



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	1700 N Andrews LLC		
Property Owner's Signature			
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	DEBBIE M. ORSHEFSKY		
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	RM-15
Minimum Lot Size		NONE	7500 SF
Lot Density		NONE	15
Lot Width		NONE	50'
Building Height (Feet / Levels)		60'	35'

APPLICANT AFFIDAVIT	STAFF INTAKE REVIEW
I acknowledge that the Required Documentation and Technical Specifications of the application are met:	For Staff use only:
PRINT NAME: DEBBIE M. ORSHEFSKY	INTAKE BY:
SIGNATURE:	REVIEWED BY:
DATE: 8/1/22	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:

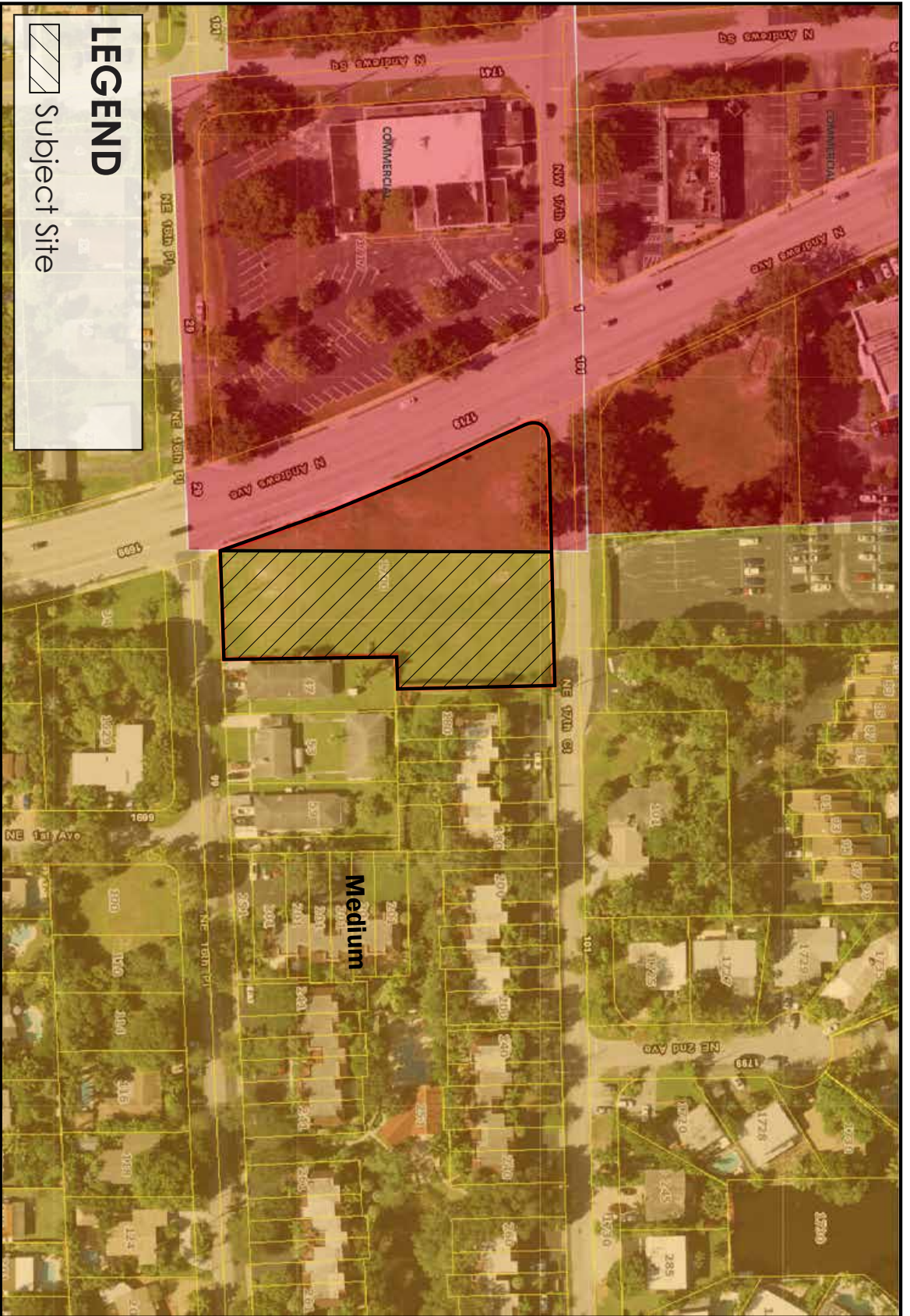
NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. _____ (initial here)

