**REQUEST:** Rezone 1.37 acres from Community Facility (CF) and Exclusive Use Parking (X-P) to Boulevard Business (B-1) District

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Z18005</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Jack and Jill Children’s Center, Inc.</td>
</tr>
<tr>
<td>General Location</td>
<td>1315 W. Broward Boulevard</td>
</tr>
<tr>
<td>Property Size</td>
<td>1.61 acres</td>
</tr>
<tr>
<td>Portion of Property to be Rezoned</td>
<td>1.365 acres</td>
</tr>
<tr>
<td>Current Zoning</td>
<td>Community Facility (CF) and Exclusive Use Parking (X-P)</td>
</tr>
<tr>
<td>Proposed Zoning</td>
<td>Boulevard Business District (B-1)</td>
</tr>
<tr>
<td>Existing Use</td>
<td>Child Day care Center</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Child Day care Center and Elementary School</td>
</tr>
<tr>
<td>Future Land Use Designation</td>
<td>Northwest Regional Activity Center (NW-RAC)</td>
</tr>
<tr>
<td>Applicable ULDR Sections</td>
<td>Section 47-24.4 Rezoning Criteria</td>
</tr>
<tr>
<td>Notification Requirements</td>
<td>Sec. 47-24.1 Public Participation</td>
</tr>
<tr>
<td></td>
<td>Sec. 47-27.6 Sign Notice 15 days prior to meeting</td>
</tr>
<tr>
<td></td>
<td>Sec. 47-27.6 Mail Notice (300 foot radius) 10 days prior to meeting</td>
</tr>
<tr>
<td>Project Planner</td>
<td>Adam Schnell, Planner II</td>
</tr>
</tbody>
</table>

**PROJECT DESCRIPTION:**

The applicant is requesting to rezone 1.37 acres of a 1.61 acre parcel of land located at 1315 West Broward Boulevard from Community Facility (CF) District and Exclusive Use Parking (X-P) District to Boulevard Business (B-1) District to allow for the addition of an elementary school to an existing daycare facility. The property’s Future Land Use Designation is Northwest Regional Activity Center. The location of the property and the applicant’s narrative responses are included as Exhibit 1 and Exhibit 2 respectively.

The western portion of the parcel has a Community Facility (CF) zoning designation and the northeast portion has the Exclusive Use Parking designation. The remaining southeastern portion of the site contains a B-1 zoning designation. The proposed elementary school would be constructed adjacent to the existing daycare facility. An existing one-story restaurant occupies the B-1 area of the site and is intended to be removed prior to construction of the elementary school.

The Applicant is seeking to rezone the entire property to a B-1 zoning designation to unify the zoning on the site and allow for the construction of the elementary school. The X-P District is limited to the construction of parking lots, restricting the parcel’s developable area, requiring this portion of the site to be rezoned to allow for the intended site improvements. Although both the B-1 District and CF District permit elementary schools as public purpose uses, a B-1 zoning designation is a preferable option based on the existing land use pattern of the surrounding area and on the nature of Broward Boulevard as a main corridor, as well as potential future uses of the site to serve the area’s social and economic needs.

The Applicant has submitted a corresponding Site Plan Level II / Development Review Committee (DRC) Application (Case #R18042) for the proposed elementary school and was reviewed on July 10, 2018. The approval of the site plan application is contingent upon the approval of the rezoning application. For reference, the proposed site plan and building elevation plans are attached as Exhibit 3.
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.

The proposed Boulevard Business District (B-1) zoning is consistent with the Northwest Regional Activity Center (NWRAC) Future Land Use Designation for the property. The NWRAC permits commercial and community facilities, which includes schools.

The rezoning is also supported by Objective 1.7 of the Future Land Use Element which aims to support development and redevelopment activities in the Northwest Progresso/Flagler Heights Community Redevelopment Area (CRA), which are in alignment with the Northwest Community Redevelopment Plan. The Northwest Community Redevelopment Plan’s intent is to support the local economy and support efforts which strengthen neighborhoods. Reference below section, titled Comprehensive Plan Consistency, for additional information.

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

The character of development in or near the area supports the rezoning. If approved, the B-1 zoning district and the use of this land will be consistent with the pattern of development along this section of the Broward Boulevard corridor. The Boulevard Business District is intended to provide for the location of commercial business establishments dependent upon high visibility and accessibility to major trafficways, in a manner which maintains and improves the character of the major arterials of the City through landscaping and setback requirements. The B-1 district limits certain uses which could have a detrimental effect on abutting residential neighborhoods if these uses were permitted to exist without certain standards being met. Although the property abuts the RMM-25 zoning district, the specific intent of the B-1 zoning district and compatibility criteria help to limit or buffer certain uses which could have an impact on abutting residential neighborhoods.

The entire north side of this section of the West Broward Boulevard corridor is zoned B-1. Rezoning from CF and X-P to B-1 is consistent with the pattern of development in and around the area of the site proposed to be rezoned, and therefore would not adversely impact the existing character or development. The intent of the B-1 zone is also in alignment with the proposed location as reflected in ULDR Section 47-6.2.A.- Intent and Purpose of Each District, as follows:

"Provide for the location of commercial business establishments dependent upon high visibility and accessibility to major trafficways, in a manner which maintains and improves the character of the major arterials of the city through landscaping and setback requirements. The B-1 district limits certain uses which could have a detrimental effect on abutting residential neighborhoods if these uses were permitted to exist without certain standards being met."

