



SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

CITY COMMISSION (CC) - GENERAL APPLICATION

Rev: 1 | Revision Date: 2/24/2017 | Print Date: 2/24/2017
I.D. Number: PREID - AR

CITY COMMISSION (CC) General Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet, Required Documentation & Mail Notice Requirements
Page 2: Sign Notification Requirements & Affidavit

DEADLINE: City Commission submittal deadlines are set by the City Clerk and vary by type of application. Contact project planner to determine deadline prior to submittal of complete application.

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.

<input type="checkbox"/> Innovative Development (ID)	\$ 2,640.00
<input type="checkbox"/> Site Plan Level IV	\$ 950.00
<input type="checkbox"/> Site Plan Level II in DRAC/SRAC-SA (Downtown Regional Activity Center / South Regional Activity Center-South Andrews)	\$ 1,920.00
<input type="checkbox"/> Plat / Plat Note Amendment	\$ 540.00 (includes \$90 Final-DRC Fee)
<input type="checkbox"/> Easement Vacation	\$ 560.00 (includes \$90 Final-DRC Fee)
<input type="checkbox"/> ROW Vacation	\$ 830.00 (includes \$100 Final-DRC Fee)
<input type="checkbox"/> Rezoning (In addition to above site plan fee)	\$ 910.00 (includes \$110 Final-DRC Fee)
<input type="checkbox"/> Appeal and/or DeNovo Hearing	\$ 1,180.00
<input type="checkbox"/> Site Plan Deferral	\$ 490.00
<input type="checkbox"/> City Commission Request for Review	\$ 800.00
<input type="checkbox"/> City Commission General Review	\$ 89.00 / Hr.*

*The above fee is calculated at a rate of \$89.00 per hour. Generally these applications take no more than 3 hours total to review (\$267.00), however any additional time required by staff will be charged prior to the City Commission meeting.

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	
Date of complete submittal	

NOTE: To be filled out by Applicant

Property Owner's Name	
Applicant / Agent's Name	
Development / Project Name	
Development / Project Address	Existing: New: 300, 370, 400, 410, 420, 430, 440 SW 27th
Current Land Use Designation	
Proposed Land Use Designation	
Current Zoning Designation	
Proposed Zoning Designation	
GdYVWYWF Yei Ygh	

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.

Page 2: Sign Notification Requirements and Affidavit

SIGN NOTICE

Applicant must **POST SIGNS** for all City Commission hearings of development applications 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: _____ CITY COMMISSION 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 **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 **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)

Owner: Clarkson-Bergman Family Partnership, Ltd.
Developer: Morgan Group Development, LLC
Property Address: 400 SW 27th Avenue
Request: Rezoning

August 3, 2018

I. Background/General Information.

The Morgan Group, Inc. (“Applicant”) is under contract to purchase a 11.199 acre parcel from the Clarkson-Bergman Family Partnership, Ltd. located on the east side of SW 27th Avenue (aka Riverland Road) having an address of 400 SW 27th Avenue (the “Property”). The Property is currently the site of the Sunset Mobile Home Park which consists of approximately 110 mobile homes. An aerial of the site is shown below:



The Applicant is proposing to redevelop the site as a luxury multifamily community consisting of 276 multifamily units. The Property currently has a land use and zoning designation of Residential Medium High (25 units per acre) which is consistent with the proposed use of the Property. However, the property is zoned Mobile Home Park (MHP) which does not allow multifamily residential uses. Therefore, the Applicant is proposing to rezone the Property to RMM-25, consistent with the underlying land use designation of the Property. 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. Plat application (Case No. PL18007). The Plat application was reviewed by the development review committee on June 26, 2018 and is anticipated to be considered by the Planning and Zoning Board in August 2018.

b. Site Plan (Case No. R18043). The site plan application was submitted to the City and the DRC meeting was conducted on June 26, 2018. The Applicant is currently in the process of addressing the DRC comments.

II. Rezoning criteria.

Sec. 47-24.4. - Rezoning

An application for a rezoning shall be reviewed in accordance with the following criteria:

