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
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 it 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: Development-Life Partners LP
Property Owner's Signature: 
Address, City, State, Zip: 1816 N. Dixie Highway, Suite A3 Ft. Lauderdale, FL 33305
E-mail Address: 
Phone Number: 

Proof of Ownership: [X] Warranty Deed or [ ] Tax Record

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

Applicant / Agent's Name: Hope Garnham
Applicant / Agent's Signature: 
Address, City, State, Zip: 14 S.E.- 4th Street #36 Boca Raton. FL 33432
E-mail Address: hcalhoum@dmblaw.com
Phone Number: 361-405-3324

Letter of Consent Submitted: Yes

Development / Project Name: GARDENIA PARK
Development / Project Address: Evoisto 501 NW 17th St. 33311
Legal Description: Please see attached legal and survey

Tax ID Folio Numbers: 494234000150, 494234000270, 494234000280, 494234000180

Request / Description of Project: The builder proposes to construct 49, two story townhomes. They will be sold for simple.

Applicable ULDR Sections: Article II, Sec. 47 - 5.14 & Sec. 47 - 5.33

Total Estimated Cost of Project: $9,564,000 (including land costs)

Future Land Use Designation: Medium - 15
Proposed Land Use Designation: Medium - 15
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. They are currently abandoned.

Residential SF (and Type): Type A units = 1576 S.F. under air, Type B units = 1816 S.F. under air TOWNHOMES

Number of Residential Units: 49 units
Non-Residential SF (and Type): N/A

Total Bldg. SF (include structures previously N/A)
Site Adjacent to Waterway: [ ] Yes [X] No

Dimensional Requirements

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size (SF / Acreage)</td>
<td>7500 S.F.</td>
<td>211,421 S.F.</td>
</tr>
<tr>
<td>Lot Density</td>
<td>15,000 S.F.</td>
<td>10,000 S.F.</td>
</tr>
<tr>
<td>Lot Width</td>
<td>30' minimum</td>
<td>765'</td>
</tr>
<tr>
<td>Building Height (Feet / Levels)</td>
<td>35', 2-story</td>
<td>22', 2-story</td>
</tr>
<tr>
<td>Structure Length</td>
<td>200' maximum</td>
<td>110' for 5 units, 132' for 6 units, 154' for 7 units</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>N/A</td>
<td>0.45</td>
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<tr>
<td>Lot Coverage</td>
<td>N/A</td>
<td>58,406 S.F. (27.6%)</td>
</tr>
<tr>
<td>Open Space</td>
<td>N/A</td>
<td>107,463 S.F.</td>
</tr>
<tr>
<td>Landscape Area</td>
<td>N/A</td>
<td>107,463 S.F.</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>100</td>
<td>115 on site, 19 on adjacent streets</td>
</tr>
</tbody>
</table>

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

Seabacks/Yards:

<table>
<thead>
<tr>
<th>Backset</th>
<th>Required</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td>Front</td>
<td>25'</td>
<td>30'</td>
</tr>
<tr>
<td>Side</td>
<td>10'</td>
<td>30'</td>
</tr>
<tr>
<td>Side</td>
<td>15'</td>
<td>15' and 24'</td>
</tr>
<tr>
<td>Rear</td>
<td>20'</td>
<td>10'</td>
</tr>
</tbody>
</table>

Updated: 12/10/2015
PZB RezoneApp
APPLICANT MUST INDICATE:
Provide a narrative indicating satisfaction of the following:

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

   SEE ATTACHED

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

   SEE ATTACHED

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.

   SEE ATTACHED

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 47.74, 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.
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

<table>
<thead>
<tr>
<th>Additional property owners who wish to be included in the request, if applicable. Use additional sheets if necessary.</th>
</tr>
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<tbody>
<tr>
<td><strong>Name and Signature</strong></td>
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</table>
One (1) copy of the following documents:

X Completed application (all pages must be filled out where applicable)
X Mail notification documents
X Proof of ownership (warranty deed or tax record) including corporation documents if applicable
X Property owners signature and/or agent letter signed by the property owner
X Color photographs of the entire property and all surrounding properties, dated and labeled and identified as to orientation
X 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"

X Narrative describing project request. Narratives must be on letterhead, dated, and with author indicated.
X 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.
X 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.
X Cover sheet or plan set to state project name and table of contents.
X 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.
X Provide separate sketch and legal description of portion of property to be rezoned (if different than entire site).
X 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.
X 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.

