

Page 1: PZB Rezone - Applicant Information Sheet

**INSTRUCTIONS:** Please print or type all information. The application must be filled out accurately and completely. Answer all questions. Do not leave an item blank. If an item does not apply, write N/A (Not Applicable). The following information requested is per Unified Land Development Regulations (ULDR). Incomplete applications will not be accepted.


NOTE: To be filled out by Department

|                            |        |
|----------------------------|--------|
| Case Number                | 4-Z-12 |
| Date of complete submittal | 6/8/12 |

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

|                            |                                                                                                 |
|----------------------------|-------------------------------------------------------------------------------------------------|
| Property Owner's Name      | Victoria's Corporate Plaza LLC                                                                  |
| 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  | 2000 N. State Road 7, Ste. 202, Fort Lauderdale, FL 33309                                       |
| E-mail Address             |                                                                                                 |
| Phone Number               | 954-850-5976                                                                                    |
| Proof of Ownership         | Tax Record                                                                                      |

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

|                               |                                                                                     |
|-------------------------------|-------------------------------------------------------------------------------------|
| Applicant / Agent's Name      | GENCO Real Estate Construction Mngmt/Mark Antonelli                                 |
| Applicant / Agent's Signature |  |
| Address, City, State, Zip     | 4825 N. Dixie Hwy, Ste. A, Oakland Park, FL 33334                                   |
| E-mail Address                | antonellimark@gmail.com                                                             |
| Phone Number                  | 954-868-9006                                                                        |
| Letter of Consent Submitted   | Yes                                                                                 |

|                                                          |                                                                              |
|----------------------------------------------------------|------------------------------------------------------------------------------|
| Development / Project Name                               | Sunshine Health Products, Inc.                                               |
| Development / Project Address                            | 6245 N.W. 9 Ave.                                                             |
| Legal Description                                        | Acreege 9-49-42 N 222.65 OF SE 1/4 OF SE 1/4 OF NE 1/4 LESS E 523.96 THEREOF |
| Tax ID Folio Numbers<br>(For all parcels in development) | 9209000103                                                                   |
| Request / Description of Project                         | Rezone property from General Business (B-2) to Commerce Center (CC)          |
| Applicable ULDR Sections                                 | 47-24.4, 47-25.2                                                             |
| Total Estimated Cost of Project                          | N/A                                                                          |

|                                             |                        |
|---------------------------------------------|------------------------|
| Future Land Use Designation                 | Employment Center      |
| Proposed Land Use Designation               | SAME                   |
| Current Zoning Designation                  | General Business (B-2) |
| Proposed Zoning Designation                 | Commerce Center (CC)   |
| Current Use of Property                     | Commercial             |
| Residential SF (and Type)                   | N/A                    |
| Number of Residential Units                 | N/A                    |
| Non-Residential SF (and Type)               | N/A                    |
| Total Bldg. SF (include structured parking) | 21,200                 |
| Site Adjacent to Waterway                   | [ ] Yes [ X ] No       |

| Dimensional Requirements        | Required | Proposed |
|---------------------------------|----------|----------|
| Lot Size (SF / Acreage)         | 89,047   |          |
| Lot Density                     |          |          |
| Lot Width                       | 223 Ft.  |          |
| Building Height (Feet / Levels) | 20 Ft.   |          |
| Structure Length                | 266 Ft.  |          |
| Floor Area Ratio                |          |          |
| Lot Coverage                    |          |          |
| Open Space                      |          |          |
| Landscape Area                  |          |          |
| Parking Spaces                  | 60       |          |

NOTE: State north, south, east or west for each yard.

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APPLICANT MUST INDICATE:

Provide a narrative indicating satisfaction of the following:

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | <p><i>The zoning district proposed is consistent with the City's Comprehensive Plan.</i></p> <p>The Property's land use designation is Employment Center which permits uses such as manufacturing/ product assembly along with a laboratory/research facility for both Sunshine Health Products, Inc. and Florida Laboratories, Inc. The proposed zoning designation of Commerce Center is specifically cited in the ULDR as the zoning district which is "consistent with and implements the employment center land use designation." See Sec. 47-10.2 Intent and purpose of Commerce Center District.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 2. | <p><i>Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning.</i></p> <p>The subject parcel is surrounded by the following uses:</p> <p>North: Industrial Use (I) Budget Truck Rental/U-Haul<br/>South: Commercial Uses (B-1) La Quinta Hotel and Tire Plus Retail<br/>East: Industrial Use (I) Subway Restaurant<br/>West: Airport Industrial Park (AIP) Vacant Parcel</p> <p>To the North, East and West of the property, the area is zoned Industrial and Airport Industrial Park. Therefore, this rezone would allow the property to be zoned to a category which is more consistent with the character of development in or near the subject property. As noted above, the Commerce Center District is intended to specifically be consistent with and implement the Employment Center land designation. The current B-2 zoning designation allows uses that are "not" permitted in the Employment Center land use (such as retail uses). Therefore, there are uses which are clearly incompatible with the Employment Center land use designation. By rezoning the Property to Commerce Center, this will not only allow light manufacturing/research and assembly for Sunshine Health Products, Inc., but it will also allow the Property to be rezoned to a category that is more consistent and appropriate for the underlying land use designation of Employment Center.</p> |
| 3. | <p><i>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.</i></p> <p>Prior to the 1996 Zoning Reform, the Property was zoned Limited Manufacturing and Industrial District (M-1 Broward County Zoning). The area in which this property is located is surrounded by a mixture of uses which include, truck rental, hotel, retail and restaurant. Employment Center is the dominant land use designation. In reviewing the zoning map, the property abuts I and AIP zoning districts to the North, East and West sides. The rezoning of this property from B-2 to CC would be more compatible and consistent with the surrounding zoning districts and uses.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

All applicable provisions of ULDR Sec. 47-24.4. (Rezoning) shall be satisfied.

| Additional property owners who wish to be included in the request, if applicable. Use additional sheets if necessary. |              |             |       |     |
|-----------------------------------------------------------------------------------------------------------------------|--------------|-------------|-------|-----|
| Name and Signature                                                                                                    | Folio Number | Subdivision | Block | Lot |
|                                                                                                                       |              |             |       |     |
|                                                                                                                       |              |             |       |     |
|                                                                                                                       |              |             |       |     |
|                                                                                                                       |              |             |       |     |