



# 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><input type="checkbox"/> <b>LEVEL I</b> ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> New nonresidential less than 5,000 square feet</li> <li><input type="checkbox"/> Change of use <i>(if same impact or less than existing use)</i></li> <li><input type="checkbox"/> Plat note or Nonvehicular access line (NVAL) amendment</li> <li><input type="checkbox"/> Administrative site plan</li> <li><input type="checkbox"/> Amendment to site plan*</li> <li><input type="checkbox"/> Affordable Housing per §166.0415(1)(7) Fla. Stat. <i>(Live Local Act)</i></li> <li><input type="checkbox"/> Property and right-of-way applications <i>(MOTs, construction staging)</i></li> <li><input type="checkbox"/> Parking Agreements <i>(separate from site plans)</i></li> </ul> <p><b>COMPLETE SECTIONS</b> B, C, D, G</p>	<p><input type="checkbox"/> <b>LEVEL II</b> DEVELOPMENT REVIEW COMMITTEE (DRC)</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> New Nonresidential 5,000 square feet or greater</li> <li><input type="checkbox"/> Residential 5 units or more</li> <li><input type="checkbox"/> Nonresidential use within 100 feet of residential property</li> <li><input type="checkbox"/> Redevelopment proposals</li> <li><input type="checkbox"/> Change in use <i>(if greater impact than existing use)</i></li> <li><input type="checkbox"/> Development in Regional Activity Centers (RAC)*</li> <li><input type="checkbox"/> Development in Uptown Project Area*</li> <li><input type="checkbox"/> Regional Activity Center Signage</li> <li><input type="checkbox"/> Affordable Housing (≥10%)</li> </ul> <p><b>COMPLETE SECTIONS</b> B, C, D, E, F</p>	<p><input type="checkbox"/> <b>LEVEL III</b> PLANNING AND ZONING BOARD (PZB)</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Conditional Use</li> <li><input type="checkbox"/> Parking Reduction</li> <li><input type="checkbox"/> Flex Allocation</li> <li><input type="checkbox"/> Cluster / Zero Lot Line</li> <li><input type="checkbox"/> Modification of Yards*</li> <li><input type="checkbox"/> Waterway Use</li> <li><input type="checkbox"/> Mixed Use Development</li> <li><input type="checkbox"/> Community Residences*</li> <li><input type="checkbox"/> Social Service Residential Facility (SSRF)</li> <li><input type="checkbox"/> Medical Cannabis Dispensing Facility*</li> <li><input type="checkbox"/> Community Business District for uses greater than 10,000 square feet</li> </ul> <p><b>COMPLETE SECTIONS</b> B, C, D, E, F</p>	<p><input checked="" type="checkbox"/> <b>LEVEL IV</b> CITY COMMISSION (CC)</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Land Use Amendment</li> <li><input type="checkbox"/> Rezoning</li> <li><input type="checkbox"/> Plat</li> <li><input type="checkbox"/> Public Purpose Use</li> <li><input type="checkbox"/> Central Beach Development of Significant Impact*</li> <li><input checked="" type="checkbox"/> Vacation of Right-of-Way</li> <li><input type="checkbox"/> City Commission Review No PZB Review</li> <li><input type="checkbox"/> Vacation of Easement*</li> </ul> <p><b>COMPLETE SECTIONS</b> B, C, D, E, F</p>
<p><input type="checkbox"/> <b>MISCELLANEOUS</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Affordable Workforce Housing Tax Reimbursement</li> <li><input type="checkbox"/> Community Residence</li> <li><input type="checkbox"/> Construction Noise Waiver</li> <li><input type="checkbox"/> Design Review Team (DRT)</li> </ul> <p><b>COMPLETE SECTIONS</b> B, C, D, I</p>	<p><input type="checkbox"/> <b>EXTENSION OR DEFERRAL</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Request to defer after an application is scheduled for public hearing</li> <li><input type="checkbox"/> Request extension to previously approved application <i>(request must be within original approval date timeframe)</i></li> </ul> <p><b>COMPLETE SECTIONS</b> B, C, H</p>	<p><input type="checkbox"/> <b>APPEAL</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Appeal decision by approving body and De Novo hearing items</li> </ul> <p><b>COMPLETE SECTIONS</b> B, C, H</p>	<p><input type="checkbox"/> <b>PROPERTY AND RIGHT-OF-WAY</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Road Closures</li> <li><input type="checkbox"/> Construction Staging Plan</li> <li><input type="checkbox"/> Revocable licenses</li> </ul> <p><b>COMPLETE SECTIONS</b> 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.*

<b>Applicant/Property Owner</b>	GO-3 Development Inc.	<b>Authorized Agent</b>	Andrew J. Schein, Esq.
<b>Address</b>	1111 SW 1st Avenue, Suite 3719	<b>Address</b>	699 N. Federal Highway, Suite 400
<b>City, State, Zip</b>	Miami, FL 33130	<b>City, State, Zip</b>	Fort Lauderdale, FL 33304
<b>Phone</b>		<b>Phone</b>	954-617-8919
<b>Email</b>		<b>Email</b>	ASchein@lochielaw.com
<b>Proof of Ownership</b>		<b>Authorization Letter</b>	Provided
<b>Applicant Signature:</b>	Signature	<b>Agent Signature:</b>	Signature