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 rezoning of the property to B-1 is compatible given the mixture of land uses and zoning districts surrounding the property. The property is surrounded with the following zoning districts:

- North – Residential Multifamily Midrise/Medium High Density (RMM-25)
- South – Community Facility (CF)
- West – Boulevard Business District (B-1)
- East – Residential Multifamily Midrise/Medium High Density (RMM-25) and Boulevard Business District

The intent of the B-1 district is to limit certain uses which could have a detrimental effect on abutting residential neighborhoods. The B-1 zoning district is compatible with the abutting residential zoning district (RMM25) to the north, which consists of single-family and multifamily residences. To the east exists a restaurant, to be demolished as part of the owner’s redevelopment plan for the elementary school, and a dentist office. To the west across NW 14th Avenue, is a business district (B-1), with an existing liquor store and restaurant. The CF district to the south, contains an existing police station, which abuts a B-1 zoning district to the north, west and east along West Broward Boulevard.

The Applicant explored uniting the property under CF zoning, but determined that the dimensional requirements of the CF zoning district are inconsistent with the pattern of development in the area and the existing B-1 zoning district requirements and intent for the Broward Boulevard corridor.

Please refer to Table 1 below for a comparison of permitted uses in each district. For a detailed list of uses, refer to ULDR Section 47-6.11.- List of Permitted and Condition Uses, Boulevard Business (B-1) District, Section 47-8.- Public Purpose Districts, and Section, 47-9.-X-Exclusive Use District

**Table 1: Permitted Use Comparison**

<table>
<thead>
<tr>
<th>Existing Zoning Districts</th>
<th>Proposed Zoning District</th>
</tr>
</thead>
<tbody>
<tr>
<td>X-P (Exclusive Parking)</td>
<td>CF (Community Facility)</td>
</tr>
<tr>
<td>Parking Lot</td>
<td>Public Facilities</td>
</tr>
<tr>
<td>Utilities</td>
<td>Automotive</td>
</tr>
<tr>
<td>Accessory Uses, Buildings and Structures</td>
<td>Boats, Watercraft and Marinas</td>
</tr>
<tr>
<td></td>
<td>Commercial Recreation</td>
</tr>
<tr>
<td></td>
<td>Food and Beverage Service</td>
</tr>
<tr>
<td></td>
<td>Lodging</td>
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<tr>
<td></td>
<td>Mixed Use Developments</td>
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<tr>
<td></td>
<td>Public Purpose Facilities</td>
</tr>
<tr>
<td></td>
<td>Retail Sales</td>
</tr>
<tr>
<td></td>
<td>Services/ Office Facilities</td>
</tr>
<tr>
<td></td>
<td>Accessory Uses, Buildings and Structures</td>
</tr>
<tr>
<td></td>
<td>Urban Agriculture</td>
</tr>
</tbody>
</table>
COMPREHENSIVE PLAN CONSISTENCY:

The proposed rezone is generally consistent with the City's Goals, Objectives and Policies of the Northwest Regional Activity Center land use category. Such as, Objective 1.10 of the Comprehensive Plan, which encourages redevelopment and the expansion of employment opportunities in the Northwest Regional Activity Center and Policy 1.10.5, which states that the City shall continue to work with Broward County to "improve and promote the Broward Boulevard Corridor to revitalize Broward Boulevard into a thriving regional center of commercial, residential and cultural activities."

As it relates to the proximity of the site to adjacent residential uses, Future Land Use Element POLICY 1.20.1: states that the City shall continue to maintain, through the ULDR, buffering provisions, which are necessary to protect residential areas from adjacent commercial developments. These provisions are being assessed and applied through the Development Review Committee process to the submitted site plan application and in accordance with ULDR 47-24 Section regarding development permits and procedures for any nonresidential use within one hundred feet of residential property and Section 47-25.3 Neighborhood Compatibility.

The neighborhood compatibility criteria of ULDR Section 47-25.3 include performance standards requiring all developments to be "compatible with and preserve the character and integrity of adjacent neighborhoods... the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, buffyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts".

PUBLIC PARTICIPATION

The rezoning request is subject to the public participation requirements established under Section 47-24.4 of the ULDR. According to the applicant, a public participation meeting was held on July 16, 2018, to offer the neighborhood and surrounding properties the opportunity to learn about the proposed rezone. The public participation meeting summary and affidavit are attached as Exhibit 4.

In addition, this request was subject to notification requirements established in ULDR, Section 47-27.4. The Applicant received and posted all three (3) signs and has met the requirements of Section.

STAFF FINDINGS:

Staff recommends the Board approve this request, consistent with:

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.

CASE # 218003
Page 4
EXHIBITS:
1. Location Map and Sketch and Legal Description
2. Applicant's Narrative Responses
3. Proposed Site Plan and Elevations
4. Public Participation Meeting Summary and Affidavit
SKETCH AND DESCRIPTION TO ACCOMPANY REZONING PETITION FROM X-P TO B-1 A PORTION OF BLOCK 1 SEMINOLE FOREST (14/16 B.C.R.)

N.W. 1st STREET

LEGAL DESCRIPTION:
Lots 27, 28, 29 and 30, Block 1, SEMINOLE FOREST, according to the plat thereof, as recorded in Plat Book 14, Page 16, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 24,000 square feet or 0.5510 acres more or less.

