



CITY OF FORT LAUDERDALE
Department of Sustainable Development
Urban Design & Planning Division
700 NW 19th Avenue
Fort Lauderdale, FL 33311
Telephone: (954) 828-3266
Fax (954) 828-5858
Website: http://www.fortlauderdale.gov/sustainable_dev/

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:	Deadline, Notes, and Fees
Page 1:	Applicant Information Sheet
Page 2:	Applicant Information Sheet, continued
Page 3:	Required Documentation & Mail Notice Requirements
Page 4:	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.

X 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.

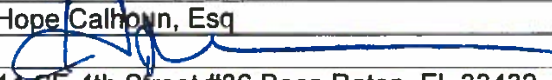
NOTE: To be filled out by Department

Case Number	Z17009
Date of complete submittal	

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

Property Owner's Name	Development4LifePartners, LP.
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	1816 N Dixie Highway, Suite A5 Fort Lauderdale, FL 33305
E-mail Address	N/A
Phone Number	N/A
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

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

Applicant / Agent's Name	Hope Calhoun, Esq
Applicant / Agent's Signature	
Address, City, State, Zip	14 SE 4th Street #36 Boca Raton, FL 33432
E-mail Address	hcalhoun@dmblaw.com
Phone Number	561-405-3324
Letter of Consent Submitted	Yes



Development / Project Name	Gardenia Park
Development / Project Address	Existing: 501 NW 17th Street New: 501 NW 17th Street
Legal Description	Please see attached sketch and legal description.
Tax ID Folio Numbers (For all parcels in development)	494234000150, 494234000270, 494234000280, 494234000180
Request / Description of Project	The builder proposes to construct 46, two story fee simple townhomes.
Applicable ULDR Sections	ULDR Section 47-5.14 ULDR Section 47-5.33
Total Estimated Cost of Project	\$ 9,564,000 (Including land costs)

Future Land Use Designation	Medium-Density Residential
Proposed Land Use Designation	N/A
Current Zoning Designation	RDS-15 and RML-25
Proposed Zoning Designation	RC-15
Current Use of Property	A number of structures formerly used as a church. Currently vacant
Residential SF (and Type)	Type A (1,576 square feet) and Type B (1,816 square feet)
Number of Residential Units	46 units
Non-Residential SF (and Type)	N/A
Total Bldg. SF (include structured parking)	96,990 square feet
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	7,500 square feet minimum	211,421 square feet
Lot Density	15 units per acre	9.5 units per acre
Lot Width	50' minimum	785'
Building Height (Feet / Levels)	35' maximum	22'
Structure Length	200' maximum	110' (5 units), 132' (6 units), 154' (7 units)
Floor Area Ratio	N/A	0.45
Lot Coverage	N/A	58,406 square feet (27.6%)
Open Space	N/A	107,463 square feet
Landscape Area	N/A	107,463 square feet
Parking Spaces	100	115 on site and 19 on adjacent street

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

Setbacks/Yards*	Required	Proposed
Front <input type="checkbox"/> S	25'	20'
Side <input type="checkbox"/> W	10'	30'
Side <input type="checkbox"/> E	10'	15' and 24'
Rear <input type="checkbox"/> N	20'	104'

Page 2: PZB Rezone - Applicant Information Sheet – cont.

APPLICANT MUST INDICATE:

Provide a narrative indicating satisfaction of the following:

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

The proposed RC-15 zoning district is in compliance with the City's Comprehensive Plan. The City's Comprehensive Plan – Land Use Map designates the Property as Residential Medium High. Objective 1.19 of the Comprehensive Plan indicates that development shall be compatible with present neighborhood density and with specific plans for redevelopment. If approved, this rezoning request will result in a Project consistent with the recently adopted Neighborhood Development Criteria. Furthermore, the Project is consistent with Policy 1.19.8 of the Comprehensive Plan in that it is consistent in scale and manor with the existing neighborhood and surrounding areas. Further given the fact that the Property is currently underutilized the Project will add to the character of existing residential neighborhoods and supports the viability of the Property and the area.

