



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.*

<p>LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)</p> <ul style="list-style-type: none"> <input type="checkbox"/> New nonresidential less than 5,000 square feet <input type="checkbox"/> Change of use <i>(if same impact or less than existing use)</i> <input type="checkbox"/> Plat note or Nonvehicular access line (NVAL) amendment <input type="checkbox"/> Administrative site plan <input type="checkbox"/> Amendment to site plan* <input type="checkbox"/> Affordable Housing per § 166.04151(7) Fla. Stat. <i>(Live Local Act)</i> <input type="checkbox"/> Property and right-of-way applications <i>(MOIs, construction staging)</i> <input type="checkbox"/> Parking Agreements <i>(separate from site plans)</i> <p>COMPLETE SECTIONS B, C, D, G</p>	<p>LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC)</p> <ul style="list-style-type: none"> <input type="checkbox"/> New Nonresidential 5,000 square feet or greater <input type="checkbox"/> Residential 5 units or more <input type="checkbox"/> Nonresidential use within 100 feet of residential property <input type="checkbox"/> Redevelopment proposals <input type="checkbox"/> Change in use <i>(if greater impact than existing use)</i> <input type="checkbox"/> Development in Regional Activity Centers (RAC)* <input type="checkbox"/> Development in Uptown Project Area* <input type="checkbox"/> Regional Activity Center Signage <input type="checkbox"/> Affordable Housing (≥10%) <p>COMPLETE SECTIONS B, C, D, E, F</p>	<p>LEVEL III PLANNING AND ZONING BOARD (PZB)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Conditional Use <input type="checkbox"/> Parking Reduction <input type="checkbox"/> Flex Allocation <input type="checkbox"/> Cluster / Zero Lot Line <input type="checkbox"/> Modification of Yards* <input type="checkbox"/> Waterway Use <input type="checkbox"/> Mixed Use Development <input type="checkbox"/> Community Residences* <input type="checkbox"/> Social Service Residential Facility (SSRF) <input type="checkbox"/> Medical Cannabis Dispensing Facility* <input type="checkbox"/> Community Business District for uses greater than 10,000 square feet <p>COMPLETE SECTIONS B, C, D, E, F</p>	<p><input checked="" type="checkbox"/> LEVEL IV CITY COMMISSION (CC)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Land Use Amendment <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Plat <input type="checkbox"/> Public Purpose Use <input type="checkbox"/> Central Beach Development of Significant Impact* <input type="checkbox"/> Vacation of Right-of-Way <input type="checkbox"/> City Commission Review No PZB Review <input type="checkbox"/> Vacation of Easement* <p>COMPLETE SECTIONS B, C, D, E, F</p>
<p>MISCELLANEOUS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Affordable Workforce Housing Tax Reimbursement <input type="checkbox"/> Community Residence <input type="checkbox"/> Construction Noise Waiver <input type="checkbox"/> Design Review Team (DRT) <p>COMPLETE SECTIONS B, C, D, I</p>	<p>EXTENSION OR DEFERRAL</p> <ul style="list-style-type: none"> <input type="checkbox"/> Request to defer after an application is scheduled for public hearing <input type="checkbox"/> Request extension to previously approved application <i>(request must be within original approval date timeframe)</i> <p>COMPLETE SECTIONS B, C, H</p>	<p>APPEAL</p> <ul style="list-style-type: none"> <input type="checkbox"/> Appeal decision by approving body and De Novo hearing items <p>COMPLETE SECTIONS B, C, H</p>	<p>PROPERTY AND RIGHT-OF-WAY</p> <ul style="list-style-type: none"> <input type="checkbox"/> Road Closures <input type="checkbox"/> Construction Staging Plan <input type="checkbox"/> Revocable licenses <p>COMPLETE SECTIONS B, C, H</p>

*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.*

<p>Applicant/Property Owner Fort Lauderdale Community Redevelopment Agency</p> <p>Address 100 North Andrews Avenue, 7th Floor</p> <p>City, State, Zip Fort Lauderdale, FL 33301</p> <p>Phone (954) 828-5959</p> <p>Email Isalomon@fortlauderdale.gov</p> <p>Proof of Ownership Warrenly Deed</p> <p>Applicant Signature: </p>	<p>Authorized Agent Sistrunk View, LLC</p> <p>Address 3225 Aviation Avenue, 6th Floor</p> <p>City, State, Zip Miami, FL 33133</p> <p>Phone (305) 860-8188</p> <p>Email matr@hgt.com</p> <p>Authorization Letter Provided</p> <p>Agent Signature: </p>
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C PARCEL INFORMATION