CERTIFICATION
Certified Correct. Dated at Fort Lauderdale, Florida this 15th day of May, 2018.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

FIELD BOOK NO. 
JOB ORDER NO. V-3359
REF. DWG.: 18-3-016

DRAWN BY: JMM
CHECKED BY: C:\JMM\2018\V3359 (REZONE)
SKETCH AND DESCRIPTION TO ACCOMPANY REZONING PETITION FROM CF TO B-1
A PORTION OF BLOCK 1 SEMINOLE FOREST (14/16 B.C.R.)

LEGAL DESCRIPTION:
Lots 17, 18, 19, 20, 21 and 22 Less right-of-way for West Broward Boulevard, per Florida Department of Transportation Right-of-Way Map, Section 86-006-2501, Sheet 13 of 21, dated 8/10/77; AND all of Lots 23, 24, 25 and 26. All in Block 1, SEMINOLE FOREST, according to the plat thereof, as recorded in Plat Book 14, Page 16, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 35,458 square feet or 0.8140 acres more

CERTIFICATION
Certified Correct. Dated at Fort Lauderdale, Florida this 15th day of May, 2018.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

FIELD BOOK NO. ______________________________________

JOB ORDER NO. V-3359

REF. DWG.: 18-3-016

DRAWN BY: JMM

CHECKED BY: C: \JMM\2018\V3359 (REZONE)
PROPOSED ZONING

ZONING LEGEND:

- **B-1**
- **XP-1**
- **RMM-25**
EXISTING ZONING
VIEW WEST FROM BROWARD BLVD
VIEW WEST FROM THE CORNER OF BROWARD BLVD & NW 14TH AVE.
VIEW EAST FROM THE CORNER OF BROWARD BLVD & NW 14TH AVE.
VIEW NORTH FROM THE CORNER OF BROWARD BLVD & NW 14TH AVE.
VIEW SOUTH FROM THE CORNER OF NW 1ST STREET & NW 14TH AVE.
VIEW EAST FROM THE CORNER OF NW 1ST STREET & NW 14TH AVE.

KEY MAP
VIEW WEST FROM THE CORNER OF NW 1ST STREET & NW 14TH AVE.
VIEW SOUTHWEST FROM NW 1ST STREET
VIEW NORTH FROM BROWARD BLVD
VIEW NORTHWEST FROM BROWARD BLVD
June 27, 2018

JACK & JILL CHILDREN’S CENTER EXPANSION
REZONE (FES Project #17-1405.00)
REZONE NARRATIVE OVERVIEW

Jack and Jill Children’s Center, Inc (Applicant) is submitting a REZONE APPLICATION for the site located on 1.6 acres situated at 1315 W. Broward Blvd in the City of Fort Lauderdale. The property is located at the corner of W. Broward Blvd, NW 14th Ave and NW 1st Street.

The site currently includes three different zoning designations: CF (Community Facility), B-1 (Boulevard Business District) and X-P (Parking). The properties directly adjacent (contiguous) to the site include B-1 (dental office) and X-P (vacant lot) zoning designations. The property across the NE 14th Ave ROW includes B-1 zoning (fast food restaurant). The property across NW 1st Street includes RMM-25 zoning designations. The ‘Applicant’ will be submitting a REZONE APPLICATION to request a B-1 zoning for the entire parcel owned by the ‘Applicant’.

As stated in the ULDR, the B-1 zoning designation (Boulevard Business District) is intended to ‘provide for the location of commercial business establishments dependent upon high visibility and accessibility to major trafficways, in a manner which maintains and improves the character of the major arterials of the city through landscaping and setback requirements’. The establishment of an elementary school in this area is most beneficial for the neighborhood as well as the proper location for families enroute to their place of employment.

The ULDR further stated that the B-1 district ‘limits certain uses which could have a detrimental effect on abutting residential neighborhoods if these uses were permitted to exist without certain standards being met’. In this case, the existing facility has a proven success in this exact location. The mission for the Jack and Jill Children’s Center is to assist ‘children of high-need working families through quality education and family strengthening programs’ that include many families in the surround neighborhood. The development is an asset to this community and would have NO detrimental effect on ANY of the abutting properties.

Flynn Engineering, PA
June 27, 2018

JACK & JILL CHILDREN'S REZONE APPLICATION
FES Project #17-1405.00
Sec. 47-24.4 REZONING – Narrative

A. **Applicant.** The owner of the property sought to be rezoned or the city.

B. **Application.** An application for a rezoning shall be made to the department. The application shall include the information provided in Sec. 47-24.1.F.
   Response: Acknowledged.

C. **Review process.**
   1. An application for rezoning shall be submitted to the department for review to consider if the application meets the rezoning criteria.
   2. The department shall forward its recommendations to the planning and zoning board for consideration.
   3. The planning and zoning board shall hold a public hearing to consider the application and the record and recommendations forwarded by the department and shall hear public comment on the application.
   4. 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.
   5. 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 47-268, Appeals.
   6. If the rezoning application is recommended for approval or if an appeal of a denial of an application has been filed by the applicant in accordance with this section, the planning and zoning board shall forward its record and recommendations to the city commission for consideration.
   7. The city commission shall hold a public hearing to consider the application and the record and recommendations forwarded by the department and the planning and zoning board and shall hear public comment on the application.
   8. If the city commission determines that the rezoning meets the criteria for rezoning the city commission shall approve the change in zoning as requested in the application or approve a change to a more restrictive zoning district than that requested in the application if necessary to meet the criteria provided for rezoning and if consented to by the applicant. If the city commission determines that the proposed rezoning does
not meet the criteria in, or if the applicant does not consent to a more restrictive zoning district, the city commission shall deny the application.