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

The Applicant proposes to redevelop the Property in order to develop a new residential townhome (2 story) development on the Property. Currently, the Property is not operating. The rezoning contemplated herein will permit the cohesive development of the Property in a manner that will allow for the creation of a Project that will enhance the aesthetic and useful enjoyment of the surrounding neighborhood. Furthermore, by developing residential units on the Property, the Applicant will be able to create a sense of community by encouraging the use of the adjacent park which will improve the sense of community in the area.

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 proposed RC-15 zoning district is compatible with surrounding zoning districts and uses. Specifically, the surrounding zoning districts support the development of a variety of housing types including townhomes. Specifically, north of the Property is zoned RMM-25, which allows townhomes, multifamily dwellings and cluster dwellings. South and west of the Property are zoned RDS-15 which permits duplexes, cluster dwellings, and various public purpose facilities. Lastly, the area to the east is currently zoned RML-25 which permits cluster dwellings, townhomes, and multifamily dwellings. Consistent with many areas in the City of Fort Lauderdale, the eclectic mix of single family, and multifamily uses creates a healthy mix of housing types which leads to a variety of existing and future residents. If permitted, the rezoning will allow for the appropriate development of a currently underutilized parcel.

As I result of the forgoing, the Applicant respectfully requests the approval of the rezoning request. Thank you.

All applicable provisions of ULDR Sec. 47-9.20 (Rezoning) shall be satisfied.

- A. *Application.* Rezoning to an X district may only be initiated by application of the owner(s) of the property proposed to be rezoned and when the property to be rezoned will be used for business uses with the owner of the business property as co-applicant. The application shall include the following:

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 3: Required Documentation / Mail Notice Requirements

One (1) copy of the following documents:

- Completed application (all pages must be filled out where applicable)
- Mail notification documents
- Proof of ownership (warranty deed or tax record), including corporation documents if applicable
- Property owners signature and/or agent letter signed by the property owner
- Color photographs of the entire property and all surrounding properties, dated and labeled and identified as to orientation.
- One (1) electronic version of complete application and plans in PDF format

Two (2) original sets, signed and sealed, of Pre-PZB plans at 24" x 36"

Thirteen (13) copy sets, of Pre-PZB half-size scaled plans at 12" x 18"

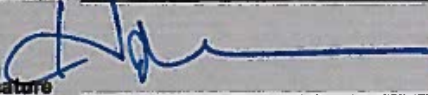
- Narrative** describing project request. Narratives must be on letterhead, dated, and with author indicated.
- Narrative** quoting all applicable sections of the ULDR, with point-by-point responses of how project complies with such criteria. Narratives must be on letterhead, dated, and with author indicated.
- Land Use and Zoning maps** indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- Cover sheet** on plan set to state project name 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.
- Provide separate sketch and legal description of portion of property to be rezoned (if different than entire site).**
- Most current recorded plat** including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. *Note: for Change of Use applications, this is not required.*
- Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.

Note: All copy sets must be clear and legible. If original set is in color, copy sets must also be in color.

Note: Plans must be bound, stapled and folded to 8 1/2" x 11". All non-plan documents should be 8 1/2" x 11" and stapled or bound.

Note: Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details.