Address/General Location	780 Sistrunk Blvd, Fort Lauderdale, FL 33311
Folio Number(s)	Refer to Exhibit A
Legal Description (Brief)	Refer to Exhibit A
City Commission District	3 - Pamela Beasley-Pittman
Civic Association	Dorsey Riverbend HOA

D LAND USE INFORMATION

Existing Use	Vacant Land
Land Use	NW Regional Activity Center
Zoning District	NWRAC-MLU / RMM-25
Proposed	Applications requesting land use amendments and rezonings.
Proposed Land Use	
Proposed Zoning District	



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

Project Name: Sistrunk View
Project Description: One (1) six (6) story mixed use community that will contain 100 completely affordable housing units...
Estimated Project Cost: \$41,000,000
Waterway Use: No
Flex Units: 0
Flex Acreage: 0
Residential Uses: Single Family (0), Townhouses (0), Multifamily (100), Cluster/Zero Lot Line (0), Other (0)
Total: 100
Residential Unit Mix: Efficiency / Studio (0), 1 Bedroom (78)
Affordable Housing Units: 100
Affordable Unit Mix: Efficiency / Studio (0), 1 Bedroom (78)
Traffic Study Required: No
Parking Reduction: No
Public Participation: No
Non-Residential Uses: Commercial (5,500), Restaurant (0), Office (0), Industrial (0), Other (0)
Total: 5,500

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

Lot Size: Required Per ULDR: NONE / RMM-25: 5,000 SQ FT; Proposed: 42,789 SQ FT
Lot Density: Required Per ULDR: N/A; Proposed: N/A
Lot Width: Required Per ULDR: MUw: NONE / RMM-25: 50' min; Proposed: RMM-25: 75'
Building Height: Required Per ULDR: MUw: 65' / RMM-25: 55'; Proposed: MUw: 64' / RMM-25: 44'-6"
Structure Length: Required Per ULDR: MUw: NONE / RMM-25: 300'; Proposed: RMM-25: 218'-9"
Floor Area Ratio: Required Per ULDR: NONE; Proposed: N/A
Lot Coverage: Required Per ULDR: NONE; Proposed: N/A
Open Space: Required Per ULDR: NONE; Proposed: N/A
Landscape Area: Required Per ULDR: NONE; Proposed: N/A
Parking Spaces: Required Per ULDR: 1 PER d.u. / 60% of 1/250 SF of retail; Proposed: 114
SETBACKS: Required Per ULDR: MUw: 0'-0"; Proposed: MUw: 2'-6"

Tower Stepback: Required Per ULDR: N/A; Proposed: N/A; Deviation: Not Applicable
Building Height: Required Per ULDR: 65'; Proposed: 64'; Deviation: Not Applicable
Streetwall Length: Required Per ULDR: N/A; Proposed: N/A; Deviation: Not Applicable
Podium Height: Required Per ULDR: N/A; Proposed: N/A; Deviation: Not Applicable
Tower Separation: Required Per ULDR: N/A; Proposed: N/A; Deviation: Not Applicable
Tower Floorplate: Required Per ULDR: N/A; Proposed: N/A; Deviation: Not Applicable
Residential Unit Size: Required Per ULDR: 400 SQ FT / d.u.; Proposed: 600 SQ FT / d.u.

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

Project Name:
Proposed Amendment Description:
Residential Uses:
Non-Residential Uses:
Lot Size:
Lot Density:
Lot Width:
Building Height:
Structure Length:
Floor Area Ratio:
Lot Coverage:
Open Space:
Landscape Area:
Parking Spaces:
Tower Stepback:
Building Height:
Streetwall Length:
Podium Height:
Tower Separation:
Tower Floorplate:
Residential Unit Size:
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.

Form section H containing fields for Project Name, Request Description, and three columns: EXTENSION REQUEST, DEFERRAL REQUEST, and APPEAL REQUEST / DE NOVO HEARING.

I MISCELLANEOUS Provide information on the specific request.

Form section I containing fields for Project Name, Request Description, and three columns: AFFORDABLE HOUSING TAX REIMBURSEMENT*, COMMUNITY RESIDENCE, and NOISE WAIVER*.

*Application is subject to specific fees based on hourly rate with minimum amount of: DRT \$477, Affordable Housing Tax Reimbursement \$2,500, Noise Waiver \$954

CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following 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.