9. Approval of a rezoning shall be by ordinance adopted by the city commission.

10. If an application is for rezoning of more than ten (10) contiguous acres, the application shall be considered in accordance with Sec. 47-27.5.B, Notice Procedures for Public Hearings.

Response: Acknowledged.

D. Criteria. An application for a rezoning shall be reviewed for compliance with Section 47-25, Development Review Criteria. In addition, 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.
2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration.
3. The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.

Response: Acknowledged.

E. Effective date of approval. A rezoning shall take effect at the time provided in the ordinance approving the rezoning.

Response: Acknowledged.

F. Withdrawal of an application. An applicant may withdraw an application for rezoning at any time prior to a vote by the planning and zoning board on the application. If two (2) applications for rezoning of the same parcel of property are withdrawn by the same applicant within one (1) year, no other application to rezone the tract of land shall be considered by the city for at least two (2) years after the date of withdrawal of the second application.

Response: Acknowledged.

G. New application after denial. No application for a rezoning which has been previously denied by the planning and zoning board or by the city commission shall be accepted for at least two (2) years after the date of denial. An application to rezone property to a designation that is different than the designation which was applied for and denied and is different than a designation that was considered and denied as part of an application by the planning and zoning board, city commission or both, will be accepted and considered without consideration of time since a previous application was denied.

Response: Acknowledged.

H. Appeal. If the planning and zoning board or city commission denies the rezoning and the applicant desires to appeal the denial, the provisions of Section 47-26B, Appeals, shall apply.

Response: Acknowledged.

Flynn Engineering Services, PA
July 18, 2018

Rezoning Narrative

City of Fort Lauderdale ULDR Section 47-24.4.D.

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

RESPONSE: The proposed Boulevard Business (B-1) zoning is consistent with the Northwest Regional Activity Center (“NWRAC”) Future Land Use Designation for the Property. Policy 1.10.5 of the Comprehensive Plan, a policy of Objective 1.10: NWRAC Development Efforts, aims to “improve and promote the Broward Boulevard Corridor to revitalize Broward Boulevard into a thriving regional center of commercial, residential and cultural activities.” The Applicant is proposing to expand the existing day-care facility into a school for young children. Schools are permitted in this commercial zoning district and will be able to serve the existing residential uses, furthering the City’s objective of creating a thriving regional center.

The Broward Boulevard Corridor, upon which the property fronts, has a generally uniform B-1 zoning designation along the entire corridor of the NWRAC. The Property is the only property fronting Broward Boulevard in the NWRAC that is not completely zoned B-1. Pursuant to Section 47-6.2.A of the ULDR, B-1 zoning is intended to:

“Provide for the location of commercial business establishments dependent upon high visibility and accessibility to major trafficways, in a manner which maintains and improves the character of the major arterials of the city through landscaping and setback requirements. The B-1 district limits certain uses which could have a detrimental effect on abutting residential neighborhoods if these uses were permitted to exist without certain standards being met. The B-1 district is located primarily on major trafficways.”

The stated intent of the B-1 zoning district is consistent with the stated intent of the NWRAC under the Comprehensive Plan. The Comprehensive Plan states that the NWRAC was established in part to provide for uses, dimensional regulations, density and design criteria to ensure that:

1. Commercial development is compatible with residential areas; and
2. Commercial lot depths are increased where appropriate.
The B-1 zoning district explicitly limits certain uses which could have a detrimental effect on abutting residential neighborhoods, consistent with the first above-mentioned intent element of the NWRAC. If approved, the rezoning would also increase the commercial lot depth on Broward Boulevard, consistent with the second above-mentioned intent element of the NWRAC.

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

RESPONSE: The character of development in or near the area supports the rezoning. If approved, the B-1 zoning district and the use of this land will be consistent with the pattern of development along this section of the Broward Boulevard corridor. Although the Property abuts the RMM-25 zoning district, the specific intent of the B-1 zoning district is to limit certain uses which could have a detrimental effect on abutting residential neighborhoods.

The proposed rezoning of the portion of the Property to B-1 will not adversely impact the character of development around the Property – on the contrary, the opposite is true. The current zoning of the Property is inconsistent with the character of development around the Property. Besides the Property, the entire north side of this section of the Broward Boulevard corridor is currently zoned B-1. Rezoning from CF/X-P to B-1 would be consistent with the pattern of development in and around the area of the Property, and therefore would not adversely impact the existing character or development.

3. The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.

RESPONSE: The rezoning of the property to B-1 is compatible given the mixture of land uses and zoning districts surrounding the Property. The Property is surrounded with the following zoning districts:

   North – RMM-25
   South – CF/B-1
   West – B-1
   East – RMM-25/B-1

As previously stated, the explicit intent of the B-1 district is to limit certain uses which could have a detrimental effect on abutting residential neighborhoods. The B-1 zoning district is therefore compatible with the abutting residential zoning districts to the north and east.

