



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) COMPLETE SECTIONS B, C, D, G	<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 COMPLETE SECTIONS B, C, D, E, F	<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 COMPLETE SECTIONS B, C, D, E, F	<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 City Commission Review Only (review not required by PZB) <ul style="list-style-type: none">- Vacation of Easement* COMPLETE SECTIONS B, C, D, E, F
<input type="checkbox"/> EXTENSION <ul style="list-style-type: none">- Request to extend approval date for a previously approved application COMPLETE SECTIONS B, C, H	<input type="checkbox"/> DEFERRAL <ul style="list-style-type: none">- Request to defer after an application is scheduled for public hearing COMPLETE SECTIONS B, C, H	<input type="checkbox"/> APPEAL/DE NOVO <ul style="list-style-type: none">- Appeal decision by approving body- De Novo hearing items COMPLETE SECTIONS B, C, H	<input type="checkbox"/> PROPERTY AND ROW ITEM <ul style="list-style-type: none">- Road closures- Construction staging plan- Revocable licenses COMPLETE SECTIONS B, C, E

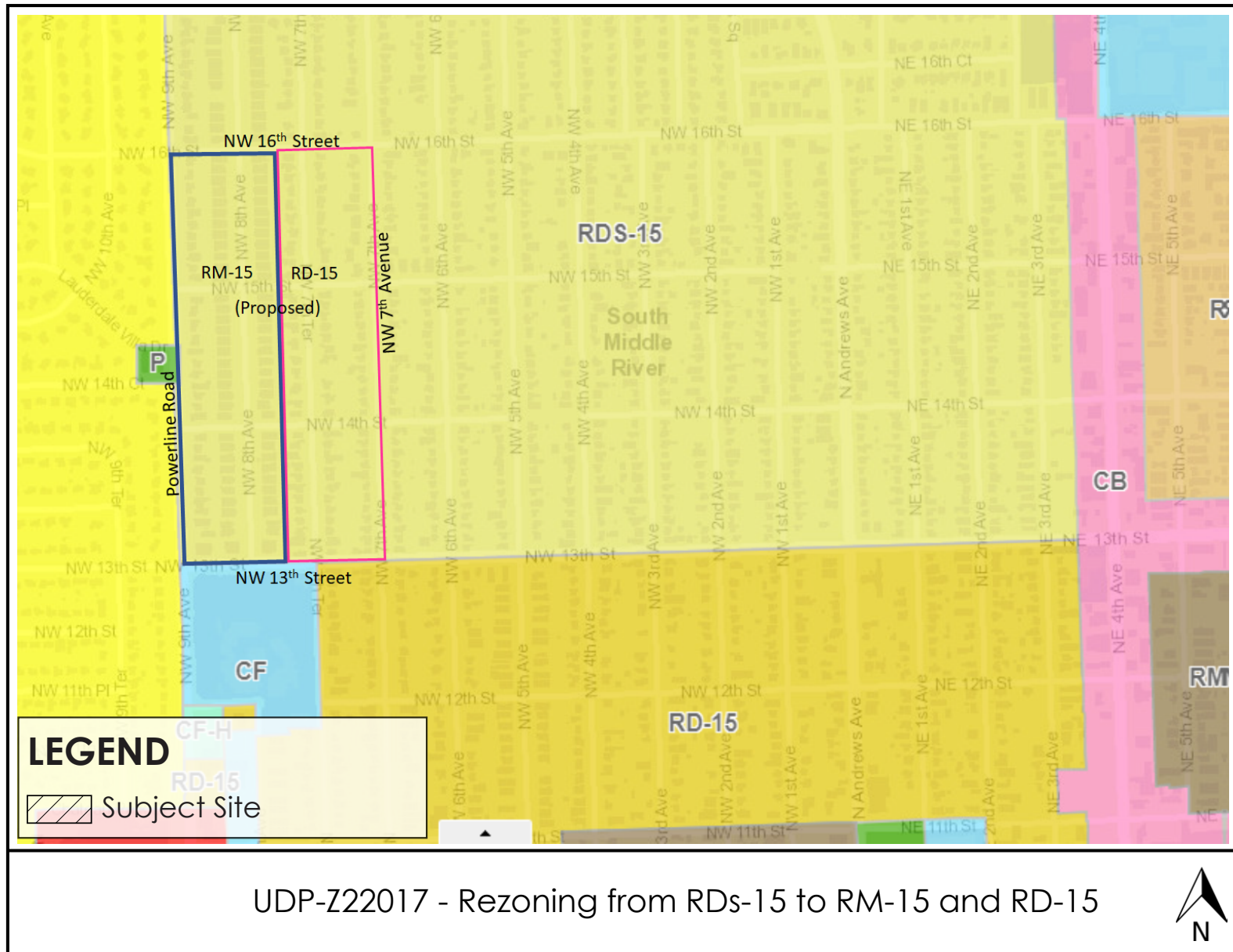
*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