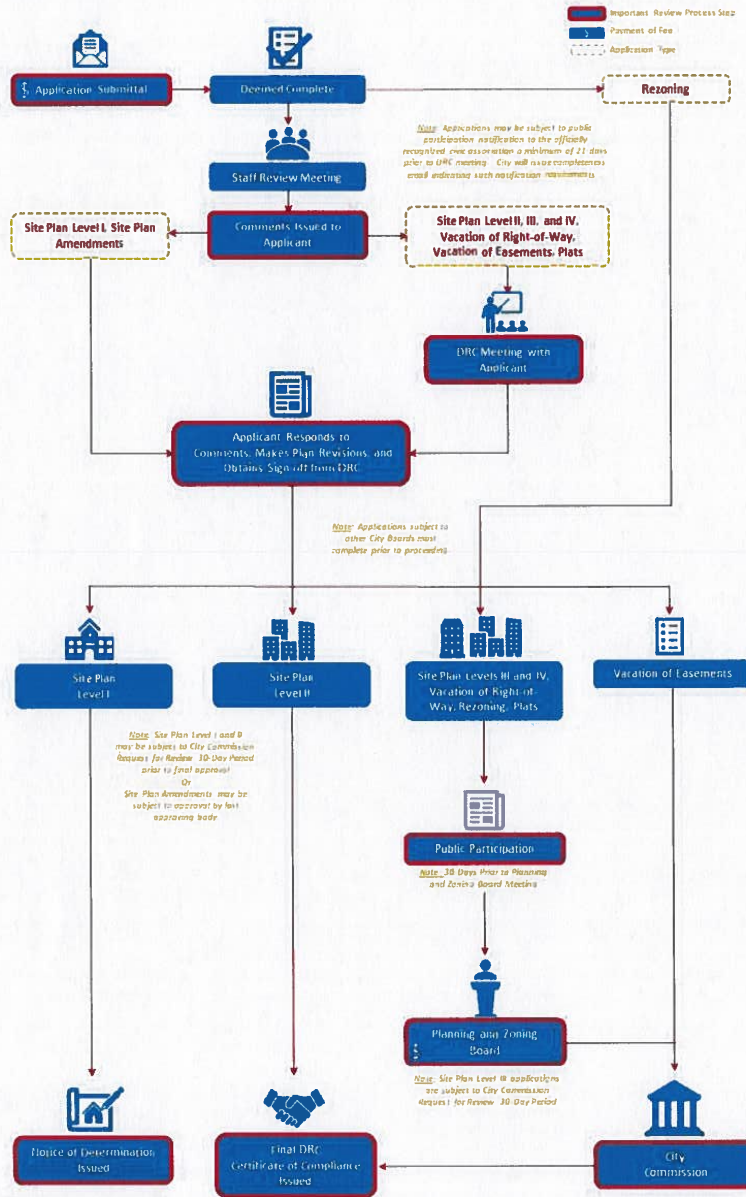
- List of 9 checklist items with checkboxes, including Preliminary Development Meeting, Development Application Form, Proof of Ownership, Address Verification Form, Project and Unified Land Development Code Narratives, Electronic Files, File Naming, and Documents, Traffic Study or Statement, Stormwater Calculations, and Water and Wastewater Capacity Request.

OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS: Submittals must be conducted through LoudierBuild. 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 LoudierBuild Plan Room.

- List of 5 submittal requirements: Uploading Entire Submittal, File Naming Convention, Reduce File Size, Plan Sets, and Document Categories.



DRC PROCESS OVERVIEW: Below is the development review process flowchart with key steps to guide applicants.



CONTACT INFORMATION: Questions regarding the development process or LauderBuild, see contact information below.

<p>GENERAL URBAN DESIGN AND PLANNING QUESTIONS</p> <p>Planning Counter 954-828-6520, Option 5 planning@fortlauderdale.gov</p>	<p>LAUDERBUILD ASSISTANCE AND QUESTIONS</p> <p>DSD Customer Service 954-828-6520, Option 1 lauderbuild@fortlauderdale.gov</p>
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GREG BREWTON & ASSOCIATES, INC.