This section of the Broward Boulevard corridor has a generally uniform B-1 zoning designation with commercial uses. The B-1 zoning district is therefore compatible and consistent with the existing B-1 district and uses to the south, east, and west.

The only other neighboring zoning district, the CF district to the south, is an existing police station. Considering the police station currently abuts the B-1 zoning district to the north, west and east, there is no indication that rezoning the Property to B-1 will be incompatible with the CF district to the south.
The proposed rezoning to B-1 would permit the development site to be unified under a single commercial zoning category and developed in accordance with the standards required under the City’s ULDR. The Applicant explored uniting the Property under CF zoning, but determined that the dimensional requirements of the CF zoning district are inconsistent with the pattern of development in the area and the existing B-1 zoning district requirements along the Broward Boulevard corridor.
MEMBRANE ROOFING WITH HIGH ALBEDO

METAL ROOFING TO MATCH EXISTING DAYCARE BUILDING

EXISTING 2-STORY DENTIST OFFICE

ROOF PLAZA DECK BELOW

6:12

4:12

4:12

PAINTED ALUMINUM GUTTERS WITH DOWNSPOUTS, TYP.

ROOF ACCESS HATCH

1" EXPANSION JOINT

PROPOSED MECHANICAL EQUIPMENT LOCATIONS. NO EQUIPMENT WILL EXTEND ABOVE THE PARAPET

NOT FOR CONSTRUCTION

DEVELOPMENT REVIEW COMMITTEE (DRC) - SITE PLAN SUBMISSION 05/18/18

ROOF PLAN

General Note:
EXISTING BUILDINGS AND SITE ELEMENTS SHOWN IN HALF TONE FOR CLARITY

Rev Date Note

0 4'-0" 8'-0" 16'-0"

1 ROOF PLAN

Scale: 1/8" = 1'-0"
ELEMENTARY SCHOOL EXPANSION

PROPERTY LINE
METAL ROOF TO MATCH EXISTING DAYCARE
EXISTING DENTIST OFFICE BEYOND
CMU PLAYGROUND ENCLOSURE WALL WITH STUCCO ON BOTH SIDES
METAL SHADING STRUCTURE
CMU BUILDING WITH STUCCO FINISH, TYP.
ALUMINUM IMPACT RESISTANT WINDOWS, TYP.
32'-5" 6'-0"
38'-5" 32'-4"
149'-10 1/2" 46'-0 1/2"

EXISTING 2 STORY DENTIST OFFICE

NEW CMU PLAYGROUND ENCLOSURE WALL WITH STUCCO ON BOTH SIDES
METAL SHADING STRUCTURE
CMU PLAYGROUND ENCLOSURE WALL WITH STUCCO ON BOTH SIDES
METAL OUTDOOR PLAYGROUND STORAGE FENCE & GATE
6'-0"
38'-5"
32'-4"

PAINTED ALUMINUM GUTTERS AND DOWNSPOUTS, TYP.
WALL MOUNTED GREEN SCREEN, TYP.
CONCRETE WALKWAY CANOPY
SOLID METAL GATE WITH ACCESS CONTROL

Scale: 1/8" = 1'-0"

ENLARGED SOUTH ELEVATION

ENLARGED WEST ELEVATION

NOT FOR CONSTRUCTION

DEVELOPMENT REVIEW COMMITTEE (DRC) - SITE PLAN SUBMISSION 05/18/18

1795JJCC
1315 WEST BROWARD BOULEVARD
FT. LAUDERDALE, FLORIDA 33312
Reg. No.AR0010670

JIM MURGUIA
RGD CONSULTING ENGINEERS
2151 S. Alt. A1A, Suite 2000
Jupiter, FL 33477
(561) 743-0165 Tel

FLYNN ENGINEERING SERVICES, P.A.
888 South Andrews Ave., Suite 303
Ft. Lauderdale, FL 33316
(954) 524-3722 Tel

ECOPLAN
241 Commercial Blvd.
Lauderdale-By-The-Sea, Florida 33308
(954) 522-1004 Tel

RGD CONSULTING ENGINEERS
2151 S. Alt. A1A, Suite 2000
Jupiter, FL 33477
(561) 743-0165 Tel
July 31, 2018

Via Hand Delivery and Email
Adam Schnell, Planner II
Urban Design & Planning
700 NW 19th Avenue
Fort Lauderdale, FL 33311

RE: Public Participation Summary for DRC Case No. Z18005 (“Project”)

Dear Mr. Schnell:

Pursuant to the City of Fort Lauderdale Ordinance No. C-15-01, the applicant held a public participation meeting with the Sailboat Bend Civic Association and the Historic Dorsey-Riverbend Civic Association on July 16th, 2018 at 5:30pm at the Jack and Jill Children’s Center, located at 1315 West Broward Boulevard in Fort Lauderdale. The Sailboat Bend Civic Association and the Historic Dorsey-Riverbend Civic Associations are the only officially recognized civic associations within 300’ of the Project. The meeting was noticed and communicated through e-mail with the Association’s presidents. There were six (6) people in attendance.

At this meeting the applicant gave a detailed description of the rezoning. The applicant also discussed the site plan, provided project renderings and answered questions from those in attendance. A full list of the questions and answers provided at the meeting is included with this letter.

Should you require additional information, please let me know.

