



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> Vacation of Easement* 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	Robert B. Lochrie, Esq.	Authorized Agent	City of Fort Lauderdale
Address	1401 East Broward Boulevard	Address	700 NW 19th Avenue
City, State, Zip	Fort Lauderdale, FL 33301	City, State, Zip	Fort Lauderdale, FL 33311
Phone	954-779-1101	Phone	954-828-5265
Email	rlochrie@lochrielaw.com	Email	ccooper@fortlauderdale.gov
Proof of Ownership		Authorization Letter	Letter Attached
Applicant Signature:		Agent Signature:	 Digitally signed by Christopher Cooper Date: 2023.06.20 17:42:08 -0400

C PARCEL INFORMATION

Address/General Location	20-80 NE 62nd Street
Folio Number(s)	494210460010
Legal Description (Brief)	Lightspeed broward plat 177-32 B
City Commission District	1 - John Herbst
Civic Association	N/A

D LAND USE INFORMATION

Existing Use	Park and Ride
Land Use	Commercial
Zoning	B-2
Proposed	<i>Applications requesting land use amendments and rezonings.</i>
Proposed Land Use	Commercial
Proposed Zoning	UUV-SE

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

Project Name	Aspire Rezoning									
Project Description (Describe in detail)	A rezoning from B-2 to UUV-SE									
Estimated Project Cost	\$(Estimated total project cost including land costs for all new development applications only)									
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		
Flex Units Request		
Commercial	Flex	
Acreage		
Residential Uses		
Single Family		
Townhouses		
Multifamily		
Cluster/Zero Lot Line		
Other		
Total (dwelling units)		
Unit Mix (dwelling units)		
Studio-1 Bedroom	2 Bedroom	3+ Bedroom

Traffic Study Required	
Parking Reduction	
Public Participation	
Non-Residential Uses	
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)			
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 <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 (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 <i>(Provide Date)</i>		
Expiration Date <i>(Permit Submittal Deadline)</i>		Requested Date	Deferral	60 Days from Meeting <i>(Provide Date)</i>		
Expiration Date <i>(Permit Issuance Deadline)</i>		Previous Deferrals Granted		Appeal Request		



June 19, 2023

Uptown Rezoning Application
6000, 6050, 6100, 6150 N Andrews Avenue
Case No. UDP-Z23006

RE: Rezoning from General Business (B-2) District to Uptown Urban Village Southeast (UUV-SE) District 6000, 6050, 6100, 6150 North Andrews Avenue - ULDR Rezoning Criteria Responses

The property owner, Florida Department of Transportation, is requesting to rezone 225,706 square feet (5.18 acres) of land located at 6000, 6050, 6100 and 6150 North Andrews Avenue from General Business (B-2) District to Uptown Urban Village Southeast (UUV- SE) 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 B-2 and has an underlying land use designation of Commercial which is intended to allow for uses such as business, service, office, and other commercial enterprises. The proposed UUV-SE 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-SE 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-SE zoning district permitted uses are compatible with the surrounding zoning districts permitted uses in such that office, hotel, and commercial 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- Z23006

DEVELOPMENT SERVICES DEPARTMENT
700 NW 19TH AVENUE | FORT LAUDERDALE, FLORIDA 33311
954-828-5207 | www.fortlauderdale.gov

M.D.O.K.

FOR: WAYPOINT RESIDENTIAL

SKETCH AND DESCRIPTION
PARCEL "A"
LIGHTSPEED BROWARD CENTER PLAT
PLAT BOOK 177, PAGE 32; B.C.R.
REZONING PETITION FROM "B-2" TO "UUV-SE"

LEGAL DESCRIPTION:

ALL OF PARCEL "A", LIGHTSPEED BROWARD CENTER PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 225,706 SQUARE FEET OR 5.182 ACRES MORE OR LESS.

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE CENTERLINE OF NORTH ANDREWS AVENUE, WHICH IS ASSUMED TO BEAR NORTH 15°54'21" EAST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

Raymond
Young

Digitally signed by
Raymond Young
Date: 2025.01.24 07:46:27
-05'00'

RAYMOND YOUNG
PROFESSIONAL SURVEYOR AND MAPPER NO 5799
STATE OF FLORIDA


LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- L ARC DISTANCE
- P.B. PLAT BOOK
- PG. PAGE
- R RADIUS
- Δ CENTRAL ANGLE
- ⊙ CENTERLINE