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**Applicant’s Affidavit**

I acknowledge that the Required Documentation and Technical Specifications of the application are met:

<table>
<thead>
<tr>
<th>Print Name</th>
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<tbody>
<tr>
<td>Signature</td>
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<td></td>
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</tr>
<tr>
<td>Date</td>
<td>Maria Roque</td>
<td>Nicholas Kalargyros</td>
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</tbody>
</table>

**Staff Intake Review**

For Urban Design & Planning staff use only:

<table>
<thead>
<tr>
<th>Received By</th>
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<tbody>
<tr>
<td>Tech. Spec.</td>
<td>Reviewed By</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Case No.</td>
<td>Z17009</td>
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**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.
DISTRIBUTION: The City of Fort Lauderdale, Urban Design & Planning will mail all notices prior to the public hearing meeting data, as outlined in Section 47-27.
SIGN NOTICE

Applicant must POST SIGNS 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 excluding 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:__________________________

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) referred to 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__________, 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 UDR, I will forfeit my sign deposit__________________________(Initial here)

________________________
Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)

Updated: 12/10/2015
**REQUEST:** Rezoning from Residential Single Family / Medium Density District (RDS-15) and Residential Low Rise Multifamily/Medium High Density District (RML-25) to Residential Single Family Cluster Dwellings/Medium Density District (RC-15)

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Z17009</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Development 4Life Partners, LP.</td>
</tr>
<tr>
<td>General Location</td>
<td>501 NW 17th Street</td>
</tr>
<tr>
<td>Property Size</td>
<td>211,421 square feet / 4.85 acres</td>
</tr>
<tr>
<td>Existing Zoning</td>
<td>Residential Single Family / Medium Density District (RDS-15) and Residential Low Rise Multifamily/Medium High Density District (RML-25)</td>
</tr>
<tr>
<td>Proposed Zoning</td>
<td>Residential Single Family Cluster Dwellings/Medium Density District (RC-15)</td>
</tr>
<tr>
<td>Existing Use</td>
<td>Vacant</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Townhouse Development</td>
</tr>
<tr>
<td>Future Land Use Designation</td>
<td>Medium Density Residential</td>
</tr>
</tbody>
</table>
| Applicable ULDR Sections | Section 47-5.14. - List of permitted and conditional uses, RC-15 Residential Single Family / Cluster Dwellings / Low Medium Density District  
Section 47-24.4 Rezoning Criteria |
| Notification Requirements | Section 47-27.6 Sign Notice 15 days prior to meeting  
Section 47-27.6 Mail Notice (300 foot radius)  
10 days prior to meeting  
Section 47-27.4 Public Participation |
| Project Planner | Nicholas Kalargyros, Planner II |

**PROJECT DESCRIPTION:**
The applicant is requesting to rezone approximately 4.85 acres of land located on the north side of NW 17th Street, east of NW 6th Avenue, south of NW 17th Court and west of NW 3rd Avenue from Residential Single Family / Medium Density District (RDS-15) and Residential Low Rise Multifamily/Medium High Density District (RML-25) to Residential Single Family Cluster Dwellings/Medium Density District (RC-15) to allow for a future townhouse development. A site plan proposing townhouses may not be reviewed by staff until the site is rezoned to a district which allows townhouses as a permitted use. Any proposed development on the site would be reviewed as part of the site plan review process. A sketch and legal of the property proposed to be rezoned is included in the plan set as part of Exhibit 1. The associated plat (Case Number: PL17007) is also scheduled on this agenda.

**REVIEW CRITERIA:**
As per Section 47-24.4.D of the City's Unified Land Development Regulations (ULDR), 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:
   Please refer to analysis in the Comprehensive Plan Consistency section herein.

2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration;

   The proposed rezoning would support standards that target redevelopment, while maintaining community character. The proposed use is consistent with the underlying land use and neighboring zoning districts. The proposed zoning district requires criteria and design
standards that collectively guide the design of the streetscape, open space, and compatible building design.