1451 NW 31st Avenue, Suite A
Lauderhill, FL 33311
(954) 861-7010

Rezoning Narrative

Sistrunk View – 790 NW 6th Street, Fort Lauderdale, FL

Sistrunk View, LLC (“Developer”) is the proposed developer of the parcels of land generally located at the southeast corner of Sistrunk Blvd. and 8th Avenue, referred to as 790 Sistrunk Boulevard in the city of Fort Lauderdale (“City”), currently owned by the Fort Lauderdale Community Redevelopment Agency (“CRA”), and identified as follows: 790 Sistrunk Boulevard (504203011880), vacant parcel on Sistrunk Blvd. (504203011890), vacant parcel NW 8th Avenue (504203011870), vacant parcel NW 8th Avenue (504203011860), vacant parcel, NW 8th Avenue (504203011850), vacant parcel on NW 7th Terrace (504203011630), vacant parcel adjacent to Sistrunk boulevard (504203011600) and vacant parcel on Sistrunk Boulevard (504203011610) (collectively referred to herein as “Property”). The Property has a NW RAC land use designation and split zoning designations of Northwest Regional Activity Center—Mixed Use west (“NWRAC-MUw”) and Residential Multifamily Mid Rise/Medium High Density (“RMM-25”). Specifically, the Property consists of 0.74 acres of NWRAC-MUw zoning and 0.24 acres of RMM-25 zoning.

The Developer intends to construct a 100 unit mixed-use, 100% affordable housing rental community (“Development”) designed to address the housing and economic development needs of the community. The Development will provide high-quality, affordable housing for households earning at or below 80% of the area median income (“AMI”). As proposed, the Development will activate the street-level environment with commercial space and enhance the urban fabric through thoughtful site and building design.

GBA| 1451 NW 31st Avenue, Suite A | Lauderhill, FL 33311 | (954) 861-7010



As stated above, the Development will include 100 affordable housing rental units (78 one-bedroom, 22 two-bedroom) within a six-story building. Along with the proposed residential units, the Development will provide ±5,500 sq. ft. of ground-floor retail/commercial space to support local businesses and provide amenities for residents and the neighborhood. The 114 parking spaces proposed for the Development will be maintained with a structured parking garage in an effort to minimize surface parking and maximize open space. Additionally, the Development will provide a pedestrian pathway and buffer from neighboring buildings. As designed, the building setbacks on the upper floors will respect the height and scale of adjacent properties, while ensuring compatibility and minimizing shadow impacts. In terms of architectural style, the building will have a contemporary urban design with clean lines, durable materials, and active ground-floor frontage. Facade articulation and setbacks will provide visual interest and break up the building's massing. As designed, the street-facing commercial spaces will feature large windows and canopies to encourage pedestrian activity along the corridor.

In connection with the redevelopment of the Property, the Developer is requesting to rezone the .24 acre RMM-25 portion of the Property to NWRAC-MuW so that the Property has a uniform zoning designation which will allow for the redevelopment of the Property in a consistent and cohesive manner. As required, the Development will address the rezoning criteria outlined in the City's Unified Land Development Code ("ULDR") section 47-24-4:

D. Criteria.

1. The zoning district proposed is consistent with the city's comprehensive plan.

The NWRAC-MuW zoning district being proposed is consistent with the city's comprehensive plan. The Property's existing land use designation is Regional Activity Center ("RAC"). Consistent with GOAL 1 of the city's comprehensive plan, the uses allowed in the proposed zoning district are permitted within the land use category. Furthermore, the proposed zoning district is the same district that the remaining .74 acres of the Property are designated, rezoning it as requested, allows the entire site to have the same zoning designation.

2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration.



The changes anticipated by the proposed rezoning will not adversely impact the character of development in the area. In fact, the rezoning is being requested in an effort to make the proposed Project more compatible with the surrounding area.

