



REZONING APPLICATION

Rev: 2 | Revision Date: 8/8/2019 | I.D. Number: DSD.UDP.RZ

PLANNING & ZONING BOARD (PZB)

DEADLINE: Submittals are received prior to 4:00 PM Monday through Thursday and prior to 12:00 PM on Friday. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if plans do not meet the submittal requirements and if changes are required.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit. **REZONING \$2,200.00**

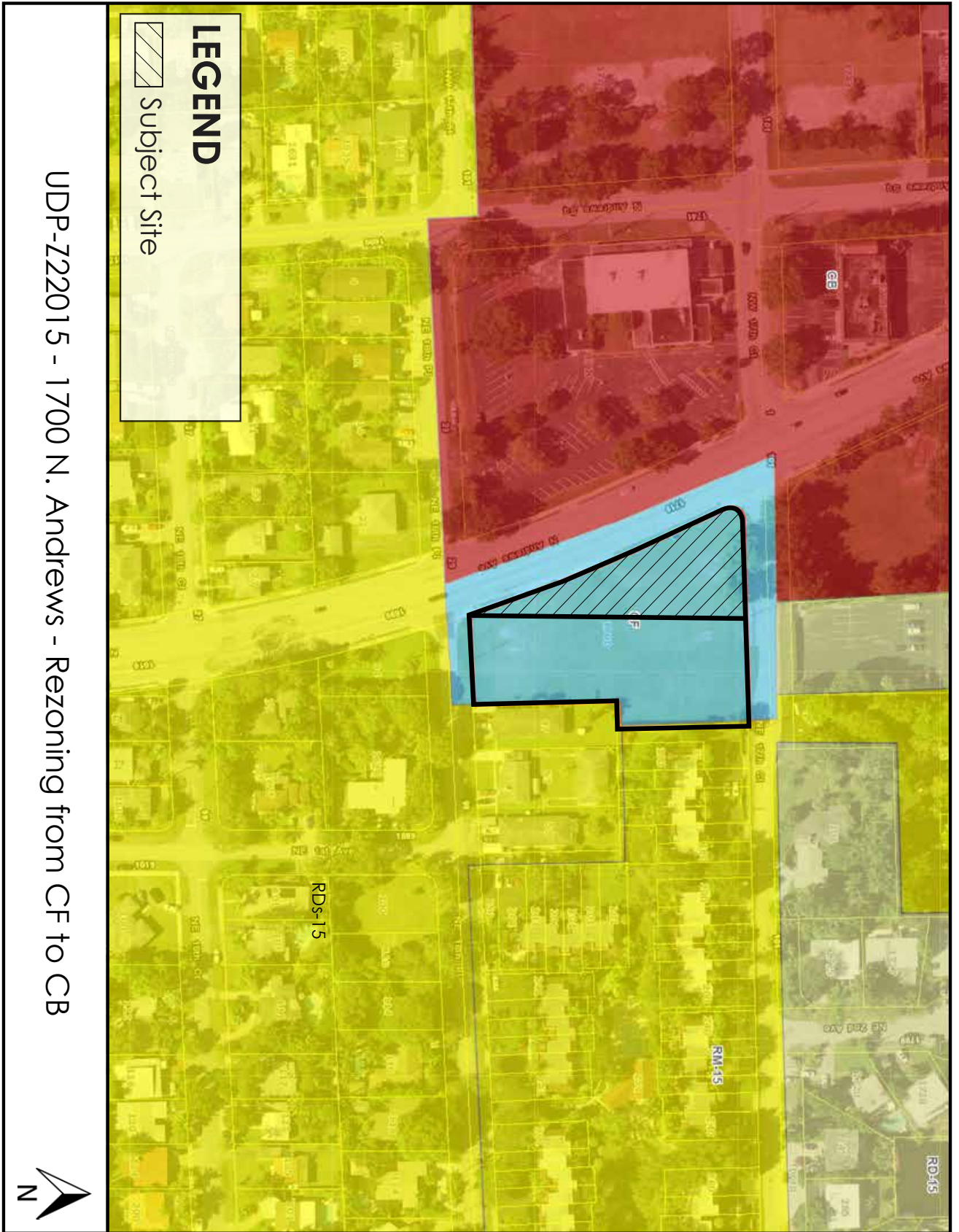
INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

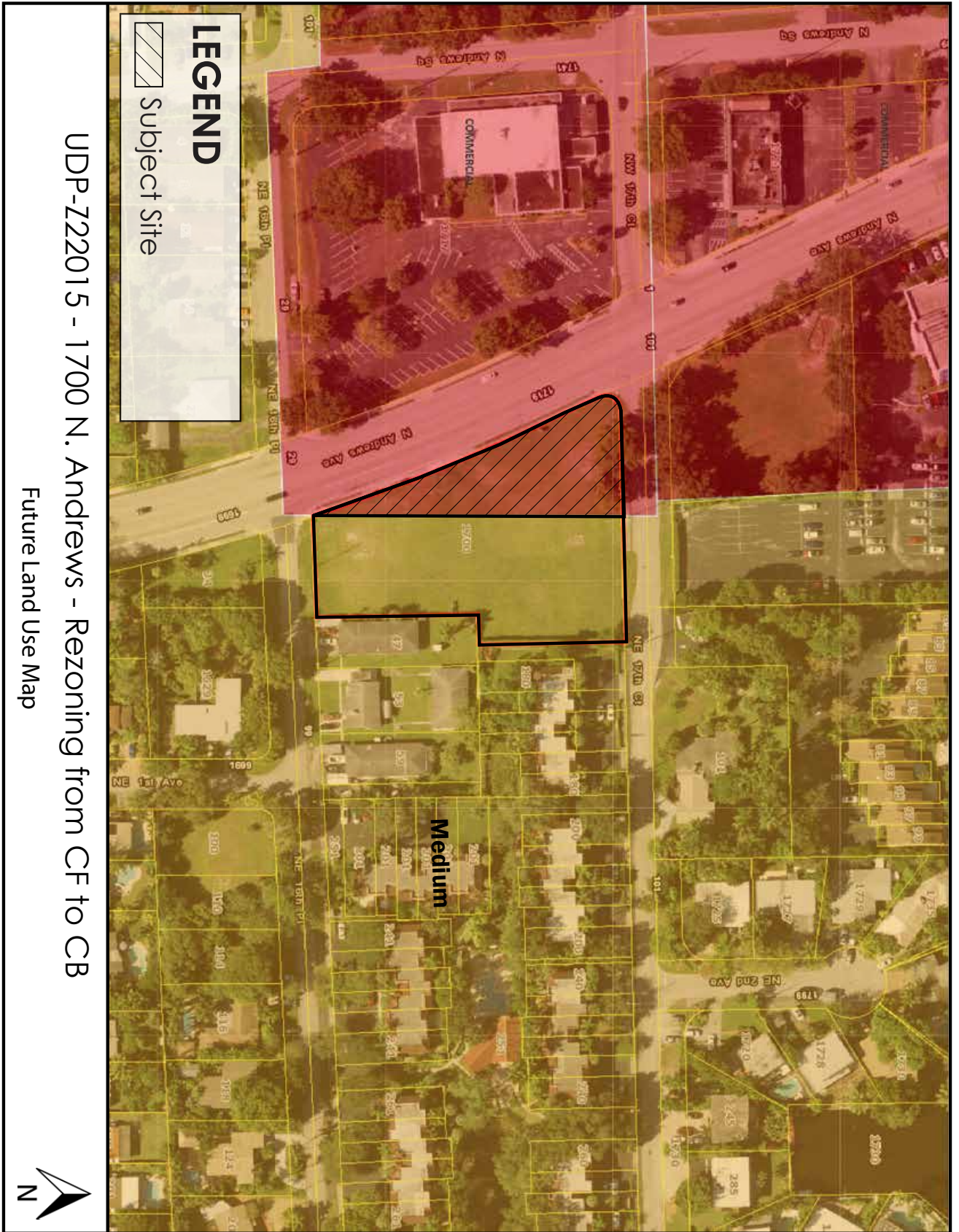
REZONING APPLICATION			
OWNERSHIP INFORMATION			
Property Owner's Name	For purpose of identity: 1700 N Andrews LLC WNER is the APPLICANT		
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.		
Address, City, State, Zip	488 NE 18 st Unit 1610 Miami FL 33132		
Phone Number / E-mail Address	305-374-5418	/ jonathan@einhorncapitalgroup.com	
Proof of Ownership	Tax record	Agent Authorization Form	-
Applicant / Agent's Name	If AGENT is DEBBIE M. ORSHEFSKY, Holland and Knight is required		
Applicant / Agent's Signature			
Address, City, State, Zip	515 E Las Olas Blvd. Suite 1200 Fort Lauderdale, FL 33301		
Phone Number / E-mail Address	954-525-1000	/ debbie.orshefsky@hklaw.com	
LOCATION INFORMATION			
Project Name	1700 N Andrews	Project Address	1700 N Andrews Ave
Legal Description	(See Sketch And Legal)		
Tax ID Folio Numbers <i>(For all parcels in development)</i>	494234200140		
Future Land Use Designation	Commercial / Medium	Current Use of Property	Vacant Lot
REQUIREMENT COMPARISON	EXISTING DISTRICT	PROPOSED DISTRICT	
Zoning District	CF	CB	
Minimum Lot Size	NONE	NONE	
Lot Density	NONE	NONE	
Lot Width	NONE	NONE	
Building Height (Feet / Levels)	60'	150'	
APPLICANT AFFIDAVIT <i>I acknowledge that the Required Documentation and Technical Specifications of the application are met:</i>		STAFF INTAKE REVIEW <i>For Staff use only:</i>	
PRINT NAME:		INTAKE BY:	
SIGNATURE:		REVIEWED BY:	
DATE:		CASE NUMBER:	
		DATE:	

ID Number: DSD.UDP.RZ
Revision Date: 10/01/2020
Page: Page 1 of 3

Uncontrolled in hard copy unless otherwise marked







UDP-Z22015 - 1700 N. Andrews - Rezoning from CF to CB

Future Land Use Map

SKETCH & DESCRIPTION
TO ACCOMPANY REZONING FROM 'CF' TO 'CB'
A PORTION OF PLACIDO PLACE RESUBDIVISION
P.B. 34, PG. 36, B.C.R.
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

A portion of Lots 14, 15, 27, 28 and 29, of PLACIDO PLACE RESUBDIVISION, according to the Plat thereof, as recorded in Plat Book 34, Page 36, of the Public Records of Broward County, Florida. Being more particularly described as follows;

Begin at the Northeast corner of said Lot 14, thence S01°25'18" E, along the east line said Lot 14, a distance of 306.55 feet; thence S86°56'34"W, along the North line of NE 16th Place, a distance of 5.01 feet to the the East Right-of-way of North Andrews Avenue, also being a point on a curve, concave to the West, radial bearing of N71°23'26"E to said point; thence Northwesterly along said East line, having a radius of 1978.57 feet and a central angle of 09°32'58", arc distance 329.77 feet; thence N88°02'08" E, along the North line of said Lot 15, a distance of 128.20 feet to the Point of Beginning.

Said lands situate in the City of Fort Lauderdale, Broward County, Florida and containing 18,439 square feet more or less.


SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings are based on the East line of Lot 14, having a bearing of S01°25'18"E. (Assumed)
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: F.B. = Field Book; L.B. = Licensed Business; P.B. = Plat Book; B.C.R. = Broward County Records; PG. = Page; P.L.S. = Professional Land Surveyor.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 08/22/2022


JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

NOT VALID WITHOUT SHEETS 1 AND 2

REVISIONS
REVISE 08/22/2022

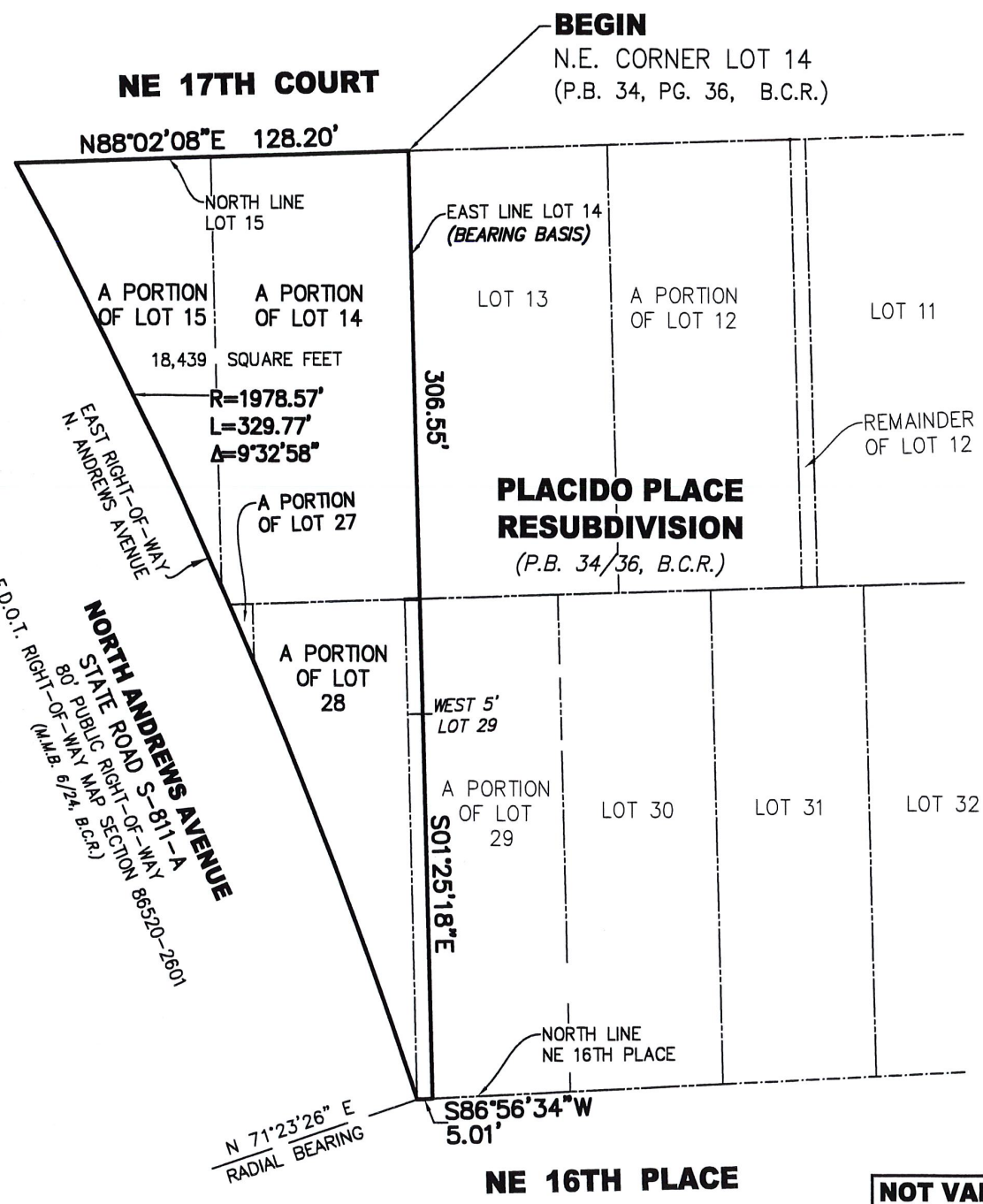


AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com
©2022 AVIROM & ASSOCIATES, INC. all rights reserved.
This sketch is the property of AVIROM & ASSOCIATES, INC.
and should not be reproduced or copied without written permission.

JOB #:	12499-1W
SCALE:	-
DATE:	07/21/2022
BY:	W.R.E.
CHECKED:	J.T.D.
F.B. - PG. -	- -
SHEET:	1 OF 2

M.D.O.K.

**SKETCH & DESCRIPTION
TO ACCOMPANY REZONING FROM 'CF' TO 'CB'**
A PORTION OF PLACIDO PLACE RESUBDIVISION
P.B. 34, PG. 36, B.C.R.
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA



**NOT VALID WITHOUT
SHEETS 1 AND 2**