



REQUEST: Rezoning from Residential Multifamily Mid Rise/ Medium High Density (RMM-25) to North West Regional Activity Center-Mixed Use east (NWRAC-MUe) District

Case Number	Z17010
Applicant	Gospel Arena of Faith, Inc.
General Location	613 NW 3 rd Avenue - North of NW 6 th Street, west of NW 3 rd Avenue, south of NW 7 th Street and east of NW 4 th Avenue
Property Size	13,500 Square-Feet or 0.3099 acre
Current Zoning	Residential Multifamily Mid Rise/ Medium High Density (RMM-25)
Proposed Zoning	North West Regional Activity Center-Mixed Use east (NWRAC-MUe)
Existing Use	Vacant
Proposed Use	Mixed-Use Development
Future Land Use Designation	Northwest Regional Activity Center (NW-RAC)
Applicable ULDR Sections	Section 47-13.31 Northwest Regional Activity Center – Mixed Use District Sec. 47-24.4 Rezoning Criteria
Notification Requirements	Sec. 47-27.6 Sign Notice 15 days prior to meeting Sec. 47-27.6 Mail Notice (300 foot radius) 10 days prior to meeting Sec. 47-27.4. Public Participation
Project Planner	Linda Mia Franco, AICP, Principal Planner

PROJECT DESCRIPTION:

The applicant is requesting to rezone a 13,500 Square-Foot parcel of land generally located at 613 NW 3rd Avenue - North of NW 6th Street, west of NW 3rd Avenue, south of NW 7th Street and east of NW 4th Avenue from Residential Multifamily Mid Rise/ Medium High Density (RMM-25) to North West Regional Activity Center-Mixed Use east (NWRAC-MUe) to allow for "The Six13" mixed-use development (Case #R17075), which is currently under review. The location of the property, sketch and legal description of the property and concept plans are included as Exhibit 1 and 2 respectively.

REVIEW CRITERIA:

As per Section 47-24.4.D of the City's Unified Land Development Regulations (ULDR), an application for a rezoning shall be reviewed in accordance with the following criteria:

1. The zoning district proposed is consistent with the City's Comprehensive Plan;

The proposed zoning district, NWRAC-MUe, is consistent with the City's Comprehensive Plan in that proposed rezoning furthers redevelopment efforts within the Northwest Regional Activity Center-Mixed Use District and better aligns the zoning with the existing underlying Northwest Regional Activity Center land use. The proposed zoning district promotes a mix of uses that help to support the long-term goal of reducing blight conditions in the area and providing redevelopment opportunities that promote multi-modal accessibility.

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

OF

The proposed rezoning would maintain the character of the neighborhood and support standards that target redevelopment, while maintaining the vision for the area. The proposed use is consistent with the underlying land use and neighboring zoning districts. The proposed zoning district requires development design standards that collectively guide the design of the streetscape, open space, and building design to results in a pedestrian-friendly, cohesive, and successful public realm environment, as envisioned by the NWRAC Master Plan.

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 surrounding properties have a Land Use designation of Northwest Regional Activity Center (NW-RAC), with zoning classifications of Residential Multifamily Mid Rise / Medium High (RMM-25) to the north, Northwest Regional Activity Center – Mixed Use east (NWRAC-MUe) to the east, south and west and also Heavy Commercial/Light Industrial Business (B-3) to the west. The proposed rezoning to NWRAC-MUe would permit the development site to be unified under the NWRAC-MUe zoning district, and developed in accordance with the standards required by the ULDR and NWRAC Master Plan.

Comprehensive Plan Consistency:

The property is designated Northwest Regional Activity Center on the City's Future Land Use Map. The proposed rezoning and associated uses are consistent with the underlying land use. The rezoning is also generally consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Objective 1.7, which encourages development and redevelopment to be consistent with the Northwest/Progreso/Flagler Heights Redevelopment Plan. The proposed zoning district was established to further goals of the Northwest/Progreso/Flagler Heights Redevelopment Plan.

The applicant has provided narrative responses to all criteria, which are attached to the plan sets as part of Exhibit 3. Staff concurs with applicant's assessment.

Public Participation

The rezoning request is subject to the public participation requirements established in ULDR, Section 47-27.4. According to the applicant, a public participation meeting was held on December 14, 2017, to offer the neighborhood surrounding the property the opportunity to learn about the proposed project. The public participation meeting summary and affidavit are attached as Exhibit 4.

In addition, this request is subject to sign notification requirements established in ULDR, Section 47-27.4. The applicant has installed a total of 3 signs on the property and has submitted a sign affidavit indicating proper sign notification was provided. Exhibit 5 contains the affidavit and pictures of the posted signs.

STAFF FINDINGS:

Staff recommends the Board approve this request consistent with:

ULDR, Section 47-13.31, Northwest Regional Activity Center – Mixed Use District
ULDR, Section 47-24.4, Rezoning Criteria

PLANNING & ZONING BOARD REVIEW OPTIONS:

If the Planning and Zoning Board determines that the application meets the criteria as provided in this section, the Planning and Zoning Board shall recommend that the rezoning be approved or recommend a rezoning to a more restrictive zoning district than that requested in the application if necessary to ensure compliance with the criteria for the rezoning and if consented to by the applicant.

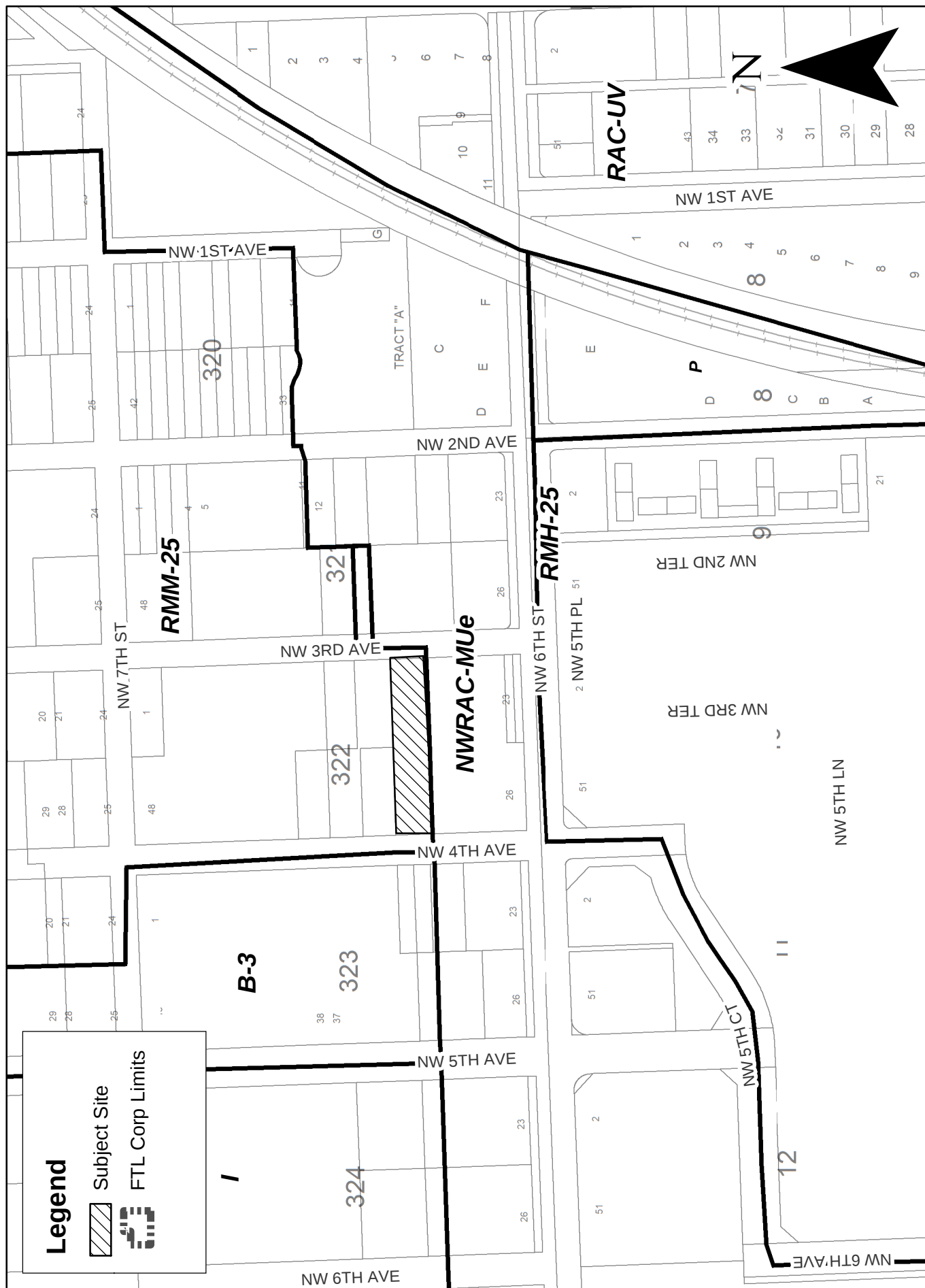
CASE # Z17010

Page 2

If the Planning and Zoning Board determines that the application does not meet the criteria provided for rezoning or if the applicant does not consent to a more restrictive zoning district, the Planning and Zoning Board shall deny the application and an appeal to the City Commission may be filed by the applicant in accordance with Section 47-26.B, Appeals.

EXHIBITS:

1. Location map, Sketch and Legal Description
2. Proposed Concept Plans
3. Applicant's Narrative Responses
4. Summary of Public Participation Meeting
5. Public Notice Signs and Sign Affidavit



A vertical scale bar with a horizontal line at the top and a vertical line on the left. The vertical line has tick marks at 0, 100, 200, and 400. The word "Feet" is written vertically to the right of the scale.

Graphic Scale

Z17010

Path: J:\DSD\IDRC\LocationMaps_16_RM\ArcMap\New\PZ20180221\Z17010LocMap.mxd



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA
33309 PHONE (954) 763-7611 * FAX (954) 763-7615

M.D. O.K.

SCALE 1" = 50'

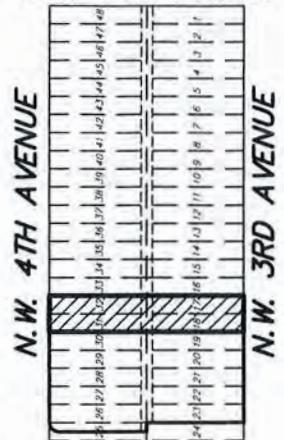
**SKETCH AND DESCRIPTION
TO ACCOMPANY REZONING PETITION
FROM RMM-25 TO NWRAC-MUe
PORTION OF BLOCK 322, PROGRESSO**

LEGAL DESCRIPTION:

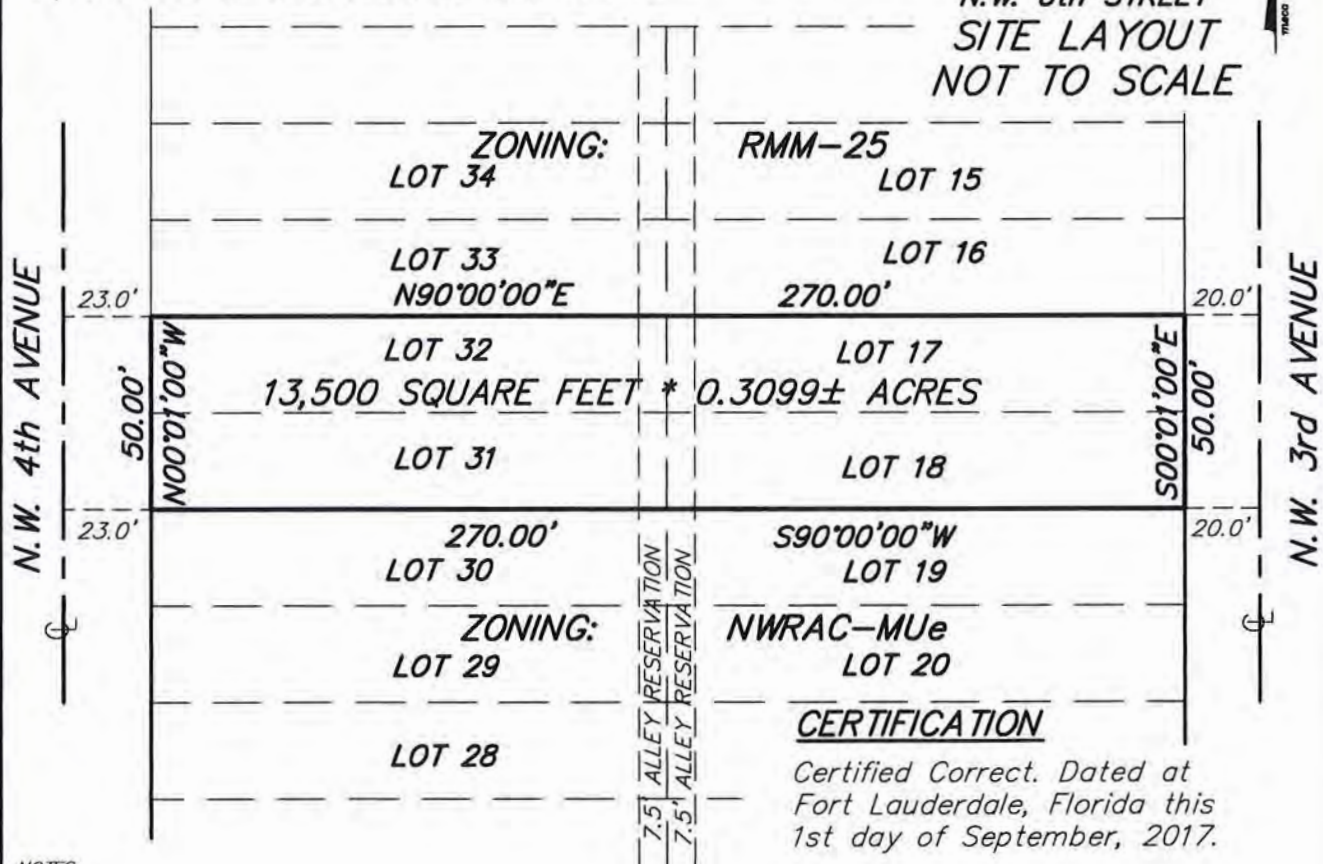
Lots 17, 18, 31 and 32, Block 322, PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the public records of Dade County, Florida.

Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida, and containing 13,500 square feet or 0.3099 acre, more or less.

N.W. 7TH STREET



N.W. 6th STREET
**SITE LAYOUT
NOT TO SCALE**



NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the East line of Lots 25 to 32, as North 00°01'00" West.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 1st day of September, 2017.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-2633

CHECKED BY: _____

C: \JMMjr\2017\V2633 (VAC)

CAM #18-0303

Exhibit 3

Page 5 of 49

Information to be completed by Department and Representatives

Case Number: _____

- ☐ PRE CITY COMMISSION
 ☐ AMENDED DEVELOPMENT REVIEW COMMITTEE
☒ PRE PLANNING & ZONING BOARD
 ☐ ADMINISTRATIVE REVIEW
☐ FINAL DEVELOPMENT REVIEW COMMITTEE
 ☐ OTHER

DEPARTMENT / DISCIPLINE Project Planner check all that apply:	REPRESENTATIVE SIGNATURE	DATE	COMMENTS / CONDITIONS Representative check "YES" or "NO"			
☐ AIRPORT			☐	YES	☐	NO
☐ BUILDING - FLOODPLAIN			☐	YES	☐	NO
☐ BUILDING - STRUCTURAL			☐	YES	☐	NO
☐ CITY ATTORNEY OFF			☐	YES	☐	NO
☒ CITY SURVEYOR	<i>Michael Deibel</i>	1/23/19	☐	YES	☒	NO
☐ CRA			☐	YES	☐	NO
☐ ENGINEERING			☐	YES	☐	NO
☐ FIRE			☐	YES	☐	NO
☐ INFORMATION			☐	YES	☐	NO
☐ LANDSCAPE			☐	YES	☐	NO
☐ MARINE FACILITIES			☐	YES	☐	NO
☐ PARKS & RECREATION			☐	YES	☐	NO
☐ POLICE			☐	YES	☐	NO
☐ SANITATION / RECYCLING			☐	YES	☐	NO
☐ STORMWATER			☐	YES	☐	NO
☐ SUSTAINABILITY			☐	YES	☐	NO
☐ TRANSPORTATION & MOBILITY			☐	YES	☐	NO
☐ *URBAN DESIGN & PLANNING			☐	YES	☐	NO
☐ UTILITIES			☐	YES	☐	NO
☐ ZONING			☐	YES	☐	NO

*Obtain Urban Design & Planning signature last

Approval conditions/comments found in
Final DRC Certificate of Compliance or
Notice of Determination

Final Review Body: ☐ Administrative ☐ DRC ☐ Planning & Zoning Board ☐ City Commission

APPROVAL DATE: _____

SITE PLAN EXPIRES UNLESS:

A. Building Permit Application for above ground principal structure is submitted within 18 months following APPROVAL DATE, by: _____

B. Building Permit is issued within 24 months following APPROVAL DATE, by: _____

DESIGNED JY	DRAWN BW	CHECKED JY
DRC Case No.		



R	E	V	I	S	I	O	N	S	
								DRC COMMENTS	12/15/17

DATE: 11/13/17	COMM: 17049
-------------------	----------------

THE SIX13

613 NW 3RD AVENUE FORT LAUDERDALE, FLORIDA 33311

COVER SHEET
DRC SUBMITTAL

A000

THE SIX13

FORT LAUDERDALE, FLORIDA MULTI-FAMILY APARTMENT BUILDING



ARCHITECT
FSMY ARCHITECTS & PLANNERS
888 S. ANDREWS AVENUE, SUITE 300
FORT LAUDERDALE, FLORIDA 33301
TELEPHONE: 954.764.6575

LANDSCAPE ARCHITECTURE
CADENCE
435 N ANDREWS AVENUE, NO. 2
FORT LAUDERDALE, FLORIDA 33301
TELEPHONE: 954.766.4572
FACSIMILE: 954.261.4094

TRAFFIC ENGINEER
DC ENGINEERS, INC.
12743 NW 13TH COURT
CORAL SPRINGS, FLORIDA 33071
TELEPHONE: 954.798.0926

DEVELOPER
613 NW 3RD AVE LLC
414 N ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33301

CIVIL ENGINEERING
BOTEK THURLOW ENGINEERING, INC.
3409 NW 9TH AVENUE, SUITE 1102
FORT LAUDERDALE, FLORIDA 33301
TELEPHONE: 954.568.0888
FACSIMILE: 954.261.4094

LAND USE ATTORNEY
LOCHRIE & CHAKAS P.A.
1401 EAST BROWARD BOULEVARD, SUITE 303
FORT LAUDERDALE, FLORIDA 33301
TELEPHONE: 954.779.1119
FACSIMILE: 954.779.1117



AERIAL CIRCLE DENOTES 700 FOOT RADIUS



DEPARTMENT OF SUSTAINABLE DEVELOPMENT - URBAN DESIGN AND PLANNING
DEVELOPMENT REVIEW COMMITTEE SITE PLAN

INDEX OF DRAWINGS	
ARCHITECTURAL	LANDSCAPE
A000 COVER SHEET	LC-100 TREE DISPOSITION PLAN
A001 SITE PLAN	LC-101 ILLUSTRATIVE SITE PLAN
A002 LAND USE & ZONING MAPS	LC-102 ALTERNATIVE SITE PLAN
A003 SITE PLAN / FIRST FLOOR PLAN	LC-103 PLANTING DETAILS
A004 SITE PLAN / SECOND FLOOR PLAN	LC-104 TREE PLAN
A005 SITE PLAN / THIRD FLOOR PLAN	LC-105 SPRING PLAN
A006 FOURTH FLOOR PLAN	LC-200 SEVA CELL PLAN PLAN PLAN
A007 FIFTH & SIXTH FLOOR PLAN	LC-300 PLANTING DETAILS
A008 LOWER ROOF PLAN	LC-301 PLANTING DETAILS
A009 UPPER ROOF PLAN	DNH
A010 EXTERIOR ELEVATIONS	C-0 COVER SHEET
A011 ENLARGED ELEVATIONS	C-1 NOTES AND SPECIFICATIONS
A012 EXTERIOR ELEVATIONS WITH LANDSCAPING	C-2 FACING, GRADING AND FINISHES PLAN
A013 EXTERIOR ELEVATIONS WITH LANDSCAPING	C-3 WATER AND SANITARY SEWER PLAN
A014 CONTEXT ELEVATIONS	C-4 FACING, GRADING AND FINISHES DETAILS
A015 PHOTOOMETRICS - NORMAL - FIRST FLOOR	C-4-4.1 CITY OF FORT LAUDERDALE WATER DETAILS
A016 PHOTOOMETRICS - EMERGENCY - FIRST FLOOR	C-6 CITY OF FORT LAUDERDALE WATER DETAILS
A017 PHOTOOMETRICS - NORMAL - SECOND FLOOR	C-7 PAULITON AND DESIGN CONTROL PLAN
A018 PHOTOOMETRICS - EMERGENCY - SECOND FLOOR	
A019 PHOTOOMETRICS - NORMAL - THIRD FLOOR	
A020 PHOTOOMETRICS - EMERGENCY - THIRD FLOOR	
A021 AERIAL RENDERINGS	
A022 OVERALL RENDERINGS	
A023 OVERALL RENDERINGS	
A024 RENDERINGS	
A025 RENDERINGS	
A026 RENDERINGS	
A027 SITE CONTEXT	
A028 STREET SECTIONS	
A029 CONSTRUCTION STAGING PLAN	

DESIGNED	JY	DRAWN	DW	CHECKED	JY
----------	----	-------	----	---------	----

DRC Case No.