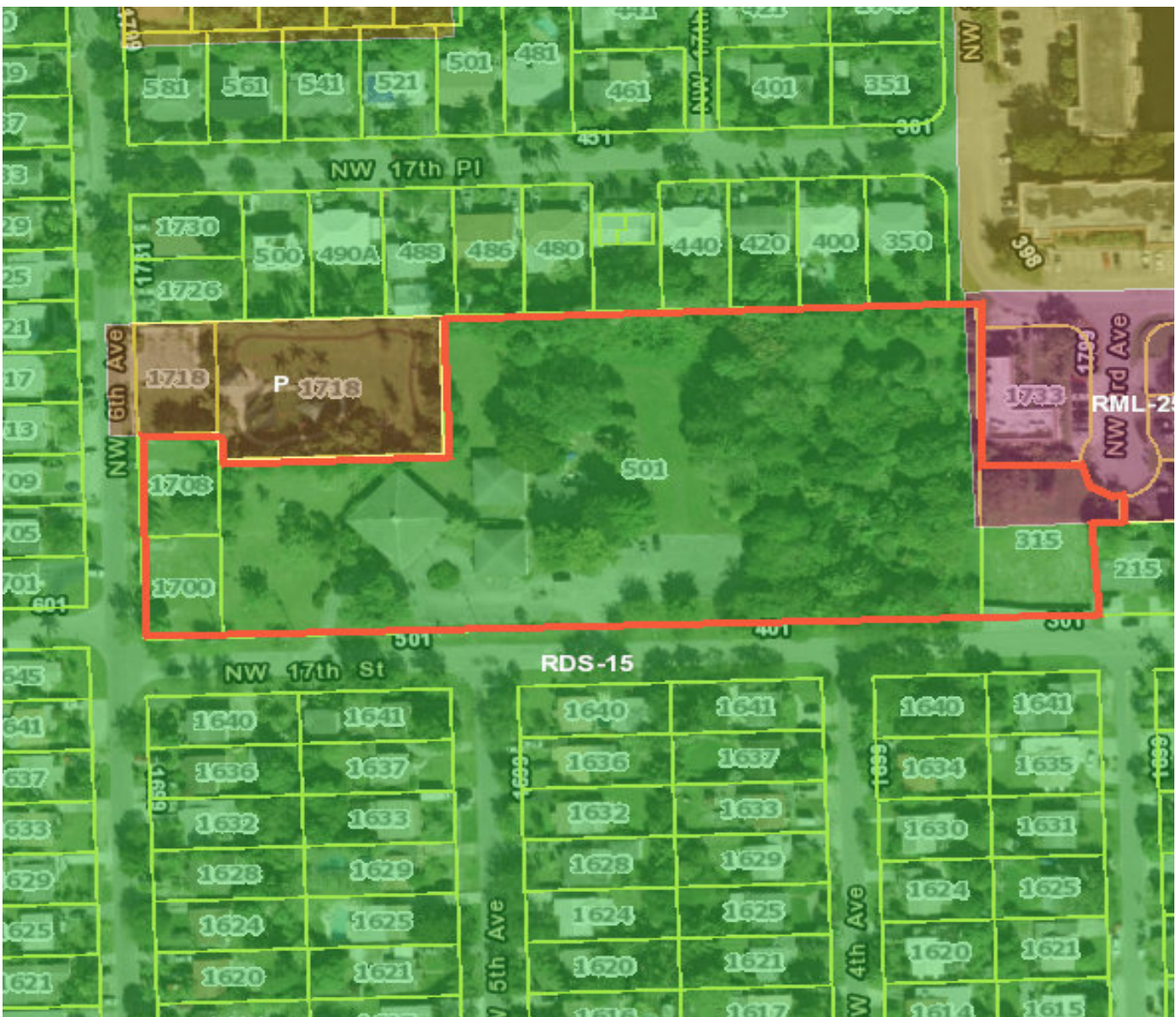
Note: For examples of project narratives, site plan data tables, and renderings required with your application, please refer to the "Submittal Reference Book" available at the Planning & Zoning Department office.

Applicant's Affidavit		Staff Intake Review	
I acknowledge that the Required Documentation and Technical Specifications of the application are met:		For Urban Design & Planning staff use only:	
Print Name	Hope Calhoun	Date	
Signature		Received By	Maria Roque
		Tech. Specs Reviewed By	Nicholas Kalargyros
Date	9/27/18	Case No.	Z17009

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.



Esri, HERE, Garmin, © OpenStreetMap contributors, City of Fort Lauderdale GIS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community, Fort Lauderdale GIS, Sources: Esri, Garmin, USGS, NPS, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the

Z17009: Gardenia Park Location



Map Created by Zoning GIS
0 90 180
Printed on: 8/6/2018



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: (PETITION TO REZONE FROM RDS-15 TO RC15)