B APPLICANT INFORMATION	
If applicant is the business operator, complete the agent column and provide property owner authorization.	
Applicant/Property Owner	Greg Chavarria, City CMO
Address	City of Fort Lauderdale
City, State, Zip	100 N. Andrews Avenue
Phone	Fort Lauderdale, FL 33301
Email	GChavarria@fortlauderdale.gov
Proof of Ownership	Ph: 954-828-6174
Applicant Signature:	
Authorized Agent	
Address	
City, State, Zip	
Phone	
Email	
Authorization Letter	
Agent Signature:	

C PARCEL INFORMATION	
Address/General Location	E. of 9 Ave. N. of 13 Street
Parcel Number(s)	Several
Legal Description (Brief)	See Sketch and Legal Description
City Commission District	2
Civic Association	South Middle River Civic

D LAND USE INFORMATION	
Existing Use	Residential
Land Use	Medium Residential
Zoning	RDs-15
Proposed	Applications requesting land use amendments and rezonings
Proposed Land Use	Same
Proposed Zoning	RM-15

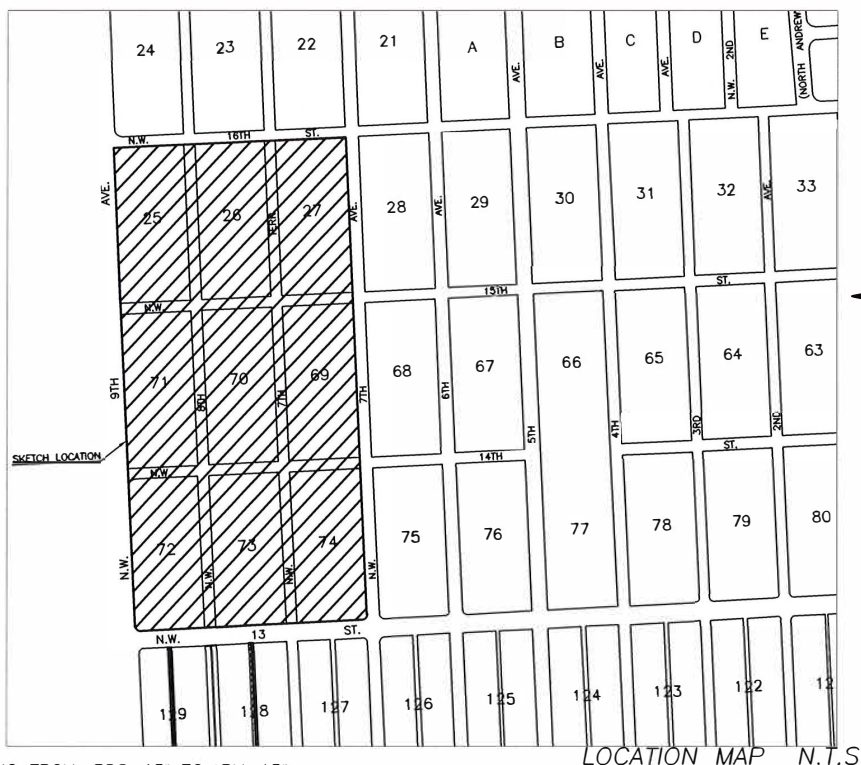
E PROJECT INFORMATION	
Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.	
Project Name	Central City Rezoning RDs-15 to RM-15
Project Description (Describe in detail)	Rezone area E. of NW 9 Ave. N. of 13 St. W. of 7 Ave. S. of NW 16th Street from RDs-15 to RM-15.
Estimated Project Cost	\$ (Estimated total project cost including land costs for all new development applications only)
Waterway Use	
Flex Units Request	
Commercial Flex Acreage	
Residential Uses	
Single Family townhouses	
Multifamily	
Cluster/Zero Lot Line	
Other	
Total (dwelling units)	
Traffic Study Required	
Parking Reduction	
Public Participation	
Non-Residential Uses	
Commercial	
Restaurant	
Office	
Industrial	
Other	
Total (square feet)	



SKETCH AND DESCRIPTION

REZONING PETITION FROM "RDS-15" TO "RM-15"

THIS IS NOT A SURVEY



LOCATION MAP N.T.S.