R E V I S I O N S

DATE:	11/13/17	COMM:	17049
-------	----------	-------	-------

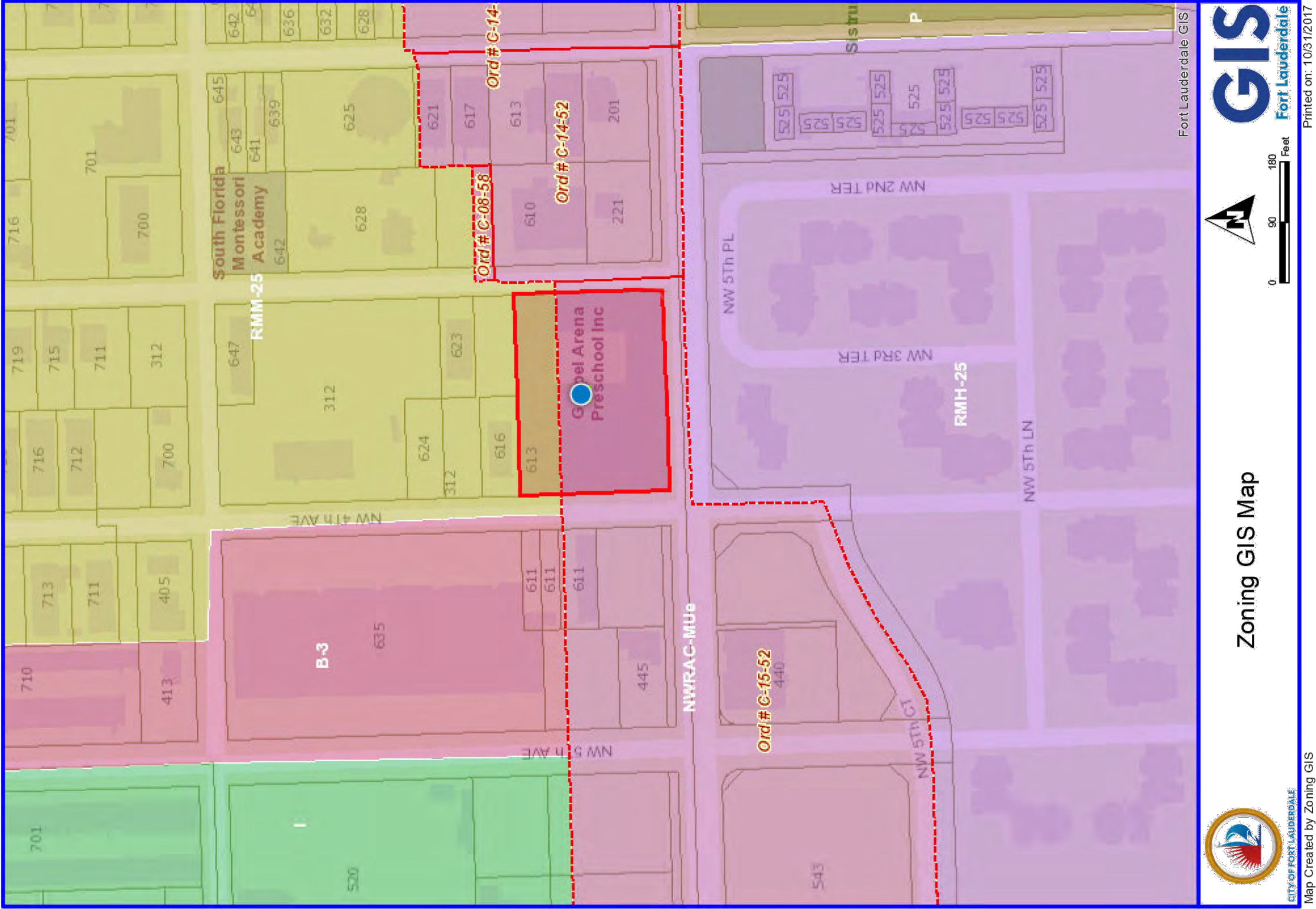
THE SIX13

613 NW 3RD AVENUE
FORT LAUDERDALE, FLORIDA 33311

LAND USE & ZONING MAPS
DRC SUBMITTAL

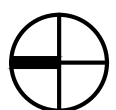
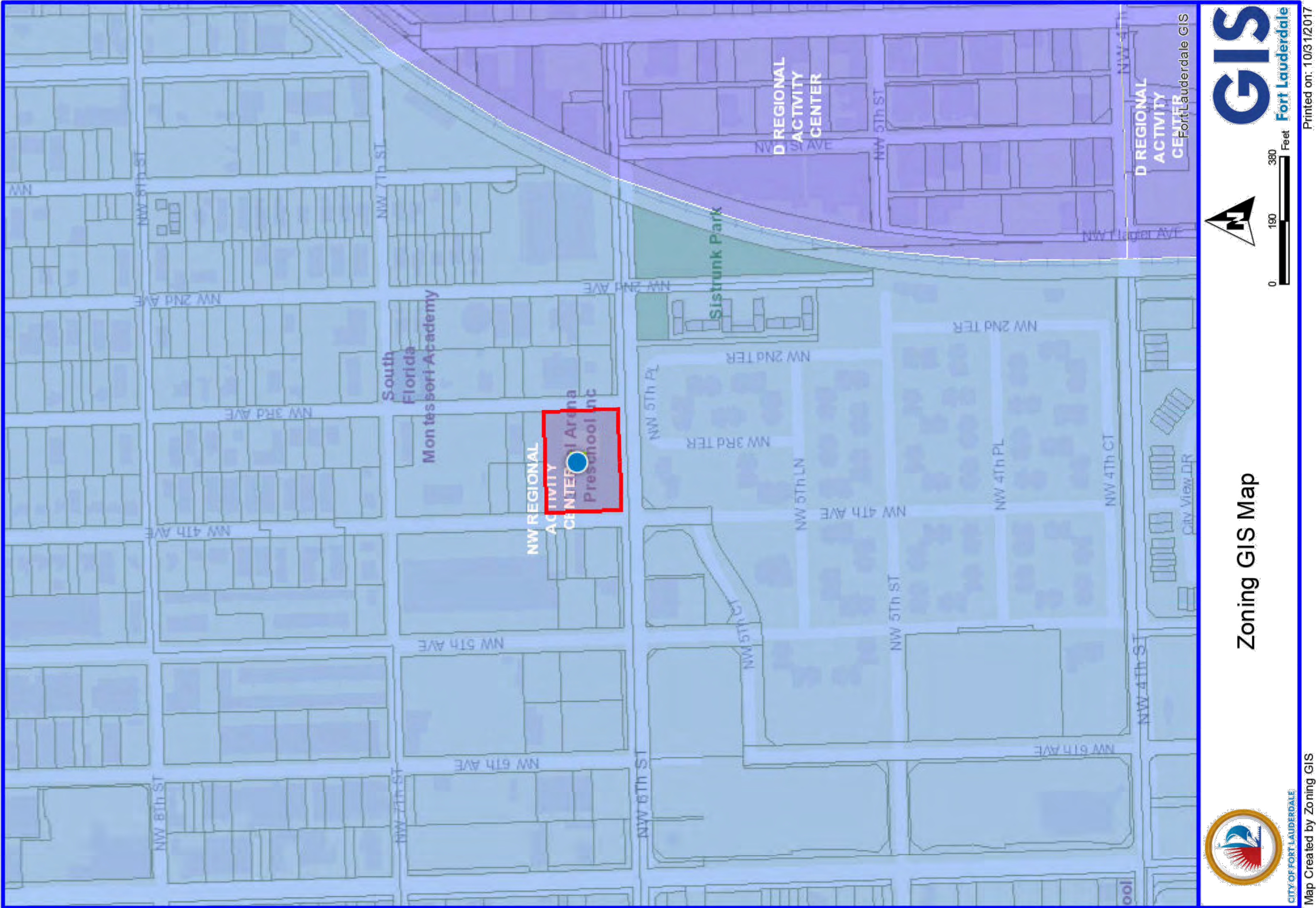
A001

PRINTED ON: 12.21.17



ZONING MAP

SCALE: N.T.S.



LAND USE MAP

SCALE: N.T.S.

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 25; THENCE GO WESTERLY 133.0 FEET ALONG THE WEST LINE THEREOF TO THE SOUTHWEST CORNER OF SAID LOT 20; THENCE NORTHERLY ALONG THE WEST LINE THEREOF 22.45 FEET (22.50 FEET CALCULATED) TO THE TANGENT POINT OF A CIRCULAR ARC HAVING A RADIUS OF 10 FEET AND BEING CONVEX TO THE NORTHEAST; THENCE SOUTHERLY TO THE EASTLY ALONG SAID ARC 15.71 FEET THROUGH A CENTRAL ANGLE OF 94 DEGREES 05' 00" TO THE END OF SAID ARC; THENCE SOUTHERLY 12.50 FEET TO THE POINT OF BEGINNING. BEING THE SOUTHWEST CORNER OF THE NORTH 1/2 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 42 EAST, 125.0 FEET TO THE EAST LINE OF SAID LOT 25; THENCE SOUTHERLY 12.40 FEET (12.50 FEET CALCULATED) ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

CA # AAC000447

DRC Case No.

THE SIX13

3RD AVENUE
 UDERDALE, FL

All

SIDEWALKS:

DEVICES

CAM #18-0303
Exhibit 3
Page 9 of 49

SIDEWALKS:
5,138 SF TOTAL
NW 3RD AVENUE = 177 LINEAR FEET

SCALE: 1" = 16'-0"

POLICE

TO BE IMPACT RATED

G TO BE FITTED WITH INTERCOM/VIDEO ACCESS CONTROL SYSTEM AT EXIT POINTS, ELEVATORS, PARKING GARAGE AND COMMON AREAS.

UNIT ENTRY DOORS WILL RESIST IMPACT RESISTANT WITH A DEADBOLT AND

ACCESS CONTROL SHALL BE PROVIDED FOR MECHANICAL, ELECTRICAL AND MAINTENANCE ROOMS WHERE APPLICABLE.

THE INTERIOR OF THE GARAGE WILL BE PAINTED A LIGHT COLOR.

EMERGENCY COMMUNICATION DEVICES SHALL BE PLACED IN THE PARKING GARAGE, POOL AND COMMON AREAS.

PARKING GARAGE WILL PROVIDE ACCESS CONTROL FOR RESIDENTS.
ELEVATORS WILL BE ACCESS CONTROLLED.

SCALE: 1/32" = 1'-0"

CAM #18-0303
Exhibit 3
Page 9 of 49

DESIGNED	JY	DRAWN	DW	CHECKED	JY
----------	----	-------	----	---------	----

DRC Case No.



R	E	V	I	S	I	O	N	S
								DRC COMMENTS
								12/15/17

SECOND FLOOR PLAN

SCALE: 1" = 16'-0"



DATE:	11/13/17	COMM:	17049
-------	----------	-------	-------

THE SIX13

613 NW 3RD AVENUE
FORT LAUDERDALE, FLORIDA 33311

SECOND FLOOR PLAN
DRC SUBMITTAL

A112

DESIGNED	JY	DRAWN	DW	CHECKED	JY
----------	----	-------	----	---------	----

DRC Case No.



R	E	V	I	S	I	O	N	S
								DRC COMMENTS
								12/15/17

THIRD FLOOR PLAN
SCALE: 1" = 16'-0"



THIRD FLOOR PLAN

SCALE: 1" = 16'-0"

THE SIX13

DATE:	11/13/17	COMM:	17049
-------	----------	-------	-------

613 NW 3RD AVENUE
FORT LAUDERDALE, FLORIDA 33311

THIRD FLOOR PLAN
DRC SUBMITTAL

A113

DESIGNED	JY	DRAWN	DW	CHECKED	JY
----------	----	-------	----	---------	----

DRC Case No.



R E V I S I O N S
DRC COMMENTS 12/15/17

FOURTH FLOOR PLAN
SCALE: 1" = 16'-0"

THE SIX13

613 NW 3RD AVENUE
FORT LAUDERDALE, FLORIDA 33311

FOURTH FLOOR PLAN
DRC SUBMITTAL

A114

DESIGNED	DRAWN	CHECKED
JY	BW	JY

DRC Case No.



R	E	V	I	S	I	O	N	S
DRC COMMENTS								12/15/17

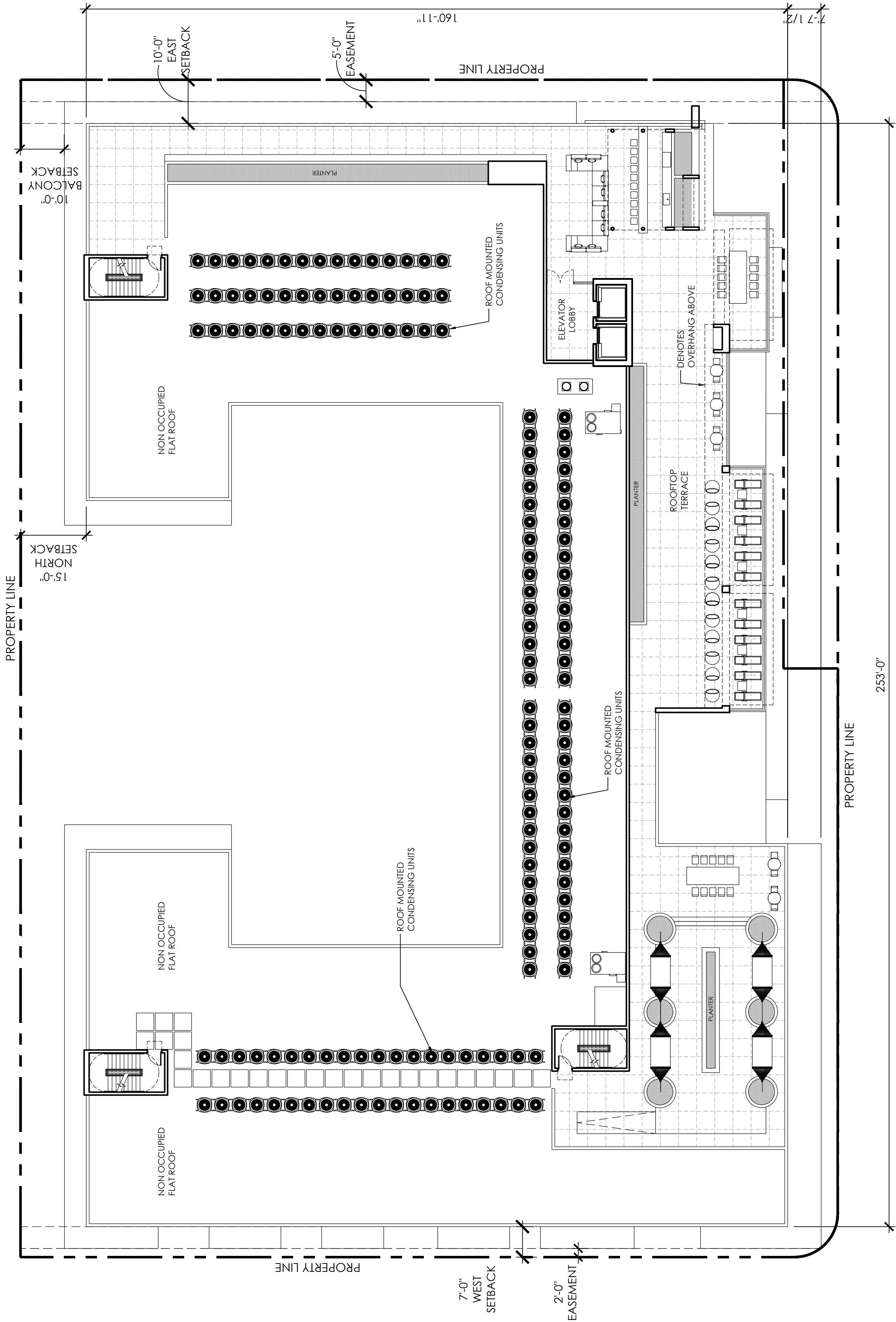
FIFTH & SIXTH FLOOR PLAN
SCALE: 1" = 16'-0"

THE SIX13

613 NW 3RD AVENUE
FORT LAUDERDALE, FLORIDA 33311

FIFTH & SIXTH FLOOR PLAN
DRC SUBMITTAL

A115



SCALE: 1" = 16'-0"

DESIGNED	DRAWN	CHECKED
JT	BW	JT

DRC Case No.



R E V I S I O N S

DATE:	COMM:
11/13/17	17049

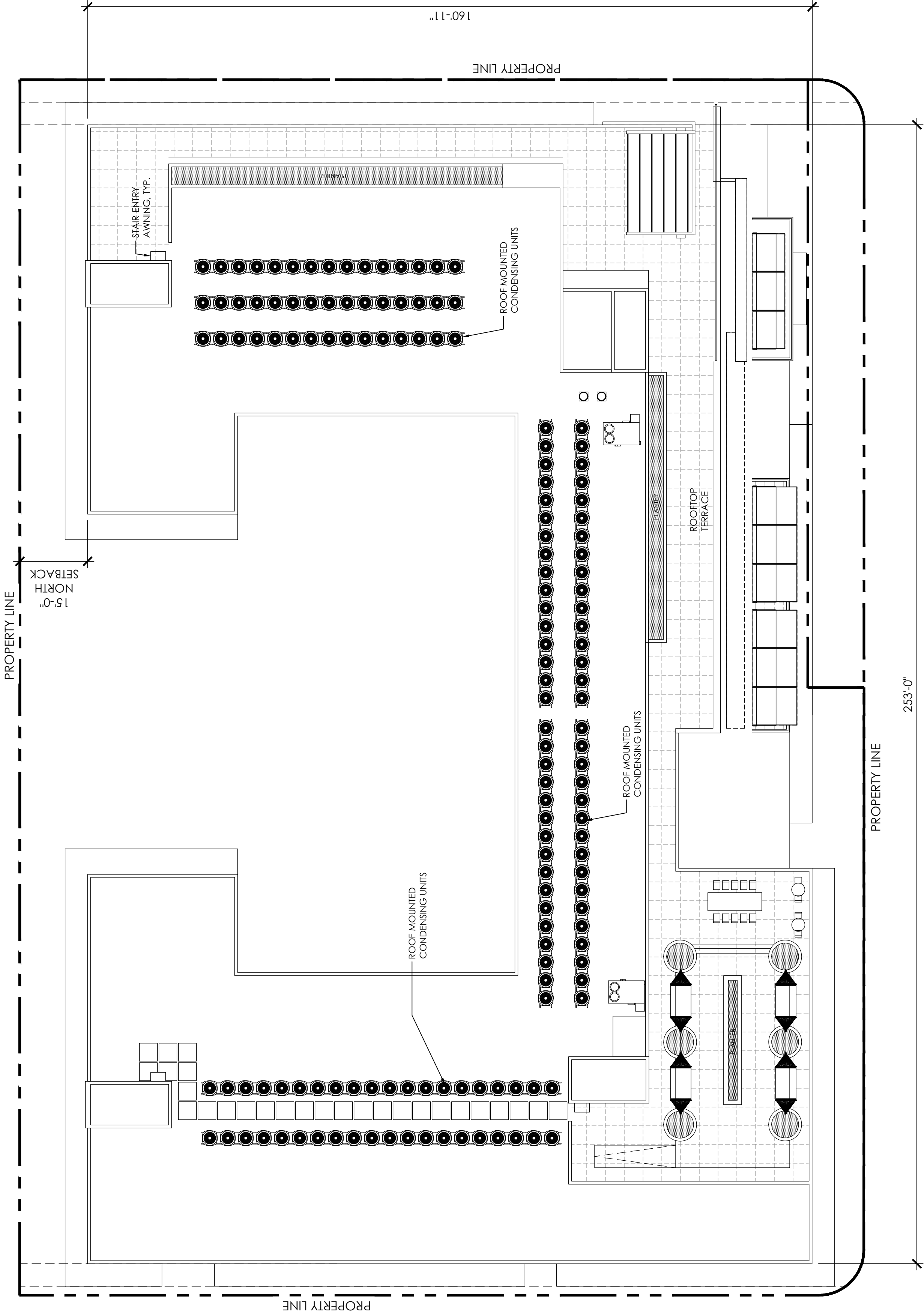
THE SIX13

613 NW 3RD AVENUE
FORT LAUDERDALE, FLORIDA 33311

UPPER ROOF PLAN
DRC SUBMITTAL

A117

PRINTED ON: 12.21.17



UPPER ROOF PLAN
SCALE: 1" = 16'-0"



DESIGNED	JY	DRAWN	BW	CHECKED	JY
----------	----	-------	----	---------	----

DRC Case No.



R	E	V	I	S	I	O	N	S
	DRC COMMENTS	12/15/17						

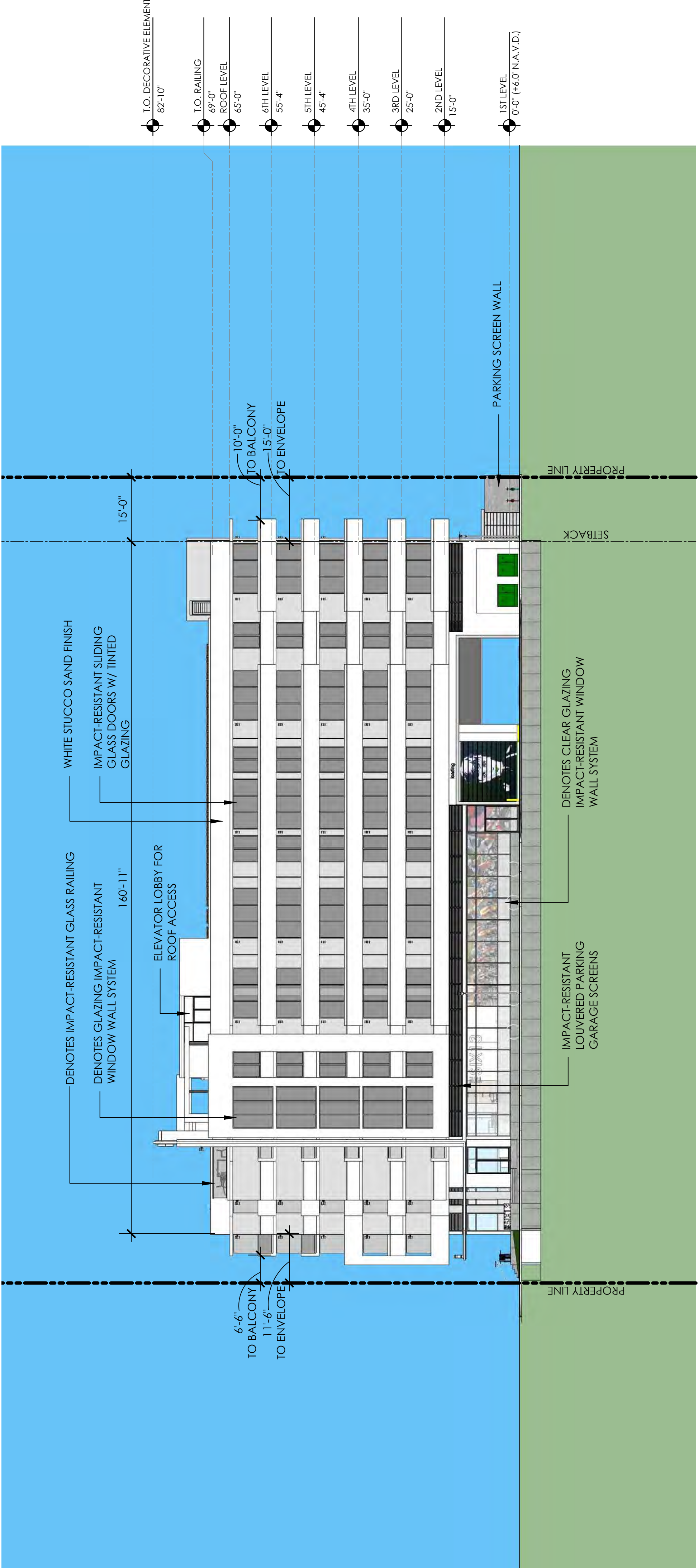
DATE:	11/13/17	COMM:	17049
-------	----------	-------	-------

THE SIX13

613 NW 3RD AVENUE FORT LAUDERDALE, FLORIDA 33311

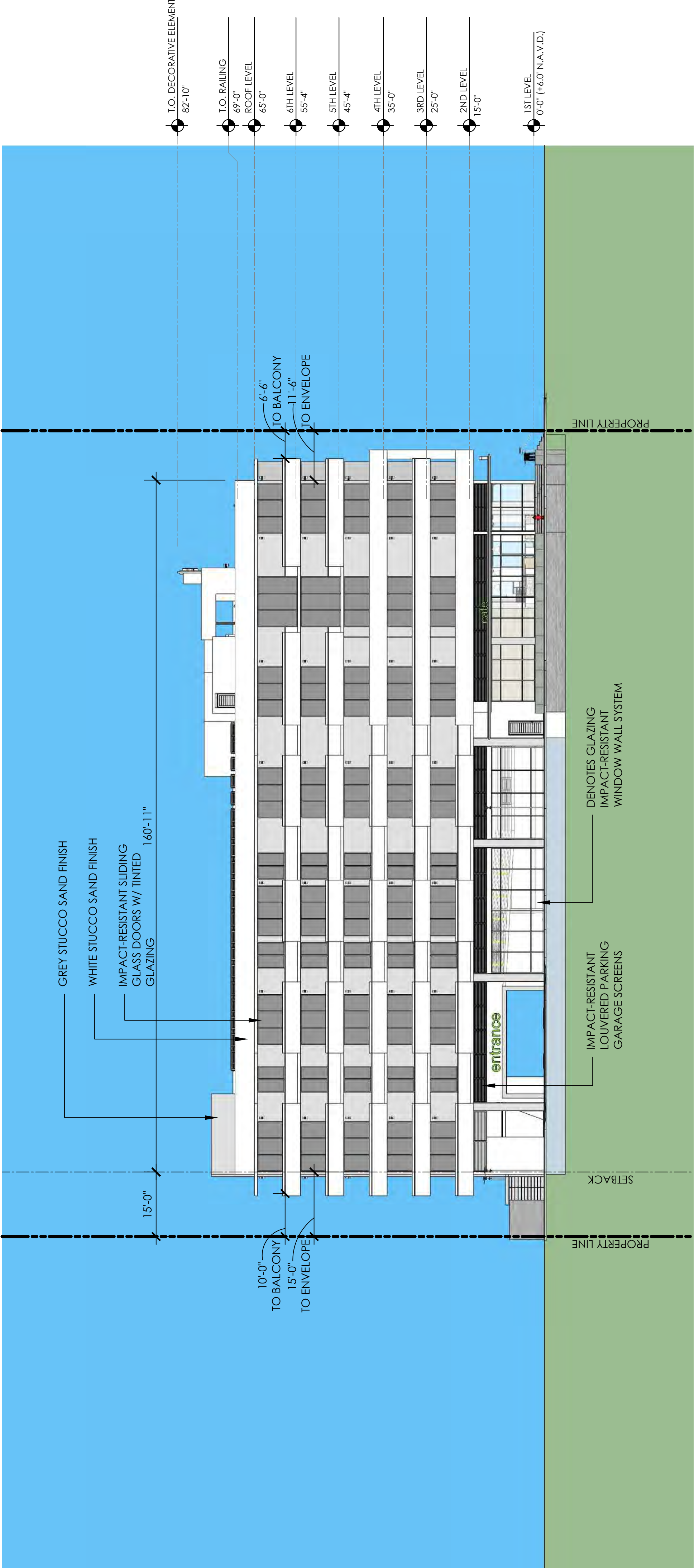
EXTERIOR ELEVATIONS
DRC SUBMITTAL

A202



EAST ELEVATION

SCALE: 1" = 16'-0"



WEST ELEVATION

SCALE: 1" = 16'-0"



NORTH ELEVATION WITH LANDSCAPING

SCALE: 1" = 16'-0"



SOUTH ELEVATION WITH LANDSCAPING

SCALE: 1" = 16'-0"

DESIGNED	DRAWN	CHECKED
JT	BW	JT

DRC Case No.



R	E	V	I	S	I	O	N	S
DRC COMMENTS								12/15/17

DATE:	COMM:
11/13/17	17049

THE SIX13

613 NW 3RD AVENUE FORT LAUDERDALE, FLORIDA 33311

EXTERIOR ELEVATIONS WITH LANDSCAPING
DRC SUBMITTAL

A204



EAST ELEVATION WITH LANDSCAPING

SCALE: 1" = 16'-0"



WEST ELEVATION WITH LANDSCAPING

SCALE: 1" = 16'-0"

DESIGNED	DRAWN	CHECKED
JT	DW	JT

DRC Case No.



R	E	V	I	S	I	O	N	S
 DRC COMMENTS								12/15/17

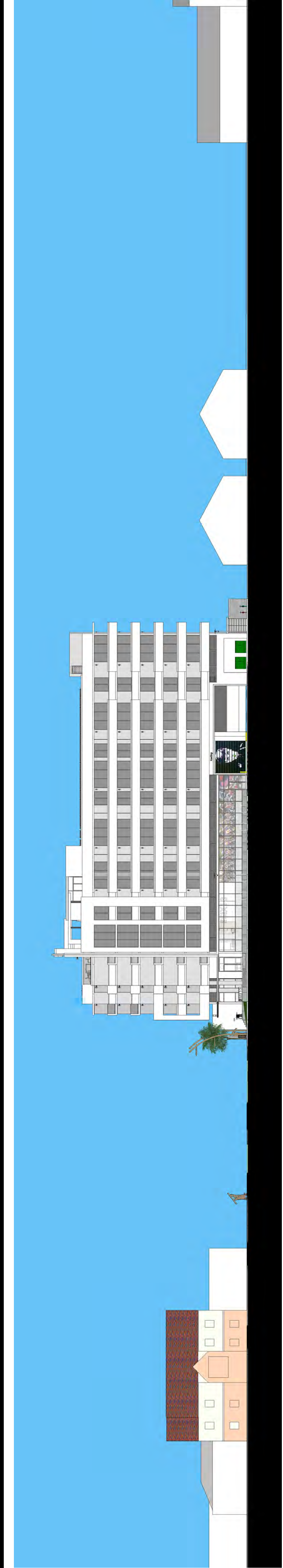
DATE:	COMM:
11/13/17	17049

THE SIX13

613 NW 3RD AVENUE FORT LAUDERDALE, FLORIDA 33311

EXTERIOR ELEVATIONS WITH LANDSCAPING DRC SUBMITTAL
--

A205



EAST CONTEXT ELEVATION

SCALE: N.T.S.



WEST CONTEXT ELEVATION

SCALE: N.T.S.



NORTH CONTEXT ELEVATION

SCALE: N.T.S.



SOUTH CONTEXT ELEVATION

SCALE: N.T.S.

DRC Case No.



THE SIX13

DESIGNED	DRAWN	CHECKED
JT	BW	JT

DRC Case No.



R E V I S I O N S

DATE:	COMM:
11/13/17	17049

THE SIX13

613 NW 3RD AVENUE FORT LAUDERDALE, FLORIDA 33311

AERIAL RENDERINGS
DRC SUBMITTAL

A401



AERIAL VIEW LOOKING NORTH WEST



AERIAL VIEW LOOKING SOUTH EAST

AERIAL RENDERINGS

SCALE: N.T.S. THE 3 DIMENSIONAL REPRESENTATIONS DEPICTED ON THIS SHEET ARE TRUE AND ACCURATE TO THE HEIGHT, WIDTH AND LENGTH AS REPRESENTED INT THE SITE AND FLOOR PLANS

DESIGNED	DRAWN	CHECKED
JY	DW	JY

DRC Case No.



☒ DRC COMMENTS	12/15/17
--	----------

DATE:	11/13/17	COMM:	17049
-------	----------	-------	-------

THE SIX13

613 NW 3RD AVENUE FORT LAUDERDALE, FLORIDA 33311

RENDERINGS
DRC SUBMITTAL

A402



VIEW LOOKING NORTH WEST



VIEW LOOKING NORTH EAST

THE 3 DIMENSIONAL REPRESENTATIONS DEPICTED ON THIS SHEET ARE TRUE AND ACCURATE TO THE HEIGHT, WIDTH AND LENGTH AS REPRESENTED INT THE SITE AND FLOOR PLANS

DESIGNED	DRAWN	CHECKED
JT	DW	JT

DRC Case No.



☒ DRC COMMENTS	12/15/17
--	----------

DATE:	COM:
11/13/17	17049

THE SIX13

613 NW 3RD AVENUE FORT LAUDERDALE, FLORIDA 33311

RENDERINGS
DRC SUBMITTAL

A403

PRINTED ON: 12.21.17



VIEW LOOKING SOUTH EAST



VIEW LOOKING SOUTH WEST



THE 3 DIMENSIONAL REPRESENTATIONS DEPICTED ON THIS SHEET ARE TRUE AND ACCURATE TO THE HEIGHT, WIDTH AND LENGTH AS REPRESENTED INT THE SITE AND FLOOR PLANS

DESIGNED	JY	DRAWN	DW	CHECKED	JY
----------	----	-------	----	---------	----

DRC Case No.



R E V I S I O N S	
☒ DRC COMMENTS	12/15/17

DATE:	11/13/17	COMM:	17049
-------	----------	-------	-------

THE SIX13

613 NW 3RD AVENUE
FORT LAUDERDALE, FLORIDA 33311

RENDERINGS
DRC SUBMITTAL

A404



VIEW LOOKING AT SOUTH EAST CORNER



VIEW LOOKING AT SOUTH WEST CORNER



VIEW LOOKING AT EAST EDGE



VIEW LOOKING AT WEST EDGE

THE 3 DIMENSIONAL REPRESENTATIONS DEPICTED ON THIS SHEET ARE TRUE AND ACCURATE TO THE HEIGHT, WIDTH AND LENGTH AS REPRESENTED INT THE SITE AND FLOOR PLANS

DESIGNED	DRAWN	CHECKED
JT	BW	JT

DRC Case No.



REVISIONS
DRC COMMENTS 12/15/17

DATE:	COMM:
11/13/17	17049

THE SIX13

613 NW 3RD AVENUE FORT LAUDERDALE, FLORIDA 33311

RENDERINGS
DRC SUBMITTAL

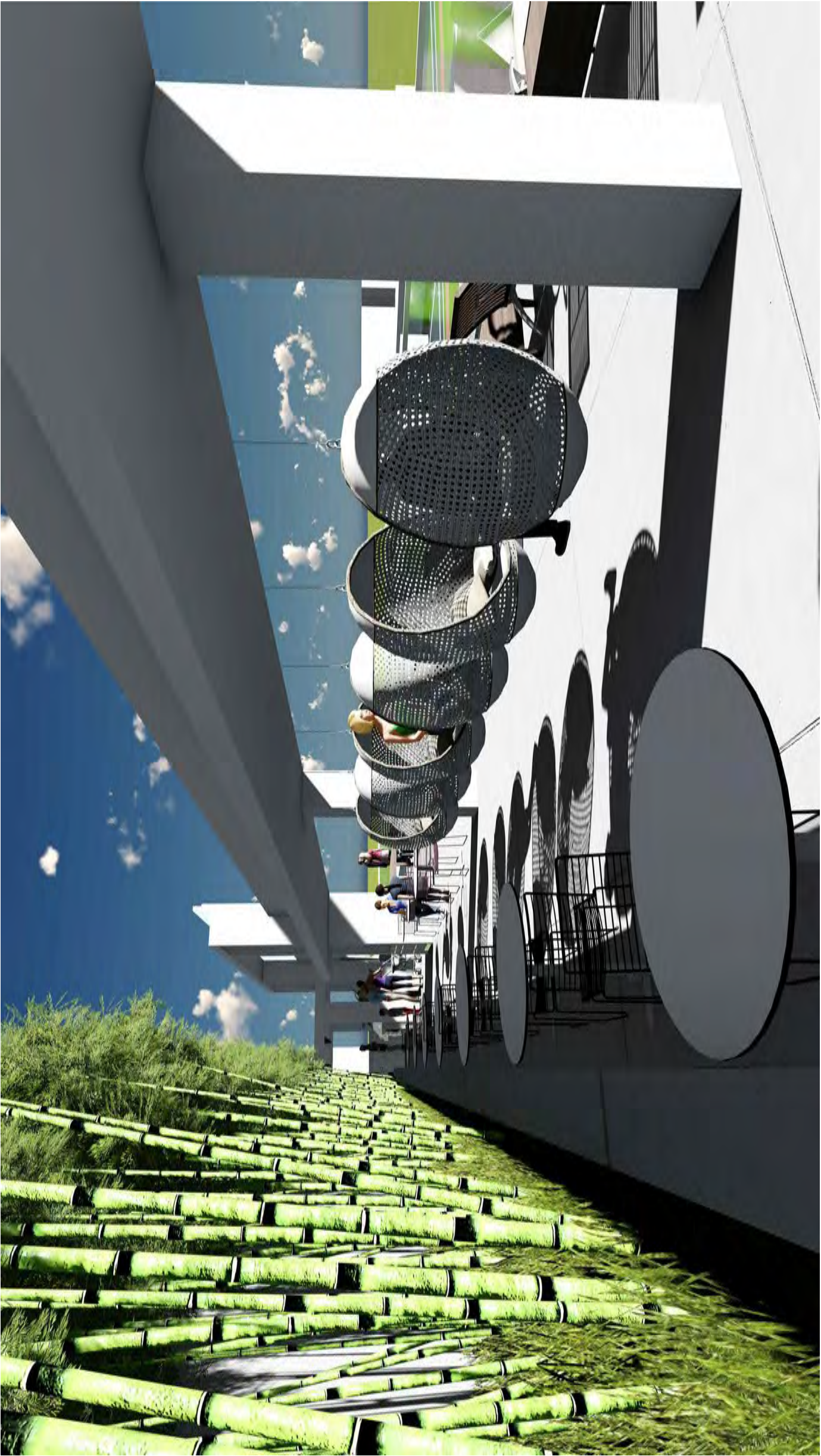
A405



VIEW LOOKING AT SOUTH EAST CORNER



VIEW LOOKING AT SOUTH WEST CORNER



VIEW LOOKING AT EAST EDGE



VIEW LOOKING AT WEST EDGE



THE 3 DIMENSIONAL REPRESENTATIONS DEPICTED ON THIS SHEET ARE TRUE AND ACCURATE TO THE HEIGHT, WIDTH AND LENGTH AS REPRESENTED INT THE SITE AND FLOOR PLANS

DESIGNED	JY	DRAWN	DW	CHECKED	JY
----------	----	-------	----	---------	----

DRC Case No.



☒ DRC COMMENTS	12/15/17
--	----------

DATE:	11/13/17	COMM:	17049
-------	----------	-------	-------

THE SIX13

613 NW 3RD AVENUE
FORT LAUDERDALE, FLORIDA 33311

RENDERINGS
DRC SUBMITTAL

A406



VIEW LOOKING EAST AT SOUTH WEST CORNER



VIEW LOOKING EAST



VIEW LOOKING AT SOUTH COMMERCIAL EDGE



VIEW LOOKING AT EAST EDGE

Owner: Gospel Arena of Faith, Inc.
Project: Six13
Site Address: 613 NW 6th Street (“Property”)
Request: Rezoning a Portion of the Property from
Author: Andrew Schein, Esq.

November 13, 2017

Rezoning Narrative

City of Fort Lauderdale ULDR Section 47-24.4.D.

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

RESPONSE: The Property is split between two (2) zoning districts: Northwest Regional Activity Center – Mixed Use East (“NWRAC-MUe”) and RMM-25. The Property is designated Northwest Regional Activity Center (“NWRAC”) under the City’s comprehensive plan. The NWRAC land use category was created to permit a wide variety of retail, residential, and office uses, among others. The proposed development consists of residential uses and retail uses, and the Property is surrounded by residential and retail uses. Rezoning the Property to NWRAC-MUe would be consistent with the City’s comprehensive plan and the underlying NWRAC land use category.

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

RESPONSE: The character of development in or near the area supports the rezoning. Specifically, the area is characterized by a diverse mixture of uses such as retail, service, and residential uses, including retail uses to the east, south, and west, single family residential uses to the north, and multifamily residential uses to the east. The parcels immediately west of the parcels to be rezoned are zoned B-3, further supporting the rezoning. If approved, the use of this land will be consistent with the pattern of commercial and residential development along the Sistrunk Boulevard corridor. The Project will also satisfy the need for mixed-use developments that are necessary to balance the increase in residents coming to Fort Lauderdale with the need to lessen the transportation impacts of such residents.

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.

RESPONSE: The rezoning of the property to NWRAC-MUe is compatible given the mixture of land uses surrounding the Property. The area is characterized by a

variety of commercial uses to the west, south, and east, and multi-family uses to the east. The parcel to be rezoned is surrounded by the following zoning districts:

North – RMM-25

South – NWRAC-MUe

West – NWRAC-MUe and B-3

East – MWRAC-MUe

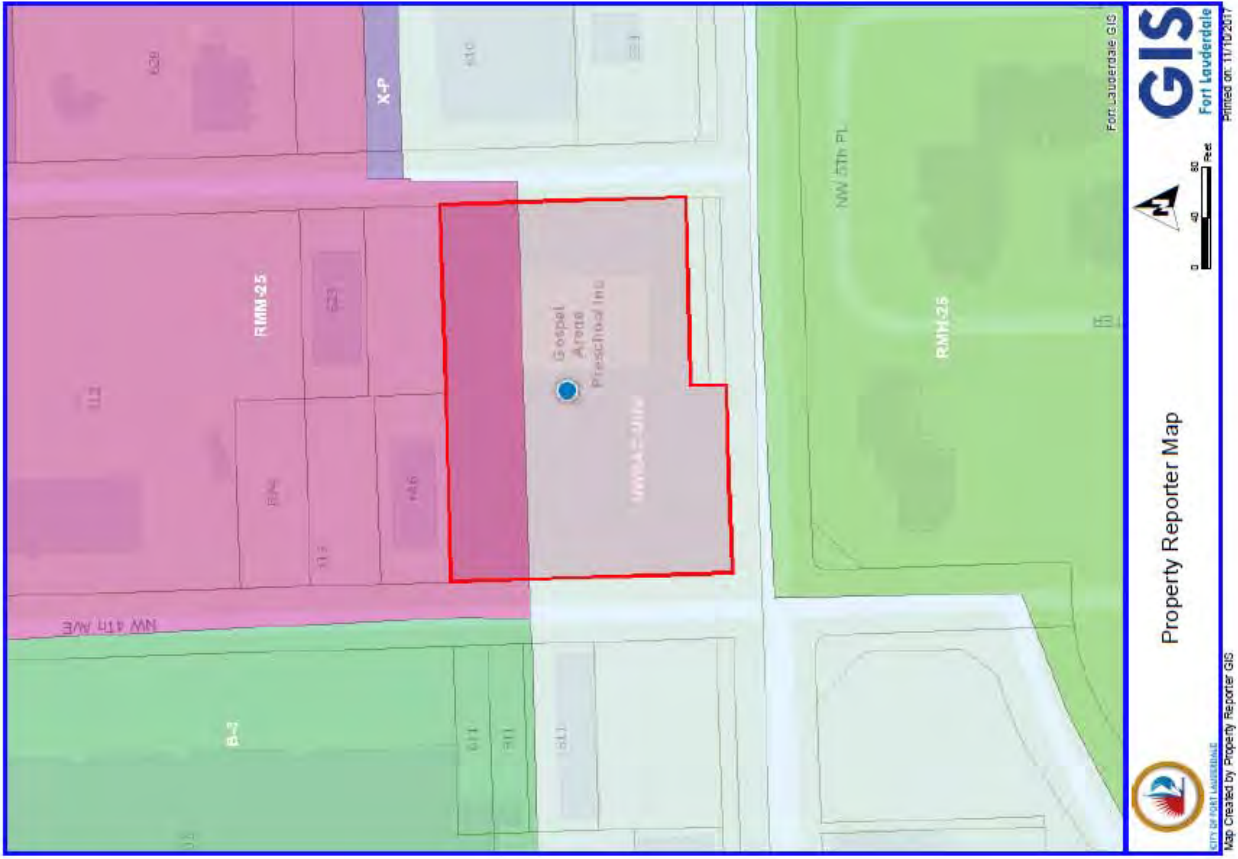
The proposed rezoning to NWRAC-MUe would permit the development site to be unified under the NWRAC-MUe zoning district and developed in accordance with the standards required under the City's ULDR. Additionally, the existing use of the Property is entirely non-residential. The rezoning to NWRAC-MUe is compatible with the surrounding districts and uses as well as the current use of the Property.

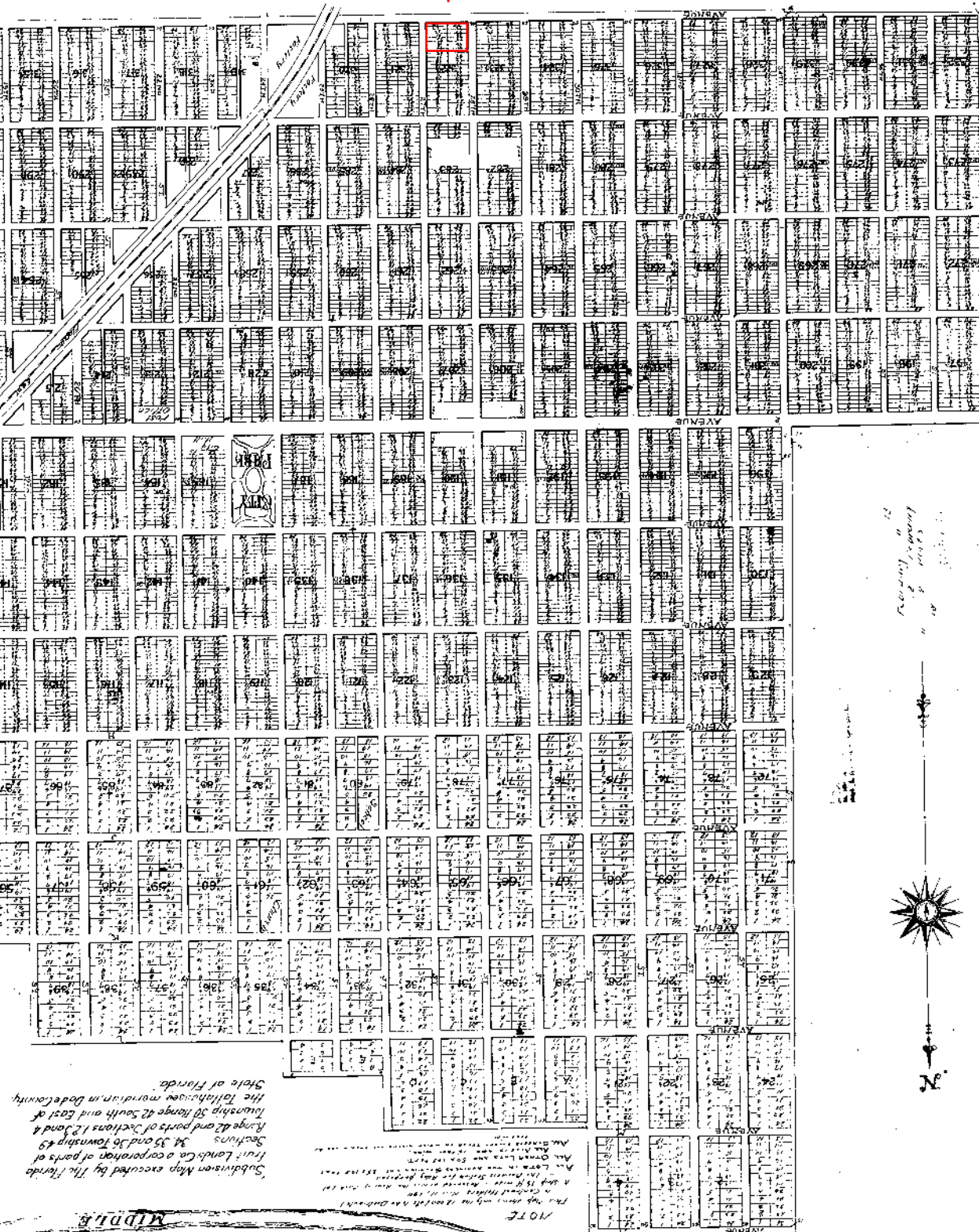
SIX13 REZONING

613 NW 3rd Avenue
Fort Lauderdale, FL

Table of Contents

1-	Cover Page
2-	Land Use and Zoning Maps
3-	Survey
4-	Plat (1/2)
5-	Plat (2/2)
6-	Aerial Photo
7-	Sketch and Legal Description of Area to be Rezoned





Recorded in
Book 10
Page 10



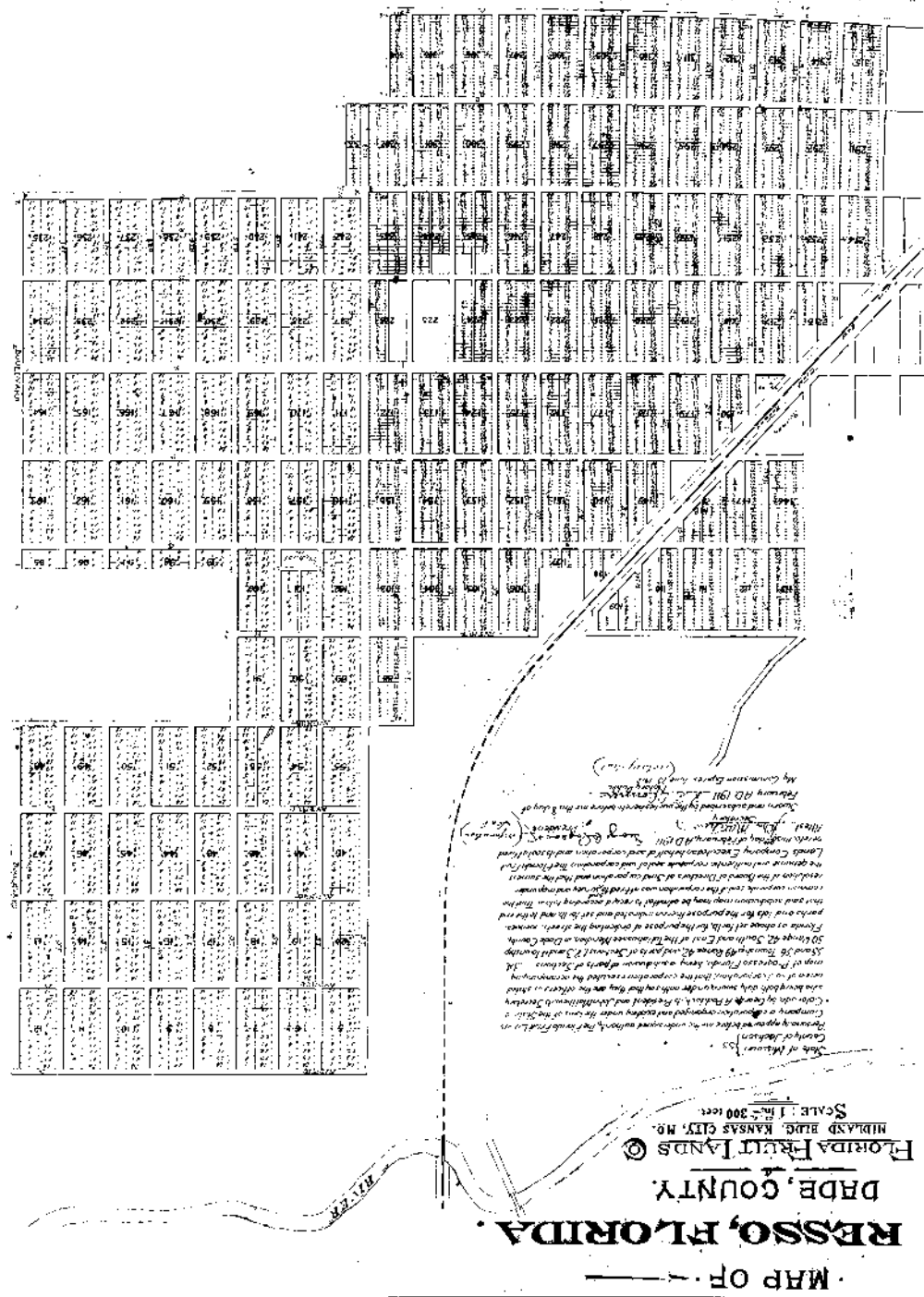
N

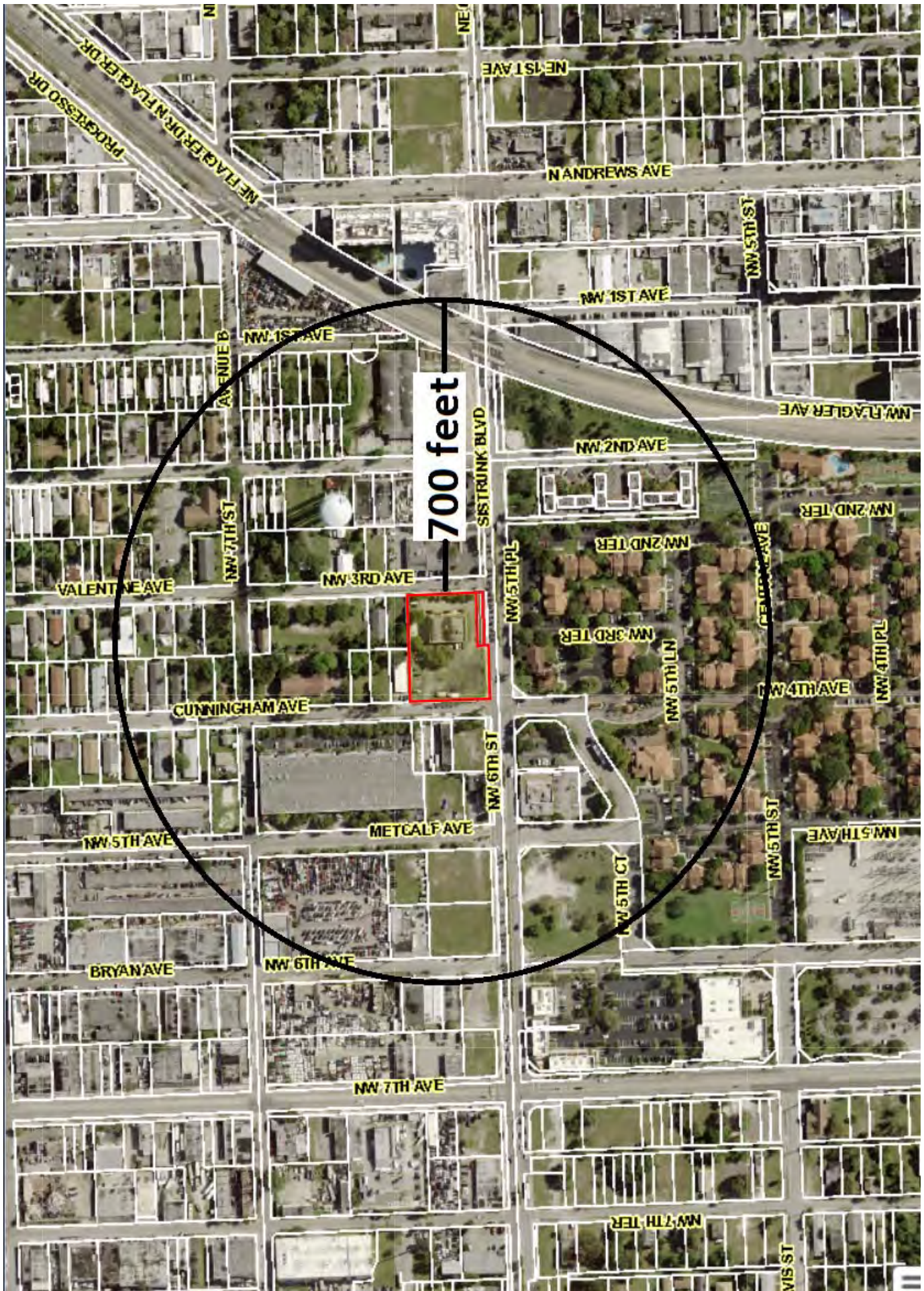
Subdivision Map executed by the Florida
Fruit Land Co. a corporation of parts of
Sections 34, 35 and 36 Township 49
Range 42 and parts of Sections 1, 2 and 4
Township 50 Range 42 South and East of
the Tallahassee meridian in DeKalb County,
State of Florida.

NOTE
This map shows only the 1200 feet by 1200 feet
in General Order No. 11, 1900
A 1/4 and 1/2 mile squares from the 1900 map
All other lots and 500 feet wide
All other lots and 500 feet wide
All other lots and 500 feet wide

PROG

2-1-1







McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA
33309 PHONE (954) 763-7611 * FAX (954) 763-7615

SCALE 1" = 50'

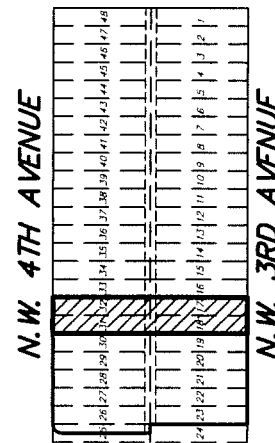
**SKETCH AND DESCRIPTION
TO ACCOMPANY REZONING PETITION
FROM RMM-25 TO NWRAC-MUe
PORTION OF BLOCK 322, PROGRESSO**

LEGAL DESCRIPTION:

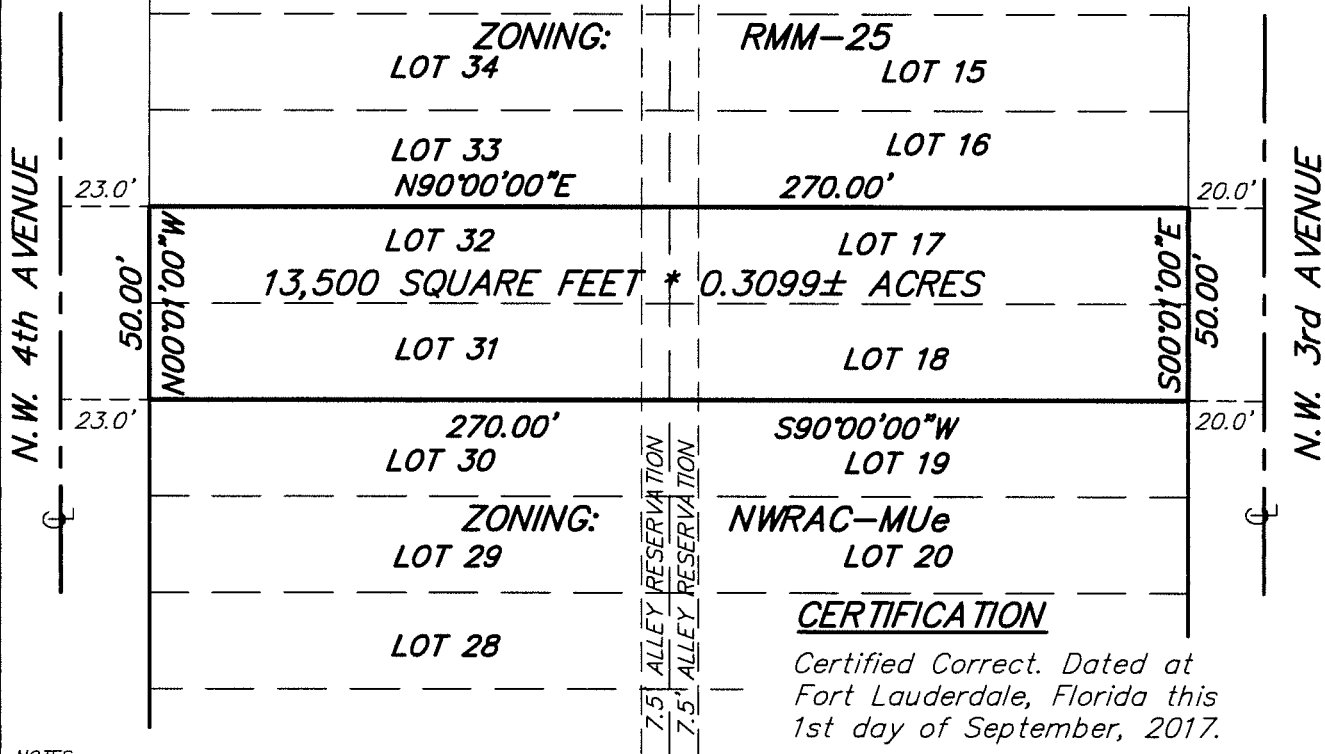
Lots 17, 18, 31 and 32, Block 322, PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the public records of Dade County, Florida.

Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida, and containing 13,500 square feet or 0.3099 acre, more or less.

N.W. 7TH STREET



**N.W. 6th STREET
SITE LAYOUT
NOT TO SCALE**



NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the East line of Lots 25 to 32, as North 00°01'00" West.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-2633

CHECKED BY: _____

C: \JMMjr\2017\02633(0406)

Exhibit 3

Page 36 of 49

Addendum: PZB Public Participation Notification <<if applicable>>

Applicant must provide notification according to the procedure listed below for projects listed in Sec. 47-27.4.A.2.c.

- A minimum of 21 days prior to the Development Review Committee (DRC) meeting, a notice from the applicant via letter or e-mail shall be provided to any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the DRC meeting.
- Prior to submittal of application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB hearing.
- The applicant shall conduct a public participation meeting(s) a minimum of 30 days prior to the PZB hearing.
- After the public participation meeting(s), the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s) has taken place a minimum of 30 days prior to the PZB hearing. The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record.
- The applicant shall, ten (10) days prior to DRC and again for the PZB, execute and submit to the department an affidavit of proof of public notice according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF PUBLIC PARTICIPATION NOTIFICATION

STATE OF FLORIDA
BROWARD COUNTY

RE: ☒ PLANNING AND ZONING BOARD

CASE NO. V17010 and Z17010

APPLICANT: Gospel Arena of Faith, Inc.

PROPERTY: 613 NW 3rd Avenue

PUBLIC HEARING DATE: February 21, 2018

BEFORE ME, the undersigned authority, personally appeared Andrew J. Schein, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale Development Review Case.
2. The Affiant/Applicant has mailed or has caused to be mailed, via postal service or electronic mail, a letter to any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the Public Participation meeting.
3. That the letter referenced in Paragraph two (2) above was mailed prior to the submittal of the PZB application meeting cited above.
4. That the public participation meeting was held at least **thirty (30)** days prior to the date of the PZB meeting cited above.
5. Affiant has prepared a summary of the public participation meeting cited above that documents the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion and comments expressed during the process.
6. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office **ten (10)** days prior to the date of the Planning and Zoning Board meeting and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
7. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.

Addendum: PZB Public Participation Notification <<if applicable>>

[Signature]
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 12 day of February, 2020.

(SEAL)

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: Feb 14 2021



NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. _____ (initial here)
_____ Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)

February 12, 2018

Linda Mia Franco, Principal Planner
Urban Design & Planning
700 NW 19th Avenue
Fort Lauderdale, FL 33311

RE: Public Participation Summary for DRC Case Nos. V17010 and Z17070

Dear Linda:

Pursuant to the City of Fort Lauderdale Ordinance No. C-15-01, the applicant held a public participation meeting with the Progresso Village Civic Association on December 14th, 2017 at 5:30pm at the Affiliated Development offices, located at 414 North Andrews Avenue in Fort Lauderdale. The Progresso Village Civic Association is the only officially recognized civic association within 300' of the proposed development. The meeting was noticed and communicated through e-mail with the Association's president. There were approximately seventeen (17) people in attendance.

At this meeting the applicant gave a detailed description of the rezoning and alley vacation. The applicant also discussed the site plan, provided project renderings and answered questions from those in attendance. Discussions included the type of development, timeline of approval, traffic issues and access to the site. A full list of the questions and answers provided at the meeting is included with this letter.

Should you require additional information, please let me know.

Very Truly Yours,



Robert B. Lochrie III, Esq.

cc: Ronald Centamore, President of Progresso Village Civic Association

December 14, 2017 Public Participation Meeting Questions and Answers

1. Question: When does the project go to Planning and Zoning?

Answer: We will be shooting for the February P&Z meeting, so we will be submitting materials in January.

2. Question: I own property between 2nd and 3rd and we have a utility easement. Is there a utility easement on your property?

Answer: There is not a utility easement that we're aware of, no. As you mentioned, there are some private utility easements in the area. There is, however, a powerline that runs down the center of the property that is in the alley vacation area, which will be relocated underground and brought around the property.

3. Question: The lights currently used on Sistrunk Boulevard are very dim. I hear that they were going to make the lights brighter but this doesn't seem to have happened. Will you be putting brighter lighting along the walkways? I think one of the main issues is that Sistrunk is not very welcoming at night, and can be scary to walk down late at night.

Answer: We have not heard too much about this issue, but know that the type of lighting currently on Sistrunk will have to be maintained. We are looking into potentially adding pedestrian lighting along the sides of the property. We will get it brighter to the extent that we are able to, and will certainly include what lighting we can. Having under-lighting will help as well.

Our goal is to have an active use on the ground floor, which will provide a lot of light and a lot of activity, and the restaurant space will help.

4. Question: What is on the first floor?

Answer: The ground floor contains a restaurant, lobby space, and office space. We will be relocating our offices to the building when it is completed.

5. Question: What is between the residential lobby and restaurant area?

Answer: That is our office – we will be on the first floor. This in combination with the restaurant space will allow for active daytime as well as nighttime uses. We believe strongly in the activity along Sistrunk, which was the reason for pitching the project to the CRA, and putting our office there.

6. Question: How large is the office and other ground-floor spaces?

Answer: Our office will be around 1,700 square feet. The majority of space here will be the restaurant, which at 4,000 square feet will occupy about half the ground level. Our office will be a small amount of the ground level and the majority will be taken up by the restaurant.

7. Question: Are there currently any interested tenants for the retail space?

Answer: Yes – we are speaking with a few regional groups, one of which is a coffee shop out of West Palm Beach who are looking to implement some additional concepts around South Florida. We're designing this space to not only draw people to the building, but also to help serve our 142 tenants.

8. Question: Will the lights on the side streets be the same type of solar street lights that currently exist in the community?

Answer: We discussed this point at our DRC meeting on Tuesday and will comply with the requirements.

9. Question: Are there plans to replace the Sistrunk lighting with a more effective type of lighting? I remember hearing a few months ago that the City had plans to replace all Sistrunk lighting with a more effective type of lighting. You might want to look into that.

Answer: This hasn't come up in any of our meetings yet. We wanted to ensure that the architectural elements of our building create additional lighting along Sistrunk, so that people feel safe walking around there no matter what time of day it is.

10. Question: Why isn't there street parking on Sistrunk?

Answer: This area of Sistrunk does not allow on-street parking. We have, however, maximized the parking available on side streets.

11. Question: Where is the entrance to the parking garage?

Answer: We have entrances on both sides, which will allow for a better flow of traffic.

12. Question: How much parking do you have on the ground floor?

Answer: There are approximately 66 spaces on the ground floor.

13. Question: How many parking spaces are required for the commercial space?

Answer: For the commercial element, 13 spaces are required on the ground floor. We'll be providing more than that, though, because we want to be able to rent the space and provide what the market supports.

14. Question: How many levels of parking do you have?

Answer: There are 3 levels of parking.

15. Question: Where is the drop-off area?

Answer: It will be inside the garage. We will also have a designated Uber drop-off and pick-up area in the garage. This will allow tenants and consumers to be covered, safe, and surrounded by plenty of light, instead of having to wait or pull over to the side of the road.

16. Question: What is on the roof?

Answer: We are proposing to put an active, green rooftop deck space on the roof for residents to use.

17. Question: How far along are you in the process?

Answer: We attended our DRC meeting this week. We haven't reached final approval yet, but we're in the process. Our P&Z target meeting date is in February, and we are aiming to start the project as soon as possible.

Right now, that looks like late spring around May, depending on how quickly we can move through the municipal process. We are working very swiftly with a team that is fully invested in expediting the process.

18. Question: What types of units will there be?

Answer: There will be one- and two-bedroom units – we don't have any studios.

19. Question: How much will you charge for rent?

Answer: We will start off around \$1100 a month. For 2-bedroom units, we'll start at \$1600 and go up to \$1800, which will provide significant cost savings compared to other new buildings in the area.

20. Question: Where is the clubhouse and gym?

Answer: These will be on the amenity deck, on the fourth floor of the building.

21. Question: Why did you reduce your height?

Answer: The ordinance the city currently has in place for meeting the previously planned height was something our lenders were not willing to work with.

With that in mind, we reduced the height of the building, but still kept the same number of units and square footages. We made this decision in the interest of getting the project into the ground as soon as possible.

22. Question: Why are other buildings in the area taller?

Answer: They fall under different zoning requirements.

Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

Applicant must **POST SIGNS** (for Planning and Zoning Board and City Commission Hearings) according to Sec. 47-27.4.

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY

RE: ☐ BOARD OF ADJUSTMENT
☐ HISTORIC PRESERVATION BOARD
☒ PLANNING AND ZONING BOARD
☐ CITY COMMISSION

CASE NO. Z17010

APPLICANT: Gospel Arena of Faith, Inc.

PROPERTY: 613 NW 3rd Avenue

PUBLIC HEARING DATE: February 21, 2018

BEFORE ME, the undersigned authority, personally appeared Nicholas Rojo, who upon being duly sworn and cautioned, under oath deposes and says:

- Affiant is the Applicant in the above-cited City of Fort Lauderdale Board or Commission Case.
- The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the Board or Commission.
- That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
- Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the Board or Commission. **Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.**
- Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office **five (5)** calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
- Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefore.

[Signature]
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 13th day of February, 2018.



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/13/2021

NOTARIAL PUBLIC STATE OF FLORIDA
NOTICE: I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as filed with me within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. [Initials] (initial here)

[Initials] Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)

NW 6th Street (Sistrunk Boulevard) Frontage





A photograph of a public notice sign placed on a grassy area next to a sidewalk. The sign is for a Planning and Zoning Board Meeting. In the background, there is a large tree, a yellow building with arched windows, and several parked cars. The sign text is as follows:

PLANNING AND ZONING BOARD MEETING

DATE: THURSDAY, 2/11/16
TIME: 6:00 PM
PROJECT: 16-0116
AGENDA: 1. Call to Order
2. Public Hearing
3. Presentation by the applicant
4. Public Comments
5. Board Discussion
6. Board Decision
7. Adjourn

LOCATION: 1001 LAMAR AVENUE, SUITE 100, TAMPA, FL 33604
SPONSOR: TAMPA PLANNING AND ZONING BOARD



NW 6th Street (Sistrunk Boulevard) and NW 4th Avenue

