

Page 1: City Commission Submittal Requirements

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.

NOTE: To be filled out by Department

Case Number	Z18001
Date of complete submittal	Updated 1/31/18

NOTE: To be filled out by Applicant

Property Owner's Name	School Board of Broward County (contract purchaser: Bridge Acquisition, LLC)
Applicant / Agent's Name	Nectaria Chakas, Esq./Lochrie & Chakas PA
Development / Project Name	Bridge Logistics FLL
Development / Project Address	Existing: 1300 SW 32nd Court New: 3233 / 3303 SW 12th Avenue
Current Land Use Designation	Community Facilities
Proposed Land Use Designation	Industrial
Current Zoning Designation	CF-Community Facilities
Proposed Zoning Designation	I - Industrial
Specific Request	Rezone from CF to I

The following number of Plans:

- ☐ One (1) original signed-off set, signed and sealed at 24" x 36"
- ☐ Two (2) copy sets at 11" x 17"
- ☐ One (1) electronic version* of complete application and plans in PDF format to include only the following:
 - ☐ Cover page
 - ☐ Survey
 - ☐ Site plan with data table
 - ☐ Ground floor plan
 - ☐ Parking garage plan
 - ☐ Typical floor plan for multi-level structure
 - ☐ Roof plan
 - ☐ Building elevations
 - ☐ Landscape plan
 - ☐ Project renderings i.e. context plan, street-level perspectives, oblique perspectives, shadow study, etc.
 - ☐ Important details i.e. wall, fence, lighting, etc.

*All electronic files provided should include the name followed by case number "Cover Page Case no.pdf"

MAIL NOTIFICATION

Mail notice is required for City Commission hearing of a Rezoning of Less than Ten Acres and of an Appeal of ROW Vacation. 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. Rezoning of Less Than Ten Acres hearing notice must be mailed within 30 days of the hearing and Appeal of ROW Vacation hearing notice within 10 days of hearing.

- **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 noticed, 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 Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

February 10, 2017

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

Dear Mr. Modarelli:

We hereby authorize Lochrie & Chakas, P.A. and Bridge Acquisition, LLC its representatives, affiliates and/or consultants to act as agents in connection with all land use, zoning and development approvals related to the property located at 1300 SW 32nd Court, in the City of Fort Lauderdale, Florida 33312.

Sincerely,
School Board of Broward County, Florida

By: 

Printed Name: Robert W. Runcie

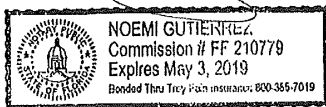
Title: Superintendent of Schools

Date: 2/21/2017

STATE OF FLORIDA)
COUNTY OF BROWARD) ss

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Robert W. Runcie the Superintendent of School Board of Broward County who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 21 day of February, 2017.




Notary Public NOEMI GUTIERREZ

Typed, printed or stamped name of Notary Public

My Commission Expires: May 3, 2019



Site Address	1300 SW 32 COURT, FORT LAUDERDALE	ID #	5042 21 36 0010
Property Owner	SCHOOL BOARD OF BROWARD COUNTY ATTN:FACILITY MANAGEMENT	Millage	0312
Mailing Address	600 SE 3 AVE FORT LAUDERDALE FL 33301-3125	Use	83
Abbreviated Legal Description	SCHOOL SITE 0410 147-39 B PARCEL A		

The just values displayed below were set in compliance with [Sec. 193.011, Fla. Stat.](#), and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$2,681,830	\$2,501,580	\$5,183,410	\$5,183,410	
2016	\$2,681,830	\$2,501,580	\$5,183,410	\$5,183,410	
2015	\$2,681,830	\$2,501,580	\$5,183,410	\$5,183,410	

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$5,183,410	\$5,183,410	\$5,183,410	\$5,183,410
Portability	0	0	0	0
Assessed/SOH	\$5,183,410	\$5,183,410	\$5,183,410	\$5,183,410
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 05	\$5,183,410	\$5,183,410	\$5,183,410	\$5,183,410
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
				\$6.00	446,971	SF
				Adj. Bldg. S.F. (Card, Sketch)		35920

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
X								
35920								

Owner: School Board of Broward County
Applicant: Bridge Development Partners, LLC
Project: Bridge FLL Logistics
Location: 3303 and 3233 SW 12th Avenue
(formerly 1300 SW 32nd Ct.)

December 6, 2017

I. Background/General Information.

Bridge Development Partners, LLC (“Applicant”) is under contract to purchase a +/-10 acre parcel from the School Board located on the west side of SW 12th Court (between SW 34th Street and SW 32nd Court) (the “Property”). An aerial of the site is shown below:



The site was previously the location of the Edgewood Elementary School which closed down sometime in the 1990's and has since been used as a place to store abandoned/surplus classroom portables, among other things.