DESCRIPTION: REZONING FROM "RDS-15" TO "RM-15"

ALL OF LOTS 1 THROUGH 24, BLOCK 25, TOGETHER WITH ALL OF LOTS 1 THROUGH 24, BLOCK 26, TOGETHER WITH ALL OF LOTS 1 THROUGH 24, BLOCK 27, TOGETHER WITH ALL OF LOTS 1 THROUGH 24, BLOCK 69, TOGETHER WITH ALL OF LOTS 1 THROUGH 24, BLOCK 70, TOGETHER WITH ALL OF LOTS 1 THROUGH 24, BLOCK 71, TOGETHER WITH ALL OF LOTS 1 THROUGH 11 AND LOTS 14 THROUGH 24 AND LOT 12 LESS ROAD RIGHT OF WAY AND LOT 13 LESS THE SOUTH 15.00 FEET THEREOF, BLOCK 74, TOGETHER WITH ALL OF LOTS 1 THROUGH 24, BLOCK 73, TOGETHER WITH ALL OF LOTS 1 THROUGH 11 AND LOTS 14 THROUGH 23 AND LOT 12 LESS THE SOUTH 15.00 FEET THEREOF AND LOT 13 LESS THAT PORTION DESCRIBED IN OFFICIAL RECORDS BOOK 4162, PAGE 533, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND LOT 24 LESS THAT PORTION OF THE NORTHWEST CORNER LYING WITHIN THE EXTERNAL AREA FORMED BY A 25.00 FOOT RADIUS ARC WHICH IS TANGENT TO THE WEST LINE AND TANGENT TO THE NORTH LINE OF SAID LOT 24, BLOCK 25, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED BELOW.

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 25; THENCE N 90°00'00" E ALONG THE NORTH LINE OF SAID BLOCKS 25, 26 AND 27, A DISTANCE OF 890.00 FEET TO THE NORTHEAST CORNER OF BLOCK 27; THENCE S 00°00'00" E ALONG THE EAST LINE OF BLOCKS 27, 69 AND 74, A DISTANCE OF 1849.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°01'20", FOR AN ARC DISTANCE OF 23.57 FEET TO A POINT OF TANGENCY, SAID POINT BEING 15.00 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 74; THENCE S 90°00'00" W ALONG SAID LINE THAT THAT IS 15.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF BLOCKS 74, 73 AND 72, A DISTANCE OF 850.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°58'40", FOR AN ARC DISTANCE OF 39.26 FEET TO A POINT OF TANGENCY, SAID POINT BEING ON THE WEST LINE OF BLOCK 72; THENCE N 00°00'00" W ALONG THE WEST LINE OF BLOCKS 72, 71 AND 25 TO THE POINT OF BEGINNING.

ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 1,659,664 SQUARE FEET OR 38.1006 ACRES MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED UPON SAID PLAT, BEARING OF S 90°00'00" W, ALONG THE SOUTH LINE OF SAID BLOCKS 74, 73 AND 72
2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
3) SUBJECT TO EXISTING EASEMENTS, RIGHT-OF-WAYS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY
4) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 2

I HEREBY CERTIFY THAT THE HEREIN SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, PREPARED UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027.

DATED: SEPTEMBER 14, 2022

MICHAEL W. DONALDSON
PROFESSIONAL SURVEYOR AND MAPPER, NO. 6490
STATE OF FLORIDA

CITY OF FORT LAUDERDALE

EXHIBIT A

PLAT BOOK 2, PAGE 18, D.C.R.
BLOCKS 25,26,27,69,70,71,72,73,74
ZONING

BY: M.D.

CHK'D M.D.