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 surrounding properties have a land use designation of “Medium Density Residential” to the north, east, south and west of the property, a “Medium-High Density Residential” designation northeast, and “Parks” designation northwest of the property, with zoning classifications of “RDS-15” north, east, south and west of the property, “RML-25” east of the property, “Residential Mid Rise Multifamily/Medium High Density (RMM-25)” northeast of the property and “Park” northwest of the property. Existing adjacent uses include existing residential duplexes and multifamily residential buildings to the north, east and west of the property and single family residential homes to the south.

The proposed rezoning introduces townhouses as a new permitted use to the area which bridges the missing middle density between duplexes and multifamily residential uses and the surrounding area generally supports this use. Additional permitted uses would include new cluster dwellings, zero-lot-line dwellings, and two family/duplex dwellings. Please refer to Table 1 below for a comparison of permitted uses in each district.

The recently adopted code changes titled “Neighborhood Design Criteria Revisions (NDCR)”, which went into effect in June of 2017 incorporate specific criteria to help address common concerns focused on more positive redevelopment as it relates to two-family/duplex, townhouse and cluster residential developments. The key design elements which will be assessed as part of site plan review for new projects include evaluation of garages, front entries, vehicular area pavement and landscaping, which all have significant impact on neighborhood character. The amended code allows property owners to redevelop their properties in a more compatible manner, while adding value to neighborhoods. The additional permitted uses must adhere to the adopted specific use requirement standards for any proposed:

Cluster Dwellings (Section, 47-18.9);
Zero-Lot-Line Dwellings (Section, 47-18.38);
Two Family/Duplex Dwellings (Section, 47-18.45); and
Townhouses (Section, 47-18.33)

Table 1: Permitted Uses Comparison

<table>
<thead>
<tr>
<th>EXISTING ZONING</th>
<th>PROPOSED ZONING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Single Family/Medium Density District (RDS-15)</td>
<td>Residential Low Rise Multifamily/Medium High Density District (RML-25)</td>
</tr>
<tr>
<td>Residential Single Family Cluster Dwellings/Medium Density District (RC-15)</td>
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</tr>
</tbody>
</table>

One (1) Single Family Dwelling, Standard
Existing Cluster Dwellings
Existing Two Family/Duplex Dwellings
Existing Zero-lot-line Dwellings

One (1) Single Family Dwelling, Standard
Cluster Dwellings
Zero-lot-line Dwelling
Two Family/Duplex Dwellings
Townhouses
Coach Home
Multifamily Dwelling

One (1) Single Family Dwelling, Standard
Cluster Dwellings
Zero-lot-line Dwelling
Two Family/Duplex Dwellings
Townhouses
Existing Dwelling Units

Comprehensive Plan Consistency:
The property is designated Medium Density Residential on the City’s Future Land Use Map. The proposed zoning district, RC-15 and associated uses are consistent with the underlying land use. The existing zoning RDS-15 and proposed zoning district of RC-15 both have a maximum density.

Case: Z17009
Page 2 of 3
February 21, 2018
of 15 dwelling units per acre. Although the majority of the site is zoned RDs-15, a small portion is zoned RML-25; however, the underlying land use remains the same with medium density residential land use, which has a maximum density of 15 units per acre. The proposed rezoning will bring this portion of the site into compliance with the underlying land use. Furthermore, the proposed rezoning provides for a transition between the commercial business uses along Andrews Avenue and the single family residential within the neighborhood.

The rezoning is also generally consistent with the City’s Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Objective 1.19: continue to evaluate and revise existing zoning in established single family neighborhoods to be consistent with existing density, scale and intensity. The proposed zoning district is consistent with the existing density, scale and intensity in that the proposed district maintains the same density, scale and intensity as the current zoning district.

The applicant has provided narrative responses to all criteria, which are attached to the plan sets as part of Exhibit 2. Staff concurs with applicant’s assessment.

**Public Participation**
The rezoning request is subject to the public participation requirements established in ULDR Section 47-27.4. According to the applicant, they have held public participation meetings during the South Middle River Civic Association monthly meetings on April 25th, 2017 and October 24th, 2017 providing neighbors an opportunity to learn about the proposed project. The current property owner hosted a meeting at the site on November 8th, 2017 to present changes based on past neighbor input.

The applicant’s public participation summary and affidavits are provided as Exhibit 3.