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

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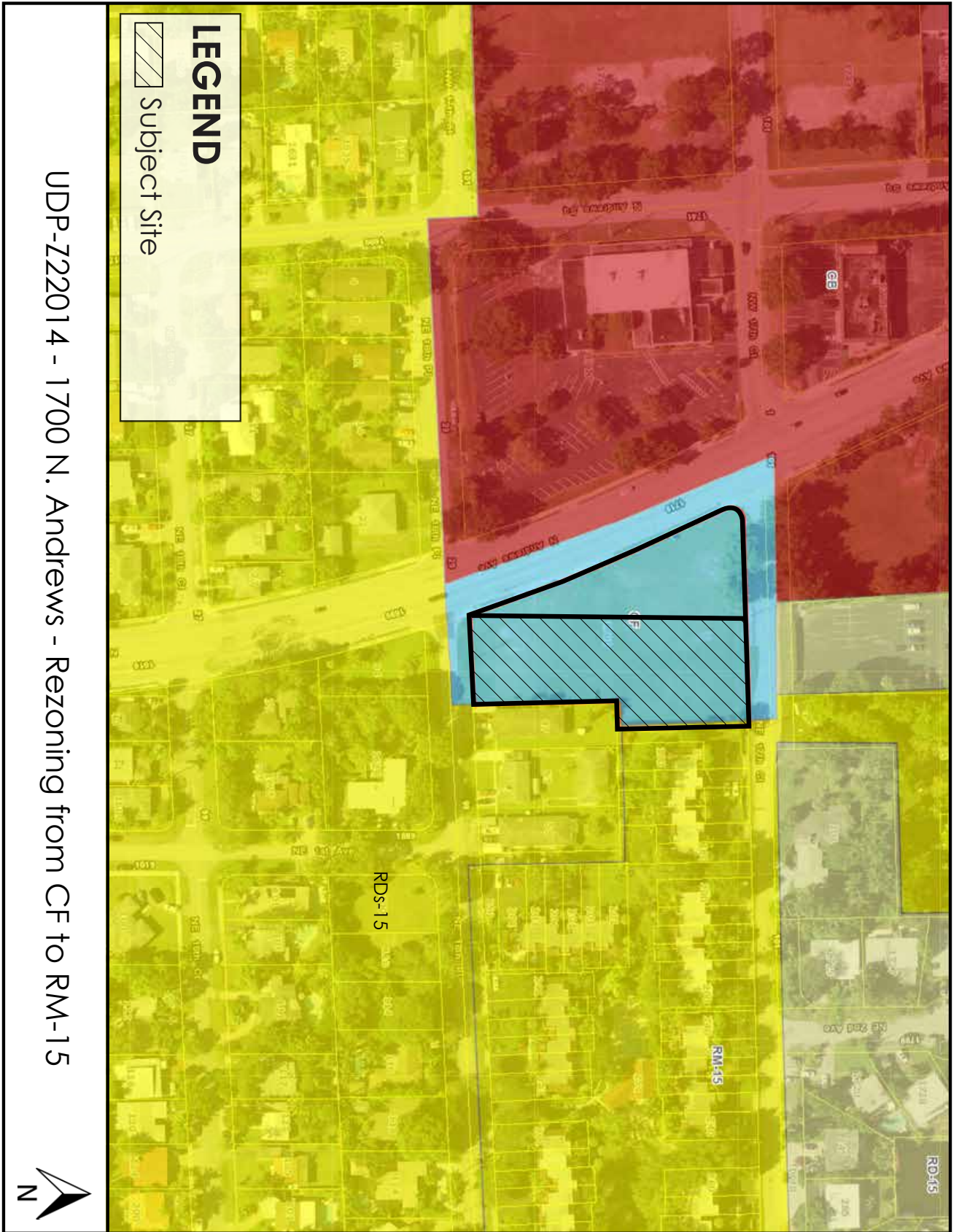
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UDP-Z22014 - 1700 N. Andrews - Rezoning from CF to RM-15
 Future Land Use Map





M.D.O.K.

SKETCH & DESCRIPTION
TO ACCOMPANY REZONING FROM 'CF' TO 'RM-15'
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 12 and 29 and all of Lots 13 and 30, 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 Northwest corner of said Lot 13, thence N88°02'08" E, along the North line of said Lot 13, a distance of 125.00 feet; thence S01°25'18" E, along the West line of the East 5.00 feet of said Lot 12, a distance of 145.00 feet; thence S88°02'08" W, along the South line of said Lot 12, a distance of 30.00 feet; thence S01°25'18" E, along the East line of said Lot 30, a distance of 159.75 feet; thence S86°56'34" W, along the South line of said Lot 30, a distance of 95.03 feet; thence N 01°25'18" W, along the East line of West 5.00 feet of said Lot 29 and the West line of Lot 13 a distance of 306.55 feet to the Point of Beginning.

