



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"/> Planned Development District (PDD)	\$ 3,600.00
<input type="checkbox"/> Site Plan Level IV	\$ 1,700.00
<input type="checkbox"/> Site Plan Level II in RAC (Regional Activity Centers - Central Beach, South Andrews, Northwest)	\$ 2,900.00
<input checked="" type="checkbox"/> Plat	\$ 1,100.00 (\$450 Final-DRC Fee)
<input type="checkbox"/> Easement Vacation	\$ 1,100.00 (\$600 Final-DRC Fee)
<input type="checkbox"/> ROW Vacation	\$ 1,050.00 (\$600 Final-DRC Fee)
<input checked="" type="checkbox"/> Rezoning (In addition to above site plan fee)	\$ 1,750.00 (\$250 Final-DRC Fee)
<input type="checkbox"/> Appeal and/or DeNovo Hearing	\$ 3,150.00
<input type="checkbox"/> Site Plan Deferral	\$ 1,050.00
<input type="checkbox"/> City Commission Request for Review	\$ 1,200.00
<input type="checkbox"/> City Commission General Review	\$ 150.00 / Hr.*

*The above fee is calculated at a rate of \$150.00 per hour. Generally these applications take no more than 3 hours total to review (\$450.00), however any additional time required by staff will be charged prior to the City Commission meeting.

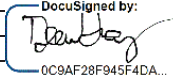
Page 1: City Commission Submittal Requirements

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	Pamela Kay Hayes, as trustee of the Robert L. Elmore July 2010 Revocable Trust	
Applicant / Agent's Name	Deena Gray, Esq. for Greenspoon Marder LLP	
Development / Project Name	2980 W. State Road 84	
Development / Project Address	<u>Existing:</u> 2980 W. State Road 84, Fort Lauderdale, FL 33312	<u>New:</u> 
Current Land Use Designation	Industrial	
Proposed Land Use Designation	Industrial	
Current Zoning Designation	County Intense Manufacturing/Industrial ("M-3") & City Heavy Commercial/Light Industrial Business ("B-3")	
Proposed Zoning Designation	City General Industrial ("I")	
Specific Request	Rezoning & Plat	

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.



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.

____ **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.

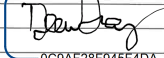
NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

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

Property Owner's Name	Pamela Kay Hayes, as trustee of the Robert L. Elmore July 2010 Revocable Trust
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	900 NW 8 Avenue, Fort Lauderdale, FL 33311-7208
E-mail Address	
Phone Number	
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	Deena Gray, Esq. for Greenspoon Marder LLP	DocuSigned by: 
Applicant / Agent's Signature		
Address, City, State, Zip	200 East Broward Blvd., Suite 1800, Fort, Lauderdale, FL 33301	
E-mail Address	Deena.Gray@gmlaw.com	
Phone Number	(954) 527-2443	
Letter of Consent Submitted	Please see attached	

Development / Project Name	2980 W State Road 84
Development / Project Address	<u>Existing:</u> 2980 W. State Road 84, Fort Lauderdale, FL 33312 <u>New:</u> Same
Legal Description	Please see attached Personal Representative's Deed
Tax ID Folio Numbers (For all parcels in development)	504220000200, 504220000240, and 504220000245
Request / Description of Project	Dry Dock Storage, Dock, and Related Improvements
Applicable ULDR Sections	Please see attached Narrative
Total Estimated Cost of Project	\$ (Including land costs)
Future Land Use Designation	Industrial
Proposed Land Use Designation	Industrial
Current Zoning Designation	County Intense Manufacturing/Industrial ("M-3")
Proposed Zoning Designation	City General Industrial ("I")
Current Use of Property	Vacant
Residential SF (and Type)	N/A
Number of Residential Units	N/A
Non-Residential SF (and Type)	133,535 SF
Total Bldg. SF (include structured parking)	133,535 SF
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	No Minimum	369,419 sf (8.48 acres)
Lot Density	70% Maximum	133,535 SF
Lot Width	No Minimum	Varies - 126.7' Min.
Building Height (Feet / Levels)	150' Maximum	98'-5"
Structure Length		+/- 450'
Floor Area Ratio	None - No Minimum	0.36
Lot Coverage		55,480 SF (1.27 acres) (15%)
Open Space		243,130 SF (5.58 acres) (65.8%)
Landscape Area	73,883 sf (20%)	148,650 SF (3.41 ac) (40.2%)
Parking Spaces	35 (0.2/dry storage space)	84

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

Setbacks/Yards*	Required	Proposed
Front [N]	5' Min.	10'
Side [E]	0'	10.80'
Side [W]	0'	-
Rear [S]	0'	23.05'

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.*

Please see attached narrative.

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

Please see attached narrative.

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.*

Please see attached narrative.

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 2 PZB Rezone - Applicant Information Sheet – cont.

