



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> <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>(MOTs, construction staging)</i> <input type="checkbox"/> Parking Agreements <i>(separate from site plans)</i>	<p>LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC)</p> <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>LEVEL III PLANNING AND ZONING BOARD (PZB)</p> <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><input checked="" type="checkbox"/> LEVEL IV CITY COMMISSION (CC)</p> <input type="checkbox"/> Land Use Amendment <input type="checkbox"/> Rezoning <input type="checkbox"/> Plat <input type="checkbox"/> Public Purpose Use <input type="checkbox"/> Central Beach Development of Significant Impact* <input checked="" type="checkbox"/> Vacation of Right-of-Way <input type="checkbox"/> City Commission Review No PZB Review <input type="checkbox"/> Vacation of Easement*
COMPLETE SECTIONS B, C, D, G	COMPLETE SECTIONS B, C, D, E, F	COMPLETE SECTIONS B, C, D, E, F	COMPLETE SECTIONS B, C, D, E, F
<p>MISCELLANEOUS</p> <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>EXTENSION OR DEFERRAL</p> <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>APPEAL</p> <input type="checkbox"/> Appeal decision by approving body and De Novo hearing items	<p>PROPERTY AND RIGHT-OF-WAY</p> <input type="checkbox"/> Road Closures <input type="checkbox"/> Construction Staging Plan <input type="checkbox"/> Revocable licenses
COMPLETE SECTIONS B, C, D, I	COMPLETE SECTIONS B, C, H	COMPLETE SECTIONS B, C, H	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	GO-3 Development Inc.	Authorized Agent	Andrew J. Schein, Esq.
Address	1111 SW 1st Avenue, Suite 3719	Address	699 N. Federal Highway, Suite 400
City, State, Zip	Miami, FL 33130	City, State, Zip	Fort Lauderdale, FL 33304
Phone		Phone	954-617-8919
Email		Email	ASchein@kochrielow.com
Proof of Ownership		Authorization Letter	Provided
Applicant Signature:		Agent Signature:	

C PARCEL INFORMATION

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

D LAND USE INFORMATION

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



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

Form with sections: EXTENSION REQUEST, DEFERRAL REQUEST, APPEAL REQUEST / DE NOVO HEARING. Fields include: Project Name, Request Description, Approving Body, Original Approval Date, Expiration Date, Requested Extension, Code Enforcement, Scheduled Meeting Date, Requested Deferral Date, Previous Deferrals Granted, Justification Letter Provided, 30 Days from Meeting, 60 Days from Meeting, Appeal Request, Indicate Approving Body Appealing, De Novo Hearing Due to City Commission Call-Up.

I MISCELLANEOUS Provide information on the specific request.

Form with sections: AFFORDABLE HOUSING TAX REIMBURSEMENT*, COMMUNITY RESIDENCE, NOISE WAIVER*. Fields include: Project Name, Request Description, As Is Value, Completion Value, Stabilized Value, Acquisition Value, Residence Type, Certification, Length of Stay, Number of Residents, Number of Live-In Staff, Habitable Rooms, Gross Floor Area, DRC Case Number, Request Start Date, Request End Date, Construction Start Time, Construction End Time, Sunday Construction Times, Noise Mitigation Plan, Date of Plan, Previous Extension, Resolution No.

*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 LouderBuild. 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 LouderBuild 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 8th ROW Vacation 1

February 7, 2025

I. General Description of Request.

This application is to vacate a portion of NE 8th Street adjacent to the property located at 1500-1504 NE 8th 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 8th Street between NE 15th Avenue and NE 16th 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.