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)

Case Number: 217009
Applicant: Development 4Life Partners, LP.
General Location: 501 NW 17th Street
Property Size: 211,421 square feet / 4.85 acres
Existing Zoning: Residential Single Family / Medium Density District (RDs-15) and Residential Low Rise Multifamily/Medium High Density District (RML-25)
Proposed Zoning: Residential Single Family Cluster Dwellings/Medium Density District (RC-15)
Existing Use: Vacant Church
Proposed Use: Townhouse Development
Future Land Use Designation: Medium Density Residential
Applicable ULDR Sections:
Section 47-5.14. - List of permitted and conditional uses, RC-15
Section 47-24.4 - Rezoning Criteria
Notification Requirements:
Section 47-27.4 - Public Participation
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

<table>
<thead>
<tr>
<th>Required (RDs-15) Townhouse</th>
<th>Required (RML-25) Townhouse</th>
<th>Proposed (RC-15) Townhouse</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size</td>
<td>6,000 square feet</td>
<td>7,500 square feet</td>
</tr>
<tr>
<td>Density</td>
<td>15 du/net acre</td>
<td>25 du/net acre</td>
</tr>
<tr>
<td>Building Height</td>
<td>35 feet</td>
<td>35 feet</td>
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<tr>
<td>Structure Length</td>
<td>Not Applicable</td>
<td>200 feet</td>
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<tr>
<td>Floor Area</td>
<td>700 square feet</td>
<td>750 square feet per dwelling unit</td>
</tr>
<tr>
<td>Parking</td>
<td>2/dwelling unit</td>
<td>2/dwelling unit and 0.25 guest parking</td>
</tr>
</tbody>
</table>

Setbacks/Yards:

<table>
<thead>
<tr>
<th>Required (RDs-15) Townhouse</th>
<th>Required (RML-25) Townhouse</th>
<th>Proposed (RC-15) Townhouse</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>25 feet</td>
<td>25 feet</td>
</tr>
<tr>
<td>Side</td>
<td>5 feet</td>
<td>10 feet</td>
</tr>
<tr>
<td>Rear</td>
<td>15 feet</td>
<td>20 feet</td>
</tr>
</tbody>
</table>

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) in order 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. The Planning and Zoning Board application and a sketch and legal description of the property proposed to be rezoned is attached as Exhibit 1. The applicant is processing a concurrent plat application, which is also scheduled on the August 15, 2018 agenda as Item 3, Case Number PL17007.

PRIOR REVIEWS:
The project was originally reviewed by the Planning and Zoning Board (PZB) on February 21, 2018. A motion to defer the application was approved by a vote of 6-0 so the applicant could obtain additional public input. The PZB Minutes from February 21, 2018 are provided as Exhibit 2.

The applicant met with the South Middle River Civic Association on March 14, 2018, May 9, 2018 and June 26, 2018 to obtain additional public input and revised their submittal based on comments received from the Board, the public, and staff. The applicant reconfigured the plat to allow space between buildings as retention areas and changed the plat note restriction to read: "This plat is restricted to 46 townhouse units" from "This plat is restricted to 49 townhouse units."
The South Middle River Civic Association voted in favor of the proposed plat at their June 26, 2018 general membership meeting.

REVIEW CRITERIA:
As per Section 47-24.4.D of the City’s Unified Land Development Regulations (ULDR), a rezoning application shall be reviewed in accordance with the following criteria:

1. The zoning district proposed is consistent with the City’s Comprehensive Plan;
   The existing zoning RDs-15 and proposed zoning district of RC-15 both have a maximum density 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. Please refer to the Comprehensive Plan Consistency section herein for additional analysis.

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 will support targeted redevelopment, while maintaining community character. The proposed use is consistent with the underlying land use and neighboring zoning districts. The proposed zoning district requirements and design standards will be applied at time of site plan review that will collectively guide the design of the streetscape, open space, and compatible building design.

In addition, the City recently adopted amendments to the ULDR, commonly known as Neighborhood Design Criteria Revisions (NDCR), which went into effect in June of 2017. The amendments incorporate specific design criteria to help address common concerns focused on more positive redevelopment as it relates to two-family/duplex, townhouse and cluster residential developments to ensure the design of such projects are compatible. The criteria addresses the placement of garages, front entries, vehicular area, pavement and landscaping in a manner that lessens the impact of such aspects in place of greater presence of the residential uses. For example, garages are limited in the amount of area they can occupy on the front portion of the lot in order to create stronger front entrances and a positive public realm experience. The residential uses subject to these requirements are listed below. As noted, townhouse projects, such as the applicant’s, will be subject to these criteria at time of site plan review.
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 to the northeast, and Parks designation to the northwest of the property. The zoning classifications to the north, south and west of the property is RDs-15; to the east of the property is Residential Mid Rise Multifamily/Medium High Density (RML-25) and Residential Single Family / Medium Density District (RDs-15), and to the northeast of the property is and Park (P). 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, which is a permitted use in the RC-15 zoning district, in order to provide for a transition to the higher density areas to the north, thereby bridging the lower medium density of single family homes and duplexes to the higher density of multifamily residential uses. Additional permitted uses include new cluster dwellings, zero-lot-line dwellings, and two family.duplex dwellings. The applicant has indicated that a townhouse project is anticipated to be developed on the site and the concurrent plat application contains a restrictive note for 46 townhouse units. A comparison of permitted and proposed uses in each district is listed below in Table 1.

<table>
<thead>
<tr>
<th>Table 1: Permitted Uses Comparison</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing Zoning</strong></td>
</tr>
<tr>
<td>- One (1) Single Family Dwelling, Standard</td>
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<tr>
<td>- Existing Cluster Dwellings</td>
</tr>
<tr>
<td>- Existing Two Family/Duplex Dwelling</td>
</tr>
<tr>
<td>- Existing Zero-lot-line Dwelling</td>
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<td></td>
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<td></td>
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<td></td>
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<td></td>
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</tbody>
</table>

**COMPREHENSIVE PLAN CONSISTENCY:**
The City’s Future Land Use Map indicates that the property has a land use designation of Medium Density Residential, maximum density of 15 dwelling units per acre. The proposed zoning district, RC-15, is consistent with the underlying land use. The existing zoning RDs-15 and proposed zoning district of RC-15 both have a maximum density 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 3. 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, public participation meetings were held 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 property owner hosted a meeting at the site on November 8th, 2017 to present changes based on neighborhood input. Subsequent to the deferral at the PZB meeting on February 21, 2018, the applicant met with the South Middle River Civic Association three additional times on March 14, 2018, May 9, 2018 and June 26, 2018 to obtain additional public participation. During the most recent meeting the South Middle River Civic Association voted in favor of supporting the proposed rezoning. The public participation meeting summary and affidavit as well as the letter of support from South Middle River Civic Association are provided as Exhibit 4.

In addition, this request is subject to sign notification requirements established in ULDR Section 47-27.4. The applicant has installed a total of five signs on the property and has submitted a sign affidavit indicating proper sign notification was provided. Exhibit 5 contains the affidavit and pictures of the posted signs.

On Monday, August 6, 2018, the City received a letter from Steve Kantner with a petition signed by residents of the South Middle River neighborhood opposing the rezoning request. The letter and petition is attached as Exhibit 6.

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 AND 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.B, Appeals.

