



DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 06/14/2024

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR), Section 47-24, Development Permits and Procedures, and must be filled out accurately with all applicable sections completed. Only complete the sections indicated for application type with N/A for those items not applicable. Refer to "Specifications for Plan Submittal" by application type for submittal requirements, which can be found on the City's website.

Select the application type and approval level in **SECTION A** and complete the sections specified under each type.

A

APPLICATION TYPE AND APPROVAL LEVEL

Select the application type from the list below and check the applicable type.

☐ LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN) ☐ New nonresidential less than 5,000 square feet ☐ Change of use (if same impact or less than existing use) ☐ Plat note or Nonvehicular access line (NVAL) amendment ☐ Administrative site plan ☐ Amendment to site plan* ☐ Affordable Housing per § 166.04151(7) Fla. Stat. (Live Local Act) ☐ Property and right-of-way applications (MOTs, construction staging) ☐ Parking Agreements (separate from site plans) COMPLETE SECTIONS B, C, D, G	☐ 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 greater impact than existing use) ☐ Development in Regional Activity Centers (RAC)* ☐ Development in Uptown Project Area* ☐ Regional Activity Center Signage ☐ Affordable Housing (≥10%) COMPLETE SECTIONS B, C, D, E, F	☐ 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	☐ 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 No PZB Review ☐ Vacation of Easement* COMPLETE SECTIONS B, C, D, E, F
☐ MISCELLANEOUS ☐ Affordable Workforce Housing Tax Reimbursement ☐ Community Residence ☐ Construction Noise Waiver ☐ Design Review Team (DRT) COMPLETE SECTIONS B, C, D, I	☐ EXTENSION OR DEFERRAL ☐ Request to defer after an application is scheduled for public hearing ☐ Request extension to previously approved application (request must be within original approval date timeframe) COMPLETE SECTIONS B, C, H	☐ APEAL ☐ Appeal decision by approving body and De Novo hearing items COMPLETE SECTIONS B, C, H	☐ PROPERTY AND RIGHT-OF-WAY ☐ Road Closures ☐ Construction Staging Plan ☐ Revocable licenses COMPLETE SECTIONS B, C, H

*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		Authorized Agent	
Address		Address	
City, State, Zip		City, State, Zip	
Phone		Phone	
Email		Email	
Proof of Ownership		Authorization Letter	
Applicant Signature:	Signature	Agent Signature:	Signature

C

PARCEL INFORMATION

Address/General Location	
Folio Number(s)	
Legal Description (Brief)	
City Commission District	
Civic Association	

D

LAND USE INFORMATION

Existing Use	
Land Use	
Zoning District	
Proposed Applications requesting land use amendments and rezonings.	
Proposed Land Use	
Proposed Zoning District	

Owner 2: Luciano and Mayer Del Valle Bonaldo, 1710 SE 2nd Ct., Fort Lauderdale, FL 33301, Luciano@netonousa.com, 561-306-9230

David Soloman, City Clerk
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

Re: Permitting for property located at 1710 SE 2nd Court identified by folio number
504211300010 in Fort Lauderdale, FL 33301

Dear City Clerk:

We hereby authorize Lochrie & Chakas, P.A. to act as agents in connection with all land
use and zoning matters related to property referenced above.

Sincerely,

Luciano Bonaldo

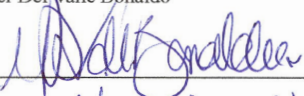
By: 

Printed Name: Luciano Bonaldo

Title: _____

Date: April 29, 2024

Mayer Del Valle Bonaldo

By: 

Printed Name: Mayer Del Valle Bonaldo

Title: _____

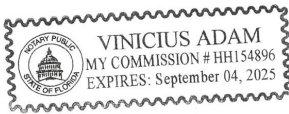
Date: April 28, 2024

STATE OF Florida)
COUNTY OF Broward) ss

The foregoing instrument was acknowledged before me, by means of, (check one): ☒
physical presence or _____ online notarization, this 29th day of April, 2024, by

Luciano Bonaldo who is personally known to me or who
has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of April, 2024.



Notary Public

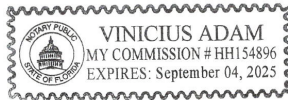
Typed, printed or stamped name of Notary Public

My Commission Expires: 09/04/25

STATE OF Florida)
COUNTY OF Broward) ss

The foregoing instrument was acknowledged before me, by means of (check one): ☒ physical presence or ☐ online notarization, this 29th day of April, 2024, by Mayer Del Valle Bonaldo who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of April, 2024.



Notary Public

Typed, printed or stamped name of Notary Public

My Commission Expires: 09/04/25

FTL:1023005.1

David Soloman, City Clerk
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

Re: Permitting for property located at 212 South Victoria Park Road identified by
folio number 504211250270 in Fort Lauderdale, FL 33301

Dear City Clerk:

We hereby authorize Lochrie & Chakas, P.A. to act as agents in connection with all land
use and zoning matters related to property referenced above.