Said lands situate in the City of Fort Lauderdale, Broward County, Florida and containing 33,860 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 30, 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: 10/26/2022


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
REVISE 10/26/2022

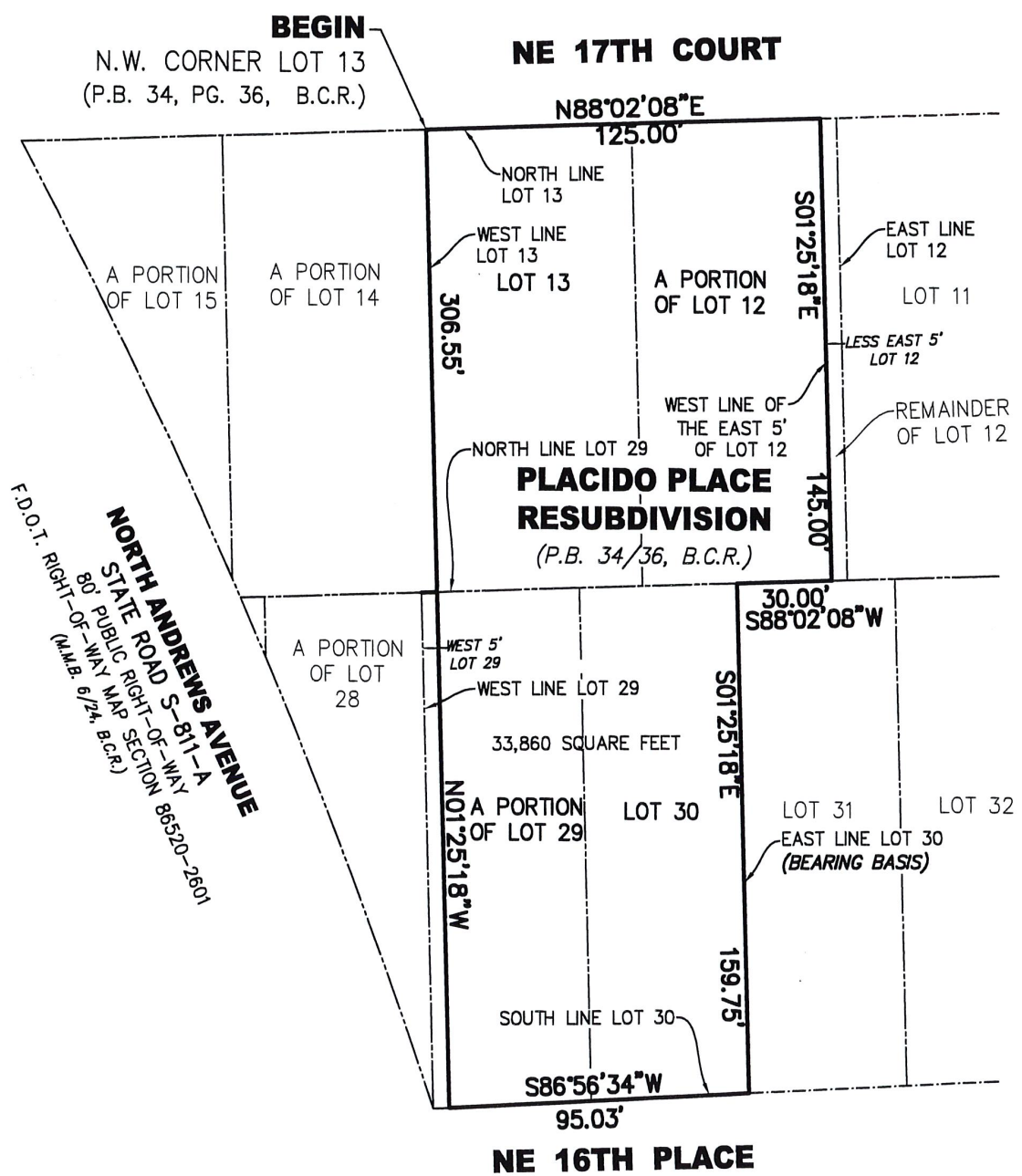


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JOB #:	12499-1E
SCALE:	-
DATE:	07/21/2022
BY:	W.R.E.
CHECKED:	J.T.D.
F.B.	- PG. -
SHEET:	1 OF 2

M.D.O.K.

**SKETCH & DESCRIPTION
TO ACCOMPANY REZONING FROM 'CF' TO 'RM-15'**
 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

REVISIONS
REVISE 08/22/2022
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JOB #:	12499-1E
SCALE:	1" = 50'
DATE:	07/21/2022
BY:	W.R.E.
CHECKED:	J.T.D.
F.B.	- PG. -
SHEET:	2 OF 2