3. A general vicinity map consisting of an eight and one-half (8½) inch by eleven (11) inch street map at a scale of not less than one (1) inch equals five hundred (500) feet identifying the parcel proposed to be rezoned and, if business is proposed, the business property to which the exclusive use property is to be joined, and all lots located within a seven hundred (700) foot radius of the parcel to be rezoned. The map shall show existing zoning, all residential uses and the heights of all structures in the seven hundred (700) foot area.
4. An area map showing the parcel proposed for rezoning and all new, existing or proposed redevelopment. If the parcel to be rezoned exclusive use is to be used as a parking facility which will serve a particular use, the area map shall show all new, existing or proposed redevelopment on the site which the parking is intended to serve. If the parcel is to be used for a business use, the area map shall show the business property to which the property proposed for exclusive use will be joined.
5. A site plan for the proposed use which shows how the proposed use will meet the performance criteria provided herein including if applicable, elevations, surrounding commercial and residential areas, location and sizes of signs, location of landscaping and other buffers, and vehicular and pedestrian movement between the proposed parcel to be rezoned and the surrounding areas.
6. All studies required to be submitted as provided in this section

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

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 I acknowledge that the Required Documentation and Technical Specifications of the application are met:		Staff Intake Review For Urban Design & Planning staff use only:	
Print Name <u>DAMELA KAY HAYES, TRUSTEE</u>	Date _____		
Signature <u>Dameela Kay Hayes, Trustee</u>	Received By _____		
Date <u>5/7/20</u>	Tech. Specs Reviewed By _____		
	Case No. _____		

MAIL NOTIFICATION

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US Crane & Rigging
Rezoning Narrative/Justification - 2980 W. State Road 84

U.S. Crane & Rigging LLC ("Applicant") is under contract with the current owner to purchase property located at 2980 W. State Road 84 in the City of Fort Lauderdale ("City"), Broward County ("County"). The Property can be further identified by Broward County folio numbers 5042-20-00-0200, 5042-20-00-0240, and 5042-20-00-0245 (collectively referred to as the "Property"). The Property is currently vacant and is zoned County Intense Manufacturing/Industrial (M-3) with a portion zoned City Heavy Commercial/Light Industrial Business (B-3), with a future land use designation of Industrial. The Applicant is requesting that the City rezone the Property from County Intense Manufacturing/Industrial ("M-3") and City Heavy Commercial/Light Industrial Business (B-3) to the City's General Industrial District ("I"). In conjunction with this site plan application, the Applicant is also requesting to plat the Property. It should be noted that the Applicant also owns the contiguous property located within the City of Dania Beach which can be identified by Broward County folio numbers 5042-21-90-0122 and 5042-21-90-0123. These contiguous properties that are located within the City of Dania Beach are zoned General Industrial ("I-G"). An industrial warehouse building is proposed on the City of Dania Beach portion of the site.

The Applicant is a family-owned and operated company with approximately 400 employees based in New York. The Applicant provides a wide-range of services including warehousing, high-rise cranes and rigging operations, crane and vehicle storage, crane rentals and a large regional precast operation. The Applicant is expanding its company to South Florida and is proposing to offer its services in the City of Fort Lauderdale and the City of Dania Beach.

As outlined herein, the rezoning application satisfies all of the requirements of Unified Land Development Regulation ("ULDR") Section 47-24.4.D.

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

The proposed I zoning district is in compliance with the City's Comprehensive Plan. The Property has an Industrial land use designation. Such a designation encourages activities within land areas predominately connected with manufacturing, assembly,

Boca Raton Denver Ft. Lauderdale Iselin Las Vegas Los Angeles Miami Naples
New York Orlando Phoenix Portland San Diego Tallahassee Tampa West Palm Beach

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process, and storage of products. Further, given that the existing zoning designation is industrial, but has a County designation of M-3 which is the County's zoning district for intense manufacturing and industrial uses, as well as a City zoning designation of Heavy Commercial/Light Industrial Business of B-3, the rezoning serves to bring the Property into compliance with the City's industrial zoning district. Furthermore, the proposed I zoning is intended to provide for the location of an industrial establishment dependent upon accessibility to major trafficways, in a manner which maintains and improves the character of the major arterials of the City. If approved, this rezoning request will result in the Property being developed as an appropriate use for the site. The proposed rezoning is consistent with the intent and purposes of the City's I zoning district in that the proposed development will promote the character of existing uses in the surrounding area and at the same time will support the industrial viability of the Property as well as employment in the City. The proposed rezoning of the Property is consistent with the existing industrial land use as the Applicant is simply rezoning the Property from the County M-3 industrial zoning district and the City B-3 Heavy Commercial/Light Industrial Business zoning district to the City's I general industrial zoning district and as such the atmosphere will be consistent for the area. To this end, the proposed rezoning to the City's I zoning district forwards the goals, objectives and policies of the City's comprehensive plan.

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

The Applicant proposes to rezone the Property in order to develop an industrial use on the Property. The rezoning contemplated herein will permit the cohesive development of the overall site that also contains the Dania Beach properties in a manner that will allow for the creation of an operation that will enhance the City and bring activity and employment to the City. It has been the intent of the City to expand the depth of industrial uses which promote opportunities for the retention and expansion of economic activities associated with manufacturing, processing, assembly plants and their support enterprises for warehouse, storage, distribution, as well as research and development. The proposed rezoning is intended to not only be consistent with but to forward the intent of the City's redevelopment plans and contribute to the overall improvement and revitalization of this targeted area. The revitalization envisioned will increase the City's tax base and provide for an urban form consistent with the character of development in the surrounding area that will help to stimulate additional development in the area that will improve the economic conditions in the surrounding community and the City as a whole. The proposed rezoning will bring the Property into conformity with the City's I zoning district as well as the character of development 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.

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The proposed I rezoning is compatible with surrounding zoning districts and uses. The Property is currently zoned M-3 which is the County's intense industrial zoning district. A portion of the Property is also zoned B-3 which is the City's Heavy Commercial/Light Industrial Business zoning district. The Property also abuts the I-G general industrial zoning district situated within the City of Dania Beach. The surrounding zoning districts support the rezoning contemplated herein in that this rezoning will create consistency that is in harmony with the surrounding zoning districts and uses. As such, the rezoning is suitable for the area and consistent with the intent and purposes of the City's I zoning district in that improvements will be made that support the character of the City while at the same time revitalize the Property.

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