



## 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.

<b>A APPLICATION TYPE AND APPROVAL LEVEL</b> <small>Select the application type from the list below and check the applicable type.</small>			
<input type="checkbox"/> <b>LEVEL I</b> <b>ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)</b> 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)  <b>COMPLETE SECTIONS</b> B, C, D, G	<input type="checkbox"/> <b>LEVEL II</b> <b>DEVELOPMENT REVIEW COMMITTEE (DRC)</b> 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%)  <b>COMPLETE SECTIONS</b> B, C, D, E, F	<input type="checkbox"/> <b>LEVEL III</b> <b>PLANNING AND ZONING BOARD (PZB)</b> 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  <b>COMPLETE SECTIONS</b> B, C, D, E, F	<input checked="" type="checkbox"/> <b>LEVEL IV</b> <b>CITY COMMISSION (CC)</b> Land Use Amendment x 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*  <b>COMPLETE SECTIONS</b> B, C, D, E, F
<input type="checkbox"/> <b>EXTENSION</b> Request to extend approval date for a previously approved application  <b>COMPLETE SECTIONS</b> B, C, H	<input type="checkbox"/> <b>DEFERRAL</b> Request to defer after an application is scheduled for public hearing  <b>COMPLETE SECTIONS</b> B, C, H	<input type="checkbox"/> <b>APPEAL/DE NOVO</b> Appeal decision by approving body De Novo hearing items  <b>COMPLETE SECTIONS</b> B, C, H	<input type="checkbox"/> <b>PROPERTY AND ROW ITEM</b> Road closures Construction staging plan Revocable licenses  <b>COMPLETE SECTIONS</b> 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> <small>If applicant is the business operator, complete the agent column and provide property owner authorization.</small>	
<b>Applicant/Property Owner</b>	RD Investment properties, LLC
<b>Address</b>	2850 Tigertail Avenue
<b>City, State, Zip</b>	Miami, FL 33133
<b>Phone</b>	
<b>Email</b>	
<b>Proof of Ownership</b>	Warrenty Deed
<b>Applicant Signature:</b>	
<b>Authorized Agent</b>	City of FortLauderdale
<b>Address</b>	700 NW 19th avenue
<b>City, State, Zip</b>	Fort Lauderdale, FL 33311
<b>Phone</b>	954-828-5265
<b>Email</b>	c.cooper@fortlauderdale.gov
<b>Authorization Letter</b>	Not Applicable
<b>Agent Signature:</b>	Christopher Cooper <small>Digitally signed by Christopher Cooper Date: 2023.07.07 16:18:30 -04'00'</small>

<b>C PARCEL INFORMATION</b>		<b>D LAND USE INFORMATION</b>	
<b>Address/General Location</b>	6700 N. Andrews Avenue	<b>Existing Use</b>	Office, preserve
<b>Folio Number(s)</b>	494210360050, 494210360010, etc.	<b>Land Use</b>	Employment Center
<b>Legal Description (Brief)</b>	See Sketch and Legal attached	<b>Zoning</b>	B-3
<b>City Commission District</b>	1 - John Herbst	<b>Proposed</b>	<small>Applications requesting land use amendments and rezonings.</small>
<b>Civic Association</b>		<b>Proposed Land Use</b>	Employment Center
		<b>Proposed Zoning</b>	UUV-NE

<b>E PROJECT INFORMATION</b> <small>Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.</small>								
<b>Project Name</b>	Rezoning from Heavy Commercial/Light Industrial Business (B-3) to Uptown Urban Village Northeast							
<b>Project Description (Describe in detail)</b>	Rezoning from Heavy Commercial/Light Industrial Business (B-3) to Uptown Urban Village Northeast							
<b>Estimated Project Cost</b>	\$ <small>(Estimated total project cost including land costs for all new development applications only)</small>							
<b>Affordable Housing Number of Units (AMI)</b>	<table border="1"><tr><td>30%</td><td>50%</td><td>60%</td><td>80%</td><td>100%</td><td>120%</td><td>140%</td></tr></table>	30%	50%	60%	80%	100%	120%	140%
30%	50%	60%	80%	100%	120%	140%		
<b>Affordable Housing Number of Units (MFI)</b>	<table border="1"><tr><td>30%</td><td>50%</td><td>60%</td><td>80%</td><td>100%</td><td>120%</td><td>140%</td></tr></table>	30%	50%	60%	80%	100%	120%	140%
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<b>Waterway Use</b>	
<b>Flex Units Request</b>	
<b>Commercial Acreage</b>	<b>Flex</b>
<b>Residential Uses</b>	
Single Family	
Townhouses	
Multifamily	
Cluster/Zero Lot Line	
Other	
<b>Total (dwelling units)</b>	
<b>Unit Mix (dwelling units)</b>	
Studio-1 Bedroom	
2 Bedroom	
3+ Bedroom	