**STAFF FINDINGS:**
Staff recommends the Board approve this request consistent with:

ULDR Section 47-5.14, - List of permitted and conditional uses, RC-15 Residential Single Family/Cluster Dwellings/Low Medium Density District; and,
ULDR Section 47-24.4, - Rezoning Criteria

**PLANNING & ZONING BOARD REVIEW OPTIONS:**
If the Planning and Zoning Board determines that the application meets the criteria as provided in this section, the Planning and Zoning Board shall recommend that the rezoning be approved or recommend a rezoning to a more restrictive zoning district than that requested in the application if necessary to ensure compliance with the criteria for the rezoning and if consented to by the applicant.

If the Planning and Zoning Board determines that the application does not meet the criteria provided for rezoning or if the applicant does not consent to a more restrictive zoning district, the Planning and Zoning Board shall deny the application and an appeal to the City Commission may be filed by the applicant in accordance with Section 47-26.8, Appeals.

**EXHIBITS:**
1. Location, Sketch and Legal of Property
2. Applicant’s Narrative Responses
3. Applicant’s Summary of Public Participation Meetings
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@puliceandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

LEGAL DESCRIPTION:

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, 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 FOR 90.02 FEET TO THE NORTHEAST CORNER OF SAID LOT 3 AND A POINT ON THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE NORTHEASTERLY, TO WHICH A RADIAL LINE BEARS NORTH 89°58'37" WEST, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF NW 3RD AVENUE AS SHOWN ON SAID PLAT; THENCE ON THE EASTERLY BOUNDARY OF SAID LOT 3, THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) SOUTH-EASTERLY ON SAID WESTERLY RIGHT-OF-WAY LINE AND ON THE ARC OF SAID CURVE HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 89°28'29", FOR AN ARC LENGTH OF 54.66 FEET; (2) SOUTH 00°32'54" WEST 25.00 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 FOR 90.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12 AND THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF NW 17TH STREET, SAID LINE LYING 25.00 FEET NORTH OF AND PARALLEL TO 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 NORTH RIGHT-OF-WAY LINE AND SAID PARALLEL LINE FOR 845.67 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF NW 6TH AVENUE AS SHOWN ON "PROGRESO", 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 EAST RIGHT-OF-WAY LINE 199.99 FEET; THENCE NORTH 90°00'00" EAST 71.26 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE SOUTH 00°24'17" WEST ON SAID EAST LIN 26.25 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF NORTH 135 FEET OF THE SOUTHWEST 1/4 OF THE NORTH 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 NORTH 1/4 OF THE NORTHWEST 1/4 OF SAID 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 211,421 SQUARE FEET (4.8536 ACRES).

FILE: D. R. HORTON

SCALE: N/A DRAWN: BB

ORDER NO.: 642--

DATE: 2/13/18

REZONING FROM R5-15- RESIDENTIAL, SINGLE FAMILY MEDIUM DENSITY TO R6-15- RESIDENTIAL, SINGLE FAMILY CLUSTER DWELLINGS

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: GARDENIA PARK

□ 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

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

NOTES:
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
ORDER NO.:  642--
DATE:  2/13/18
REZONING FROM R-5 - RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY
TO RC-15 - RESIDENTIAL SINGLE FAMILY / CLUSTER DWELLINGS
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
FOR:  GARDENIA PARK

LEGEND:
Q  CENTERLINE
O.R.B.  OFFICIAL RECORDS BOOK

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 4, INCLUSIVE
Development 4Life Partners, LP is the owner of the +/- 4.85-acre site located at 501 NW 17th Street (Folio #’s 49-42-34-00-0160; 49-42-34-00-0180; 49-42-34-00-0270 and 49-42-34-00-0280), which is generally located on the northeast corner of NW 17th Street & NW 6th Avenue in the City of Fort Lauderdale (“Property”). D. R. HORTON (“Applicant”) intends to construct 49 two story townhomes (“Project”) on the property. The property is currently zoned RDS-15, Residential Single Family/Medium Density District and has an underlying land use designation of Residential Medium. Currently there are a few existing abandoned buildings on the property that previously operated as a church but has been closed for many years and the remaining site is vacant land with a portion of it covered with overgrown vegetation (an area approximately 30% of the entire site). In order to develop the project, the Applicant is seeking to rezone the Property from RDS-15 to RC-15.