Very Truly Yours,

Andrew J. Schein, Esq.

cc: Dr. Pamela Pittman, Historical Dorsey-Riverbend Civic Association
David Parker, Sailboat Bend Civic Association
July 16, 2018 Public Participation Meeting Questions and Answers

1. **Question**: How many children will the new center accommodate?

   **Answer**: Up to 342.

2. **Question**: How many classrooms will the new center include?

   **Answer**: Twelve.

3. **Question**: What is B-1 zoning?

   **Answer**: B-1 zoning was designed to allow for commercial uses, but limits certain uses which could have a detrimental effect on abutting residential neighborhoods. Schools are a permitted use in the B-1 zoning district. The B-1 zoning district also allows for a variety of retail and service uses, public purpose uses, and commercial recreation uses.

4. **Question**: Are there any internships from colleges?

   **Answer**: Yes, Jack and Jill currently partners with local universities.

5. **Question**: Will there be a family health service night with nurses?

   **Answer**: Yes, Jack and Jill conducts such events and will continue to do so.

6. **Question**: Can you pull funds from charter school funds?

   **Answer**: No.

7. **Question**: What is the demographic of the students that will attend?

   **Answer**: The main target market is the current base of students attending Jack and Jill's early learning program. We will also be recruiting other students in the current market areas including the 33312 and 33311 zip codes and students whose parents work in the downtown Fort Lauderdale area. This means reaching those legacy families that have been with the Center, new families with young children, and existing families in the region. We aim to reach all students from diverse cultural backgrounds.

8. **Question**: Is the new center accredited?

   **Answer**: Yes, the school will meet or exceed all regulatory programming and performance accreditation standards across all of the programs.

9. **Question**: Are you just doing palm trees? We need other shade trees.
Answer: The property currently has a variety of shade trees such as Southern Live Oaks, Crape Myrtles, and Gumbo Limbo trees. We will be adding additional Crape Myrtles and Pink Tabebuia trees.

10. Comment: Make sure that you have landscaping that will last.
Addendum: PZB Public Participation Notification <<if applicable>>

Applicant must provide notification according to the procedure listed below for projects listed in Sec. 47.27.4.A.2.c.

- A minimum of 21 days prior to the Development Review Committee (DRC) meeting, a notice from the applicant via letter or e-mail shall be provided to any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the DRC meeting.
- Prior to submission of application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant’s project presentation meeting to take place prior to the PZB hearing.
- The applicant shall conduct a public participation meeting(s) a minimum of 30 days prior to the PZB hearing.
- After the public participation meeting(s), the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s) has taken place a minimum of 30 days prior to the PZB hearing. The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record.
- The applicant shall, ten (10) days prior to DRC and again for the PZB, execute and submit to the department an affidavit of proof of public notice 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 PUBLIC PARTICIPATION NOTIFICATION

STATE OF FLORIDA
BROWARD COUNTY

RE: [✓] PLANNING AND ZONING BOARD CASE NO. Z18005

APPLICANT: Sarah O. DelNegri / Flynn Engineering Services, PA

PROPERTY: 1315 West Broward Boulevard

PUBLIC HEARING DATE: August 15, 2018

BEFORE ME, the undersigned authority, personally appeared Sarah DelNegri, 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 Development Review Case.

2. The Affiant/Applicant has mailed or has caused to be mailed, via postal service or electronic mail, a letter to any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the Public Participation meeting.

3. That the letter referenced in Paragraph two (2) above was mailed prior to the submittal of the PZB application meeting cited above.

4. That the public participation meeting was held at least thirty (30) days prior to the date of the PZB meeting cited above.

5. Affiant has prepared a summary of the public participation meeting cited above that documents the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion and comments expressed during the process.

6. Affiant acknowledges that this Affidavit must be executed and filed with the City’s Urban Design & Planning office ten (10) days prior to the date of the Planning and Zoning Board meeting and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.

7. 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.
Addendum: PZB Public Participation Notification <<if applicable>>

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 18 day of July 2018

(SEAL)

SUSAN E. STORELLI
MY COMMISSION #FF171033
EXPIRES January 4, 2019
(407) 996-0153 FloridaNotaryService.com

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. $200.00 (Initial here)

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

ZONING LEGEND:
- B-1
- CF
- XP-1
- RMM-25
PROPOSED ZONING
PLANNING & ZONING BOARD (PZB)

Rezoning Application
(For a rezone only, not tied to a site plan and/or not requiring flexibility units or acreage.)

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

DEADLINE: Submittals must be received by 4:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if plans do not meet the submittal requirements and if changes are required.

NOTE: If your development site is separated by any public right-of-way (alley, alley reservation, or ROW easement) you must complete a separate application for each parcel.

NOTE: Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, for general project inquiries or to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre- City Commission and Final DRC plans) from all representatives at one time in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-6531 latest by Friday at 12:00 noon prior to the meeting date.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

   X  Rezoning  $ 1,010.00
Page 1: PZB Rezone - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department.

Date of complete submittal: 

NOTE: For the purpose of this application, the PROPERTY OWNER is the APPLICANT.