EXHIBITS:

1. Application, Location, Sketch and Legal of Property
2. Planning and Zoning Board Meeting Minutes for February 21, 2018
3. Applicant’s Narrative Responses
4. Applicant’s Summary of Public Participation Meetings and South Middle River Civic Association Letter of Support
5. Public Notice Sign Photos and Affidavit
6. South Middle River Neighborhood Letter and Petition
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: July 9, 2018

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

Property Owner's Name: Development & Life Partners LP
Property Owner's Signature: [Signature]
Address, City, State, Zip: 1186 N. Dixie Highway, Suite A5, Ft. Lauderdale, FL 33305
E-mail Address: N/A
Phone Number: N/A
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, Hector, Esq.
Applicant / Agent's Signature: [Signature]
Address, City, State, Zip: 14 S.E. 4th Street #36, Boca Raton, FL 33432
E-mail Address: hcalhoun@dmblaw.com
Phone Number: 561-405-3324
Letter of Consent Submitted: [X] Yes

Development / Project Name: GARDENIA PARK
Development / Project Address: Existing, 501 NW 17th St, 33311
New, 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 46 two story townhomes. They will be sold fee 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: RD2 - 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
Number of Residential Units: 46 units
Non-Residential SF (and Type): N/A
Total Bldg. SF (include structures below): 96,990 S.F.
Site Adjacent to Waterway: [ ] Yes [X] No

Dimensional Requirements

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Required</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>Lot Size (SF / Acres)</td>
<td>7500 S.F.</td>
<td>211,421 S.F.</td>
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<tr>
<td>Lot Density</td>
<td>15 u/a maximum</td>
<td>10' u/a</td>
</tr>
<tr>
<td>Lot Width</td>
<td>50' minimum</td>
<td>78'</td>
</tr>
<tr>
<td>Building Height (Feet / Level)</td>
<td>35' 2-story</td>
<td>22' 2-story</td>
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<tr>
<td>Structure Length</td>
<td>200' maximum</td>
<td>110' for 5 u/a, 132' for 6 u/a, 154' for 7 u/a</td>
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<tr>
<td>Floor Area Ratio</td>
<td>0.45</td>
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<td>Lot Coverage</td>
<td>N/A</td>
<td>58,406 S.F.</td>
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<td>Open Space</td>
<td>N/A</td>
<td>107,463 S.F.</td>
</tr>
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<td>Landscape Area</td>
<td>N/A</td>
<td>107,463 S.F.</td>
</tr>
<tr>
<td>Parking Spacing</td>
<td>100</td>
<td>115 on site, 19 on adjacent streets</td>
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NOTE: State north, south, east or west for each yard.

Setbacks/Yards

<table>
<thead>
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<th>Requirement</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>Front</td>
<td>20'</td>
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<tr>
<td>Side (LW)</td>
<td>10'</td>
</tr>
<tr>
<td>Side (LC)</td>
<td>10'</td>
</tr>
<tr>
<td>Rear (NR)</td>
<td>20'</td>
</tr>
</tbody>
</table>

Updated: 12/10/2015

Z17009
Exhibit 1
Page 1 of 7
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 ULDC 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.
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 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 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 239,139 SQUARE FEET (5.4899 ACRES).
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#3670

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/L.S.
ORDER NO.: 64286
DATE: 2/13/18; REV 7/9/18

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

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
FOR: GARDENIA PARK

Z17009
Exhibit 1
Page 5 of 7
PLANNING AND ZONING BOARD
CITY OF FORT LAUDERDALE
CITY HALL – CITY COMMISSION CHAMBERS
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA
WEDNESDAY, FEBRUARY 21, 2018 – 6:30 P.M.

Cumulative

<table>
<thead>
<tr>
<th>Board Members</th>
<th>Attendance</th>
<th>Present</th>
<th>Absent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Leo Hansen, Chair</td>
<td>P</td>
<td>9</td>
<td>0</td>
</tr>
<tr>
<td>Catherine Maus, Vice Chair</td>
<td>P</td>
<td>8</td>
<td>1</td>
</tr>
<tr>
<td>John Barranco</td>
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<tr>
<td>Howard Elfmam</td>
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<td>8</td>
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<tr>
<td>Rochelle Golub</td>
<td>P</td>
<td>8</td>
<td>1</td>
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<tr>
<td>Richard Heidelberger</td>
<td>P</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>Alan Tinter</td>
<td>A</td>
<td>8</td>
<td>1</td>
</tr>
</tbody>
</table>

It was noted that a quorum was present at the meeting.

Staff
Ella Parker, Urban Design and Planning Manager
Lynn Solomon, Assistant City Attorney
Shari Wallen, Assistant City Attorney
Linda Mia Franco, Urban Design and Planning
Karlanne Grant, Urban Design and Planning
Jim Hetzel, Urban Design and Planning
Nicholas Kalargyros, Urban Design and Planning
Tyler Laforme, Urban Design and Planning
Christine Fanchi, Department of Transportation and Mobility
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chair Hansen called the meeting to order at 6:32 p.m. and all recited the Pledge of Allegiance. The Chair introduced the Board members present, and Urban Design and Planning Manager Ella Parker introduced the Staff members present.

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM
Planning and Zoning Board  
February 21, 2018  
Page 2

Motion made by Vice Chair Maus, seconded by Ms. Golub, to approve. In a voice vote, the motion passed unanimously.

III. PUBLIC SIGN-IN / SWEARING-IN

Chair Hansen advised that individuals representing boards or associations have five minutes to speak, while individuals representing themselves are allotted three minutes. Any individuals wishing to speak on any Items on tonight’s Agenda were sworn in at this time.

IV. AGENDA ITEMS

Index

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Applicant</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. R17037**</td>
<td>Florida Power &amp; Light</td>
</tr>
<tr>
<td>5. Z17009**</td>
<td>Development 4Life Partners, LP</td>
</tr>
<tr>
<td>6. PL17007**</td>
<td>Development 4Life Partners, LP</td>
</tr>
<tr>
<td>7. L17003**</td>
<td>City of Fort Lauderdale and Envision Uptown, Inc.</td>
</tr>
<tr>
<td>8. T18001*</td>
<td>City of Fort Lauderdale</td>
</tr>
</tbody>
</table>

Special Notes:

Local Planning Agency (LPA) items (*) – In these cases, the Planning and Zoning Board will act as the Local Planning Agency (LPA). Recommendation of approval will include a finding of consistency with the City’s Comprehensive Plan and the criteria for rezoning (in the case of rezoning requests).

Quasi-Judicial items (**) – Board members disclose any communication or site visit they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on quasi-judicial matters will be sworn in and will be subject to cross-examination.

Chair Hansen advised that there has been a request for Item 7 to be heard first on tonight’s Agenda. The Board members had no objection to this request.

Chair Hansen also noted that the Applicant of Item 2 has requested that this Item be deferred until the March 2018 meeting.

Motion made by Vice Chair Maus, seconded by Mr. Elfman, to defer Item 2 to the next meeting date. In a voice vote, the motion passed unanimously.

The following Item was taken out of order on the Agenda.
Disclosures were made at this time.

It was noted that Items 5 and 6 would also be discussed together but voted upon separately.