In accordance with Section 47-24.4.D. of the City’s Unified Land Development Regulations, Applicant will demonstrate that: (1) The zoning district proposed is 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 and (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.

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

The proposed rezoning is consistent with the City’s Comprehensive Plan. As mentioned above, the Property is currently designated as Residential Medium in the City’s Future Land Use Map, which permits up to fifteen (15) dwelling units per net acre. The proposed Rezoning RC-15 district has a maximum density of fifteen (15) dwelling units per net acre, which is consistent with the density permitted by the Residential Medium category of the City's Comprehensive Plan. The Project proposes a density of 10.10 units per acre, consistent with the underlying land use designation. If approved, this rezoning request will result in a Project consistent with the recently adopted Neighborhood Development Criteria and given the fact that the Property is...
currently underutilized development of the Property will add to the character of existing
residential neighborhoods and support the viability of the Property and the area.

The rezoning further complies with Future Land Use Objectives and Policies of the
Comprehensive Plan as follows:

**Objective 1.19:** Neighborhood Compatibility – In existing neighborhoods, development shall
be compatible with present neighborhood density and with specific plans for redevelopment
and revitalization.

**Policy 1.19.8:** The scale and mass of new development should be consistent with existing
neighborhoods.

2) The changes anticipated by the proposed rezoning will not adversely impact the character
of development in or near the area under consideration

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. The Applicant proposes to redevelop a vacant and
underutilized Property with a high quality new residential two-story townhomes development,
which may encourage additional improvement and/or redevelopment of nearby properties.
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.

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, Residential Single Family/Cluster Dwellings/Low Medium Density Zoning
District is compatible with surrounding zoning districts and uses. This district allows single family
dwellings, cluster dwellings, two family/duplex dwellings, townhouses, child day care facilities
and public purpose facilities. The areas located south and west of the Property are zoned RDS-
15, Residential Single Family/Medium Density District which permits single family dwellings,
existing cluster dwellings, existing two family/duplex dwellings, child day care facilities and
public purpose facilities. The section north of the Property is zoned RMM-25, Residential Mid-
Rise Multifamily/ Medium-High Density District which permits cluster dwellings, two
family/duplex dwellings, townhouses, multifamily dwelling, lodging, mixed used, child care
facilities, nursing homes facilities and various multipurpose facilities. Lastly, the abutting eastern
zone is currently zoned RML-25, Residential Low-Rise Multifamily/Medium-High Density District
which also permits cluster dwellings, two family/duplex dwellings, townhouses, multifamily
dwelling, lodging, mixed used, child care facilities, nursing homes facilities and various
multipurpose facilities. Thus, the proposed use, two-story townhomes development is
compatible with the surrounding uses. 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 a result of the foregoing, the Applicant respectfully requests the approval of the rezoning request. Thank you.

Hope W. Calhoun
January 2, 2018

Via email: nkalargyros@fortlauderdale.gov
Nicholas Kalargyros, Planner II
City of Fort Lauderdale
Department of Sustainable Development
700 NW 19th Ave.
Fort Lauderdale, FL 33311

Public Participation Summary

RE: Rezoning of property located at 501 NW 17th Street ("Property")

Dear Nicholas:

On April 25, 2017 and October 24, 2017, DR Horton and their legal representative (Hope Calhoun) presented the proposed Gardenia project (rezoning and site plan) to the Middle River Civic Association. Both meetings were held at the Lauderdale Tennis Club, located at 600 Tennis Club Drive. We were not provided with a copy of the attendance sheet, but same can be obtained from the (then President), Mr. Luis Castillo if needed by the City.

The presentation materials included pictures of the proposed site plan as well as proposed building elevations (see attached). The meeting attendees raised the following concerns at the April 25th meeting: parking, type of ownership, preservation of green space, and traffic (speed at which cars travel down 17th street). The plan presented at the October 24 meeting addressed those concerns, specifically, more parking was provided, the retention area was highlighted, and on street parking was provided (addressing parking concerns and serving as a traffic calming measure). As a result of those improvements, the residents raised concerns about sewer capacity and continued to voice concerns about the type of unit ownership (buyers of townhomes) vs. renters. The applicant responded to all questions asked.