<b>Traffic Study Required</b>	
<b>Parking Reduction</b>	
<b>Public Participation</b>	
<b>Non-Residential Uses</b>	
Commercial	
Restaurant	
Office	
Industrial	
Other	
<b>Total (square feet)</b>	

**F PROJECT DIMENSIONAL STANDARDS** *Indicate all required and proposed standards for the project. Circle yes or no where indicated.*

	Required Per ULDR	Proposed
<b>Lot Size (Square feet/ acres)</b>		
<b>Lot Density (Units/ acres)</b>		
<b>Lot Width</b>		
<b>Building Height (Feet)</b>		
<b>Structure Length</b>		
<b>Floor Area Ratio (F.A.R.)</b>		
<b>Lot Coverage</b>		
<b>Open Space</b>		
<b>Landscape Area</b>		
<b>Parking Spaces</b>		
<b>SETBACKS (Indicate direction N, S, E, W)</b>	Required Per ULDR	Proposed
Front [ ]		
Side [ ]		
Corner / Side [ ]		
Rear [ ]		

*For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.*

	Required Per ULDR	Proposed	Deviation
<b>Tower Stepback</b>			
Front / Primary Street [ ]			
Sides / Secondary Street [ ]			
<b>Building Height</b>			
<b>Streetwall Length</b>			
<b>Podium Height</b>			
<b>Tower Separation</b>			
<b>Tower Floorplate (square feet)</b>			
<b>Residential Unit Size (minimum)</b>			

**G AMENDED PROJECT INFORMATION** *Provide approved and proposed amendments for project. Circle yes or no where indicated.*

<b>Project Name</b>			
<b>Proposed Amendment Description</b> <i>(Describe in detail)</i>			
	Original Approval	Proposed Amendment	Amended
<b>Residential Uses</b> <i>(dwelling units)</i>			
<b>Non-Residential Uses</b> <i>(square feet)</i>			
<b>Lot Size (Square feet/ acres)</b>			
<b>Lot Density (Units/ acres)</b>			
<b>Lot Width</b>			
<b>Building Height (Feet)</b>			
<b>Structure Length</b>			
<b>Floor Area Ratio (F.A.R.)</b>			
<b>Lot Coverage</b>			
<b>Open Space</b>			
<b>Landscape Area</b>			
<b>Parking Spaces</b>			
<b>Tower Stepback</b>			
<b>Building Height</b>			
<b>Streetwall Length</b>			
<b>Podium Height</b>			
<b>Tower Separation</b>			
<b>Tower Floorplate (square feet)</b>			
<b>Residential Unit Size (minimum)</b>			
<b>Does this amendment require a revision to the traffic statement or traffic study completed for the project?</b>			
<b>Does this amendment require a revised water sewer capacity letter?</b>			

**H EXTENSION, DEFERRAL, APPEAL INFORMATION** *Provide information for specific request. Circle approving body and yes or no.*

<b>Project Name</b>			
<b>Request Description</b>			
<b>EXTENSION REQUEST</b>	<b>DEFERRAL REQUEST</b>	<b>APPEAL REQUEST / DE NOVO HEARING</b>	
<b>Approving Body</b>	<b>Approving Body</b>	<b>Approving Body</b>	
<b>Original Approval Date</b>	<b>Scheduled Meeting</b>	<b>30 Days from Meeting</b> <i>(Provide Date)</i>	
<b>Expiration Date</b> <i>(Permit Submittal Deadline)</i>	<b>Requested Deferral</b>	<b>60 Days from Meeting</b> <i>(Provide Date)</i>	
<b>Expiration Date</b> <i>(Permit Issuance Deadline)</i>	<b>Previous Deferrals Granted</b>	<b>Appeal Request</b>	



