



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	RD Investment properties, LLC	Authorized Agent	City of FortLauderdale
Address	2850 Tigertail Avenue	Address	700 NW 19th avenue
City, State, Zip	Miami, FL 33133	City, State, Zip	Fort Lauderdale, FL 33311
Phone		Phone	954-828-5265
Email		Email	ccooper@fortlauderdale.gov
Proof of Ownership	Warrenty Deed	Authorization Letter	Not Applicable
Applicant Signature:		Agent Signature:	Digitally signed by Christopher Cooper Date: 2023.07.07 16:18:30 -04'00' Christopher Cooper

C PARCEL INFORMATION

Address/General Location	6700 N. Andrews Avenue
Folio Number(s)	494210360050, 494210360010, etc.
Legal Description (Brief)	See Sketch and Legal attached
City Commission District	1 - John Herbst
Civic Association	

D LAND USE INFORMATION

Existing Use	Office, preserve
Land Use	Employment Center
Zoning	B-3
Proposed	<i>Applications requesting land use amendments and rezonings.</i>
Proposed Land Use	Employment Center
Proposed Zoning	UUU-NE

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

Project Name	Rezoning from Heavy Commercial/Light Industrial Business (B-3) to Uptown Urban Village Northeast								
Project Description (Describe in detail)	Rezoning from Heavy Commercial/Light Industrial Business (B-3) to Uptown Urban Village Northeast								
Estimated Project Cost	<i>(Estimated total project cost including land costs for all new development applications only)</i>								
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>			
Tower Stepback	Required Per ULDR	Proposed	Deviation
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 Scheduled Date	Meeting	Approving Body	30 Days from Meeting (Provide Date)	
Original Approval Date		Requested Date	Deferral	60 Days from Meeting (Provide Date)		
Expiration Date (Permit Submittal Deadline)		Previous Deferrals Granted		Appeal Request		
Expiration Date (Permit Issuance Deadline)						



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

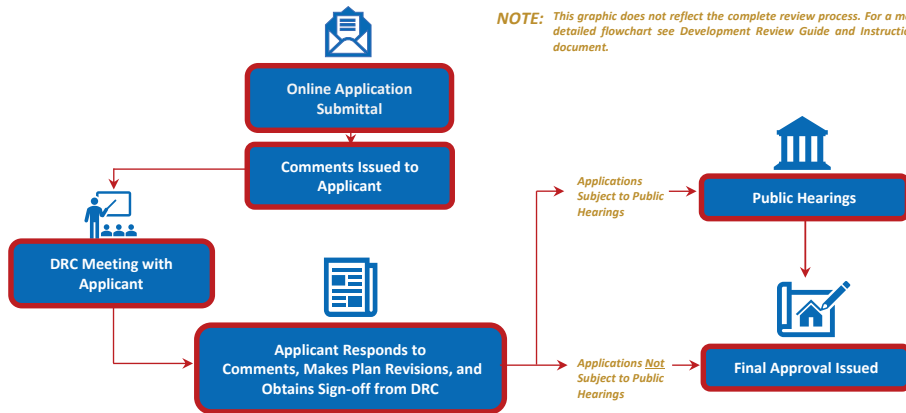
CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed incomplete.

- 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.

- 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



June 26, 2023

Uptown Rezoning Application
6700 North Andrews Avenue
Case No. UDP-Z23001

RE: Rezoning from Heavy Commercial/Light Industrial Business (B-3) District to Uptown Urban Village Northeast (UUV-NE) District -6700 and 6750 North Andrews Avenue - ULDR Rezoning Criteria Responses

The property owner, CPN West LLC and F Land LLC., is requesting to rezone approximately 804,467 square feet (18.46 acres) of land located at 6700, 6750 North Andrews Avenue from Heavy Commercial/Light Industrial Business (B-3) District to Uptown Urban Village Northeast (UUV- NE) to permit the development of a mixed-use project on the sites. 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-3 and has an underlying land use designation of Employment Center which is intended to allow for uses such as retail and restaurant, office, service and business, automobile sales with repair and other commercial and employment-based 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, and automotive repair shop, 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 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- Z23001

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

SKETCH & DESCRIPTION
A PORTION OF PARCEL "A"
REFLECTIONS
 (P.B. 119, PG. 46, B.C.R.)
 CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
REZONING PETITION FROM "B-3" TO "UUV-NE"

Refer to land copy for
 official survey

LAND DESCRIPTION:

Parcel 'A', REFLECTIONS, according to the Plat thereof, as recorded in Plat Book 119, Page 46, of the Public Records of Broward County, Florida.