ALL OF LOT 3, "BONIELLO PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 49 SOUTH, RANGE 42 EAST AND A PORTION OF THE ADJACENT ROAD RIGHTS-OF-WAY, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 89°58'58" EAST ON THE NORTH LINE OF SAID LOT 3 AND ITS EASTERLY EXTENSION 125.02 FEET TO THE INTERSECTION WITH THE CENTERLINE OF NW 3rd AVENUE AS SHOWN ON SAID PLAT; THENCE ON SAID CENTERLINE, AND CONTINUING ON THE EAST LINE OF SAID LOT 3 SOUTH 00°32'54" WEST 60.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 89°58'58" WEST ON THE SOUTH LINE OF SAID LOT 3, ALSO BEING THE NORTH LINE OF LOT 12 OF SAID PLAT OF "BONIELLO PARK" 23.99 FEET TO THE NORTHWEST CORNER OF SAID LOT 12; THENCE SOUTH 00°32'54" WEST ON THE WEST LINE OF SAID LOT 12 AND ITS SOUTHERLY EXTENSION 115.00 FEET TO THE INTERSECTION WITH THE CENTERLINE OF NW 17th STREET, BEING THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 34, TOWNSHIP 49 SOUTH, RANGE 42 EAST; THENCE NORTH 89°58'58" WEST ON SAID CENTERLINE AND SAID SOUTH LINE FOR 870.35 FEET TO THE INTERSECTION WITH THE CENTERLINE OF NW 6th AVENUE AS SHOWN ON THE PLAT OF "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE NORTH 00°11'07" WEST ON SAID CENTERLINE 224.99 FEET; THENCE NORTH 90°00'00" EAST 96.26 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE SOUTH 00°24'17" WEST ON SAID EAST LINE 26.25 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF NORTH 135 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE NORTH 90°00'00" EAST ON SAID SOUTH LINE 200.00 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 200 FEET OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34; THENCE NORTH 00°24'17" EAST ON SAID EAST LINE 135.00 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34 AND THE WESTERLY EXTENSION OF THE MOST SOUTHERLY LINE OF "MIDDLE RIVER HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 90°00'00" EAST ON SAID NORTH LINE, SAID WESTERLY EXTENSION AND SAID SOUTH LINE 476.21 FEET TO THE NORTHWEST CORNER OF AFOREMENTIONED "BONIELLO PARK" PLAT, SAID POINT ALSO BEING THE INTERSECTION OF THE CENTERLINES OF NW 3rd TERRACE AND NW 17th COURT; THENCE SOUTH 00°32'53" WEST ON THE WEST LINE OF SAID "BONIELLO PARK" 158.98 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA CONTAINING 239,139 SQUARE FEET (5.4899 ACRES).

FILE: D. R. HORTON

SCALE: N/A

DRAWN: BB/L.S.

ORDER NO.: 64286

DATE: 2/13/18; REV 7/9/18

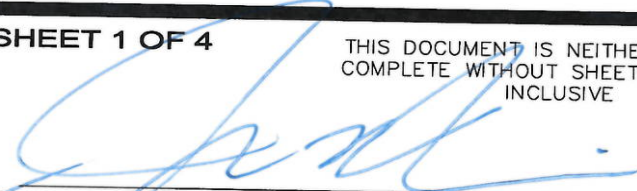
REZONING FROM RDS-15 - RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY
TO RC-15 - RESIDENTIAL SINGLE FAMILY / CLUSTER DWELLINGS