Hope Calhoun, representing the Applicant, stated that the subject property is 4.86 acres. The request is to rezone the property from RDS-15 and RML-25 to RC-15, which includes residential cluster homes and medium density. The Applicant proposes 49 two-story town homes for the property, or a density of 10.10 units per acre.

Ms. Calhoun addressed the three rezoning criteria as follows:

- Proposed zoning district is consistent with the City’s Comprehensive Plan
Planning and Zoning Board  
February 21, 2018 
Page 11

- Changes anticipated by the proposed rezoning will not adversely affect the character of development in or near the area under consideration
- Character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses

Ms. Calhoun explained that the property is partially vacant and underused. The intent is for new development to serve as a catalyst for further improvement. The proposed development is considered to be consistent with other development in the area.

Ms. Calhoun advised that the greatest difference between RDS-15 zoning and RC-15 zoning is in what is permitted. Both zoning districts allow single-family homes, and the existing zoning category also allows cluster dwellings and permits two-family duplex units. RML-25 also permits medium/high residential density. RC-15 zoning also permits single-family homes, cluster dwellings, two-family duplex dwellings, and town homes. Public purpose uses are also permitted in both zoning districts.

Ms. Calhoun recalled that this site has come before the Board more than once in the past two years. Beginning in April 2017, the Applicant requested feedback from the community regarding residents' concerns for the site. The greatest concerns were the speed of cars traveling on NW 17th Street, parking in the area, and number of potential occupants per unit. The Applicant made changes to the Site Plan to address these concerns, including additional landscaping and on-street parking. Parallel parking is intended to serve as a traffic calming measure.

Ms. Calhoun continued that while Code requires two parking spaces per unit, the Applicant will provide three spaces as well as supplemental on-street parking. The Applicant also proposes a four-way stop at the main entrance to the property. A homeowners' association will be created to address other concerns, such as the number of occupants per unit.

Chair Hansen asked how many bedrooms can be constructed in a single-family residence. Ms. Calhoun advised that the town home units will have three bedrooms. There is no provision in Code that would allow more residents to occupy a town home than a single-family residence.

Mr. Heidelberger asked why the Applicant was requesting a zoning change if it is allowable to construct cluster housing under the existing zoning. Ms. Calhoun replied that the current zoning only allows existing cluster homes rather than new homes. The Applicant also prefers to build town homes rather than cluster homes.

Mr. Heidelberger asked if clustering town homes would allow for more green space between buildings, including existing trees and a green buffer between the proposed project and adjacent space. Ms. Calhoun confirmed this, adding that the site is adjacent to a City park and also plans a small community park area.
Planning and Zoning Board
February 21, 2018
Page 12

Nicholas Kalargyros, representing Urban Design and Planning, stated that the Applicant proposes to rezone approximately 4.85 acres of land from Residential Single-Family Medium Density (RDS-15) and Residential Low-Rise Multi-Family Medium/High Density (RML-25) to Residential Single Family Cluster Dwellings Medium Density to allow for future town home development. Staff has not yet reviewed the Applicant's Site Plan, as the permitted uses do not yet match the zoning district. Any proposed development on the site would be reviewed as part of the Site Plan approval process. The plat associated with this parcel is also on tonight's Agenda.

Rezoning applications are subject to the following criteria:
- Proposed zoning district is consistent with the City's Comprehensive Plan
- Changes anticipated by the proposed rezoning will not adversely affect the character of development in or near the area under consideration
- The character of the area proposed is suitable for the uses permitted in the proposed zoning district and compatible with surrounding district uses

The Applicant has held public participation meetings as part of the South Middle River Civic Association’s monthly meetings in April and October 2017. The current property owners also hosted a meeting on the site in November 2017 to present changes based on previous neighborhood input. Staff recommends approval of the request.

Chair Hansen asked if the Applicant reached out to only one neighborhood association. Mr. Kalargyros confirmed that the association noted in the Applicant’s documents is the only such entity within a 300 ft. radius of the subject property. Staff received letters expressing both support for and opposition to the project.

There being no further questions from the Board at this time, Chair Hansen opened the public hearing.

Elly du Pre, Convenor of the South Middle River Civic Association's Planning Committee, stated that she has submitted a comment to the Planning and Zoning Board advising that the Association declared its opposition to the project at its October general membership meeting by a vote of 27-7. Many members feel the proposed project will become rental units. Other objections were expressed regarding the likely increase in traffic and greater stress on the area's sewer and stormwater systems. Ms. du Pre added that many members felt the project would be cheaply designed and incompatible with the surrounding area.

Chair Hansen commented that the Applicant could have constructed 79 units by right under the existing zoning instead of 49 units. Ms. du Pre replied that the current property owner has stated that it is not possible to build the parcel out to 79 units due to its configuration.
Planning and Zoning Board  
February 21, 2018  
Page 13

Ms. du Pre also expressed concern that nearby residents were told the site’s retention area could not accommodate large trees. Chair Hansen advised that this would be addressed at a later time when the project’s Site Plan comes before the Board. Mr. Barranco commented that the Board may designate the retention area as landscape and drainage areas through the property’s plat note.

Mr. Elfman asked if most Association members objected to the specific project presented or to any project that might be built on the subject site. Ms. du Pre asserted that the members objected to the possibility of traffic issues, sewer and stormwater issues, and new residents they feel will be less invested in the surrounding neighborhood. Chair Hansen noted that the City will review sewer and stormwater facilities and determine if they are capable of serving the neighborhood.

Aaron Beiswinger, private citizen, reiterated that most homeowners in attendance at Civic Association meetings were opposed to the project. He did not feel the project was properly presented, as RDS-15 zoning is appropriate for detached single-family dwellings. For this reason, it would not be possible to construct 79 units that meet setback requirements on the parcel.

Chair Hansen asked if anyone has examined the site and made a factual determination of the number of single-family homes it could accommodate. Mr. Beiswinger estimated that the site was unlikely to include more than 25 to 30 homes. He felt the proposed development would not match the characteristics of its surrounding neighborhood.

Vice Chair Maus observed that the existing zoning includes cluster dwellings. Mr. Beiswinger replied that the site may only include cluster dwellings that were already present when RDS-15 zoning took effect.

Ms. Golub pointed out that part of the existing zoning permits multi-family dwellings, and the Applicant could have requested that RML-25 zoning be applied to the entire property and erected a multi-story building on the site.

Marion Brown, private citizen, advised that she was concerned with the increase in traffic generated by development of the property. She noted that there is only one entrance and one exit on the parcel, and concluded that its proposed landscaping would not be consistent with the surrounding community.

Steve Kantner, private citizen, commented that there is currently no wild space in the South Middle River neighborhood. He requested that the Board consider the need to retain this space, which was previously used as a community garden.

P.J. Espinal, private citizen, asserted that the Applicant had previously stated he would not construct a large number of homes on the property. She also expressed concern that if the parcel’s zoning is changed, a new plan could be developed to accommodate
the new zoning. She did not feel the presentation by the Applicant to the Association had been entirely accurate.

Chad Maxey, private citizen, stated that he had spoken to many residents in the subject neighborhood who felt strongly about the project and the effect it could have on the community. He recalled that at an earlier time, the Applicant had proposed constructing a park on part of the site, although negotiations for these plans had failed. He concluded that the City is continuing to grow, and some of its space should be reserved for park space.