<b>Requested Extension</b> (No more than 24 months) <b>Code Enforcement</b> (Applicant Obtain by Code Compliance Division)	<b>Justification Letter Provided</b>	<b>Indicate Approving Body Appealing</b> <b>De Novo Hearing Due to City Commission Call-Up</b>
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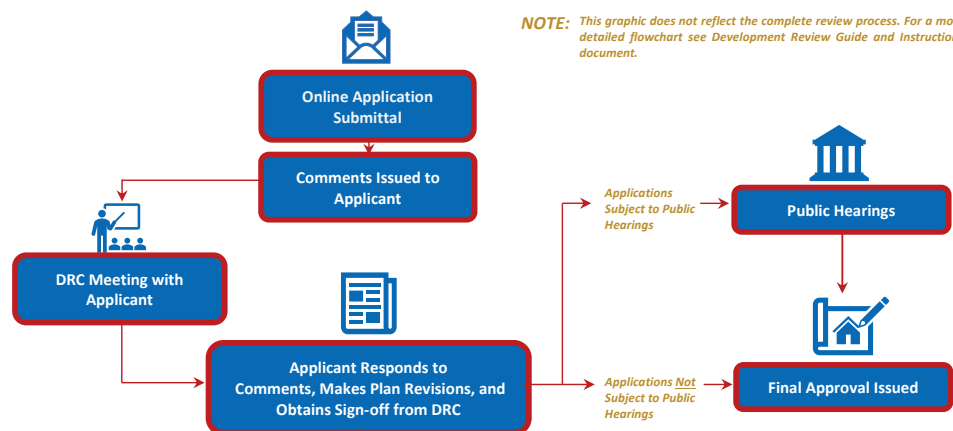
**CHECKLIST FOR SUBMITTAL AND COMPLETENESS:** The following checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

- ☐ **Preliminary Development Meeting** completed on the following date: PROVIDE DATE
- ☐ **Development Application Form** completed with the applicable information including signatures.
- ☐ **Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- ☐ **Address Verification Form** applicant contact Devon Anderson at 954-828-5233 or [Danderson@fortlauderdale.gov](mailto:Danderson@fortlauderdale.gov)
- ☐ **Project and Unified Land Development Code Narratives** project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- ☐ **Electronic Files, File Naming, and Documents** consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.
- ☐ **Traffic Study or Statement** submittal of a traffic study or traffic statement.
- ☐ **Stormwater Calculations** signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.
- ☐ **Water and Wastewater Capacity Request** copy of email to Public Works requesting the capacity letter.

**OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS:** Submittals must be conducted through the City's online citizen access portal [LauderBuild](#). No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the requirements at [LauderBuild Plan Room](#).

- **Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delays in processing.
- **File Naming Convention** file names must adhere to the City's [File Naming Convention](#).
- **Reduce File Size** plan sets and other large files must be merged or flattened to reduce file size.
- **Plan Sets** plan sets like site plans, plats, etc. must be submitted as a single pdf file. Staff will instruct when otherwise.
- **Document Categories** choose the correct document category when uploading.

**DRC PROCESS OVERVIEW:** The entire development review process flowchart can be found in the [Development Application Guide and Instructions](#) document. Below is a quick reference flowchart with key steps in the process to guide applicants.



**CONTACT INFORMATION:** Questions regarding the development process or [LauderBuild](#), see contact information below.

GENERAL URBAN DESIGN AND PLANNING QUESTIONS	LAUDERBUILD ASSISTANCE AND QUESTIONS
Planning Counter 954-828-6520, Option 5 <a href="mailto:planning@fortlauderdale.gov">planning@fortlauderdale.gov</a>	DSD Customer Service 954-828-6520, Option 1 <a href="mailto:lauderbuild@fortlauderdale.gov">lauderbuild@fortlauderdale.gov</a>



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 19<sup>TH</sup> AVENUE | FORT LAUDERDALE, FLORIDA 33311  
954-828-5207 | [www.fortlauderdale.gov](http://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 the land copy for  
official signs*

**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 Northwestern right of way line of interstate 95; thence South 41°34'31" West along the said Northwestern right of way line, for 337.68 feet; thence South 48°57'43" West along said Northwestern 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.