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: GARDENIA PARK

SHEET 1 OF 4

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 THRU 4,
INCLUSIVE

- 
- ☐ 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



SKETCH AND LEGAL DESCRIPTION

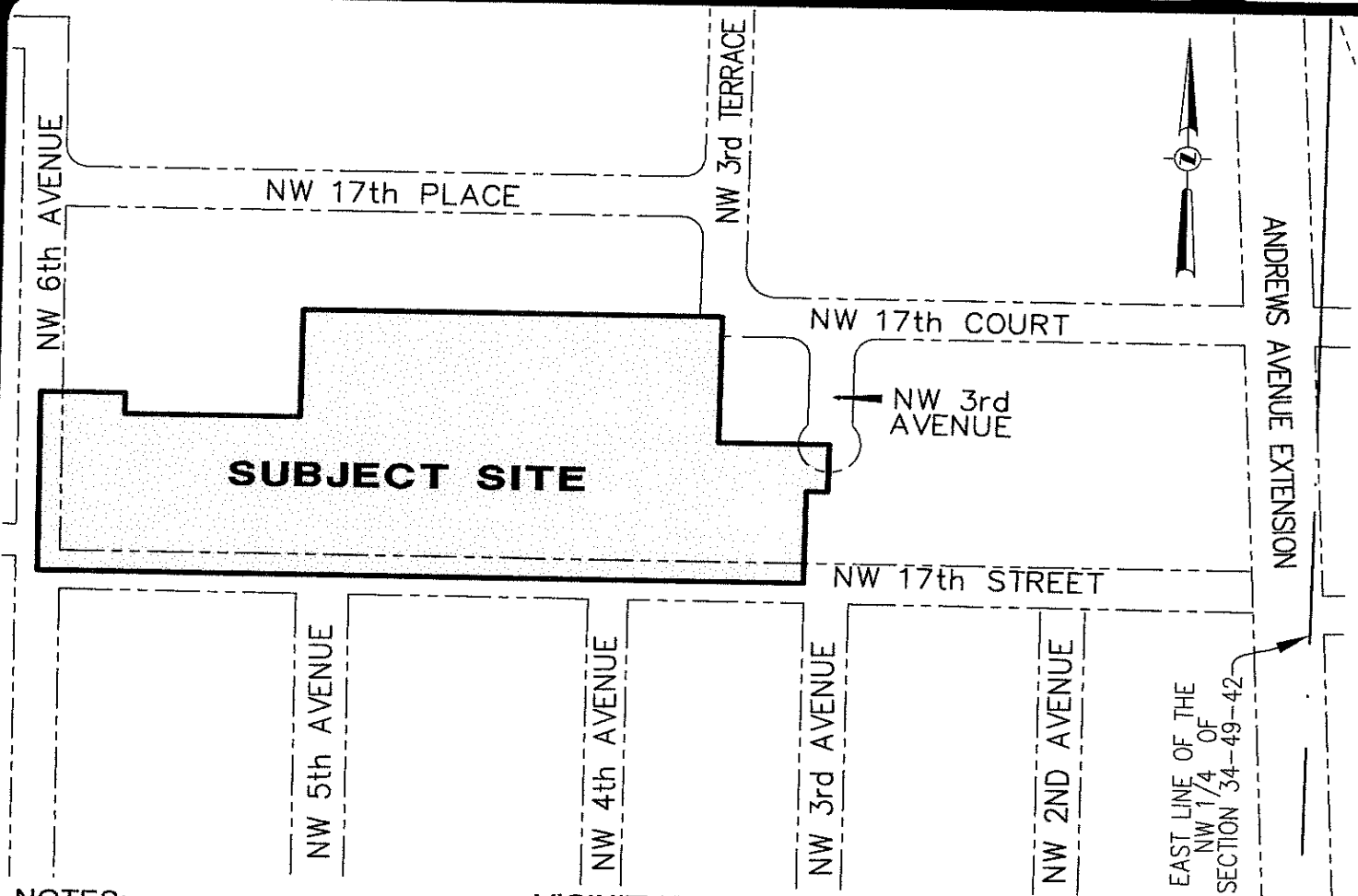
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NOTES:

VICINITY MAP

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF THE SW 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 34-49-42 BEING N90°00'00"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.

FILE: D. R. HORTON

SCALE: 1" = 200'

DRAWN: BB/L.S.

ORDER NO.: 64286

DATE: 2/13/18; REV 7/9/18

**REZONING FROM RDS-15 - RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY
TO RC-15 - RESIDENTIAL SINGLE FAMILY / CLUSTER DWELLINGS**