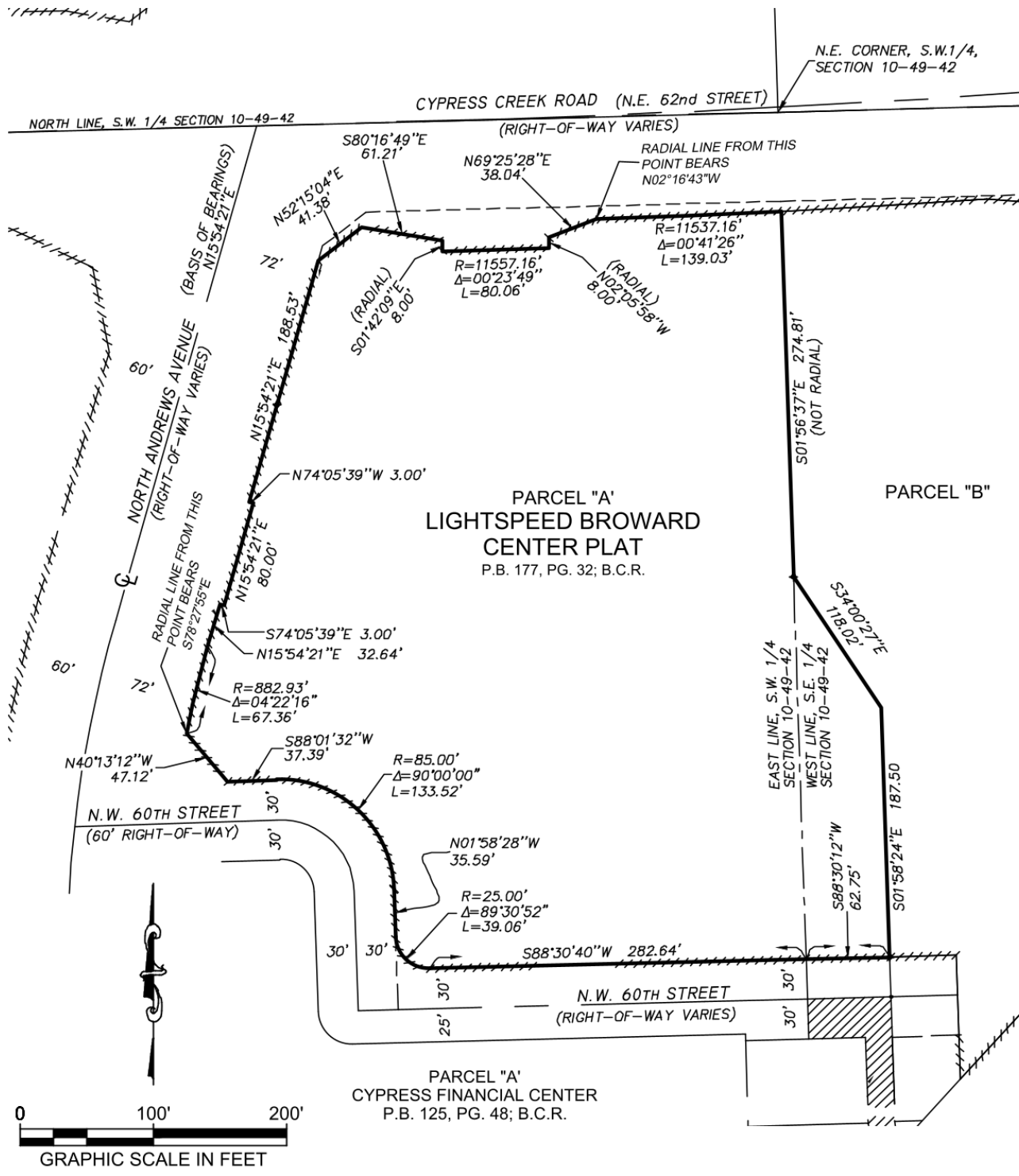
////////// NON-VEHICULAR ACCESS LINE

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

R:\SURVEY\1999\99-0082-003-01 LIGHTSPEED BROWARD\DRAWINGS\99-0082_SD_WEST PRCL

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.	UPDATES and/or REVISIONS		DATE	BY	CK'D
	1. REVISE SKETCH TITLE		05/17/23	RY	RY
The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.	JOB NO.:	99-0082			
	DRAWN BY:	RY	SHEET 1 OF 2 SHEETS		
 CRAVEN • THOMPSON & ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2023	CHECKED BY:	MRM	DATED: 04/26/23		
	DRAWN BY: RY		F.B. N/A PG. N/A		

PARCEL "A"
LIGHTSPEED BROWARD CENTER PLAT
PLAT BOOK 177, PAGE 32; B.C.R.
REZONING PETITION FROM "B-2" TO "UUV-SE"



R:\SURVEY\1999\99-0082-003-01 LIGHTSPEED BROWARD\DRAWINGS\99-0082_SD_WEST PRCLDWG

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JOB NO.: 99-0082	SHEET 2 OF 2 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: MRM	DATED: 04/26/23