



## 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.

| <b>A APPLICATION TYPE AND APPROVAL LEVEL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Select the application type from the list below and check the applicable type.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/> <b>LEVEL I</b><br><b>ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)</b> <ul style="list-style-type: none"><li>- New nonresidential less than 5000 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><br>B, C, D, G | <input type="checkbox"/> <b>LEVEL II</b><br><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>- RAC signage</li></ul> <b>COMPLETE SECTIONS</b><br>B, C, D, E, F | <input type="checkbox"/> <b>LEVEL III</b><br><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><br>B, C, D, E, F | <input checked="" type="checkbox"/> <b>LEVEL IV</b><br><b>CITY COMMISSION (CC)</b> <ul style="list-style-type: none"><li>- Land Use Amendment</li><li>- Rezoning</li><li>- Plat Approval</li><li>- Public Purpose Use</li><li>- Central Beach 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><br>B, C, D, E, F |
| <input type="checkbox"/> <b>EXTENSION</b> <ul style="list-style-type: none"><li>- Request to extend approval date for a previously approved application</li></ul> <b>COMPLETE SECTIONS</b><br>B, C, H                                                                                                                                                                                                                                                                                                                                                              | <input type="checkbox"/> <b>DEFERRAL</b> <ul style="list-style-type: none"><li>- Request to defer after an application is scheduled for public hearing</li></ul> <b>COMPLETE SECTIONS</b><br>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><br>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><br>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>B APPLICANT INFORMATION</b>                                                                             |                           |
|------------------------------------------------------------------------------------------------------------|---------------------------|
| If applicant is the business operator, complete the agent column and provide property owner authorization. |                           |
| Applicant/Property Owner                                                                                   | SJC Sistrunk, LLC         |
| Address                                                                                                    | 4025 NE 34 Avenue         |
| City, State, Zip                                                                                           | Fort Lauderdale, FL 33308 |
| Phone                                                                                                      | 954.647.6569              |
| Email                                                                                                      | seanfiones@aol.com        |
| Proof of Ownership                                                                                         | Tax Record                |
| Applicant Signature:                                                                                       |                           |
| Authorized Agent                                                                                           |                           |
| Address                                                                                                    |                           |
| City, State, Zip                                                                                           |                           |
| Phone                                                                                                      |                           |
| Email                                                                                                      |                           |
| Authorization Letter                                                                                       |                           |
| Agent Signature:                                                                                           |                           |

| <b>C PARCEL INFORMATION</b> |                                     |
|-----------------------------|-------------------------------------|
| 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, Progreso     |
| City Commission District    | District 2                          |
| Civic Association           | Progreso Villae Civic Assoc.        |

| <b>D LAND USE INFORMATION</b> |                                                            |
|-------------------------------|------------------------------------------------------------|
| Existing Use                  | vacant                                                     |
| Land Use                      | NWRAC                                                      |
| Zoning                        | Industrial                                                 |
| Proposed                      | Applications requesting land use amendments and rezonings. |
| Proposed Land Use             | same                                                       |
| Proposed Zoning               | NWRAC-MUw                                                  |

| <b>E PROJECT INFORMATION</b>                                                                        |                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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, Progreso                                                                                                                                                                             |
| Project Description (Describe in detail)                                                            | Rezoning of 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                                                                              | \$(Estimated total project cost including land costs for all new development applications only)                                                                                                                                 |
| Waterway Use                                                                                        | No                                                                                                                                                                                                                              |
| Flex Units Request                                                                                  | No                                                                                                                                                                                                                              |
| Commercial Flex Acreage                                                                             | No                                                                                                                                                                                                                              |
| Residential Uses                                                                                    |                                                                                                                                                                                                                                 |
| Single Family                                                                                       |                                                                                                                                                                                                                                 |
| Townhouses                                                                                          |                                                                                                                                                                                                                                 |
| Multifamily                                                                                         |                                                                                                                                                                                                                                 |
| Cluster/Zero Lot Line                                                                               |                                                                                                                                                                                                                                 |
| Other                                                                                               |                                                                                                                                                                                                                                 |
| Total (dwelling units)                                                                              |                                                                                                                                                                                                                                 |
| Traffic Study Required                                                                              | No                                                                                                                                                                                                                              |
| Parking Reduction                                                                                   | No                                                                                                                                                                                                                              |
| Public Participation                                                                                | Yes                                                                                                                                                                                                                             |
| Non-Residential Uses                                                                                |                                                                                                                                                                                                                                 |
| Commercial                                                                                          |                                                                                                                                                                                                                                 |
| Restaurant                                                                                          |                                                                                                                                                                                                                                 |
| Office                                                                                              |                                                                                                                                                                                                                                 |
| Industrial                                                                                          |                                                                                                                                                                                                                                 |
| Other                                                                                               |                                                                                                                                                                                                                                 |
| Total (square feet)                                                                                 |                                                                                                                                                                                                                                 |



# LEGEND

 Subject Site

RMM-25

NWRAC-MUW

RMM-25

UDP-Z22019: 615 NW 8th Ave - Rezoning from Industrial (I) to NWRAC-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. 7th STREET |    |    |    |    |    |    |    |    |    |    |    | N.W. 8th AVENUE (POWERLINE ROAD) |    |    |    |    |    |    |    |    |    |    |    |
| 48              | 47 | 46 | 45 | 44 | 43 | 42 | 41 | 40 | 39 | 38 | 37 | 36                               | 35 | 34 | 33 | 32 | 31 | 30 | 29 | 28 | 27 | 26 | 25 |
| 1               | 2  | 3  | 4  | 5  | 6  | 7  | 8  | 9  | 10 | 11 | 12 | 13                               | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 |

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

**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

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

**LOCATION MAP**  
**NOT TO SCALE**

COVER SHEET





**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

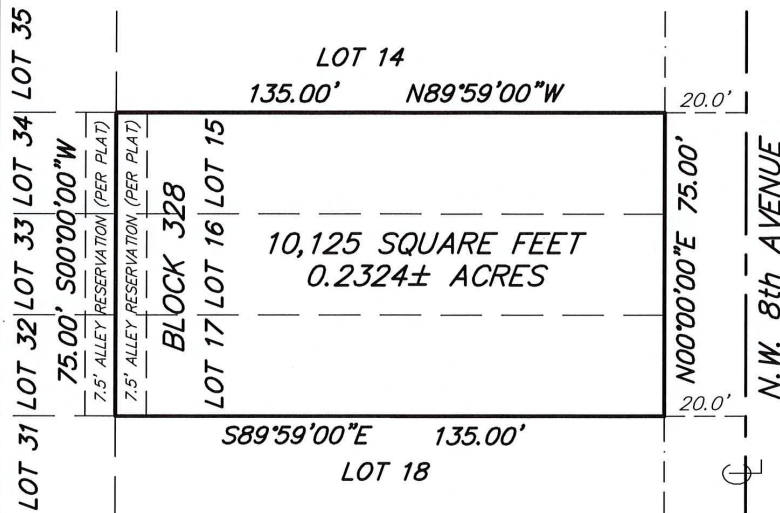
SCALE 1" = 40'

**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

*[Signature]*  
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)