Gerry Scanlon, manager of Development for Life Partners, the investment company that owns the property, explained that the property was purchased in 2014 after a previous application fell through. After purchasing the subject parcel, he also bought three adjacent properties and demolished the buildings on them, increasing the lot size. He advised that he had originally proposed a four-story project for the site, but discarded this plan because adjacent homeowners were not in favor of it.

Mr. Scanlon continued that he had sought to decrease the site’s density and was not interested in constructing a larger number of homes on the parcel. The result was the low-density project that seeks to balance the differing interests of the community.

Chair Hansen asked if the Applicant would be willing to preserve the tree area east of the property. Mr. Scanlon replied that he would defer to the developer on this issue.

Michael Prendergast, private citizen, noted that many commuters from outside the neighborhood use the residential thorough streets to get to work. He provided a document including nearly 140 signatures in opposition to the project.

Jeff Bor, private citizen, stated that the proposed project is inconsistent with the standards of the surrounding community. He called the Board’s attention to four unoccupied lots near the subject parcel, which are zoned for mixed use and higher density. He felt an increase in density would not promote the safety of the neighborhood.

Blendi Turkil, private citizen, stated that he opposed the proposed zoning change, as town homes were not appropriate for the surrounding neighborhood and would contribute to traffic in the area. He added that he was opposed to the possibility of renting the units.

As there were no other individuals wishing to speak on this Item, Chair Hansen closed the public hearing and brought the discussion back to the Board.

Chair Hansen recalled that some members of the public had stated they submitted comments or letters to City Staff in advance of the 48 hour deadline. Ms. Parker replied that the administrative assistant forwarded these documents to the Board members.
Planning and Zoning Board  
February 21, 2018  
Page 15

earlier in the day. She advised that in the future, these documents would be printed and provided to the Board members.

Ms. Calhoun addressed some of the statements made during public comment, noting that the Applicant plans to install new sidewalks in the area and develop what is now a vacant lot. She reiterated that the Applicant could have sought higher density for the entire site, but did not wish to overdevelop. The proposed plat is restricted to 49 town homes and would require a subsequent appearance before the Board if the Applicant wished to change this.

Regarding drainage, landscaping, and trees, Ms. Calhoun advised that the City's arborist and landscape architect have walked the site with the Applicant and will save as many trees as possible. Trees that cannot be saved will be mitigated on-site. The Applicant's traffic statement is provided in the Board's backup materials. The City will provide a letter stating that sewer capacity in the area is sufficient.

Ms. Golub asked why 49 town homes should be permitted at the subject site. Ms. Calhoun reviewed the zoning of adjacent parcels around the subject site, which are zoned RDS-15, RMM-25, and CB, and pointed out that the proposed zoning is not inconsistent with the potential pattern of development in the area.

Mr. Heidelberger commented that he did not feel it was appropriate for the Board to approve rezoning for the parcel simply to allow its current owner to sell it, as this would mean there is no guarantee of what would be built on the site. Ms. Calhoun replied that plans for the site are consistent with recently adopted neighborhood design criteria, and that the City will fully evaluate the Site Plan once rezoning has been approved.

Vice Chair Maus asked if allowing the rezoning request would establish a precedent of converting a single-family neighborhood into a higher-density area. Ms. Calhoun pointed out that a portion of the subject property is already zoned RML-25. The rezoning would make the entire site consistent with the area's underlying land use.

Mr. Barranco observed that while the Applicant could build single-family homes on the site, the lots would be wider and could take up all of the parcel's green space. He felt the construction of smaller buildings, as well as the small park, would be more compatible with the surrounding neighborhood.

As there were no other individuals wishing to speak on this Item, Chair Hansen closed the public hearing and brought the discussion back to the Board.

Mr. Barranco requested more information on the history of RDS-15 zoning, which provides for up to 15 units per acre but restricts development to single-family homes. Karlanne Grant, also representing Urban Design and Planning, advised that when Code was adopted in 1997, the entire subject area was zoned RD-15. Shortly thereafter, the neighborhood decided they did not want further duplex or cluster development in the
Planning and Zoning Board  
February 21, 2018  
Page 16

area, and requested that the City Commission amend zoning so no more duplexes or cluster development would be constructed. This led to the change to RDS-15, which allowed only existing duplexes and cluster development to remain.

Ms. Parker added that there are a great many existing duplexes in the area for this reason, which led to the conclusion that duplex or town home development is supported in the subject area. The underlying land use of the neighborhood has a density of 15 units per acre.

Ms. Golub asked if it would be possible to approve the zoning change while limiting the plat to town homes without allowing all 49 town homes as currently planned. Ms. Parker pointed out that the underlying land use, which allows 15 units per acre, would remain the same, and zoning standards would be the dimensional requirements of the district. Chair Hansen advised that because the proposed plat includes lot designations, limiting the plat note would be counterproductive, as it would take away the developer’s options for the site.

Mr. Heidelberger also took issue with the way the proposed plat is drawn, which he characterized as unimaginative. He felt the only development the community may be willing to accept on the parcel is a park. Mr. Barranco stated, however, that he would not be willing to rezone the property without seeing a plat.

Chair Hansen asked if there is a minimum lot width in the subject area, and whether or not that width would change if the property is rezoned. Mr. Kalargyros replied that the minimum lot width of 50 ft. would not change. Chair Hansen also requested additional information on the process for tree removal from a single-family home. Ms. Parker advised that any project would be required to mitigate trees.

Mr. Barranco asked if the Board may vote on the plat prior to voting on the rezoning request. Assistant City Attorney Lynn Solomon noted that if the Board does not approve the rezoning request, the proposed plat may not be legally approved; however, the Board may approve the plat subject to approval of the rezoning.

Motion made by Mr. Barranco to approve the plat with conditions of Staff, subject to the rezoning.

Chair Hansen asserted that the order of the Agenda Items must be changed before a motion for approval may be made. Mr. Barranco withdrew his motion.

Motion made by Mr. Barranco, seconded by Ms. Golub, to change the order of the Agenda and vote on Item #6 first. In a voice vote, the motion passed unanimously.

Motion made by Mr. Barranco, seconded by Ms. Golub, to approve Item #6 with Staff conditions, conditional on the approval of Item #5.
Planning and Zoning Board
February 21, 2018
Page 17

Mr. Kalargyros advised that the plat note is currently restricted to town home units, which means if the rezoning request fails, the plat will also fail.

In a roll call vote, the motion failed 1-5 (Chair Hansen, Vice Chair Maus, Mr. Elfman, Ms. Golub, and Mr. Heidelberger dissenting).

Chair Hansen stated that a motion to deny the Item must be voted upon in order for the Item to be denied.

Motion made by Mr. Barranco to provide the developer with a continuance on this Item.

Chair Hansen clarified that in order to provide a continuance, the only action the Board must take is failure of a motion to deny.

Motion made by Vice Chair Maus, seconded by Ms. Golub, to recommend denial of the Item to the Commission. In a roll call vote, the motion failed 1-5 (Chair Hansen, Mr. Barranco, Mr. Elfman, Ms. Golub, and Mr. Heidelberger dissenting).

Attorney Solomon explained that when a motion to deny fails, another motion to approve or continue is appropriate.

Motion made by Mr. Barranco to allow the developer to reapply.

Vice Chair Maus pointed out that this is not an appropriate motion from the Board, as further application will be at the developer’s discretion.