The Applicant is a developer of Class A industrial warehouse/distribution facilities and the proximity of the Property to Port Everglades, Fort Lauderdale-Hollywood International Airport and major thoroughfares makes this an ideal location for a warehouse/distribution facility. However, the Property currently has a land use and zoning designation of Community Facilities (CF), which does not allow warehouse/distribution facilities. The Applicant is proposing to change the zoning classification from “Community Facilities” to “Industrial” which will be consistent with the proposed underlying land use category of Industrial. In addition to

this rezoning application, the Applicant has filed various “companion” applications which are currently undergoing review by the City of Fort Lauderdale. Those include:

a. Land Use Plan Amendment. The land use plan amendment applications have been filed to change the land use category for the Property from Community Facilities to Industrial (Case No. L17002). The land use amendment application was unanimously approved (1st reading of the ordinance) by the City Commission on September 6, 2017. Broward County is also processing a land use plan amendment which was unanimously approved (1st reading) by the Broward County Commission on November 7, 2017. Final adoption is anticipated to occur in February/March 2018.

b. Plat application (Case No. PL17005). The Plat application has completed review by City and County staff and is expected to be heard by the Planning and Zoning Board and City Commission in February/March 2018.

c. Site Plan. The site plan application for the warehouse/distribution facility was submitted to the City. The application is required to be reviewed as a Site Plan Level III, which requires Planning and Zoning Board approval.

II. Rezoning criteria.

Sec. 47-24.4. - Rezoning

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.

RESPONSE: Applicant is currently processing a land use plan amendment to change the underlying land use category from “Community Facility” to “Industrial”. The Applicant is requesting to have this rezoning application processed concurrently with the land use plan amendment as required by Fla. Stat. 163.3184(12) which provides:

At the request of the an applicant, a local government shall consider an application for zoning changes that would be required to properly enact any proposed plan amendment transmitted pursuant to this section. Zoning changes approved by the local government are contingent upon the comprehensive plan or plan amendment transmitted becoming effective.

Once the Property’s underlying land use category is changed to Industrial, the proposed Industrial zoning district will be consistent with the City’s comprehensive plan.

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 properties immediately south and immediately east of the rezoning site are currently zoned Industrial and are being used for industrial-related purposes. The changes anticipated by the proposed rezoning will not adversely impact the character of development near the Property, because the Industrial uses are consistent with the properties to the east and south and measures are being taken to buffer the proposed warehouse/distribution uses from the residential areas to the north and west.

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 area already includes industrial-zoned parcels to the south and east of the Property. The rezoning of this Property to Industrial is consistent with the abutting properties to the east and south of the site.

SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

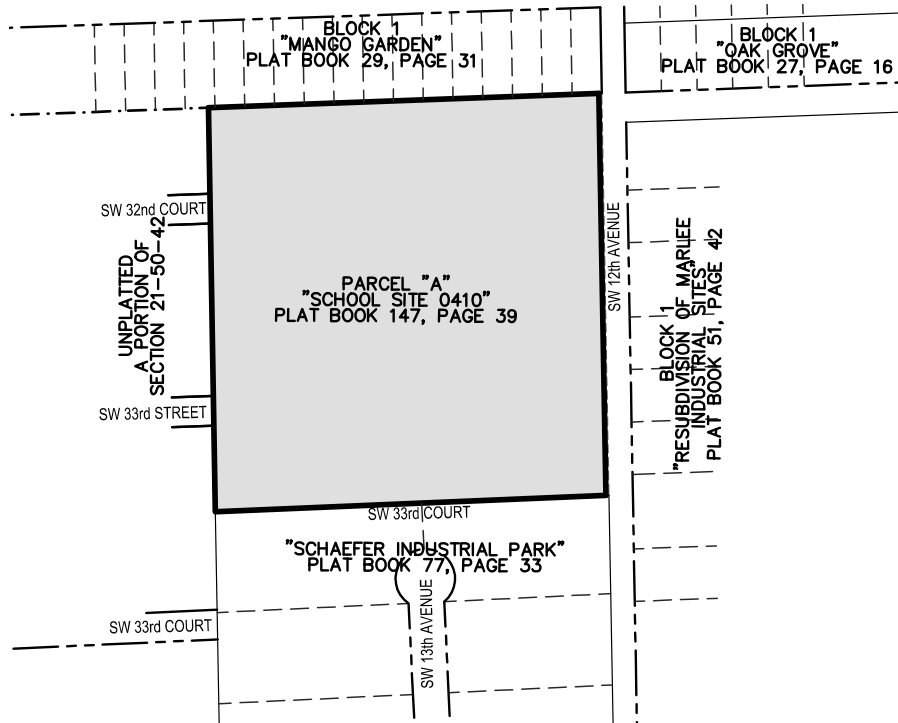
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION:

PARCEL "A", "SCHOOL SITE 0410", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 443,600 SQUARE FEET (10.1837 ACRES) MORE OR LESS.



