNES & GARCIA, INC.**  
 LB # 2098  
 FRANCISCO F. FAJARDO PSM # 4767  
 4967 SW 75th AVENUE,  
 MIAMI, FLORIDA 33155  
 PH (305) 666-7909 FAX (305) 559-3002

**SPECIFIC PURPOSE SURVEY**

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Francisco F Fajardo

Digitally signed by Francisco F Fajardo  
 DN: cn=Francisco F Fajardo, o=Lannes and Garcia, Inc., email=fajardo@lannesandgarcia.com, c=Florida  
 Date: 2024.04.23 13:35:03 -0400

FRANCISCO F. FAJARDO  
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
 REGISTRATION NO. 4767.

269413-C	SCALE: 1" = 140'	DRAWN BY: TT	SHEET: 3 OF 3
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