Ms. Calhoun requested that the plat and rezoning applications be deferred until the next available meeting. The Board agreed to defer Items 5 and 6 by unanimous consensus.

The Board took a brief recess from 9:12 p.m. to 9:27 p.m.

T18001
Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR)

D. R. HORTON ("Applicant") intends to construct 46 two story townhomes ("Project") on property generally located at 501 NW 17th Street on the City of Fort Lauderdale ("Property"). The Project will be constructed on a parcel which previously operated as a church, which has now been closed for many years.

In accordance with the application submitted, the Applicant proposes to rezone the Property from RDS-15 and RML 25 to RC-15. In order to allow for development of the Project, as outlined herein, the rezoning application satisfies all of the requirements of Unified Land Development Regulation ("ULDR") Section 47-24.4. D. regarding rezoning.

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

Hope W. Calhoun
Updated Project Narrative

D.R. Horton Homes, ("Applicant") the nation’s leading home builder, proposes to develop 46 fee simple townhomes on a 4.85-acre parcel generally located at the northeast corner of NW 6th Avenue and NW 17th Street ("Property") in the City of Fort Lauderdale ("City"). The Property consists of four parcels presently owned by the Development4Life Partners who are under contract to sell the Property to the Applicant. The Property was used by a church for many years and is surrounded by a mixture of single family, duplex and apartment living units. Pedestrian access to the townhouse units will be provided via individual sidewalks to the front porches of each unit which fronts 17th street. Further, the Applicant is providing a pool for the residents, along with additional landscaping and on street parking along NW 17th street. The additional landscaping and parking will serve to enhance the area and supplement parking needs of the community. Both entrances to the Project lead into an interior private roadway that serves the driveways and garages for each of the homes. The community will not be gated, however the perimeter will be fenced with individual gates leading to the homes fronting 17th Street.

Each of the townhouse units will be sold fee simple, with a homeowner’s association to own and maintain all common areas including the public street frontages. The front door and entrance to each unit has access from either the public sidewalk along 17th Street or an interior east-west sidewalk. The dry retention area along the north side of the property provides water management. It will remain at grade, will included trees, and act as a nature preserve area.

The existing surrounding neighborhood has a Future Land Use designation of Residential Medium – 15, with an area adjacent to the northeast corner of the parcel at a higher density of Medium High – 25. The present zoning to the north, west and south is RDS – 15, while the area adjacent to the northeast corner is either RMM – 25 or RML – 25. A small City neighborhood park is in the northwest corner of the Property and has a Park/Open Space Future Land Use and Zoning designation.

Parking is always a major design consideration in planning a townhouse community. Each unit will have a one car garage and double width driveway to accommodate three vehicles. In addition, 20 interior guest spaces are proposed. A total of 13 additional parallel spaces will be added within the public right of way of NW 17th Street. Mail delivery will be to a single location with gang type boxes. The kiosk is located adjacent to guest parking spaces and the sidewalk system, near the pool area. Solid waste collection is proposed for curbside pickup based on a schedule provided by the City. Trash containers will be stored within the garages.
July 18, 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

UPDATED Public Participation Summary

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

Dear Nicholas:

Please allow this correspondence to supplement the Public Participation Summary provided in January of this year regarding the proposed development on the Property. As you are aware, the Applicant held two public meetings with the South Middle River Civic Association (“SMRCA”) on April 25, 2017 and October 24, 2017. In addition to those two meetings, the current property owner held a meeting with the neighbors on November 8, 2017. The purpose of each of the meetings was to discuss the proposed site plan, rezoning and plat (“Project”) applications associated with the Property. Since those meetings, and the applicant’s February hearing before the Fort Lauderdale Planning and Zoning Board, we have presented the project to SMRCA three additional times. Specifically, the applicant (DR Horton) met with SMRCA on March 14, 2018, May 9, 2018, and June 26, 2018. The three meetings were held either at the Property, or at the Fort Lauderdale Tennis Club. We were not provided with a copy of the attendance sheets, but same can be obtained from the SMRCA President, Mr. Terry Nolen if needed by the City.

The presentation materials presented at each meeting included the proposed site plan, elevations, and building renderings. Over the course of the three meetings many suggestions were made by SMRCA as to desired site plan changes. Those suggested changes included: adding a pool, removing on street parking, reducing the number of units, modifying the elevations, creating more space between the units, and planting more trees in the retention area. Although all the suggestions made related to the site plan, DR Horton made all of them, to some degree. For example, on street parking is still provided, however few spaces are being created.

At the last meeting before SMRCA, we received a vote of approval and anticipate having a letter of support soon. You have in your possession all the previous letters of support, so I am not adding them to this correspondence.
Thank you for your assistance. Please contact me with any comments or questions.

Sincerely,

Dunay, Miskel & Backman, LLP

Hope W. Calhoun, Esq.

HC/rlm
Enclosure
July 22th, 2018
Hope Calhoun
Partner, Dunay, Miskel & Backman
14 SE 8th Street, Suite 36
Boca Raton, FL 33432

The South Middle River Civic Association will like to report to you that in our last General Membership Meeting after your presentation our neighborhood voted to support the development of Gardenia Park in the lot on NW 17th Street between 7th Avenue NW and 3rd Avenue NW. The voter tally that has been certified by our Board and members of the Community was 22 in favor versus 19 opposing.

Considering the closeness of the vote, we suggest that D R Horton continues to keep our Community informed of the project's progress. Your willingness to keep us involved and to hear our input, incorporating our ideas has worked much in your favor during this process, and surely will be seen as a positive by our community.

We look forward to continue being a partner with the developer in this project.

Sincerely,

Terry Nolen
President
South Middle River Civic Association
AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA BROWARD COUNTY

RE: _______BOARD OF ADJUSTMENT _______HISTORIC PRESERVATION BOARD _X_ PLANNING AND
ZONING BOARD _______CITY COMMISSION

CASE NO. 2-17 009

Dunay, Mistel and Beckman

APPLICANT

PROPERTY: 501 NW 17 Street

PUBLIC HEARING
DATE: August 15, 2018

BEFORE ME, the undersigned authority, personally appeared Christine Matthews, who upon
being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.

2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort
Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the
application for relief before the Board or Commission.

3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible
from adjacent streets and waterways and was posted at least fifteen (15) days prior to the date of the Public Hearing
cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s)
shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake,
fence, or building.

4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before
the Board or Commission. Should the application be continued, deferred or re-heard, the sign shall be
amended to reflect the new dates.

5. Affiant acknowledges that this Affidavit must be executed and filed with the City’s Urban Design & Planning office
five (5) calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on
this case shall be cancelled.

6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida
and the penalties therefor.