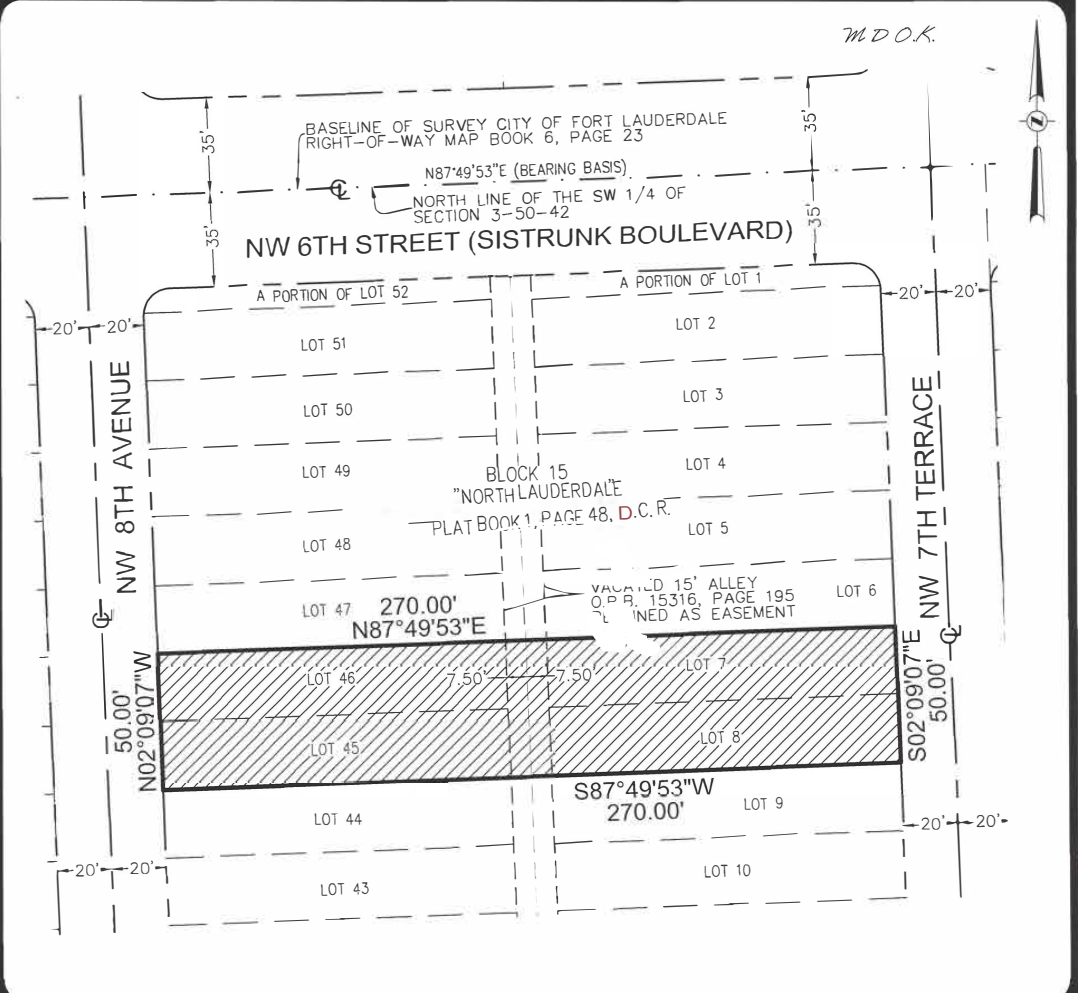
3. The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.

The character of the area is suitable for the uses permitted in the proposed zoning district. As stated above, granting the rezoning as requested will allow for both parcels of the Property to have the same NWRAC-MuW zoning designation, which will in turn allow for a more cohesive development.

GBA| 1451 NW 31st Avenue, Suite A | Lauderhill, FL 33311 | (954) 861-7010



SKETCH AND LEGAL DESCRIPTION
 BY
PULICE LAND SURVEYORS, INC.
 5381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351
 TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
 CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: SISTRUNK VIEW, LLC

SCALE: 1"=50' DRAWN: M.M.M.

ORDER NO.: 75213

DATE: 12/30/25

REZONING FROM RMM-25 TO NWRAC-MUw

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: SISTRUNK VIEW

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND & ABBREVIATIONS:

⊙ CENTERLINE

D.C.R. DADE COUNTY RECORDS

O.R.B. OFFICIAL RECORDS BOOK



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



M D O K.

LEGAL DESCRIPTION:

LOTS 7, 8, 45, AND 46, BLOCK 15, "**NORTH LAUDERDALE**", ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH;

THAT PORTION OF THE 15-FOOT VACATED ALLEY, PER OFFICIAL RECORDS BOOK 15316, PAGE 195, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING ADJACENT TO AND CONTIGUOUS WITH SAID LOTS 7, 8, 45, AND 46.

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 13,500 SQUARE FEET (0.310 ACRES), MORE OR LESS.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF NORTH 87°49'53" EAST ALONG THE NORTH LINE OF SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 50 SOUTH, RANGE 42 EAST.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS UNLESS NOTED OTHERWISE.

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CLIENT: SISTRUNK VIEW, LLC	
SCALE: N/A	DRAWN: M.M.M.
ORDER NO.: 75213	
DATE: 12/30/25	
REZONING FROM RMM-25 TO NWRAC-MUw	
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA	
FOR: SISTRUNK VIEW	

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

Digitally signed by Michael M Mossey
Date: 2025.12.30 09:45:38 -05'00'

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA