



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	SCC Property Holdings and Management, LLC		
Property Owner's Signature			
Address, City, State, Zip	2579 NW 19th Street, Fort Lauderdale, FL 33311		
Phone Number / E-mail Address	/		
Proof of Ownership	Tax Record Attached	Agent Authorization Form	Attached
Applicant / Agent's Name	Andrew J. Schein, Esq.		
Applicant / Agent's Signature			
Address, City, State, Zip	1401 E. Broward Boulevard, Suite 303, Fort Lauderdale, FL 33301		
Phone Number / E-mail Address	954-617-8919	/	ASchein@lochriellaw.com
LOCATION INFORMATION			
Project Name	Dollar General	Project Address	2525 NW 19th Street
Legal Description	See Survey		
Tax ID Folio Numbers <i>(For all parcels in development)</i>	494229040740, 494229040730, 494229040720 and a portion of 494229040710		
Future Land Use Designation	Commercial	Current Use of Property	Vacant
REQUIREMENT COMPARISON	EXISTING DISTRICT	PROPOSED DISTRICT	
Zoning District	C-1 (County)	CB	
Minimum Lot Size	None	None	
Lot Density	N/A	N/A	
Lot Width	None	None	
Building Height (Feet / Levels)	35 feet	150 feet	
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:	Andrew Schein	INTAKE BY:	
SIGNATURE:		REVIEWED BY:	
DATE:	6/10/22	CASE NUMBER:	
		DATE:	

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SUBMITTAL REQUIREMENTS:

- APPLICATION PACKAGE** consisting of the following plan set and supporting documentation uploaded to the City of Fort Lauderdale Citizen Access Portal known as [LauderBuild](#).
- PROPOSED PLAN SET:**
 - COVER SHEET** for plan set that states project name, current zoning district, proposed zoning district, and table of contents.
 - CURRENT SURVEY(S)** of property, signed and sealed, showing existing conditions; survey must be as-built and topographic with right-of-way and easement vacations excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City.
 - RECORDED PLAT** including amendments, with site highlighted.
(This may be obtained from Broward County Public Records at 115 S Andrews Avenue)
 - SKETCH AND LEGAL DESCRIPTION** of property to be rezoned.
- SUPPORTING DOCUMENTATION:**
 - APPLICATION** completed (all pages filled out as applicable) and information uploaded to [LauderBuild](#)
 - PROOF OF OWNERSHIP** (warranty deed or tax record), including corporation documents if applicable.
 - PROPERTY OWNERS SIGNATURE** and/or Agent Authorization Letter Signed by Property Owner.
 - ULDR CODE NARRATIVE** providing point-by-point responses, on letterhead, dated, and with author indicated, referencing all applicable sections of the ULDR and indicating how the project complies with the criteria.
 - o [Rezoning Criteria](#) (Section 47-24.4.D)
 - o [Adequacy Review](#) (Section 47-25.2)
 - MAIL NOTIFICATION DOCUMENTS** (see MAIL NOTIFICATION below)

MAIL NOTIFICATION

Notice shall be in the form provided by the department and mailed on the date the application is accepted by the department. The names and addresses of homeowner associations shall be those on file with the City Clerk.

- **REQUIREMENT:** Mail notice of development proposal shall be provided to real property owners within 300 feet of applicant's property, as listed in the most recent ad valorem tax records of Broward County.
- **TAX MAP:** Applicant shall provide a tax map of all property within the required notification radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
- **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owners notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required notification radius. The list shall also include all homeowners associations, condominium associations, municipalities and counties, as indicated on the tax roll.
- **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required notification radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. Indicate the following as the return address on all envelopes: City of Fort Lauderdale, Urban Design & Planning, 700 NW 19th Avenue, Fort Lauderdale, FL 33311.
- **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Planning will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

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.

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- 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

_____ PLANNING AND ZONING BOARD

CASE NO. _____

APPLICANT: _____

PROPERTY: _____

PUBLIC HEARING DATE: _____

BEFORE ME, the undersigned authority, personally appeared _____, 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 **Planning and Zoning Board** Case.
2. 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.
3. 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.
4. 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.**
5. 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.
6. 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.

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this ____ day of _____, 20__.

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:

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).

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NOTARIZED AUTHORIZATION OF OWNER

I/We, Todd Barna as the sole or joint fee simple title holder(s) of the property described as +/- .90 acre parcel with Tax Parcel #'s. 4942-29-04-0740, 4942-29-04-0730, 4942-29-04-0720, and a portion of 4942-29-04-0480 located at TBD NW 19th Street, Fort Lauderdale, Broward County, FL. authorize Dynamic Engineering, HSC Lauderdale 19, LLC and Commerce Street Partners, LLC and/or their consultants to act as our agent to seek site plan/development plan approval, DOT approvals, and/or all regulatory approvals in connection therewith, on the above referenced property.

Company:

By: [Signature]
Todd Barna
SCC Property Holdings & Management, LLC
2979 NW 19th Street
Fort Lauderdale, FL. 33311

Phone: 954-931-9564 Fax: 954-730-9669
Email: todd.barna@speedyon.com

STATE OF Florida
COUNTY OF Broward

The forgoing instrument was acknowledged before me this 21 day of May, 2021 by Todd Barna who is personally known to me or who has produced _____ (type of ID) as identification and who did not take an oath.

[Signature]
NOTARY PUBLIC – STATE OF Florida
Johaira-Sajiun-Vergara
NAME OF NOTARY – TYPED OR PRINTED

COMMISSION NO: 

October 5, 2021

Jeffrey Modarelli, City Clerk
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

Re: Permitting for Land use, zoning and permitting for property located at 2579 NW 19 ST and properties identified with folio numbers 494229040720, 494229040730, 494229040740 and 494229040480 all located in the City of Fort Lauderdale, FL 33311 ("Property")

Dear City Clerk:

We hereby authorize Lochrie & Chakas, P.A. to act as agents in connection with all land use and zoning matters related to the properties referenced above.

Sincerely,

HSC Lauderdale 19, LLC

By: [Signature]

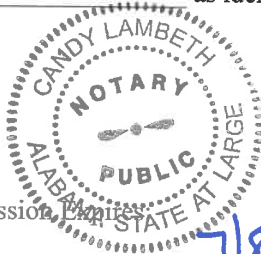
Printed Name: HAYMUS S. SNEDEKER

Title: MEMBER

Date: 11/30/21

STATE OF Alabama
COUNTY OF Baldwin

The foregoing instrument was acknowledged before me, by means of (check one): physical presence or online notarization, this 29 day of Nov., 2021, by Haymus S. Snedeker, who is the member of HSC Lauderdale 19, LLC, who is personally known to me or who has produced as identification.



[Signature]

Notary Public

Candy Lambeth

Typed, printed or stamped name of Notary Public

My Commission Expires 7/8/24

Project: Dollar General
Address: 2525 NW 19th Street
Author: Andrew J. Schein, Esq.

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 has a future land use designation of “Commercial” under the City’s comprehensive plan and future land use map. The proposed rezoning of the Property from C-1 to CB is consistent with the City’s comprehensive plan. Although other zoning districts (B-1, B-2, and B-3) would also be consistent with the City’s comprehensive plan and future land use map, Applicant is proposing to rezone to Property to CB in order to be more consistent with the existing development and pattern of future development in the area. This area of NW 19th Street corridor mainly consists of lower-intensity commercial uses and medium-intensity industrial uses, and the CB zoning district is consistent with this pattern.

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

RESPONSE: This rezoning will not adversely impact the character of development in or near the area. The pattern of development in this area is classified by low-intensity commercial uses and medium-intensity industrial uses.

The Property is currently zoned C-1, which is a Broward County zoning district. The C-1 district is intended for certain repair and maintenance services, wholesale, storage and warehouse uses, and sales or rental of large or heavy machinery and equipment. Rezoning the Property to CB will lessen the intensity of development on the Property and will be more consistent with the pattern of development in the area and the existing residential uses to the north of the Property.

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: Section 39-292(e) of the Broward County Code of Ordinances states that the C-1 zoning district is not catered to residential areas or pedestrian traffic. The Property is located immediately to the south of a residential area. Therefore, the existing zoning is inconsistent with the surrounding districts. By rezoning the Property to CB, the Property will be more compatible and consistent with surrounding districts and uses.