Sincerely,

Agnes Howard

By: Agnes Howard

Printed Name: Agnes Howard

Title: _____

Date: 29 April 2024

John Terrill

By: John Terrill

Printed Name: John Terrill

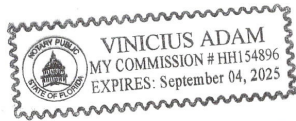
Title: _____

Date: 29 April 2024

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me, by means of (check one):
physical presence or online notarization, this 29th day of April, 2024, by
Agnes Howard who is personally known to me or who has
produced Florida Driver's License as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of April, 2024.



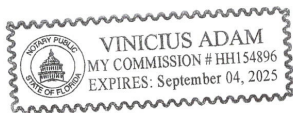
My Commission Expires: 09/04/25

[Signature]
Notary Public
Vinicius Adam
Typed, printed or stamped name of Notary Public

STATE OF Florida)
COUNTY OF Broward) ss

The foregoing instrument was acknowledged before me, by means of (check one): ☒ physical presence or ☐ online notarization, this 29th day of April, 2024, by John Terrill who is personally known to me or who has produced Florida Driver's License as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of April, 2024.



My Commission Expires: 09/04/25

[Signature]
Notary Public
Vinicius Adam
Typed, printed or stamped name of Notary Public



The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values

2025 Exemptions and Taxable Values by Taxing Authority

Land Calculations		
Price	Factor	Type
\$90.00	9,660	SF
Adj. Bldg. S.F. (Card, Sketch)		2463
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1968/1940		

CAM #26-0202
Exhibit 4
Page 6 of 13



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	1710 SE 2 COURT, FORT LAUDERDALE FL 33301	ID #	5042 11 30 0010
Property Owner	BONALDO, LUCIANO H/E BONALDO, MAYER DEL VALLE	Millage	0312
Mailing Address	1710 SE 2 CT FORT LAUDERDALE FL 33301	Use	01-01
Abbr Legal Description	SLEEPY HOLLOW 16-56 B PARCEL 1		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2025 values are considered "working values" and are subject to change.

Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2025	\$1,689,120	\$2,117,800	\$3,806,920	\$2,888,890				
2024	\$1,689,120	\$2,117,800	\$3,806,920	\$2,888,890				
2023	\$1,689,120	\$1,411,160	\$3,100,280	\$2,804,750	\$52,624.19			
2025 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$3,806,920	\$3,806,920	\$3,806,920	\$3,806,920				
Portability	0	0	0	0				
Assessed/SOH 21	\$2,888,890	\$2,888,890	\$2,888,890	\$2,888,890				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000				
Add. Homestead	\$25,000	0	\$25,000	\$25,000				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$2,838,890	\$2,863,890	\$2,838,890	\$2,838,890				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
7/11/2020	WD-Q	\$2,850,000	116616153	\$90.00	18,768	SF		
6/22/2012	WD-Q	\$2,700,000	48875 / 1324					
1/24/2003	WD	\$2,075,000	34588 / 362					
11/1/1992	WD	\$410,000	20079 / 571					
12/1/1988	QCD	\$100						
				Adj. Bldg. S.F. (Card, Sketch)		6255		
				Units/Beds/Baths		1/4/3.5		
				Eff./Act. Year Built: 1996/1995				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
1						1		

Owners: John Terrill, Agnes Howard, Luciano Bonaldo, and Mayer Del Valle Bonaldo
Applicant: Andrew J. Schein, Esq.
Request: Right-of-Way Vacation

October 11, 2024

I. General Description of Request.

This application is to vacate a portion of SE 2nd Court between 1710 SE 2nd Court and 212 S. Victoria Park Road as detailed on the sketch and legal description included with this application ("ROW Area"). The ROW Area is an unimproved area that is not open for vehicular traffic and is generally shielded from pedestrian traffic through dense tree cover, landscaping, and an existing fence. Due to the dense landscaping in the ROW Area that shields the interior from view, the ROW Area has become a location for nefarious activities. For a sense of safety, the Owners are proposing to vacate the ROW Area in order to prevent such activities from occurring/enforce control over the area.

This application is being submitted on behalf of John Terrill and Agnes Howard, owners of 212 S. Victoria Park Road, and Luciano and Mayer Del Valle Bonaldo, owners of 1710 SE 2nd Court. Both owners understand that if the right-of-way is vacated, the northern half and southern half will go to the respective adjacent properties.

II. ULDR 47-24.6.A.4 – Vacation of Rights-of-Way

- a. The right-of-way is no longer needed for public purposes

RESPONSE: The ROW Area is not used for public purposes, it consists of dense landscaping. To the applicant's knowledge, there are no known utilities within the area. Applicant will provide letters of no objection from TECO, AT&T, FPL, Comcast, and the City's Public Works Department confirming that the City and franchise utilities do not have any objection to vacating the ROW.