VICINITY MAP

NOT TO SCALE

FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 63276

DATE: 6/5/17

REZONING FROM COMMUNITY
FACILITY TO GENERAL INDUSTRIAL

FT. LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: BRIDGE FLL-1300 SW 32nd CT

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- ☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- ☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
STATE OF FLORIDA

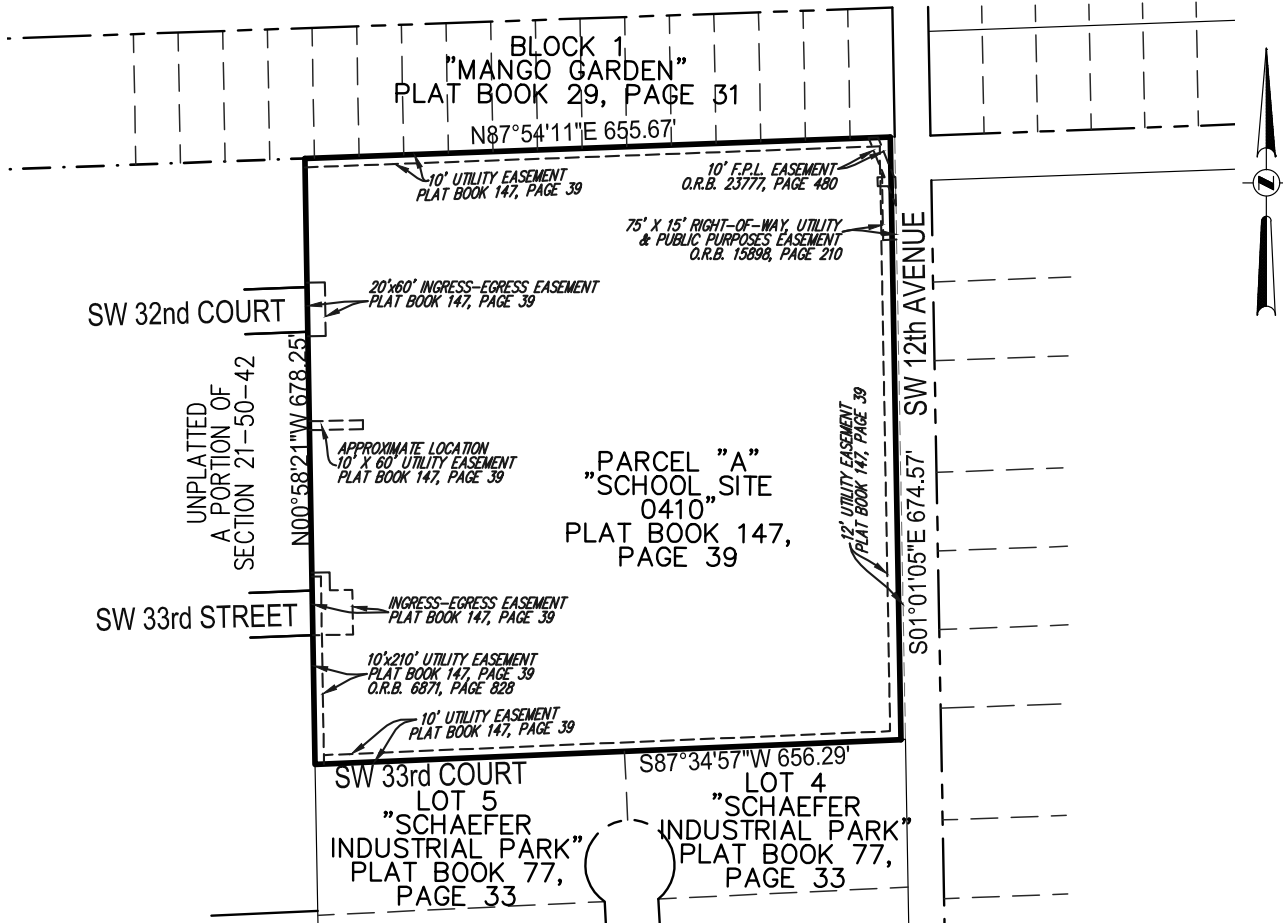


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E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



NOTES:

- 1) BEARINGS ARE BASED ON THE EAST LINE OF "SCHOOL SITE 0410" BEING S01°01'06"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) CURRENT ZONING: COMMUNITY FACILITY
PROPOSED ZONING: GENERAL INDUSTRIAL

FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: 1"=200'

DRAWN: L.S.

ORDER NO.: 63276

DATE: 6/5/17

REZONING FROM COMMUNITY
FACILITY TO GENERAL INDUSTRIAL

FT. LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: BRIDGE FLL-1300 SW 32nd CT

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND:

O.R.B. OFFICIAL RECORDS BOOK