

**PLANNING & ZONING BOARD (PZB)**

**Rezoning Application**

(For a rezone only, not tied to a site plan and/or not requiring flexibility units or acreage.)

- Cover:**  
**Page 1:**  
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**Page 4:**

Deadline, Notes, and Fees  
Applicant Information Sheet  
Applicant Information Sheet, continued  
Required Documentation & Mail Notice Requirements  
Sign Notification Requirements & Affidavit

**DEADLINE:** Submittals must be received by 4:00 PM each business day. 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.

**NOTE:** If your development site is separated by any public right-of-way (alley, alley reservation, or ROW easement) you must complete a separate application for each parcel.

**NOTE:** Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, for general project inquiries or to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre- City Commission and Final DRC plans) from all representatives at one time in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-6531 latest by Friday at 12:00 noon prior to the meeting date.

**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**

**\$ 1,010.00**

Page 1: PZB Rezone - Applicant Information Sheet

**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	
Date of complete submittal	

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

Property Owner's Name	BLUE RIVER REALTY 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	840 NW 47st POMPANO BEACH FL 33064
E-mail Address	ldk@searchitects.com
Phone Number	954-797-2821
Proof of Ownership	[ ] Warranty Deed or [X] Tax Record

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

Applicant / Agent's Name	LAWRENCE KRAMER
Applicant / Agent's Signature	
Address, City, State, Zip	4310 W. BROWARD BLVD. PLANTATION FL 33317
E-mail Address	ldk@searchitects.com
Phone Number	954-797-2821
Letter of Consent Submitted	Yes

Development / Project Name	0706 ICON
Development / Project Address	Existing: 706 1ST AVENUE, FORT LAUDERDALE New: 706 1ST AVENUE, FORT LAUDERDALE
Legal Description	PROGRESSO 2-18D LOT 25 TO 38 BLK 286
Tax ID Folio Numbers (For all parcels in development)	494234071210 - 494234071220 - 494234071220 - 494234071240 - 494234071250 494234071260 - 494234071270
Request / Description of Project	MID-RISE RESIDENTIAL BUILDING
Applicable ULDR Sections	
Total Estimated Cost of Project	\$ 13,925,000 (Including land costs)

Future Land Use Designation	NWRAC
Proposed Land Use Designation	NWRAC
Current Zoning Designation	RMM-25
Proposed Zoning Designation	NWRAC-MUe
Current Use of Property	VACANT
Residential SF (and Type)	86,920 SF - (11) TOWN HOMES / (24) STUDIOS / (36) 2 BDRM APARTMENTS
Number of Residential Units	71 UNITS
Non-Residential SF (and Type)	58,527 SF - PARKING / LOBBY / SERVICE AREAS / ENTERTAINMENT / PUBLIC AREAS
Total Bldg. SF (include structured parking)	145,447 SF
Site Adjacent to Waterway	[ ] Yes [ X ] No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)		1.07 ACRES
Lot Density		
Lot Width		135 FT
Building Height (Feet / Levels)		65 FT / 6 LEVELS
Structure Length		350 FT W/FACADE BREAKS
Floor Area Ratio		3.1
Lot Coverage		91.5 %
Open Space		1,980 SF
Landscape Area		516 SF
Parking Spaces		84

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

Setbacks/Yards*	Required	Proposed
Front [ W ]	0'-0"	5'-5"
Side [ S ]	5'-0"	8'-0"
Side [ N ]	0'-0"	0'-0"
Rear [ E ]	0'-0"	0'-0"

**APPLICANT MUST INDICATE:**

1. *The zoning district proposed is consistent with the City's Comprehensive Plan.*

**SEE ULDR NARRATIVE PAGE**

[illegible]

**SEE ULDR NARRATIVE PAGE**

1. All information required for an application for a site plan level II permit pursuant to [Section 47-24](#), Development Permits and Procedures, and for a rezoning development permit.
2. Identification of the permitted use or uses proposed for the property to be rezoned.

Page 4: Sign Notification Requirements and Affidavit

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.
- 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

RE:        \_\_\_\_\_ BOARD OF ADJUSTMENT  
             \_\_\_\_\_ HISTORIC PRESERVATION BOARD  
             \_\_\_\_\_ PLANNING AND ZONING BOARD  
             \_\_\_\_\_ CITY COMMISSION  
CASE NO. \_\_\_\_\_

APPLICANT: **BLUE RIVER REALTY LLC**

PROPERTY: **706 NW 1st AVENUE, FORT LAUDERDALE FL**

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 **Board or Commission** 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 \_\_\_\_\_, 200\_.

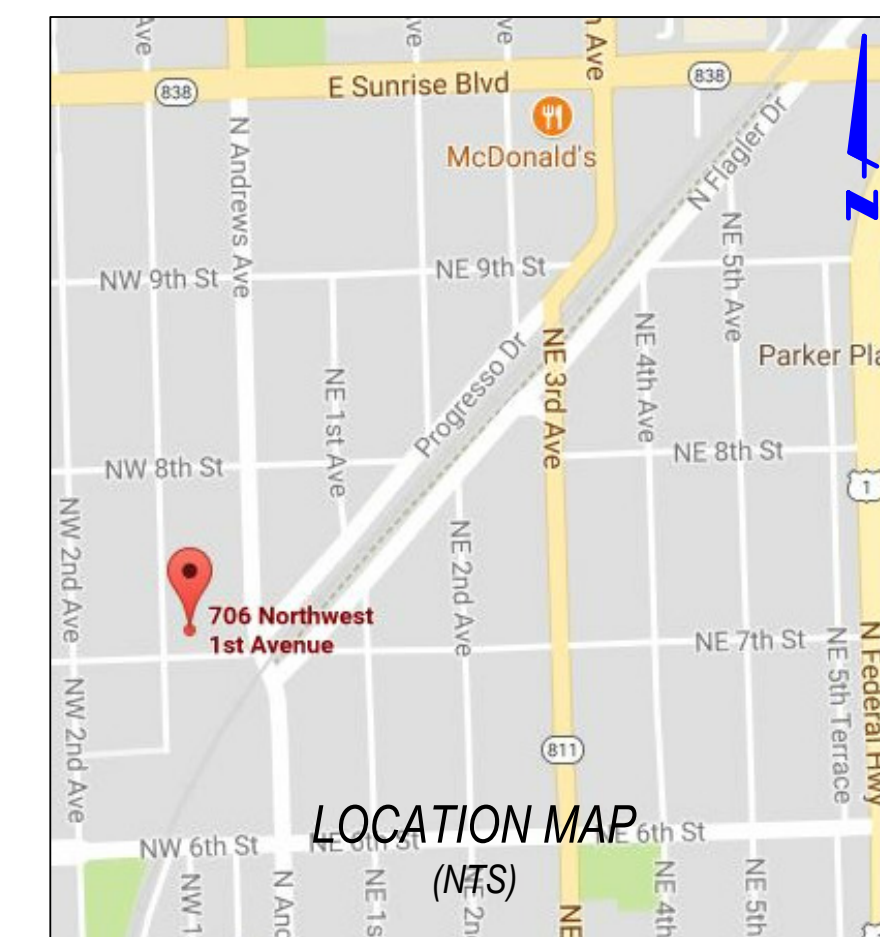
(SEAL)

\_\_\_\_\_  
**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)



**PROPERTY ADDRESS:**

706 NW 1ST AVENUE  
FT. LAUDERDALE, FL 33311

**FLOOD ZONE:** "AH" el 6  
**PANEL NO:** 12011C 0369H  
**DATE:** AUGUST 18, 2014

**CERTIFIED TO:**

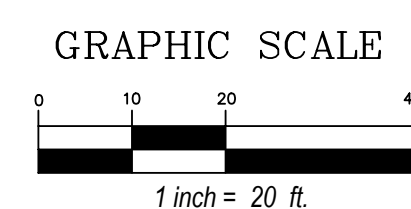
1. BLUE RIVER REALTY, LLC

**LEGAL DESCRIPTION:**

LOT(S) 27 AND 28, BLOCK 286, PROGRESSO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE(S) 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**SURVEYORS' NOTES:**

1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 6788.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).
9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.
10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD'88)



SIGNED: \_\_\_\_\_  
GINO FURLANO  
PROFESSIONAL LAND SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE No. 5044

S17070680	DRIVEWAY & TOPO	AR	CD	02-19-18
	BOUNDARY SURVEY	AR	CD	08-08-17
JOB#	PURPOSE	FIELD	DRAFT	DATE

CAM 18-0749  
Exhibit 2  
Page 5 of 11



# **SOUTH EAST ARCHITECT SERVICES, INC.**

4310 W. Broward Blvd. Plantation, FL 33317  
(O) 954-797-2821 (Fax) 954-797-2847 (E-Mail) [ldk@searchitects.com](mailto:ldk@searchitects.com)

## **P R O J E C T**

### **ICON 0706**

706 NW 1<sup>ST</sup> AVENUE, FORT LAUDERDALE, FL 33311

On behalf of our client “Blue River Realty LLC” we are proposing ICON 0706 a multifamily residential project at 706 NW 1<sup>st</sup> Avenue located at the S.W. corner of NW 1<sup>st</sup> Avenue and N.E. 7<sup>th</sup> Street. The proposed mid-rise structure will have 14 Town House two level units facing NW 1<sup>st</sup> Avenue, 65 residential units and 130 parking spaces. Amenities will include lobby, office, gym, recreation room and an outdoor area featuring pool, solarium, spa, bbq areas and canopied seating areas in a landscaped environment.

The design utilizes a stepped building concept starting with two level Town Houses that incorporates classic elements found on the residences across NW 1<sup>st</sup> Ave. The apartments tower rises behind the row of Town Houses receding in series of landscaped balconies as it rises. The building is designed to create a comfortable visual transition from the residences on NW 1<sup>st</sup> Ave to the 7 level apartments tower. The street scape will be developed based on the City’s pedestrian street concept plan which will provide for landscaping, parking, shaded sidewalks along NW 1<sup>st</sup> Ave. and NW 7<sup>th</sup> Str. The streetscape a corner feature that includes shaded seating areas and a green wall.

The units on the tower are studios and one and two bedroom units all with balcony’s, floor ceiling glass and 9’-6” high ceilings.

Environmental sustainability is an important element in the development of the project, we will provide a specification outlining the environmental elements we will provide. The project site was chosen for its proximity to public transportation which includes the Wave and rail service to Miami and West Palm Beach with stations within walking distance. Our design allocates space for bike share station and tenant bike storage. We are proposing a pickup space for Uber and Lyft incorporated in to a new street design for NW 7<sup>th</sup> Street.

## **REZONING REQUEST**

In this submission, we are proposing a change in zoning from RM-25 to NWRAC-MUe.

The Land Use under the cities plan is NW RAC [Reginal Activity Center] the proposed zoning is compliant with the land use plan.

The current zoning to the north is PUD, to the east is NWRAC-MUe, to the south is NWRAC-MUe and to the east is RMM-25.

The rezoning allows us to develop a project of significance and will complement the future development on the properties to the north and east. The rezoning aligns this property with the zoning to the south and the zoning of the adjoining property to the east.

The proposed design concept provides for town home units facing NW 1<sup>st</sup> Ave. to be a reflection of the residential units across the street. The town home height, scale and architectural detailing respect the character of the immediate community. Add in the tree-lined street, needed street parking, street lighting and we have a new streetscape that will enhance NW 1<sup>st</sup> Ave.

We will meet with and work with the neighbors in our design effort.

It is our intention to work with the City, the CRA and the Progresso neighborhood association in the development of the project. Our goal is to create a dynamic structure that will revitalize the community.

**1. The zoning district proposed is consistent with the City's Comprehensive Plan.**

The zoning district proposed is consistent with the City's Comprehensive Plan, the Land Use is RAC (Reginal Activity Center) the surrounding properties to the east and south are NWRAC-MUe to the north is PUD and west is RM-25. The site is in an urban renewal area and is part of a new and growing Ft. Lauderdale down town. The RAC districts allow for more intense developments, which will provide housing and employment and entertainment. By rezoning this property the block (NW 1<sup>st</sup> Avenue, NW 7<sup>th</sup> Street, NW 8<sup>th</sup> Street and N. Andrews Avenue) can be developed in coherent manner.

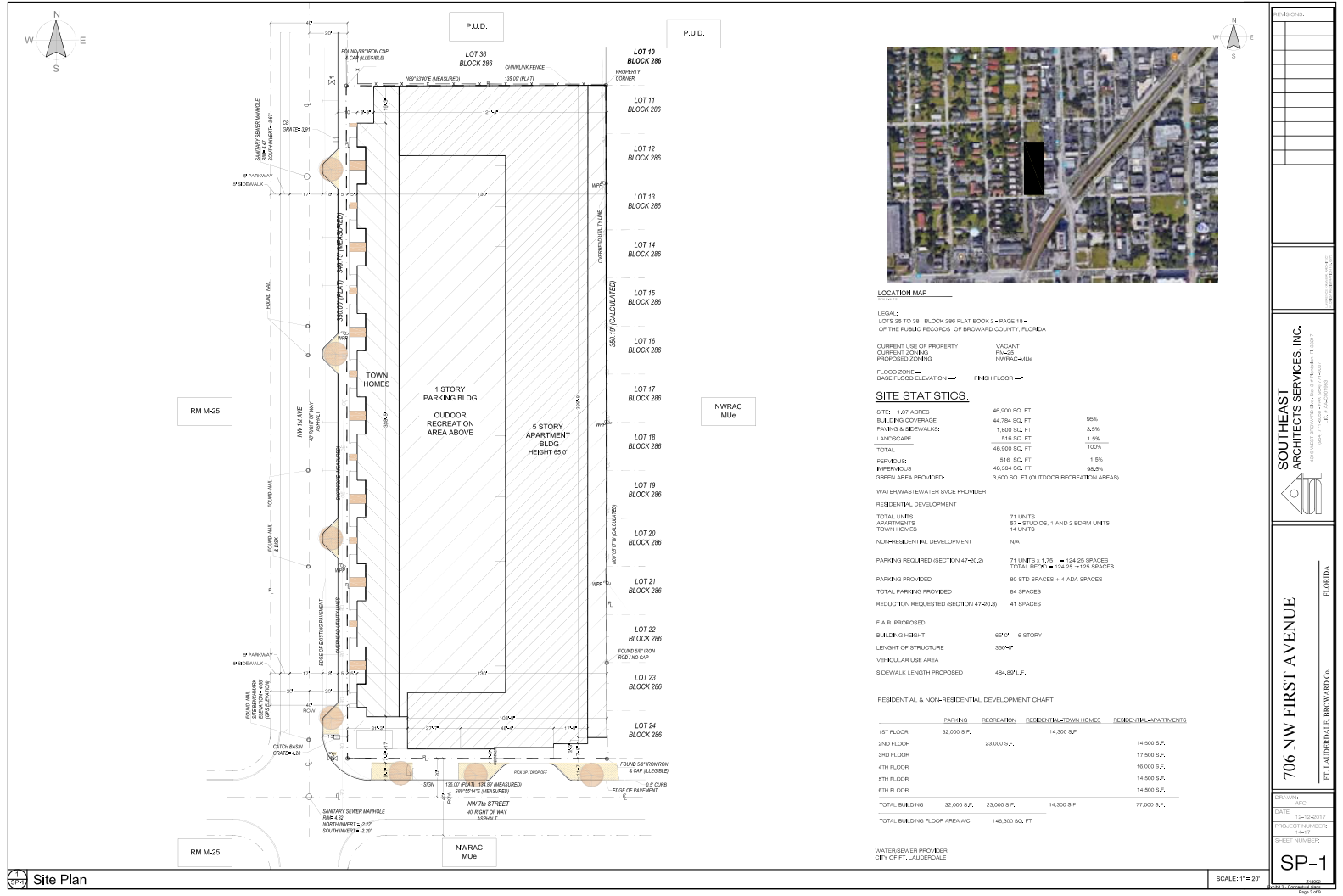
**2. Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning.**

The surrounding area is changing from a derelict commercial and residential neighborhood to a viable urban community. This site is in the heart of this new community. On NE 8<sup>th</sup> Street and N. Andrews Ave. we are proposing for another client a high-rise mixed use project, adjoining this property to the north another developer is proposing a new project and this property is only blocks from new development projects across the tracks at NW 7<sup>th</sup> Street and one block from the NW 6<sup>th</sup> Street, Sistrunk Blvd. redevelopment area. The zoning change requested is a necessary step in the redevelopment of this community.

**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.**

The character of the area proposed is suitable for the uses permitted in the rezoning. The zoning district permits residential multifamily development, our proposed project will be a multifamily midrise building. On west side of NW 1<sup>st</sup> Avenue are 2 story townhome residences, we are proposing a residential development which will be fully compatible with the surrounding community. The site is currently vacant and has been vacant for many years and to the east the abutting property is an old auto shop, the surrounding area has significant challenges but we and our clients see significant changes taking place. With the input and support of the community and the City we also see great potential and an expansion of a vibrant Ft. Lauderdale downtown.










 VIEWS

SHEET NO. _____	
PROJECT NO. _____	
DATE _____	
PROJECT NAME _____	
STREET NAME _____	
SHEET NUMBER <b>A-5</b>	
PROJECT LOCATION 706 NW FIRST AVENUE FT. LAUDERDALE, FLORIDA	
ARCHITECT <b>SOUTHEAST ARCHITECTS SERVICES, INC.</b> 1001 N. W. 10th Ave., Suite 100 Ft. Lauderdale, FL 33304 (954) 577-0000	