Said lands lying in the City of Fort Lauderdale, Broward County, Florida, less the following described land:

That portion of Parcel A of "Reflections" as recorded in Plat Book 119, at Page 46, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Parcel A; thence South 00°12'18" East for 103.29 feet along the Easterly boundary of said Parcel A to an intersection with the Northwesterly right of way line of interstate 95; thence South 41°34'31" West along the said Northwesterly right of way line, for 337.68 feet; thence South 48°57'43" West along said Northwesterly right of way line, for 458.01 feet to the Easternmost corner of Parcel A of "Park Lake" as shown on Plat recorded in Plat Book 106, at Page 1, of the Public Records of Broward County, Florida; thence North 89°42'21" West along the boundary of Parcel A of said "Park Lake" for 152.00 feet to the **Point of Beginning** of the following described parcel of land; thence North 89°42'21" West along the boundary line of Parcel A of said "Park Lake" for 631.50 feet to the Southwest corner of the Southwest ¼ of the Northeast ¼ of the Northeast ¼ of Section 10, Township 49 South, Range 42 East, Broward County, Florida (same being a corner on the boundary of Parcel A of said Park Lake); thence North 00°24'57" West for 287.77 feet along the West boundary of the Southwest ¼ of the Northeast ¼ of the Northeast ¼, of said Section 10; thence South 89°42'21" East for 229.28 feet; thence North 54°06'35" East for 12.97 feet; thence North 63°46'42" East for 12.57 feet; thence North 51°50'49" East for 18.52 feet; thence North 04°26'37" East for 14.63 feet; thence North 25°47'37" West for 31.60 feet; thence North 56°26'19" East for 53.51 feet; thence South 42°39'54" East for 29.84 feet; thence South 33°33'41" East for 283.56 feet; thence South 89°42'21" East for 159.66 feet; thence South 00°17'39" West for 128.00 feet to the **Point of Beginning**; lying and being in Broward County, Florida.

Said lands lying in the City of Fort Lauderdale, Broward County, Florida and containing 804,467 square feet (18.4680 acres), more or less.