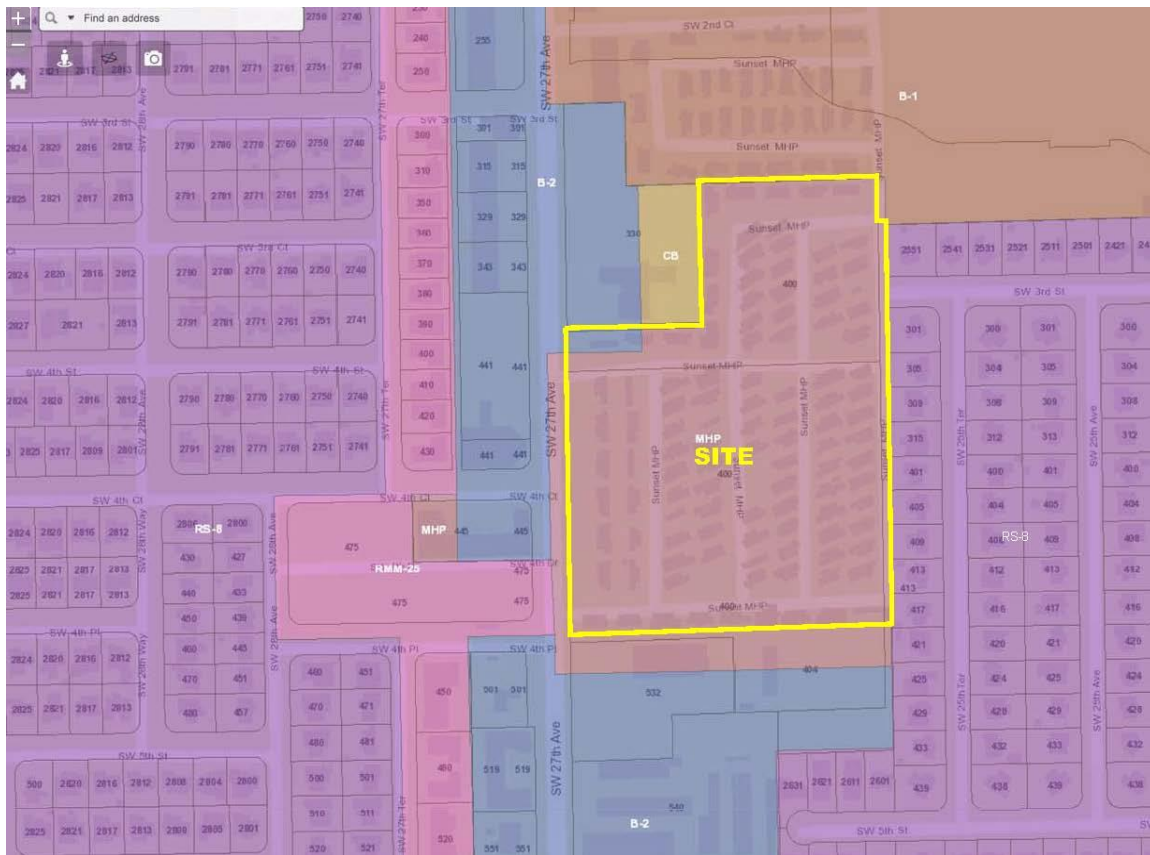
1. The zoning district proposed is consistent with the city's comprehensive plan.

RESPONSE: The City’s Comprehensive Plan Land Use Map designates the Property as “Residential Medium High (25).” The proposed rezoning of the property to RMM-25, is consistent with the land use designation and 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 area in which this property is located is characterized by a mixture of retail, commercial, residential and community facilities uses. The Property immediately to the north was recently constructed with a regional shopping center consisting of a Walmart Supercenter and other retail and restaurant uses. There is a strong presence of retail and residential uses in this area, which make this an ideal site for multifamily residential uses. The proposed zoning district of RMM-25 compliments the existing surrounding zoning districts which are shown on the zoning map below:

ZONING MAP:



The surrounding zoning districts include:

North: B-1, B-2 and CB

South: B-2

East: RS-8

West: RMM-25 and B-2

The proposed zoning district for the Property is compatible with the commercial and residential zoning districts which surround the Property and the re-development of the Property for residential uses will contribute to and support the retail uses 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.

RESPONSE: As noted above, the area is characterized by a mixture of uses which include residential, commercial, retail and community facility uses. The proposed redevelopment of the Property for multifamily residential uses is compatible with

the surrounding uses which are shown on the aerial below and can be characterized as follows:

North: Riverbend Marketplace and Henderson Clinic

South: Kingdom Hall of Jehovah's Witnesses

East: Residential

West: Seventh Day Adventist, Multifamily Residential and Retail



III. Fla. Stat. Chapter 723.081 notice of application for change in zoning.

Section 723.081 states:

723.081 Notice of application for change in zoning.

The mobile home park owner shall notify in writing each mobile home owner or, if a homeowners' association has been established, the directors of the association, of any application for a change in zoning of the park within 5 days after the filing for such zoning change with the zoning authority.

In accordance with the above statute, the required notice to mobile home owners will be provided within 5 days of filing of this rezoning application.

IV. Fla. Stat. 723.083 - concerning government action affecting removal of mobile home owners.

Section 723.083 states:

723.083 Governmental action affecting removal of mobile home owners.

No agency of municipal, local, county, or state government shall approve any application for rezoning, or take any other official action, which would result in the removal or relocation of mobile home owners residing in a mobile home park without first determining that adequate mobile home parks or other suitable facilities exist for the relocation of the mobile home owners.

A study was prepared by The Urban Group which analyzes the availability of mobile home parks or other suitable facilities for the relocation of mobile home owners. The study concluded there are sufficient existing housing opportunities to provide replacement housing for mobile home occupants residing. A copy of the study has been included in the rezoning submittal.

V. Conclusion.

The Proposed rezoning of the Property from MHP to RMM-25 is appropriate and compatible with the surrounding zoning districts, existing uses and consistent with the underlying land use designation.