7. Affiant
SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 30 day of
July 2018, 2018 (SEAL)

NOTARY PUBLIC MY COMMISSION EXPIRES: 1-24-21

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)
PUBLIC NOTICE

PLANNING AND ZONING BOARD MEETING

DATE: AUGUST 15, 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 (RC-15)
CASE: PL17007
REQUEST: PLAT REVIEW
MEETING LOCATION: CITY COMMISSION CHAMBERS
CITY HALL 100 N ANDREWS AVENUE

FOR MORE INFORMATION CONTACT: (954) 828-6520
http://www.fortlauderdale.gov

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PUBLIC NOTICE

PLANNING AND ZONING BOARD MEETING

DATE: AUGUST 15, 2018
TIME: 6:30 P.M.
PROJECT: GARDENIA PARK
CASE: Z1/709
REQUEST: REZONING FROM RESIDENTIAL SINGLE FAMILY / MEDIUM DENSITY DISTRICT (RDS-15) AND RESIDENTIAL LOW RISE MULTIFAMILY MEDIUM HIGH DENSITY DISTRICT (RAM-25) TO RESIDENTIAL SINGLE FAMILY CLUSTER DWELLINGS/ MEDIUM DENSITY DISTRICT (RC-16)
CASE: P1/7007
REQUEST: PLAT REVIEW
MEETING LOCATION: CITY COMMISSION CHAMBERS
CITY HALL, 100 S ANDREWS AVE
FOR MORE INFORMATION CONTACT (954) 828-6520
http://www.cityoffortlauderdale.com

For Planning and Zoning information, please contact the Planning and Zoning Division, 100 S Andrews Ave, City Hall, Fort Lauderdale, Florida 33301. Planning and Zoning Administration, (954) 828-6520.

City of Fort Lauderdale
Public Notice
Zoning and Planning Board
Meeting
August 15, 2018

Thesis: Case Z1/709, Rezoning Request
From: Residential, Single Family/Medium Density District (RDS-15)
To: Residential, Single Family Cluster Dwellings/Medium Density District (RC-16)

Project: Gardenia Park

Location: City Commission Chambers
City Hall, 100 S Andrews Ave

Contact: (954) 828-6520
http://www.cityoffortlauderdale.com
CITY OF FORT LAUDERDALE
PUBLIC NOTICE

PLANNING AND ZONING BOARD MEETING

DATE: AUGUST 15, 2018
TIME: 6:30 P.M.
PROJECT: GARDENIA PARK
CASE: Z17009
REQUEST: REZONING FROM RESIDENTIAL/single family/mixed density district (RDS-15) TO RESIDENTIAL/single family cluster dwellings/ medium density district (RC-15)

CASE: PL17007
REQUEST: SITE 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: AUGUST 16, 2018
TIME: 4:00 P.M.
PROJECT: GARDINIA PARK
CASE: PL-17009

ISSUE:
- RETAINING WALL
- SINGLE FAMILY MEDIUM DENSITY DISTRICT (RM-15) AND RESIDENTIAL LOW RISE MULTIFAMILY/GENERAL
- RESIDENTIAL SINGLE FAMILY/GUEST DWELLINGS/ MEDIUM DENSITY DISTRICT (SC-15)

CASE:
- PL-17009
EC/EMV:
- PLAT REVIEW

MEETING LOCATION: CITY COMMISSION CHAMBERS
CITY HALL: 105 W. ANDREWS AVENUE
FOR MORE INFORMATION CONTACT: 954.462.4300
http://www.fortlauderdale.gov
PLANNING AND ZONING BOARD MEETING

DATE: AUGUST 15, 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-26) TO RESIDENTIAL SINGLE FAMILY CLUSTER DWELLINGS/ MEDIUM DENSITY DISTRICT (RC-15)

CASE: PL17007
REQUEST: PLAT REVIEW
MEETING LOCATION: CITY COMMISSION CHAMBERS
CITY HALL, 100 S ANDREWS AVENUE

FOR MORE INFORMATION CONTACT, (954) 828-6520
http://www.fortlauderdale.org

PUBLIC NOTICE
CITY OF FORT LAUDERDALE
For delivery to: Mayor Dean Trantalis, District II Commissioner Steve Glassman, members of the Fort Lauderdale Planning and Zoning Board and Council of Civic Associations

August 3, 2018

What follows is a rebuttal to a letter you probably already received. It was sent by the BOD of the South Middle River Civic Association, and it’s in regards to the proposed Gardenia Park development on N.W. 17th Street. The letter, I believe, states that SMRCA’s general membership “endorsed” the project. If the vote count was ever reported, it was 22 to 19 “in favor” under spurious circumstances. Due to this and other omissions, plus other discrepancies I feel that letter is, at best, deceptive. Here’s my assessment:

“But they (the developer) gave us what we asked for...”

Hogwash—although it was developer D.R. Horton’s strongest sales point. Many SMRCA members—folks who might have otherwise opposed the project—feared being labelled as “anti-development.” Not much of a threat? Depends who you talk to. Here’s some background:

First of all, SMRCA’s Planning Committee, at its most-recent meeting, all-but voted unanimously (one abstention) to oppose the project. This had to be re-stated at the general meeting (June), since, for reasons unclear, it eluded the minutes. Is it finally in? I’m not sure—but this you can count on: Hereabouts, there’s a persistent belief that the City wants new development—at all costs—and if a neighborhood doesn’t embrace projects (especially after a failed attempt like that of Gardenia’s predecessor), then zoning restrictions will be eased (or changed), and we’ll end up with 30-story condos stuffed among primarily single-family housing.

Isn’t there some sort of Master plan—one that protects singled-family neighborhoods? Speaking of plans—RD(s)15—with the emphasis on (s)—was how your forbears provided for parts of SMR when THEY approved
the designation back in 1999—to protect single-family home owners from the encroachment of developments just like this one.

We know the mechanics. P&Z serves at the pleasure of the City Commission, which in turn, is elected by voters. When the P&Z Board—or the Commission—doesn’t carry out the people’s mandate, its members risk removal (for which there is a process). Whether a project is voted “for” or “against” by a civic association may have zero bearing; I don’t know that answer. What I DO know, in this age of enlightened awareness, is that heavy-handed disregard for voters—or P&Z’s reacting to misinformation, or failing to hear the entire story—is risky thinking.

Want facts? Gardenia was voted on TWICE. The first time, it suffered a 27 to 7 trouncing. However, no one sent P&Z a letter after what was clearly an UPSET. Then, a second vote was taken after more developer “do-overs”—although the vote hadn’t been announced on the website agenda: one I printed 30 minutes prior to the start of the meeting. Viewing these do-overs—all I could think was “Which is more-painful, ‘Mid-Century Barracks’ or ‘Welcome Back Newport?’”

Just because a builder is willing to shift a building’s position—or remove a few units (at the Planning Review Board’s insistence, perhaps?), add a few trees, make basic adjustments, even change the decor—doesn’t alter the obvious—that so many residents simply don’t want two-story townhomes springing-up in the RD(s)15 portion of South Middle River. The truth is the majority of folks who live here weren’t in the room to express their opinions. That’s a whole ‘nother story.

What of all the single-family homeowners who give SMR its special flavor? Pro-development interests packed the room the night of the vote; I hadn’t seen some of these faces in years. The opposition is sure doubt argue that we’re simply sore losers, and that Roberts’ Rules were closely adhered to. I’ll leave that determination to the City Attorney.
The word on the street—whether or not you like it—is that “the fix is in,” and that Gardenia is a “done deal”—pure and simple. I’ve heard it time and again from so many sources, and surely you realize its implications. So, why—if it’s just a rumor—should the accusation be so compelling? Or lasting?

Well, some of us just can’t help wondering why any right-minded person would condone such a project—especially in view of current traffic congestion and infrastructural problems. Ours is a city in crisis like never before. Try driving down Sunrise or Oakland Park Blvds, Federal Highway, or S.E. 17th Street. Still, you won’t stop approving high-density housing? Why?

