



DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 03/10/2022

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 completed 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) <ul style="list-style-type: none"> - New nonresidential less than 5000 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) <p>COMPLETE SECTIONS B, C, D, G</p>	<input type="checkbox"/> LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC) <ul style="list-style-type: none"> - 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* - RAC signage <p>COMPLETE SECTIONS B, C, D, E, F</p>	<input type="checkbox"/> LEVEL III PLANNING AND ZONING BOARD (PZB) <ul style="list-style-type: none"> - 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 <p>COMPLETE SECTIONS B, C, D, E, F</p>	<input checked="" type="checkbox"/> LEVEL IV CITY COMMISSION (CC) <ul style="list-style-type: none"> - Land Use Amendment - Rezoning - Plat Approval - Public Purpose Use - Central Beach Development of Significant Impact* - Vacation of Right-of-Way <p>City Commission Review Only (review not required by PZB)</p> <ul style="list-style-type: none"> - Vacation of Easement* <p>COMPLETE SECTIONS B, C, D, E, F</p>
<input type="checkbox"/> EXTENSION <ul style="list-style-type: none"> - Request to extend approval date for a previously approved application <p>COMPLETE SECTIONS B, C, H</p>	<input type="checkbox"/> DEFERRAL <ul style="list-style-type: none"> - Request to defer after an application is scheduled for public hearing <p>COMPLETE SECTIONS B, C, H</p>	<input type="checkbox"/> APPEAL/DE NOVO <ul style="list-style-type: none"> - Appeal decision by approving body - De Novo hearing items <p>COMPLETE SECTIONS B, C, H</p>	<input type="checkbox"/> PROPERTY AND ROW ITEM <ul style="list-style-type: none"> - Road closures - Construction staging plan - Revocable licenses <p>COMPLETE SECTIONS B, C, E</p>

*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	SJC Sistrunk, LLC	Authorized Agent	
Address	4025 NE 34 Avenue	Address	
City, State, Zip	Fort Lauderdale, FL 33308	City, State, Zip	
Phone	954.647.6569	Phone	
Email	seanfiones@aol.com	Email	
Proof of Ownership	Tax Record	Authorization Letter	
Applicant Signature:		Agent Signature:	

C PARCEL INFORMATION

Address/General Location	w. side NW 8th Ave no. of NW6th St.
Folio Number(s)	4942 34 07 8410
Legal Description (Brief)	Lots 15-17, Block 328, Progresso
City Commission District	District 2
Civic Association	Proaresso Villaae Civic Assoc.

D LAND USE INFORMATION


Existing Use	vacant
Land Use	NWRAC
Zoning	Industrial
Proposed	<i>Applications requesting land use amendments and rezonings.</i>
Proposed Land Use	same
Proposed Zoning	NWRAC-MUw

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

Project Name	Rezoning of Lots 15, 16 and 17, Block 328, Progresso	
Project Description (Describe in detail)	Rezone Lots 15 through 17 from Industrial to NWRAC-MUw consistent with the zoning of the balance of the development site under same ownership to accomodate a mixed-use (residential and retail) project on the full site.	
Estimated Project Cost	\$	<i>(Estimated total project cost including land costs for all new development applications only)</i>
Waterway Use	No	Traffic Study Required
Flex Units Request	No	Parking Reduction
Commercial Flex Acreage	No	Public Participation
Residential Uses		Non-Residential Uses
Single Family		Commercial
Townhouses		Restaurant
Multifamily		Office
Cluster/Zero Lot Line		Industrial
Other		Other
Total (dwelling units)		Total (square feet)



LEGEND

 Subject Site

UDP-Z22019: 615 NW 8th Ave - Rezoning from Industrial (I) to NW RAC-MUW



Rezoning of Lots 15, 16 and 17, Block 328 PROGRESSO

Portion of Parcel No. 4942 34 07 8410

Rezoning petition from General Industrial to NWRAC-MUW

Index of Plans

- S-1 Survey
- S-2 Sketch and Legal Description



N.W. 9th AVENUE (POWERLINE ROAD)	48	1	N.W. 7th STREET
	47	2	
	46	3	
	45	4	
	44	5	
	43	6	
	42	7	
	41	8	
	40	9	
	39	10	
	38	11	
	37	12	
	36	13	
	35	14	
	34	15	
	33	16	
	32	17	
	31	18	
	30	19	
	29	20	
	28	21	
	27	22	
	26	23	
	25	24	
			N.W. 6th STREET
			N.W. 8th AVENUE