**NOT VALID WITHOUT
SHEETS 1 THRU 4**

REVISIONS
REVISE 05/10/2023

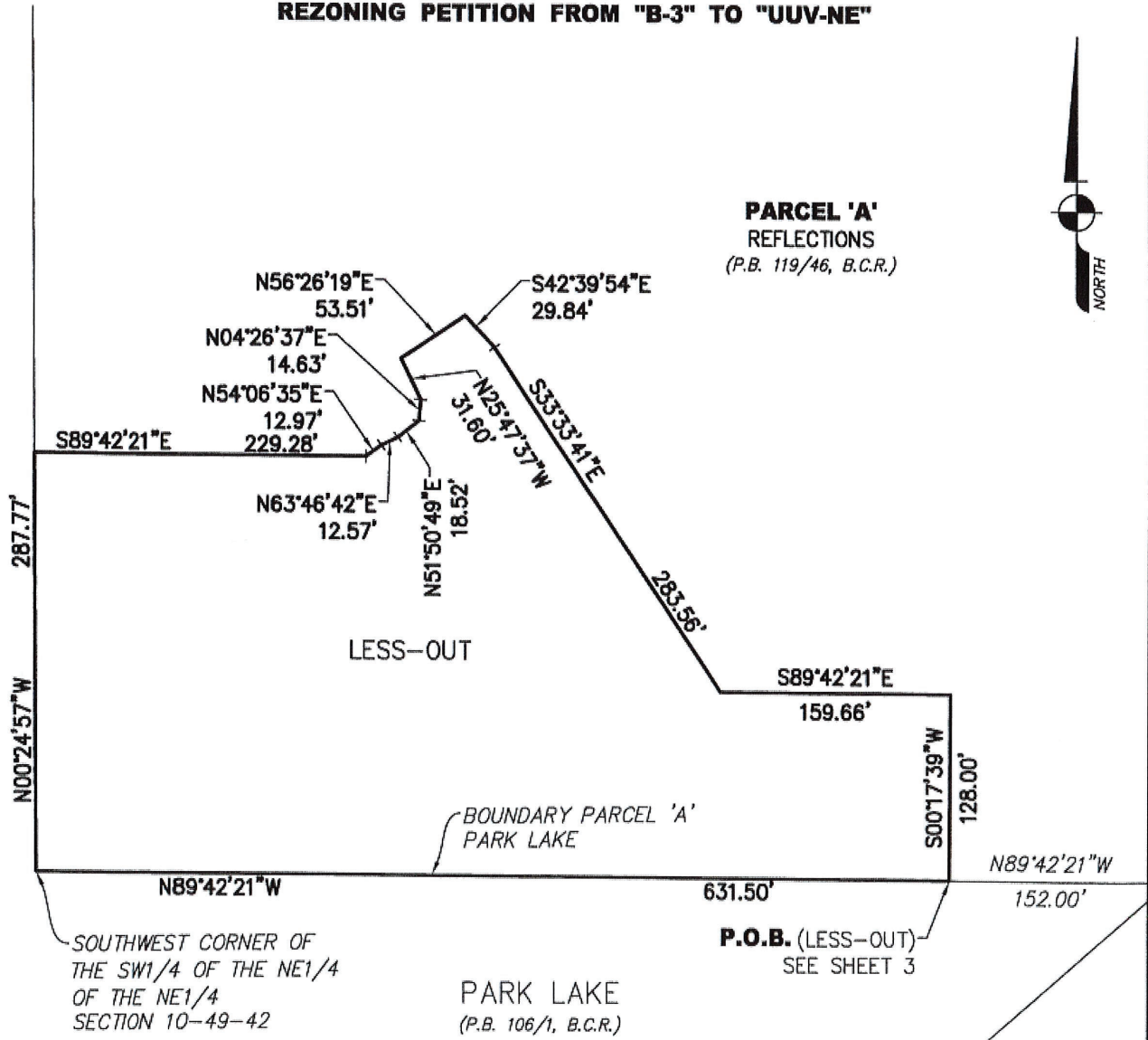


AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
 50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 392-2594 / www.AVIROMSURVEY.com
© 2023 AVIROM & ASSOCIATES, INC. all rights reserved.
 This sketch is the property of AVIROM & ASSOCIATES, INC.
 and should not be reproduced or copied without written permission.

JOB #:	11985-4
SCALE:	-
DATE:	04/12/2022
BY:	W.R.E.
CHECKED:	J.T.D.
F.B.	- PG. -
SHEET:	2 OF 4

SKETCH & DESCRIPTION
A PORTION OF PARCEL "A"
 REFLECTIONS
 (P.B. 119, PG. 46, B.C.R.)
 CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
REZONING PETITION FROM "B-3" TO "UUV-NE"

*Refer to dual copy
for official sign-off*



**NOT VALID WITHOUT
SHEETS 1 THRU 4**

REVISIONS	
REVISE	05/10/2023



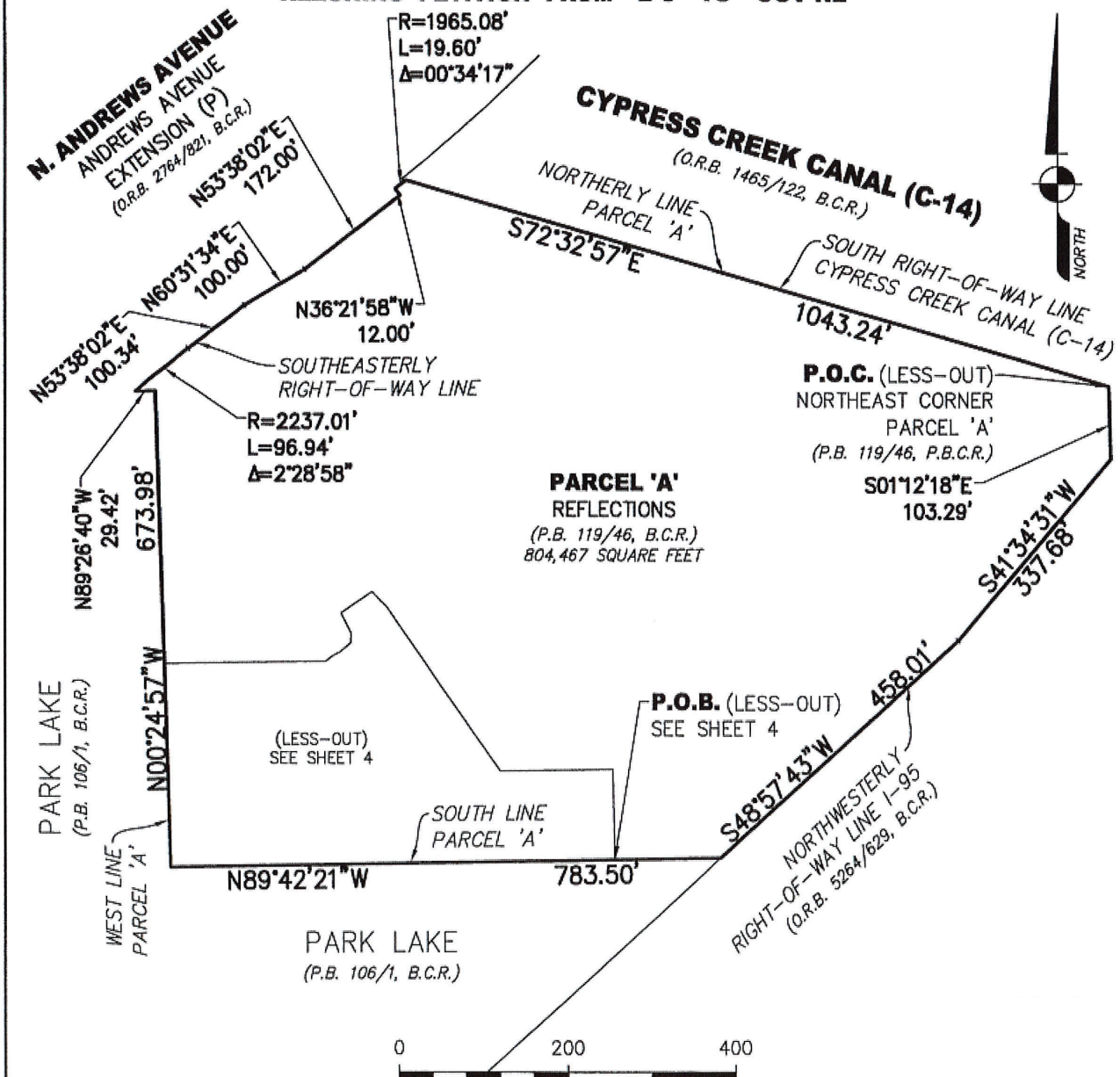
AVIROM & ASSOCIATES, INC.
 SURVEYING & MAPPING
 50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 392-2594 / www.AVIROMSURVEY.com