All the “pro forces” rail about are potential increased property values, a topic that’s “iffy” at best. Talk of “quality of life” is strictly verboten. Read the Sun-Sentinel lately? Groundwater (or was it diesel fuel?) spilling into New River? And now town homes on what was once a church garden (and a flood zone)? (Gardenia—get it?) Can’t we do better with these iconic properties?

One final note: Why would any governing or advisory body consider 22 votes versus 19—41 total out of a neighborhood encompassing over two thousand residents—to be a valid mandate? Incidentally, more of these “silent” residents are demanding a voice now.

In short, our neighborhood has been rent asunder. And now we need to heal the madness. I ask that you vote down this debacle.

Submitted respectfully,

Steve Kantner
660 Tennis Club Drive, #406
Ft. Lauderdale, FL 33311
Petition to the City of Fort Lauderdale Planning and Zoning board and City Council

This petition is signed by residents of SMR neighborhood in Fort Lauderdale, Florida who did not attend the SMRCA general membership meeting on June 26, 2018.

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Cameron Shuff 732 NW 19th St 561-702-9904

The vote taken at the SMRCA was not in the published agenda and therefore should not weigh against the DR Horton project.

Alexandre Huf 732 NW 19th St 561-504-0520

J. L. Smith (120 Tennis Club DR A110 President Women's Club)

President SMRCA 954-298-8407

George Smith 120 Tennis Club A110 954-610-2391

Stephanie Fenton 120 Tennis Club DR A111 954-614-3010

Karen Hughes 120 Tennis Club A111 954-973-5252

Chris Kuip 1330 NW 47th Ave Ft. Lauderdale 33311 954-343-8611

John Madsen 715 NW 18th St Ft. Lauderdale 33311 954-600-2877

Johanna Madsen

Richard E. Spivak 736 NW 18th St Ft. Lauderdale 33311

Johanna Madsen
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<table>
<thead>
<tr>
<th>Cristal Kelly</th>
<th>1716 NW 7th Ave</th>
<th>(954) 632-9784</th>
</tr>
</thead>
<tbody>
<tr>
<td>James Bents</td>
<td>1712 NW 8th Ave</td>
<td>(954) 917-4725</td>
</tr>
<tr>
<td>Diane Alaimo</td>
<td>1712 NW 8th Ave</td>
<td>(957) 362-8278</td>
</tr>
<tr>
<td>Robert Jack</td>
<td>1735 NW 7th Terr</td>
<td>(954) 693-6582</td>
</tr>
<tr>
<td>Paige Pielet</td>
<td>1728 NW 7th Terr</td>
<td>(954) 207-5300</td>
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<tr>
<td>Edson Pereirso</td>
<td>1624 NW 7th Ave</td>
<td>(954) 315-3103</td>
</tr>
<tr>
<td>Randy Singh</td>
<td>1641 NW 8th Ave</td>
<td>(954) 571-5077</td>
</tr>
<tr>
<td>Sherry Booker</td>
<td>1630 NW 3rd Ave</td>
<td>(954) 918-2600</td>
</tr>
<tr>
<td>Bill Fritz</td>
<td>25 NE 16th St</td>
<td>(713) 623-1717</td>
</tr>
<tr>
<td>Ken Harmon</td>
<td>1608 NW 9th Ave</td>
<td>(954) 297-1599</td>
</tr>
<tr>
<td>Conor Ryan</td>
<td>1728 NE 7th Ave</td>
<td>(954) 8380</td>
</tr>
<tr>
<td>Nicole Pawloski</td>
<td>1726 NW 8th Ave</td>
<td>(954) 892-9612</td>
</tr>
<tr>
<td>Michael O'Connor</td>
<td>1726 NW 8th Ave</td>
<td>(917) 540-8661</td>
</tr>
<tr>
<td>Yura Rivera</td>
<td>1737 NW 7th Ave</td>
<td>(954) 716-9628</td>
</tr>
<tr>
<td>Gilberto J. Rivera</td>
<td>1737 NW 7th Ave</td>
<td>(954) 907-7988</td>
</tr>
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Sincerely,

[Signatures and addresses of residents]

[Signatures and addresses of residents]

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Luis Azpetto 722 NW 18th St 754-242-2285
Fernando Azpetto 722 NW 18th St 954-793-0057
Carina Willemssen 1633 NW 5th Ave 954-802-8008
Jose Morales 1636 NW 5th Ave 954-544-6901
Mohammed Mahdy 1637 NW 5th Ave 954-393-2746
Marion Brown 1841 NW 5th Ave 9-829-0862
Todd Roemer 1805 NW 4th Ave 954-460-0894
Steve McShane 710 Ten Mile Ave 954-331-3388
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1 David Hayes 1545 NW 7th Terrace 33311 708-752-6445 David Hayes
Not a homeowner on the corner of 16th & 7th Terrace
2 Marc Feifer 1736 NW 7 Terrace 954-288-9270 Marc Feifer
I attended the meeting but left before the vote
3 Jack Ratland 1734 NW 8th Ave 954-263-9605 Jack Ratland
Former Executive Director Stonewall Library & Museum
4 Patrick Brady 25 NE 16th St. 717-623-0915 Patrick Brady
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Charles Lewis 407 nw 16th st 954-366-9196
KEITH GORE 1203 ne 2 ave 954-446-5666
Telamour Edmond 551 Ninth st apt B fort lauderdale 33316 754 308 4616

Signatures...
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_L. Sherri B. Fernandez 1713 NW 9th Terrace, Fort_

_Alice Knight 1716 NW 5th Ave - Sonnie Knight_

_Linda Gibbons 1700 NW 7th Terrace 33311 - Judy K. Ray_

_Kathleen Spurgeon 1725 NW 8 Ave, Ft Lauderdale 33311 Kathleen Spurgeon_

.REG URBANK 407 NW 16 ST FTL 33311 954-296-4237 -

_Kevin Malone 409 NW 16 ST 954-296-4237_

_Grace Marshall 411 NW 16 STREET 754 866 9170_

_Joseph L. Jordan Jr 1610 N Andrews St 954-650-7245_

_Eric A. Simms Esq. 1640 NW 7th Terr. 954-805-9178 Eric J. Simms_

_Niyangbi Garcia 1641 NW 7th Ave 942-205-7999 - Lee _
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Jimmy Pochert 721 NW 175th 954-265-3707
DANIEL PAUL MILLER 1751 NE 4th Ave 954-232-7089
ROBERT BRUCE DREW 1751 NE 4th Ave 954-686-0168
GREGORY BOSARGE 1751 NW 4th Ave 954-256-4511
Tracey K. Weaver 1632 NW 7th Ter 954-629-2286
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1. Sherman B. Fernando 1713 NW 7th Terrace 954-868-8849 Sherman B Fernando
   Not aware meeting Agenda & Working.