LOCATION MAP
NOT TO SCALE

Surveyor:
McLaughlin Engineering Company
1700 NW 64 Street, Suite 400
Fort Lauderdale, FL 33309
Phone# 954-763-7611

Land Planner:
Linda C. Strutt, AICP
Linda Strutt Consulting, Inc.
227 Goolsby Boulevard
Deerfield Beach, FL 33442
Phone# 954-426-4305

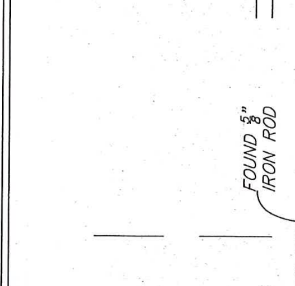
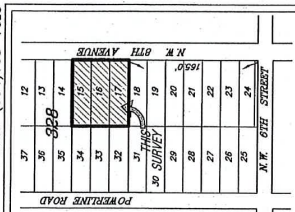
Attorney:
Sean F. Jones, Esq.
Sean F. Jones, P.A.
PO BOX 41
Fort Lauderdale, 33302
Phone# 954-647-6569

Services Providers:
Electric: Florida Power & Light
Water and Sewer: City of Fort
Lauderdale
Gas: TECO

McLAUGHLIN ENGINEERING COMPANY
 (294, 285)
 1700 N.W. 64th Street, Suite 400
 Fort Lauderdale, Florida, 33309
 ENGINEERING - SURVEYING
 EMAIL: info@mceng.com info@mceng.com
 WWW.MCENG.COM



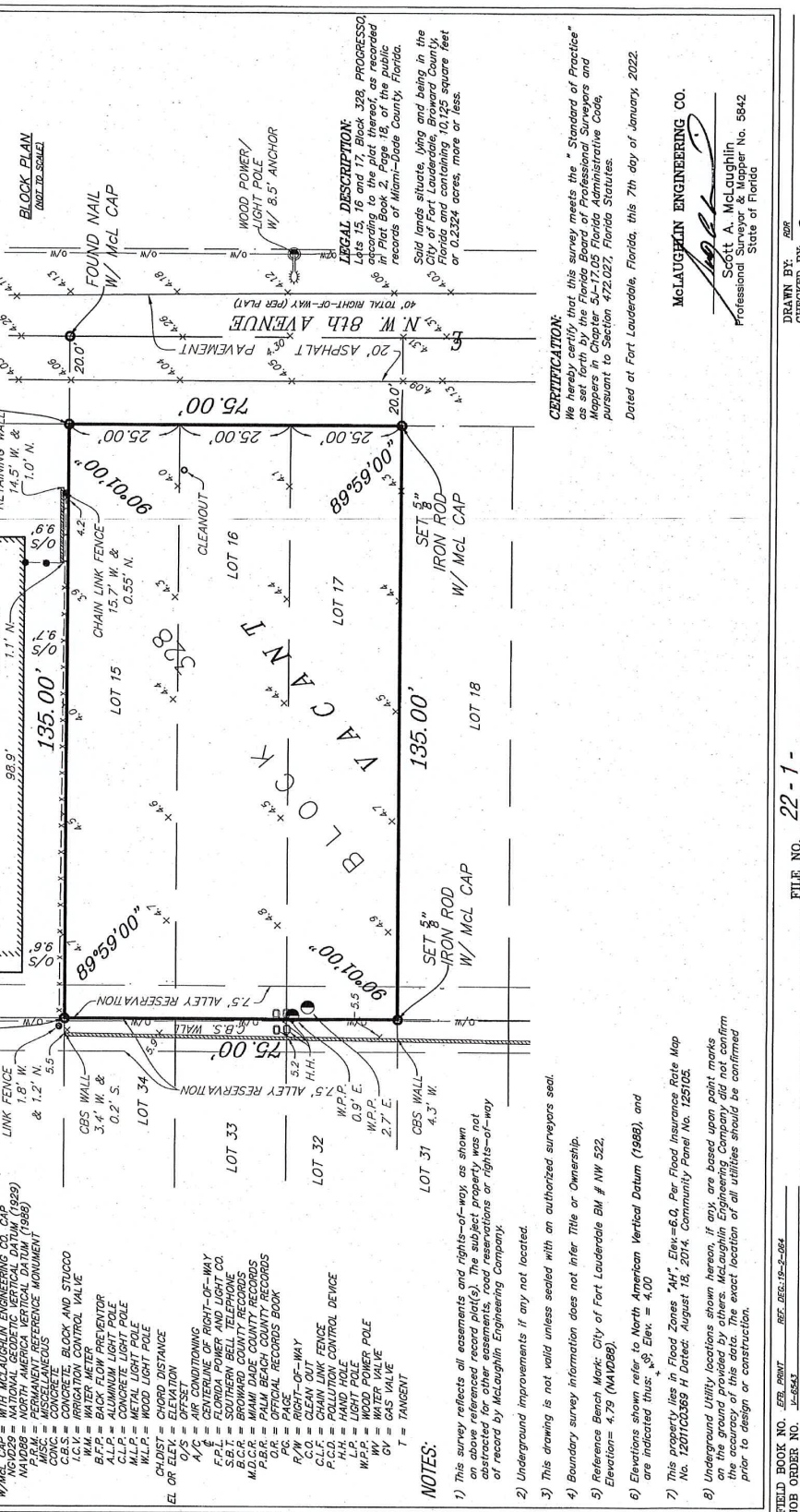
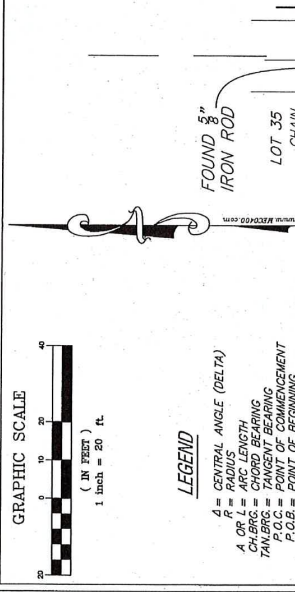
PHONE: (954)763-7611
 FAX: (954)763-7615



