



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	APPEAL ☐ 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 Address City, State, Zip Phone Email Proof of Ownership	Fort Lauderdale Community Redevelopment Agency 100 North Andrews Avenue, 7th Floor Fort Lauderdale, FL 33301 (954) 828-5959 Isolomon@fortlauderdale.gov	Authorized Agent Address City, State, Zip Phone Email Authorization Letter	Sistrunk View, LLC 3225 Aviation Avenue, 6th Floor Miami, FL 33133 (305) 850-8188 matt@hgt.com
Applicant Signature:	Signature 	Agent Signature:	Signature

C PARCEL INFORMATION		D LAND USE INFORMATION	
Address/General Location	780 Sistrunk Blvd, Fort Lauderdale, FL 33311	Existing Use	Vacant Land
Folio Number(s)	Refer to Exhibit A	Land Use	NW Regional Activity Center
Legal Description (Brief)	Refer to Exhibit A	Zoning District	NWRAC-MUw / RMM-25
City Commission District	3 - Pamela Beasley-Pittman	Proposed	Applications requesting land use amendments and rezonings.
Civic Association	Dorsey Riverbend HOA	Proposed Land Use	
		Proposed Zoning District	



Project Name	Original Approval	Proposed Amendment	Amended
Proposed Amendment Description <i>(Describe in detail)</i>			
Residential Uses <i>(dwelling units)</i>			
Non-Residential Uses <i>(square feet)</i>			
Lot Size <i>(Square feet/acre)</i>			
Lot Density <i>(Units/acre)</i>			
Lot Width			
Building Height <i>(feet)</i>			
Structure Length			
Floor Area Ratio <i>(F.A.R.)</i>			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
Tower Stepback			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate <i>(square feet)</i>			
Residential Unit Size <i>(minimum)</i>			
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.*

Project Name	Request Description	EXTENSION REQUEST	DEFERRAL REQUEST	APPEAL REQUEST / DE NOVO HEARING
Approving Body		Approving Body	Approving Body	Approving Body
Original Approval Date			Scheduled Meeting Date	30 Days from Meeting (Provide Date)
Expiration Date (Permit, License, Certificate)			Requested Deferral Date	60 Days from Meeting (Provide Date)
Expiration Date (Plumbing, Electrical, etc.)			Previous Deferrals Granted	Appeal Request
Requested Extension (Not more than 24 months)			Justification Letter Provided	Indicate Approving Body Appealing
Code Enforcement (Applicant: Ordinance, Code Compliance, etc.)				De Novo Hearing Due to City Commission Call-Up

*Note: Deferral requests are subject to a fee per deferral. See Fee Schedule for amount.

I MISCELLANEOUS *Provide information on the specific request.*

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

DEVELOPMENT REVIEW TEAM (DRT)*
Complete Section F

*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**.

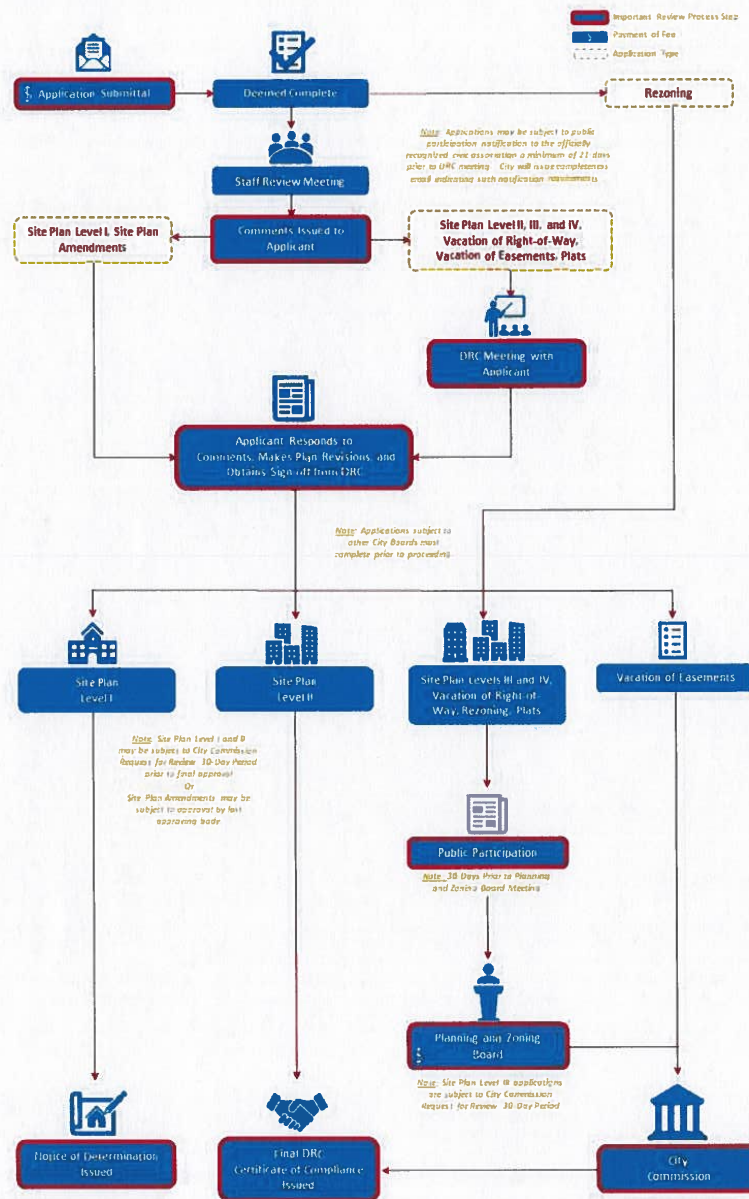
- ☒ **Preliminary Development Meeting** completed on the following date: 9/19/2025
- ☒ **Development Application Form** completed with the applicable information including signatures.
- ☒ **Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- ☒ **Address Verification Form** that includes all parcels within the proposed development.
- ☒ **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 [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.