**C PARCEL INFORMATION**

<b>Address/General Location</b>	1500-1504 NE 8th Street
<b>Folio Number(s)</b>	504202330010
<b>Legal Description (Brief)</b>	See survey
<b>City Commission District</b>	2 - Steven Glassman
<b>Civic Association</b>	Victoria Park

**D LAND USE INFORMATION**

<b>Existing Use</b>	Single Family
<b>Land Use</b>	Medium-High Residential
<b>Zoning District</b>	RMM-25
<b>Proposed</b> <i>Applications requesting land use amendments and rezonings.</i>	
<b>Proposed Land Use</b>	
<b>Proposed Zoning District</b>	



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

Project Name		
Request Description		
EXTENSION REQUEST	DEFERRAL REQUEST	APPEAL REQUEST / DE NOVO HEARING
Approving Body	Approving Body	Approving Body
Original Approval Date	Scheduled Meeting Date	30 Days from Meeting <small>(Provide Date)</small>
Expiration Date <small>(Permit Submittal Deadline)</small>	Requested Deferral Date	60 Days from Meeting <small>(Provide Date)</small>
Expiration Date <small>(Permit Issuance Deadline)</small>	Previous Deferrals Granted	Appeal Request
Requested Extension <small>(Not more than 24 months)</small>	Justification Letter Provided	Indicate Approving Body Appealing
Code Enforcement <small>(Applicant Obtain by Code Compliance Division)</small>	*Note: Deferral requests are subject to a fee per deferral. See Fee Schedule for amount.	
	De Novo Hearing Due to City Commission Call-Up	

**I MISCELLANEOUS** Provide information on the specific request.

Project Name		
Request Description		
AFFORDABLE HOUSING TAX REIMBURSEMENT*	COMMUNITY RESIDENCE	NOISE WAIVER*
As Is Value \$	Residence Type	DRC Case Number
Date	Certification	Request Start Date
Completion Value \$	Length of Stay	Request End Date
Date	Number of Residents	Construction Start Time
Stabilized Value \$	Number of Live-in Staff	Construction End Time
Date	Habitable Rooms	Sunday Construction Times
Acquisition Value \$	Gross Floor Area	Noise Mitigation Plan
Date	Date of Plan	
	Previous Extension	
	Resolution No. <small>(if applicable)</small>	
	DEVELOPMENT REVIEW TEAM (DRT)* <small>Complete Section F</small>	

\*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**.

- Preliminary Development Meeting** completed on the following date: October 21, 2024  
w/ A. Schnell, B. Restrepo, O. Arrom and Y. Redding
- 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** that includes all parcels within the proposed development. **N/A (ROW Vacation)**
- 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. **N/A (ROW Vacation)**
- 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. **N/A (ROW Vacation)**
- Water and Wastewater Capacity Request** copy of email to Public Works requesting the capacity letter.  
**N/A (ROW Vacation)**

**OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS:** Submittals must be conducted through [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 delay 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.

**Owner:** GO-3 Development Inc.  
**Applicant:** Andrew J. Schein, Esq.  
**Project Name:** 1504 NE 8<sup>th</sup> ROW Vacation 1

February 7, 2025

**I. General Description of Request.**

This application is to vacate a portion of NE 8<sup>th</sup> Street adjacent to the property located at 1500-1504 NE 8<sup>th</sup> Street (the "Property"). The portion of the Property to be vacated currently contains a driveway to the residence on the Property and landscaping.

The proposed vacation area has been right-of-way since at least 1977 when the Property was platted, presumably to straighten the east-west connection on NE 8<sup>th</sup> Street between NE 15<sup>th</sup> Avenue and NE 16<sup>th</sup> Avenue. However, 48 years after the Property was platted, this right-of-way has not been straightened (development since then has made straightening this road nearly impossible to accomplish today), and the City's Transportation and Mobility Department confirmed that there is no intention to use this area for right-of-way.

**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 area proposed to be vacated is not used as a public thoroughfare, and the City's Transportation and Mobility Department confirmed that there is no intention to use this area as a public thoroughfare. The area proposed to be vacated therefore has not been used for public purposes and is not needed for public purposes.**

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

**RESPONSE: No alternate routes will be needed. The proposed area to be vacated does not contain public vehicular or pedestrian infrastructure, it's solely used as a driveway for the existing residence on the Property. This vacation will not affect public travel.**

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

**RESPONSE: See response to (b) above.**

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

**RESPONSE: See response to (b) above.**

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: Applicant has requested letters of no objections from the utility companies and will provide the letters to the City upon receipt. Other than a fire hydrant and associated water lines, there are no other known utilities within this area.**