©2023 AVIROM & ASSOCIATES, INC. all rights reserved.
 This sketch is the property of AVIROM & ASSOCIATES, INC.
 and should not be reproduced or copied without written permission.

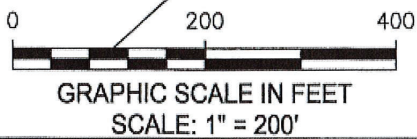
JOB #:	11985-4
SCALE:	1" = 100'
DATE:	04/12/2022
BY:	W.R.E.
CHECKED:	J.T.D.
F.B. - PG. -	- -
SHEET:	4 OF 4

**SKETCH & DESCRIPTION
A PORTION OF PARCEL "A"
REFLECTIONS
(P.B. 119, PG. 46, B.C.R.)
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
REZONING PETITION FROM "B-3" TO "UUV-NE"**

*Refer to final copy
for official sign-off*



NOT VALID WITHOUT SHEETS 1 THRU 4



REVISIONS	
REVISE	05/10/2023



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

© 2023 AVIROM & ASSOCIATES, INC. all rights reserved.
This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.

JOB #:	11985-4
SCALE:	1" = 200'
DATE:	04/12/2022
BY:	W.R.E.
CHECKED:	J.T.D.
F.B. - PG. -	- -
SHEET:	3 OF 4

SKETCH & DESCRIPTION
A PORTION OF PARCEL "A"
 REFLECTIONS
 (P.B. 119, PG. 46, B.C.R.)
 CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
REZONING PETITION FROM "B-3" TO "UUV-NE"

Refer to land copy for official search

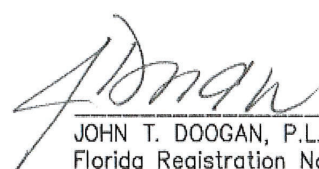
SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to said plat, based on the north line of said Parcel "A", having a bearing of S72°32'57"E.
5. LESS OUT land based on deed, as recorded at Instrument #115871388, of the Public Records of Broward County, Florida.
6. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
7. Abbreviation Legend: B.C.R. = Broward County Records; F.B. = Field Book; L.B. = Licensed Business; O.R.B. = Official Records Book; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 5/11/2023


 JOHN T. DOOGAN, P.L.S.
 Florida Registration No. 4409
 AVIROM & ASSOCIATES, INC.
 L.B. No. 3300

NOT VALID WITHOUT SHEETS 1 THRU 4

REVISIONS
REVISE 05/10/2023



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
 50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 392-2594 / www.AVIROMSURVEY.com
© 2023 AVIROM & ASSOCIATES, INC. all rights reserved.
 This sketch is the property of AVIROM & ASSOCIATES, INC.
 and should not be reproduced or copied without written permission.

JOB #:	11985-4
SCALE:	-
DATE:	04/12/2022
BY:	W.R.E.
CHECKED:	J.T.D.
F.B. - PG. -	- -
SHEET:	1 OF 4