RECORD LAND SURVEY
LOTS 15, 16 AND 17,
BLOCK 328, PROGRESSO,
PLAT BOOK 2, PAGE 18, M-D.C.R.

LEGEND

A = CENTRAL ANGLE (DELTA)
 A OR L = RADIAL SIGHT
 CH.BRG. = CHORD BEARING
 TANG.BRG. = TANGENT BEARING
 P.O.B. = POINT OF COMMENCEMENT
 W/MCL CAP = WITH McLAUGHLIN ENGINEERING CO. CAP
 NAD83 = NORTH AMERICAN GEODETIC VERTICAL DATUM (1983)
 NAVD83 = NORTH AMERICAN VERTICAL DATUM (1988)
 MISC. = MISCELLANEOUS
 CONC. = CONCRETE
 BLOCK AND STUCCO
 I.C.V. = IRRIGATION CONTROL VALVE
 W.M. = WATER METER
 B.F.P. = BACK FLOW PREVENTOR
 AL.P. = ALUMINUM LIGHT POLE
 M.L.P. = METAL LIGHT POLE
 W.L.P. = WOOD LIGHT POLE
 CH.DIST. = CHORD DISTANCE
 EL. OR ELEV. = ELEVATION
 O.V. = OPEN VALVE
 A/C = AIR CONDITIONING
 F.P.L. = FLORIDA POWER AND LIGHT CO.
 S.B.T. = SOUTHERN BELL TELEPHONE
 M.D.C.R. = MIAMI DADE COUNTY RECORDS
 P.B.R. = PALM BEACH COUNTY RECORDS
 O.R. = OFFICIAL RECORDS BOOK
 R/W = RIGHT-OF-WAY
 C.O. = CLEAN OUT
 C.L.F. = CHAIN LINK FENCE
 H.H. = HAND HOLE
 L.P. = LIGHT POLE
 W.P.P. = WOOD POWER POLE
 W.V. = WATER VALVE
 T = TANGENT



NOTES:

- This survey reflects all easements and rights-of-way as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- Underground improvements if any not located.
- This drawing is not valid unless sealed with an authorized surveyors seal.
- Boundary survey information does not infer Title or Ownership.
- Reference Bench Marks: City of Fort Lauderdale BM # NW 522, Elevation= 4.19 (NAVD83).
- Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: ⁺8.5' Elev. = 4.00
- This property lies in Flood Zones "AH", Elev.=6.0, Per Flood Insurance Rate Map No. 126160389 H dated August 15, 2014, Community Panel No. 125102.
- Underground Utility locations shown herein, if any, are based upon paint marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.

CERTIFICATION:
 We hereby certify that this survey meets the "Standard of Practice" as set forth by the Florida Board of Professional Surveyors and Mapmakers, Chapter 472, Part 1, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 7th day of January, 2022.

LEGAL DESCRIPTION:
 Lots 15, 16, 17, 20, 21, 22, 23, 24, Block 328, Progresso, according to the plat hereof, as recorded in Plat Book 2, Page 18, of the public records of Miami-Dade County, Florida.

Said lands situate, being and being in the City of Fort Lauderdale, Florida and containing 10,125 square feet or 0.2324 acres, more or less.

McLAUGHLIN ENGINEERING CO.
 Scott A. McLaughlin
 Professional Surveyor & Mapper No. 5842
 State of Florida

DRAWN BY: *[Signature]*
 CHECKED BY: *[Signature]*



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * EMAIL: INFO@MECO400.COM

SCALE 1" = 40'

**SKETCH AND DESCRIPTION
TO ACCOMPANY REZONING PETITION
FROM GENERAL INDUSTRIAL TO NWRAC-MUW**

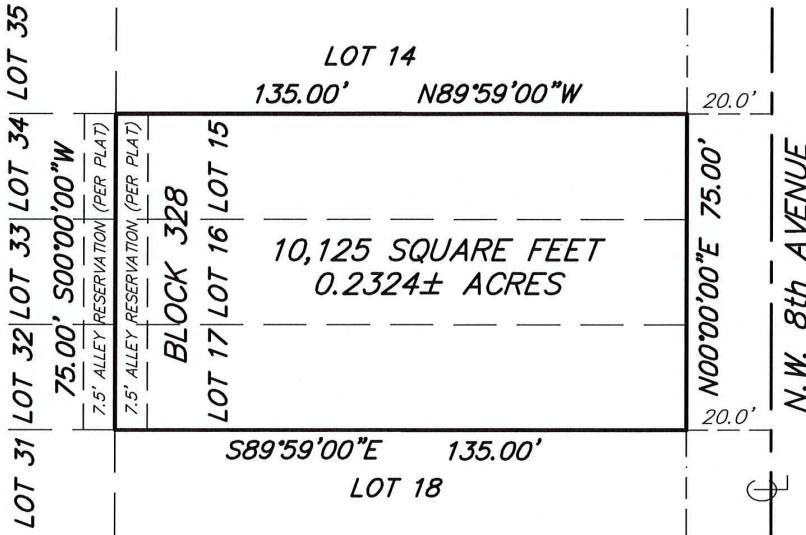
LEGAL DESCRIPTION:

Lots 15, 16 and 17, Block 328, PROGRESSO, according to the plat thereof, as recorded in Plat Book 2, Page 18, of the public records of Miami-Dade County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 10,125 square feet or 0.2324 acres more or less.

N.W. 7th STREET	
48	1
47	2
46	3
45	4
44	5
43	6
42	7
41	8
40	9
39	10
38	11
37	12
36	13
35	14
34	15
33	16
32	17
31	18
30	19
29	20
28	21
27	22
26	23
25	24
N.W. 8th AVENUE	

N.W. 6th STREET
**SITE LAYOUT
NOT TO SCALE**



CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 19th day of September, 2022. Revised title this 29th day of September, 2022.

McLAUGHLIN ENGINEERING COMPANY

J. M. McLaughlin Jr.
JAMES M. McLAUGHLIN JR.
Registered Land Surveyor No. 4497
State of Florida.



Digitally signed by James M. McLaughlin Jr.
Date: 2022.09.29 06:41:09 -04'00'

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the East line of said Lots as North 00°00'00" East.

FIELD BOOK NO. _____

DRAWN BY: JMMjr _____

JOB ORDER NO. V-7310 _____

CHECKED BY: _____

REF. DWG.: 22-1-008

C: \JMMjr\2022\V7310 (REZONE)