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.

GENERAL URBAN DESIGN AND PLANNING QUESTIONS

Planning Counter
954-828-6520, Option 5
planning@fortlauderdale.gov

LAUDERBUILD ASSISTANCE AND QUESTIONS

DSD Customer Service
954-828-6520, Option 1
lauderbuild@fortlauderdale.gov



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 stepbacks 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 stepbacks 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.

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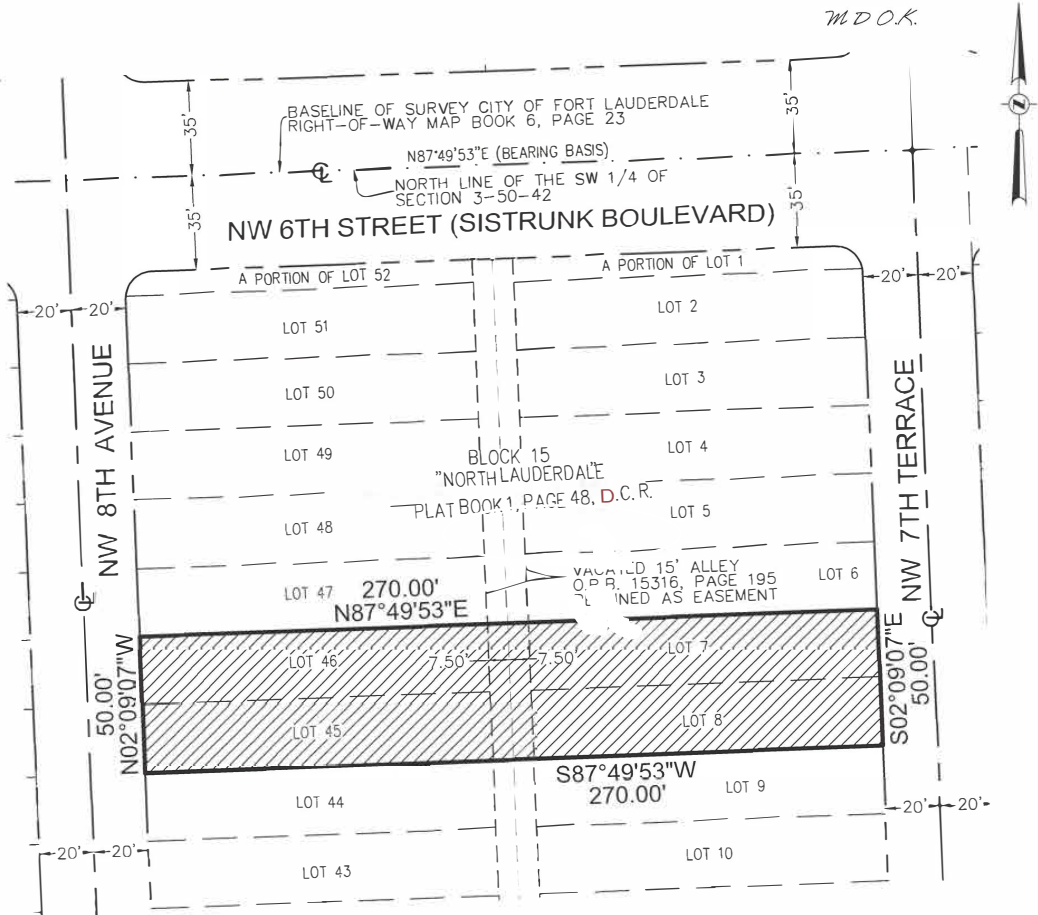
The changes anticipated by the proposed rezoning will not adversely impact the character of development in the area. In fact, the rezoning is being requested in an effort to make the proposed Project more compatible with the surrounding area.

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.



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 33351TELEPHONE: (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 THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF DADE 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