Lastly, the current owner of the property hosted a meeting of the residents on November 8, 2017 at the Property. At that meeting, the project was met with overwhelming support. See attached copy of signed petition.

Thank you for your assistance. Please contact me with any comments or questions.

Sincerely,

Dunay, Miskel & Backman, LLP

Hope W. Calhoun, Esq.

HC/all/Enclosure
| Petition to Support Development of 501 NW 17 Street & Adjoining Properties |

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We, the undersigned, are local homeowners and land owners who urge the Planning & Zoning Committee to allow the requested change in usage to facilitate the development of the site.
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Petition to Support Development of 501 NW 17th Street & Adjoining Properties
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**Petition to Support Development at 501 NW 17 Street & Adjoining Properties**
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Meeting Summary and Background:

November 8, 2017

Assemble for development at 315 E 501 NW 17 St + 1700 E 1708 NW 6 Avenue

Little Box Development LLC & DR Horton wish to construct 50 townhomes for sale on the 4.5 acres site has been

Attendees of Presentation on 501 NW 17 Street & Adjoining Properties
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**Petition to Support Development of 501 NW 17 Street & Adjoining Properties**

We, the undersigned, are local homeowners and/or landlords who urge the Planning & Zoning Committee to allow the rezoned change in usage to facilitate the development of this site as assembled for development by L.A. Development, LLC & DR Horton with 50 town homes for sale on the 4.55 acres site that has been rezoned to RM-40.
AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA
COUNTY OF BROWARD

RE: Planning & Zoning Board

CASE NO. Z17009 & PL17007

I, Christina Mathews, do swear and affirm:

1. That I have posted five (5) Notice of Public Hearing signs on the property on February 6, 2018 for Petition #Z17009 & PL17007, Public Hearing Date February 21, 2018.

2. That the Notice was placed at the location set forth below:
501 NW 17 Street

3. That the location where the Notice was placed allowed the Notice to be readable from the adjoining roadway and were posted at least fifteen (15) days prior to the Public Hearing sited above.

SEAL

5. Further affiant sayeth not.

______________________________
Affiant Signature

Sworn to and subscribed before me this 6th day of February, 2018.

______________________________
Notary Public

1025 Yale Drive
Hollywood, Florida 33021
954-920-2205
Email: cutroplanning@yahoo.com
CITY OF FORT LAUDERDALE
PUBLIC NOTICE

PLANNING AND ZONING BOARD MEETING

DATE:   FEBRUARY 21, 2018
TIME:   6:30 P.M.
PROJECT:  GARDENIA PARK
CASE:  217009
REQUEST:  REZONING FROM RESIDENTIAL
           SINGLE FAMILY / MEDIUM DENSITY
           DISTRICT (RDS-15) AND RESIDENTIAL
           LOW RISE MULTI-FAMILY / MEDIUM
           HIGH DENSITY DISTRICT (RML-25) TO
           RESIDENTIAL SINGLE FAMILY CLUSTER
           DWELLINGS / MEDIUM DENSITY
           DISTRICT (RC-15)
CASE:  PL17007
REQUEST:  PLAT REVIEW
MEETING LOCATION:  CITY COMMISSION CHAMBERS
                CITY HALL, 109 W ANDREWS AVENUE
FOR MORE INFORMATION CONTACT: (954) 874-6550
http://www.fortlauderdale.gov
CITY OF FORT LAUDERDALE
PUBLIC NOTICE

PLANNING AND ZONING BOARD MEETING

DATE: FEBRUARY 21, 2018
TIME: 6:30 P.M.
PROJECT: GARDENA PARK
CASE: Z7009
REQUEST: REZONING FROM RESIDENTIAL SINGLE FAMILY / MEDIUM DENSITY DISTRICT (RDS-15) AND RESIDENTIAL LOW RISE MULTIFAMILY/MEDIUM HIGH DENSITY DISTRICT (RM-35) TO RESIDENTIAL SINGLE FAMILY CLUSTER DWELLINGS / MEDIUM DENSITY DISTRICT (RCS-16)

CASE: PL7007
REQUEST: PLAT REVIEW
MEETING LOCATION: CITY COMMISSION CHAMBERS
CITY HALL, 100 N ANDREWS AVENUE

FOR MORE INFORMATION CONTACT: (954) 828-4520
http://www.fortlauderdale.gov
PLANNING AND ZONING BOARD MEETING