Property Owner's Name: JACK AND JILL CHILDREN'S CENTER INC.
Address, City, State, Zip: 1315 W. BROWARD BLVD. FORT LAUDERDALE, FL 33312
E-mail Address: Maria Meyer - mmeyer@jackandjillcenter.org
Phone Number: 954.463.8772
Proof of Ownership: [ ] Warranty Deed or [X] Tax Record

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

Applicant / Agent's Name: Sarah C. Dillner LEED Engineering Services
Address, City, State, Zip: 241 Commercial Blvd. LPTS, FL 33308
E-mail Address: sarah@fymase Consulting.com
Phone Number: 
Letter of Consent Submitted: SEE ATTACHED

Development / Project Name: 1315 W. BROWARD REZONE
Development / Project Address: 
Legal Description: 

Tax / Folio Numbers (For all parcels in development): 5042 04 20 0070, 5042 04 20 0030, 5042 04 20 0120.

Request / Description of Project: REZONE FROM CFX-X/R-8 TO B1

Applicable ULDR Sections: Sec 47-25.2 (Adequacy); Sec 47-24.4 (Rezoning Criteria)

Total Estimated Cost of Project: $ (Including land costs)

Future Land Use Designation: NW REGIONAL ACTIVITY CENTER
Proposed Land Use Designation: NW REGIONAL ACTIVITY CENTER
Current Zoning Designation: CF / X-P / B-1
Proposed Zoning Designation: B-1
Current Use of Property: COMMUNITY FACILITY + Restaurant (Vacant 2,180sf bldg)
Residential SF (and Type): N/A
Non-Residential SF (and Type): N/A
Total Bldg. SF. (Include structured parking): N/A
Site Adjacent to Waterway: [ ] Yes [X] No

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<tr>
<th>Dimensional Requirements</th>
<th>Required</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>Lot Size (SF / Acreage)</td>
<td>N/A</td>
<td>70,544 sf = 1.81 acres</td>
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<tr>
<td>Lot Density</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>Lot Width</td>
<td>None</td>
<td>183.2' x 335.6' to 411.8'</td>
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<td>Building Height (Feet / Levels)</td>
<td>150'</td>
<td>N/A</td>
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<tr>
<td>Structure Length</td>
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<tr>
<td>Floor Area Ratio</td>
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</tr>
<tr>
<td>Lot Coverage</td>
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</tr>
<tr>
<td>Open Space</td>
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<td>N/A</td>
</tr>
<tr>
<td>Landscape Area</td>
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</tr>
<tr>
<td>Parking Spaces</td>
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<td>N/A</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Setback/Yards*</th>
<th>Required</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td>Front</td>
<td>5'</td>
<td>N/A</td>
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<tr>
<td>Right Side</td>
<td>5'</td>
<td>N/A</td>
</tr>
<tr>
<td>Rear</td>
<td>5'</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Updated: 12/10/2015
APPLICANT MUST INDICATE:

Provide a narrative indicating satisfaction of the following:

1. **The zoning district proposed is consistent with the City's Comprehensive Plan.**
   - The proposed zoning district from CF to B-1 would be consistent with the adjacent properties currently zoned B-1.
   - The proposed zoning district from X-P to B-1 would be consistent with the lots zoned B-1 within the property as well as the adjacent properties.
   - SEE ATTACHED NARRATIVE.

2. **Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning.**
   - The proposed zoning from CF/X-P to B-1 would support the character in and around the proposed development expansion.
   - SEE ATTACHED NARRATIVE.

3. **The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.**
   - The proposed zoning district of B-1 is compatible with the surrounding districts and uses.
   - SEE ATTACHED NARRATIVE.

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

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

1. **All information required for an application for a site plan level II permit pursuant to Section 47-24, Development Permits and Procedures, and for a rezoning development permit.**

2. **Identification of the permitted use or uses proposed for the property to be rezoned.**
3. A general vicinity map consisting of an eight and one-half (8½) inch by eleven (11) inch street map at a scale of not less than one (1) inch equals five hundred (500) feet identifying the parcel proposed to be rezoned and, if business is proposed, the business property to which the exclusive use property is to be joined, and all lots located within a seven hundred (700) foot radius of the parcel to be rezoned. The map shall show existing zoning, all residential uses and the heights of all structures in the seven hundred (700) foot area.

4. An area map showing the parcel proposed for rezoning and all new, existing or proposed redevelopment. If the parcel to be rezoned exclusive use is to be used as a parking facility which will serve a particular use, the area map shall show all new, existing or proposed redevelopment on the site which the parking is intended to serve. If the parcel is to be used for a business use, the area map shall show the business property to which the property proposed for exclusive use will be joined.

5. A site plan for the proposed use which shows how the proposed use will meet the performance criteria provided herein including if applicable, elevations, surrounding commercial and residential areas, location and sizes of signs, location of landscaping and other buffers, and vehicular and pedestrian movement between the proposed parcel to be rezoned and the surrounding areas.

6. All studies required to be submitted as provided in this section

| Additional property owners who wish to be included in the request, if applicable. Use additional sheets if necessary. |
|---------------------------------------------------------------|---|---|---|---|
| Name and Signature                                           | Folio Number | Subdivision | Block | Lot |
|                                                              |              |              |       |     |
|                                                              |              |              |       |     |
|                                                              |              |              |       |     |
|                                                              |              |              |       |     |
|                                                              |              |              |       |     |
|                                                              |              |              |       |     |
Page 3: Required Documentation / Mail Notice Requirements

One (1) copy of the following documents:

1. Completed application (all pages must be filled out where applicable)
2. Mail notification documents
3. Proof of ownership (warranty deed or tax record), including corporation documents if applicable
4. Property owners signature and/or agent letter signed by the property owner
5. Color photographs of the entire property and all surrounding properties, dated and labeled and identified as to orientation
6. 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"

7. Narrative describing project request. Narratives must be on letterhead, dated, and with author indicated.
8. 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.
9. 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.
10. Cover sheet on plan set to state project name and table of contents,
11. 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.
12. Provide separate sketch and legal description of portion of property to be rezoned (if different than entire site).
13. 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.
14. 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 ½" x 11". All non-plan documents should be 8 ½" x 11" and stapled or bound.