ENGINEERING
DIVISION

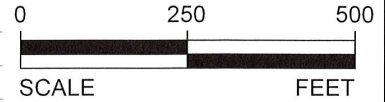
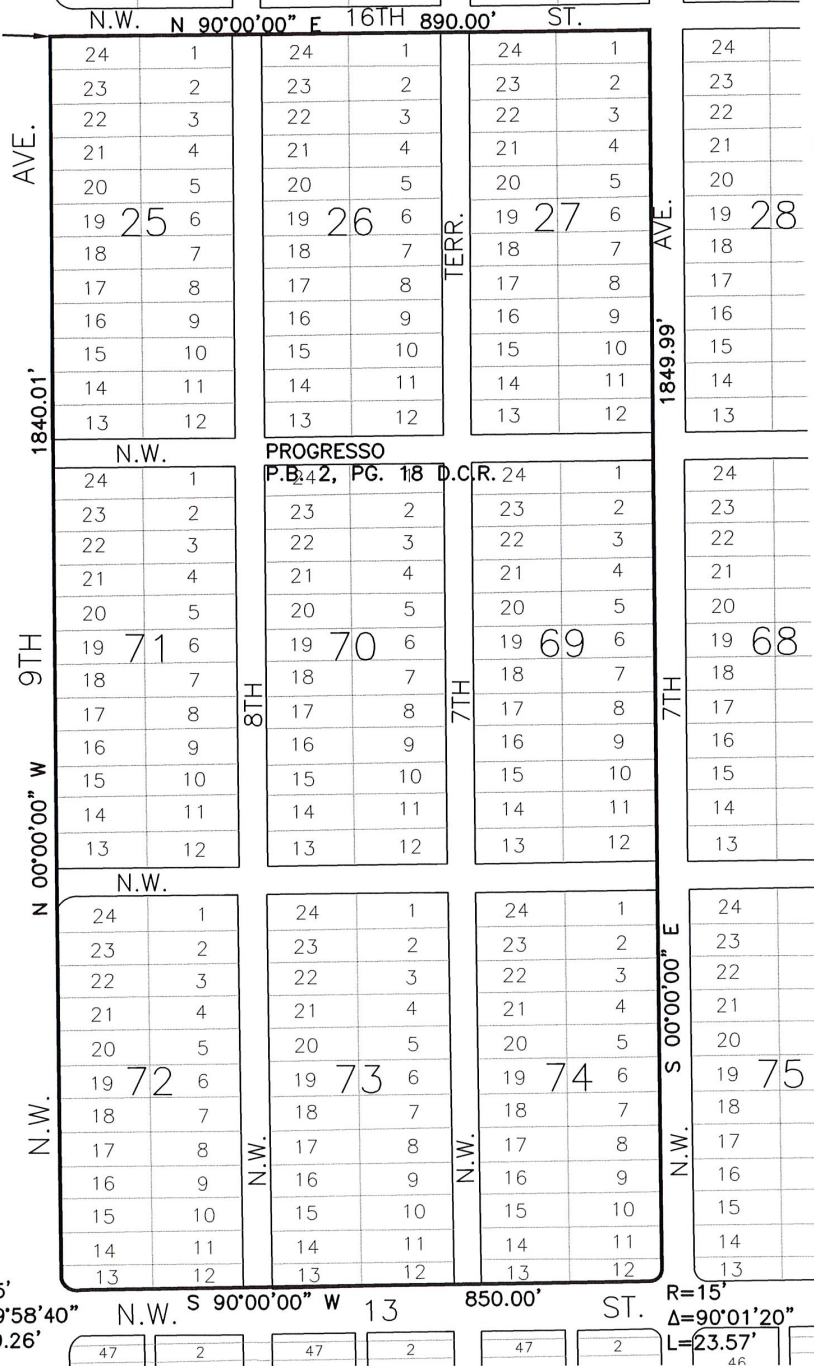
DATE: 9/14/22

SCALE: N.T.S.

SKETCH AND DESCRIPTION

REZONING PETITION FROM "RDS-15" TO "RM-15"

P.O.B.
NW CORNER
BLOCK 25



THIS IS NOT A SURVEY

LEGEND:

P.O.B. DENOTES POINT OF BEGINNING
P.B. DENOTES PLAT BOOK
PG. DENOTES PAGE
D.C.R. DENOTES DADE COUNTY RECORDS
N.T.S. DENOTES NOT TO SCALE
RDS-15 RESIDENTIAL SINGLE FAMILY/MEDIUM DENSITY
RM-15 RESIDENTIAL MULTIFAMILY LOW RISE/MEDIUM DENSITY
R DENOTES RADIUS
Δ DENOTES CENTRAL ANGLE (DELTA)
L DENOTES ARC LENGTH

SHEET 2 OF 2

CITY OF FORT LAUDERDALE

EXHIBIT A

PLAT BOOK 2, PAGE 18 D.C.R.
BLOCKS 25, 26, 27, 69, 70, 71, 72, 73, 74
ZONING

BY: M.D.	ENGINEERING	DATE: 9/14/22
CHK'D M.D.	DIVISION	SCALE: 1"=250'

CAM #23-0374

Exhibit 1

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