DATE: FEBRUARY 21, 2018
TIME: 6:30 P.M.
PROJECT: GARDENIA PARK
CASE: Z17009
REQUEST: REZONING FROM RESIDENTIAL SINGLE FAMILY / MEDIUM DENSITY DISTRICT (RDS-15) AND RESIDENTIAL LOW DENSITY MULTIFAMILY/MEDIUM HIGH DENSITY DISTRICT (RDL-25) TO RESIDENTIAL SINGLE FAMILY CLUSTER DWELLING S. MEDIUM DENSITY DISTRICT (RSC-15)
CASE: P17007
REQUEST: PLAT REVIEW
MEETING LOCATION: CITY COMMISSION CHAMBERS
CITY HALL, 100 N ANDREWS AVENUE

FOR MORE INFORMATION CONTACT (954) 828-4520
http://www.fortlauderdale.gov
CITY OF FORT LAUDERDALE
PUBLIC NOTICE

PLANNING AND ZONING BOARD MEETING

DATE: FEBRUARY 21, 2018
TIME: 6:30 P.M.
PROJECT: GARDENIA PARK
CASE: 217097
REQUEST: REZONING FROM RESIDENTIAL SINGLE FAMILY / MEDIUM DENSITY DISTRICT (KDS-15) AND RESIDENTIAL LOW RISE MULTIFAMILY/MEDIUM HIGH DENSITY DISTRICT (RMH-25) TO RESIDENTIAL SINGLE FAMILY CLUSTER DWELLINGS / MEDIUM DENSITY DISTRICT (RC-15)
CASE: PL17007
REQUEST: PLAT REVIEW

MEETING LOCATION: CITY COMMISSION CHAMBERS
FOR MORE INFORMATION CONTACT: (954) 358-4530
Hilary March
CITY HALL, 100 N. ANDREWS AVENUE
http://www.fortlauderdale.gov
CITY OF FORT LAUDERDALE
PUBLIC NOTICE

PLANNING AND ZONING BOARD MEETING

DATE: FEBRUARY 21, 2018
TIME: 6:30 P.M.
PROJECT: GARDENIA PARK
CASE: Z17009
REQUEST: REZONING FROM RESIDENTIAL SINGLE FAMILY / MEDIUM DENSITY DISTRICT (RDS-15) AND RESIDENTIAL LOW RISE MULTIFAMILY/MEDIUM HIGH DENSITY DISTRICT (RML-25) TO RESIDENTIAL SINGLE FAMILY CLUSTER DWELLINGS/ MEDIUM DENSITY DISTRICT (BC-15)
CASE: P17007
REQUEST: PLAT REVIEW
MEETING LOCATION: CITY COMMISSION CHAMBERS
CITY HALL, 100 N ANDREWS AVENUE
FOR MORE INFORMATION CONTACT: (954) 828-6620
http://www.fortlauderdale.gov
February 8, 2018

Meeting Notice: Planning and Zoning Board

Dear Property Owner:

The Planning and Zoning Board, acting as the Local Planning Agency (LPA), will hold a public hearing on **Wednesday, February 21, at 6:30 p.m.** in the City Commission Chambers, City Hall, 100 North Andrews Avenue, Fort Lauderdale, FL to determine whether the following application is found to be consistent with the Goals, Objectives and Policies of the Comprehensive Plan and the City’s Unified Land Development Code (ULDR).

**Case Number:** Z17009

**Request:** Rezoning from Residential Single Family / Medium Density District (RDS-15) and Residential Low Rise Multifamily / Medium-High Density District (RML-25) to Residential Single Family Cluster Dwellings / Medium Density District (RC-15)

**Legal Description:** LOT 3 OF "BO NIELLO 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

**General Location:** 501 NW 17th Street

**Commission District:** 2 – Commissioner Dean J. Trantalis

Should you desire to comment on this request, you may attend the hearing or send comments in writing to the Department of Sustainable Development, Urban Design and Planning Division, 700 NW 19th Avenue, Fort Lauderdale, Florida, 33311. You may also submit email comments, and view the application and plans at:


Sincerely,
Nicholas Kalargyros, Planner II
Urban Design and Planning Division

If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk at (954) 828-5002 two (2) days prior to the meeting and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.