- b. Alternate routes if needed are available which do not cause adverse impacts to surrounding areas; and

RESPONSE: N/A, the ROW Area is neither a pedestrian nor vehicular thoroughfare.

- c. The closure of a right-of-way provides safe areas for vehicles to turn around and exit the area; and

RESPONSE: N/A, the ROW Area is neither a pedestrian nor vehicular thoroughfare.

d. The closure of a right-of-way shall not adversely impact pedestrian traffic; and

RESPONSE: N/A, the ROW Area is neither a pedestrian nor vehicular thoroughfare.

e. All utilities located within the right-of-way or other public place have been or will be relocated pursuant to a relocation plan; and the owner of the utility facilities has consented to the vacation; or a utilities easement has been retained over the right-of-way area or portion thereof; or an easement in a different location has been provided for the utility facilities by the owner to the satisfaction of the city; or any combination of same and utilities maintenance shall not be disrupted.

RESPONSE: Letters of no objection from the City and franchise utility companies will be provided upon receipt.



Engineering – Design Department
6565 Nova Drive. Davie, FL 33317

February 27, 2025

Andrew J. Schein
Lochrie & Chakas P.A
phone 954.779.1119
fax 954.779.1117
direct 954.617.8919
699 N. Federal Highway,
Suite 400, Fort Lauderdale, FL 33304

RE: Right-of-Way Vacation No Objection (SE 2nd Ct & S. Victoria Park Road)

Dear Mr. Andrew J. Schein:

On behalf of Comcast this letter shall serve as a notice of “No-Objection” to the following:

1. No objection to the vacation of the ROW easement shows on Sketch and legal description.

If you have any questions, please feel free to contact us.

Sincerely,

Maria Nunez
Comcast/ Southern Division (RDC)
6565 Nova Drive
Davie, FL 33317
E-MAIL: maria_nunez@comcast.com



Darian L. Garcia
*Sr Specialist-OSP Design
Engineer
SE- Construction & Engineering*

AT & T Florida
715 N Federal Hwy,
Hollywood, FL 33020

Mobile 772-979-5659
dg695d@att.com

4/4/2025

Subject: No Objection ROW Vacation: SE 2nd Ct, Fort Lauderdale,
FL 33301.

To Whom It My Concern:

AT&T has reviewed your request and has no objection to the vacation of the SE 2nd Ct ROW, east of S Victoria Park Road centerline and the Rio Navarro Waterway. Please note that any relocation of existing facilities required will be at the cost of the owner/developer. The plan for such rearrangements will also need to be coordinated with and approved by AT&T.

If any additional information is required, please contact me at 772-979-5659.

Sincerely,

Darian L. Garcia

Darian L. Garcia
Sr Specialist-OSP Design Engineer
SE Construction & Engineering



February 20, 2025

To: Andrew J. Schein, Esq
Lochrie & Chakas
699 N. Federal Highway, Suite 400,
Fort Lauderdale, FL 33304

RE: Vacation of Right of Way Easement
S Victoria Park Rd & SE 2nd Ct,
Fort Lauderdale, FL, 33301

To Whom It May Concern:

Thank you for contacting Peoples Gas System, Inc. ("PGS") regarding the vacation of right of way easement at the above referenced location. After reviewing the documents provided, TECO-PGS has NO objection to this request. TECO-PGS does not have any active facilities in this specified area. Please be advised TECO-PGS does have active facilities in the surrounding area. Please call 811 prior to construction.

If you have further questions, please do not hesitate to call.

Sincerely,

Cheyenne Thompson

Cheyenne Thompson
Admin Specialist Sr., PGS Distribution Design
Peoples Gas System, Inc. ("PGS"), Central Territory
8416 Palm River Rd
Tampa, FL 33619
813-275-3710



11/25/2025

Lochrie & Chakas, P.A.
699 N. Federal Highway, Suite 400
Fort Lauderdale, FL 33304

Re: Right of Way Vacation: 212 S Victoria Park Rd, Fort Lauderdale FL 33301

Thank you for contacting FPL about installation within the utility easement. FPL has no objection to this installation and recommends easily removable sections at the access area(s). If access to the easement is necessary for any utility work, the property owner is responsible for the removal and reinstallation.

Prior to any digging you must contact Sunshine State One Call of Florida. Contact them either by telephone toll free at 1-800-432-4770 or by e-mail at www.callsunshine.com, forty-eight hours in advance of construction. Sunshine State One Call of Florida will schedule a locator to perform the necessary locates for you at no cost.

If I can be of any further assistance, please contact me at 954-717-2096.

Sincerely,

Alonzo Russell
Distribution Engineer