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: GARDENIA PARK

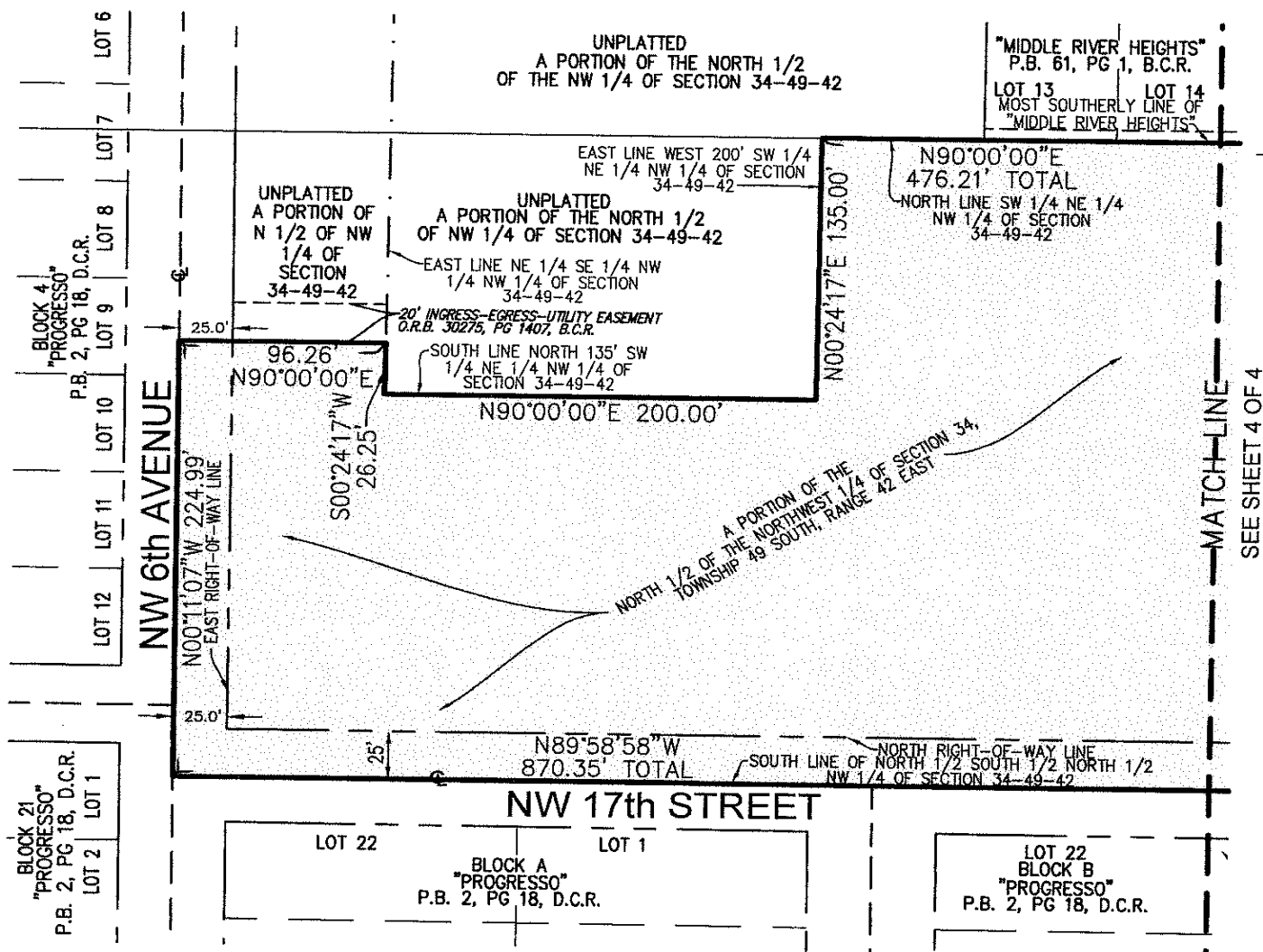
SHEET 2 OF 4

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 THRU 4,
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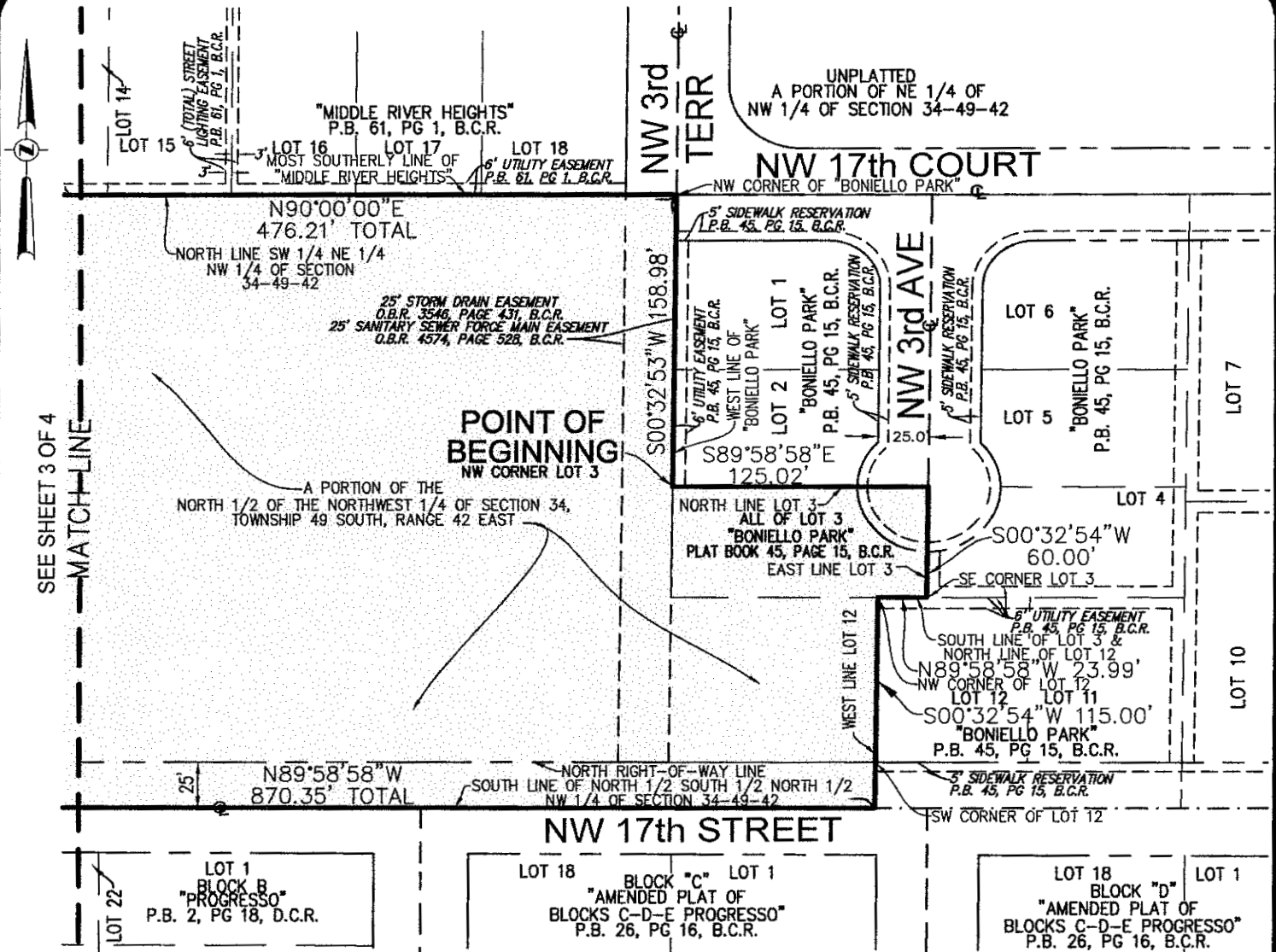
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FILE: D. R. HORTON

SCALE: 1" = 80'

DRAWN: BB/L.S.

ORDER NO.: 64286

DATE: 2/13/18; REV 7/9/18

REZONING FROM RDS-15- RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY
TO RC-15- RESIDENTIAL SINGLE FAMILY / CLUSTER DWELLINGS

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: GARDENIA PARK

SHEET 4 OF 4

LEGEND:

	CENTERLINE
O.R.B.	OFFICIAL RECORDS BOOK
B.C.R.	BROWARD COUNTY RECORDS
D.C.R.	DADE COUNTY RECORDS
P.B.	PLAT BOOK
PG	PAGE

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