2. Daniel V. Treadway 1713 NW 7th Ter 954-213-7564

3. Kelly Gerald 721 N 18th St 954-588-4996

...
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Phyllis Espinal 120 NW 16 St 33311 anetaj120@gmail.com
Karl Corell 1631 NW 2 AVE 33311 954-383-3424
Carl Luis 1221 NE 5th Ave 33311 954-960-0253
Catherine Thornton 4 NE 16th Place 33305 810-335-1576
Matt Butkey
Ann B. Miller 1775 N. Andrews Ave 954-291-2794
Margaret McCarthy 1775 N. Andrews Sq 33316 954-960-0407
Lavanda Forshay 4 NE 16th Pl #1 A1 684-5975
Francis Carter 1605 NE Andrews 33311 954-692-4055
David Guido 1421 NW 20th Ave 33311 954-726-4963
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<th>SIGNATURE</th>
<th>ADDRESS</th>
<th>PHONE</th>
<th>EMAIL</th>
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<tbody>
<tr>
<td>Dolores Rodriguez</td>
<td>Dolores Rodriguez</td>
<td>1641 NW 2nd Ave</td>
<td>(786) 325-0773</td>
<td><a href="mailto:dororo99@hotmail.com">dororo99@hotmail.com</a></td>
</tr>
<tr>
<td>Lisa Mortilla</td>
<td>Lisa Fantella</td>
<td>1630 N.W. 2 Ave</td>
<td>954 326-6105</td>
<td>LMortilla @ mac.com</td>
</tr>
<tr>
<td>Deborah Williams</td>
<td></td>
<td>1630 N.W. 2 Ave</td>
<td>954 340-1385</td>
<td>Debra Canman @ G.com</td>
</tr>
<tr>
<td>Juliana Bourdaille</td>
<td></td>
<td>140 NW 2nd Ave</td>
<td>585 952-9335</td>
<td>julian -bourdaille @ hotmail.com</td>
</tr>
<tr>
<td>Jasmine Charlie</td>
<td></td>
<td>1640 NW 2nd Ave</td>
<td>585 236-6081</td>
<td>jasmine -burgundy @ gmail.com</td>
</tr>
<tr>
<td>Caroline Colt</td>
<td></td>
<td>1615 - 27th Ave</td>
<td>754-366-4443</td>
<td></td>
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<tr>
<td>Stephen Rhett</td>
<td></td>
<td>201 NW 17 Ave</td>
<td>954 365-3811</td>
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Sonia Taylor 954-614-6932

Kristine Bensel 954-523-3367

Jeffrey Bor 954-254-2544

Terri Heaver 954-763-8657

Kathryn Herring 954-763-8657

Andrea Ladd 954-415-4833

Ruth Isaac 732-673-0794

Mira Gettelman 954-560-2159

Collette Kionle 954-328-0336

Marciana Todd 954-763-7003

Jaime Marie Hihn 954-705-3367

Annette Cullen 5-365 954-527-1607

Fred Winkle 0-308 954-930-1342

3CBnow 954-815-5538

Jo Lorick 954-581-1246
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<tbody>
<tr>
<td>Daniella Restrepo</td>
<td>1613 NW 5th Ave 33311</td>
<td></td>
</tr>
<tr>
<td>Alex Higgins</td>
<td>1613 NW 5th Ave 33311</td>
<td></td>
</tr>
<tr>
<td>Andrew Evangelisti</td>
<td>1332 NE 25th Ave 33304 (Business)</td>
<td></td>
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<tr>
<td></td>
<td>1901 NW 1st Ave 33311</td>
<td></td>
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<tr>
<td>Richard McFarland</td>
<td>1740 NW Andrews</td>
<td></td>
</tr>
<tr>
<td>Dave Olsen</td>
<td>400 NW 12th Ave 33311</td>
<td></td>
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<tr>
<td>Mark Olsen</td>
<td>400 NW 17th Place 33311</td>
<td></td>
</tr>
<tr>
<td>Lisa Mortilla</td>
<td>1630 NW 2 Ave 33311</td>
<td></td>
</tr>
<tr>
<td>Shana Kelly</td>
<td>1600 NW 9th Ave 33311</td>
<td></td>
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<tr>
<td>Lisa McDonald</td>
<td>1600 NW 9th Ave 33311</td>
<td></td>
</tr>
<tr>
<td>Derek Kushan</td>
<td>600 NW 10th St 33311</td>
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</table>
Good evening Mr. Chairman, members of the board,

Nicholas Kalargyros, Urban Design and Planning.

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 your plan sets. The associated plat (Case Number: PL17007) is also scheduled on this agenda.

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;
   a. 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.
   b. The entire 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 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

2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration;
   a. The proposed use is consistent with the underlying land use and neighboring zoning districts. The proposed zoning districts permitted uses 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.
   a. 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

The applicant has provided narrative responses to all criteria which can be found in your plan sets and concurs with the applicant’s assessment.
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.

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
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
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 MULTIFAMILY/MEDIUM HIGH DENSITY DISTRICT (RLM-28) TO RESIDENTIAL SINGLE FAMILY CLUSTER DWELLINGS/ MEDIUM DENSITY DISTRICT (RC-15)
CASE: PL17007
REQUEST: PLAT REVIEW

MEETING LOCATION: CITY COMMISSION CHAMBERS
CITY HALL, 100 N. ANDREWS AVENUE

FOR MORE INFORMATION CONTACT: (954) 828-6520
http://www.fortlauderdale.gov
PUBLIC NOTICE

PLANNING AND ZONING BOARD MEETING

DATE: FEBRUARY 21, 2018
TIME: 6:30 P.M.
PROJECT: GARDENA PARK
CASE: 212009
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 (KC-16)
CASE: PL17007
REQUEST: PLAT REVIEW
MEETING LOCATION: CITY COMMISSION CHAMBERS
CITY HALL 100 N ANDREWS AVENUE

FOR MORE INFORMATION CONTACT: (954) 828-4420
http://www.fortlauderdale.gov

CITY OF FORT LAUDERDALE
CITY OF FORT LAUDERDALE
PUBLIC NOTICE

PLANNING AND ZONING BOARD MEETING

DATE: FEBRUARY 21, 2018
TIME: 6:30 P.M.
PROJECT: GARDENIA PARK
CASE: 17200P
REQUEST: RECLASSIFYING FROM RESIDENTIAL SINGLE FAMILY / MEDIUM DENSITY DISTRICT (RDS-15) AND RESIDENTIAL LOW RISE MULTIFAMILY/MEDIUM HIGH DENSITY DISTRICT (RMH-35) TO RESIDENTIAL SINGLE FAMILY CLUSTER DWELLINGS/ MEDIUM DENSITY DISTRICT (RC-15)
CASE: P117007
REQUEST: PLAT REVIEW
MEETING LOCATION: CITY COMMISSION CHAMBERS
CITY HALL, 100 N. ANDREWS AVENUE

FOR MORE INFORMATION CONTACT: (954) 828-6500
http://www.fortlauderdale.gov
PLANNING AND ZONING BOARD MEETING

DATE: FEBRUARY 21, 2018
TIME: 6:30 P.M.
PROJECT: GARDENIA PARK
CASE: 21709
REQUEST: REZONING FROM RESIDENTIAL SINGLE FAMILY / MEDIUM DENSITY DISTRICT (KDS-15) AND RESIDENTIAL LOW RISE MULTIFAMILY/ 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 FOR MORE INFORMATION CONTACT: (954) 356-1522
CITY HALL, 100 N ANDREWS AVENUE
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: PL17007
REQUEST: PLAT REVIEW
MEETING LOCATION: CITY COMMISSION CHAMBERS
CITY HALL, 100 N ANDREWS AVENUE

FOR MORE INFORMATION CONTACT: (954) 828-6520
http://www.fortlauderdale.gov