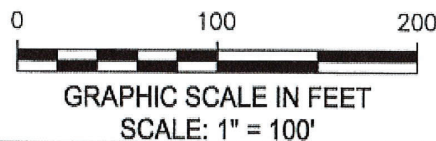
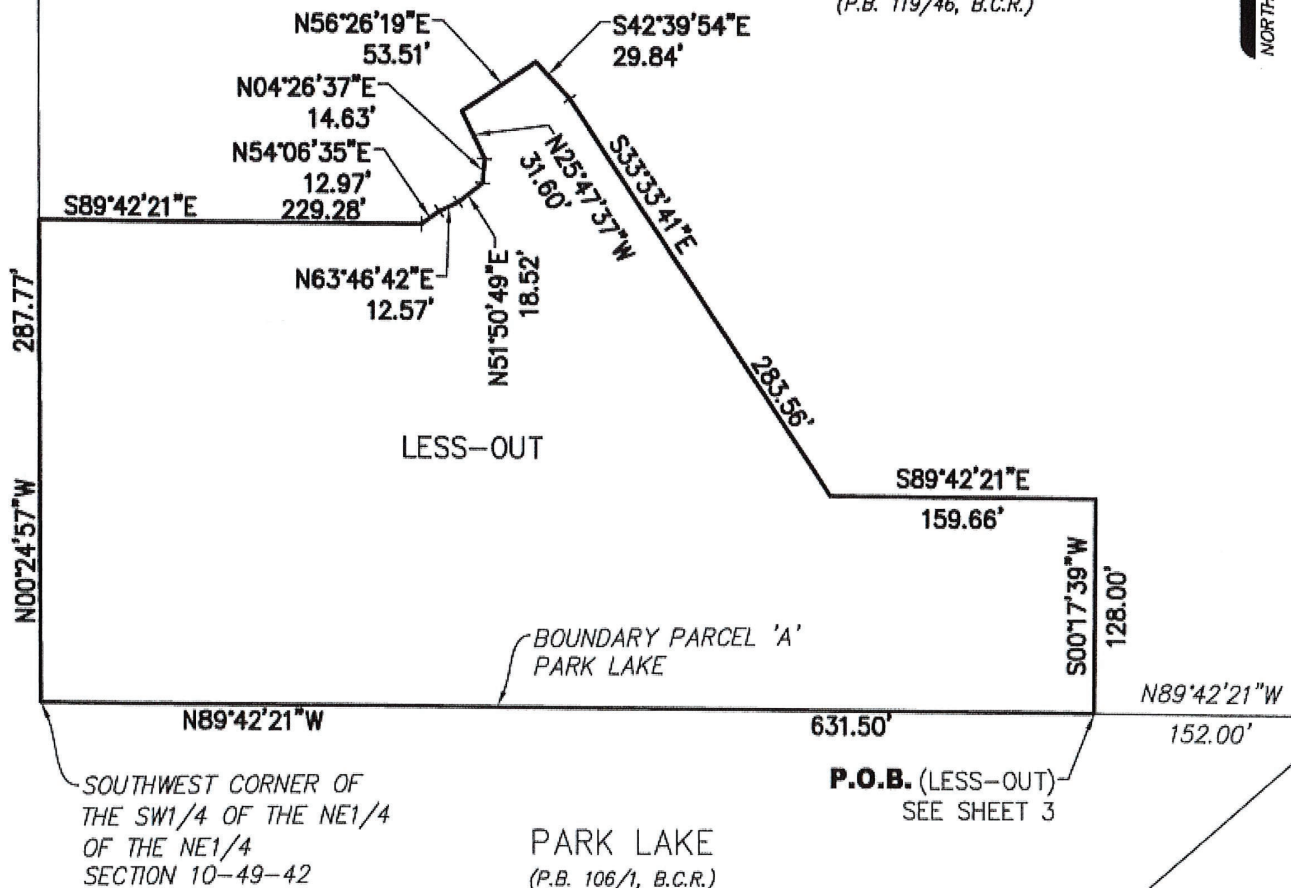
**NOT VALID WITHOUT  
SHEETS 1 THRU 4**

<b>REVISIONS</b>			<b>AVIROM &amp; ASSOCIATES, INC.</b> <b>SURVEYING &amp; MAPPING</b> 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / <a href="http://www.AVIROMSURVEY.com">www.AVIROMSURVEY.com</a> <small>© 2023 AVIROM &amp; ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM &amp; ASSOCIATES, INC. and should not be reproduced or copied without written permission.</small>	JOB #:	11985-4
REVISE	05/10/2023			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 final copy  
for official sign-off*

**PARCEL 'A'**  
 REFLECTIONS  
 (P.B. 119/46, B.C.R.)



**NOT VALID WITHOUT  
 SHEETS 1 THRU 4**

**REVISIONS**

REVISE 05/10/2023



**AVIROM & ASSOCIATES, INC.**  
 SURVEYING & MAPPING

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 BOCA RATON, FLORIDA 33432  
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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



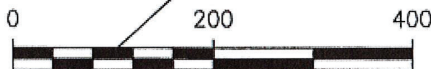
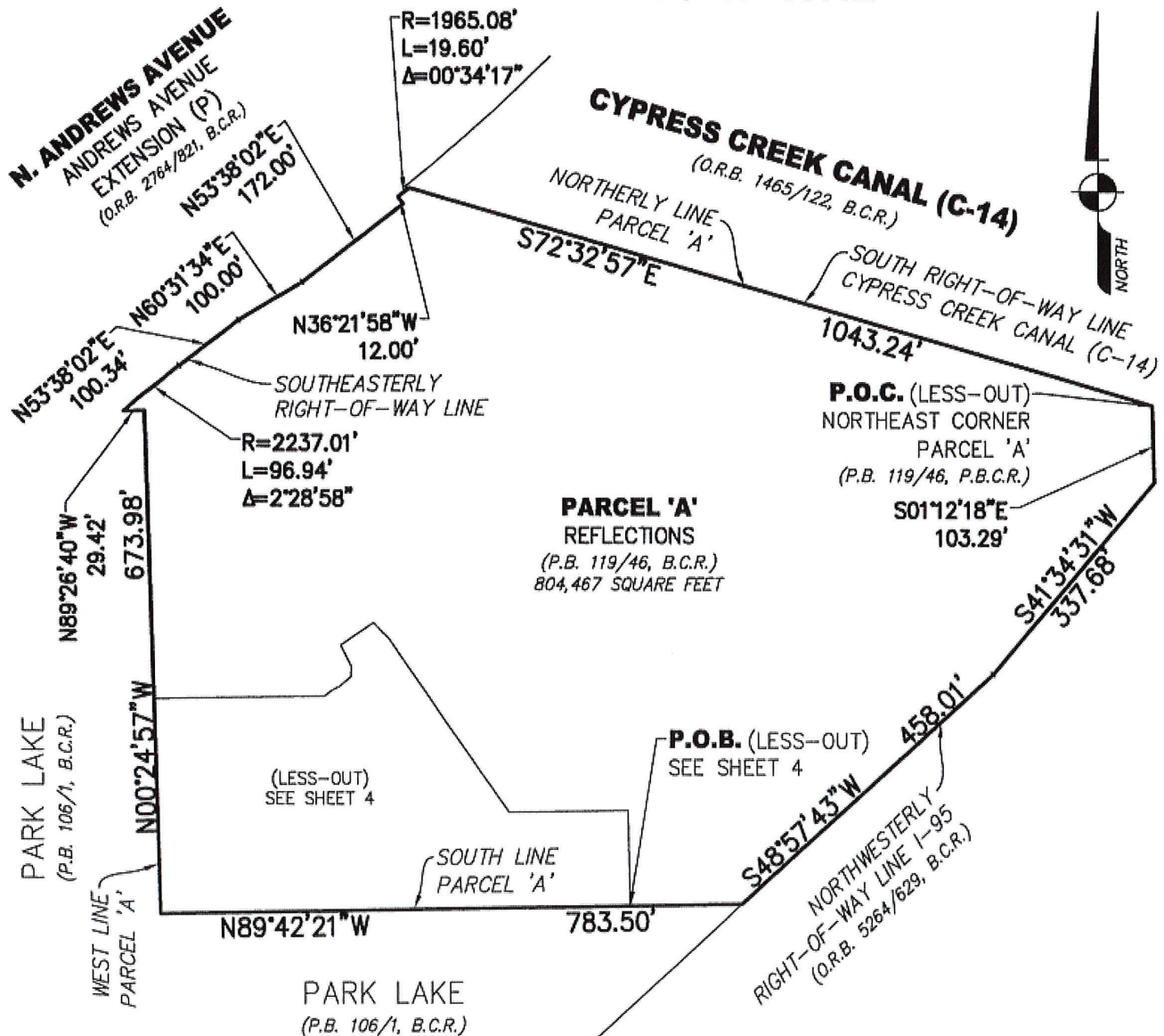
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A PORTION OF PARCEL "A"  
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(P.B. 119, PG. 46, B.C.R.)

CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

REZONING PETITION FROM "B-3" TO "UUV-NE"

*Refer to final copy  
for official sign-off*



GRAPHIC SCALE IN FEET

SCALE: 1" = 200'

**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

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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 survey*

**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*  
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			AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / <a href="http://www.AVIROMSURVEY.com">www.AVIROMSURVEY.com</a> <small>©2023 AVIROM &amp; ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM &amp; ASSOCIATES, INC. and should not be reproduced or copied without written permission.</small>	JOB #:	11985-4
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