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

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

Applicant's Affidavit
I acknowledge that the Required Documentation and Technical Specifications of the application are met:

Print Name: SARAH O. DELNEGRI
Signature: __________________________
Date: __________/_________/_________ 2018.

Staff Intake Review
For Urban Design & Planning staff use only:

Date: __________________________
Received By: _______________________
Tech. Specs Reviewed By: ___________
Case No.: _________________________

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,

Updated: 12/10/2015
PZB_RezoneApp
January 26, 2018

JACK & JILL CHILDREN'S CENTER
1315 W. Broward Blvd, Ft. Lauderdale, FL 33312

To Whom It May Concern:

Please accept this letter as authorization for Flynn Engineering Services, P.A. to serve as agent for the Development Review Committee (DRC), Planning & Zoning Board and any other governmental approvals related thereto for the properties owned by 'Jack & Jill Children's Center Inc.' located north of Broward Blvd (west) in Fort Lauderdale, FL also identified by Property tax ID numbers listed:

<table>
<thead>
<tr>
<th>Property ID #</th>
<th>Legal Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>5042 04 20 0070</td>
<td>Seminole Forest 14-16 B Lots 12 thru 29, Less Por. DESC as Parcel 146 of CA-2117 for Rd Block 1</td>
</tr>
<tr>
<td>5042 04 20 0030</td>
<td>Seminole Forest 14-16 B Lot 10 Less St, 11 Less St Block 1</td>
</tr>
<tr>
<td>5042 04 20 0120</td>
<td>Seminole Forest 14-16 B Lot 30 Block 1</td>
</tr>
</tbody>
</table>

Sincerely,

[Signature]

Name: Heather Siskind, Executive Director
JACK AND JILL CHILDREN'S CENTER INC.

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 2nd day of April, 2018, by [Signature], as Owner of the property. He is personally known to me and who did not take an oath.

My Commission Expires: 5/15/19

[Notary Public Stamp]
McLAUGHLIN ENGINEERING COMPANY
LB#285
ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

SCALE 1" = 60'

SKETCH AND DESCRIPTION
TO ACCOMPANY REZONING PETITION
FROM CF TO B-1
A PORTION OF BLOCK 1
SEMINOLE FOREST (14/16 B.C.R.)

N.W. 1st STREET

BLOCK PLAN
NOT TO SCALE

LEGAL DESCRIPTION:

Lots 17, 18, 19, 20, 21
and 22 Less right-of-way
for West Broward
Boulevard, per Florida
Department of
Transportation
Right-of-Way Map, Section
66-006-2501, Sheet 13
of 21, dated 8/10/77;
AND all of Lots 23, 24,
25 and 26, All in Block 1,
SEMINOLE FOREST,
according to the plat
thereof, as recorded in
Plat Book 14, Page 16, of
the public records of
Broward County, Florida.

Said lands situate, lying
and being in the City of
Fort Lauderdale, Broward
County, Florida and
containing 35,458 square
feet or 0.8140 acres more
or less.

CERTIFICATION

Certified Correct. Dated at
Fort Lauderdale, Florida this
15th day of May, 2018.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

FIELD BOOK NO.

JOB ORDER NO. V-3359

REF. DWG.: 18-3-016

DRAWN BY: JMM/

CHECKED BY: C: \JMMt\2018\V3359 (REZONE)
SKETCH AND DESCRIPTION TO ACCOMPANY REZONING PETITION FROM X-P TO B-1 A PORTION OF BLOCK 1 SEMINOLE FOREST (14/16 B.C.R.)

LEGAL DESCRIPTION:
Lots 27, 28, 29 and 30, Block 1, SEMINOLE FOREST, according to the plat thereof, as recorded in Plat Book 14, Page 16, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 24,000 square feet or 0.5510 acres more or less.

CERTIFICATION
Certified Correct. Dated at Fort Lauderdale, Florida this 15th day of May, 2018.

JERALD A. MCLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

DRAWN BY: JMMj
CHECKED BY: C:\JMMj/2018/V3359 (REZONE)
June 27, 2018

JACK & JILL CHILDREN’S CENTER EXPANSION
REZONE (FES Project #17-1405.00)
REZONE NARRATIVE OVERVIEW

Jack and Jill Children’s Center, Inc (Applicant) is submitting a REZONE APPLICATION for the site located on 1.6 acres situated at 1315 W. Broward Blvd in the City of Fort Lauderdale. The property is located at the corner of W. Broward Blvd, NW 14th Ave and NW 1st Street.

The site currently includes three different zoning designations: CF (Community Facility), B-1 (Boulevard Business District) and X-P (Parking). The properties directly adjacent (contiguous) to the site include B-1 (dental office) and X-P (vacant lot) zoning designations. The property across the NE 14th Ave ROW includes B-1 zoning (fast food restaurant). The property across NW 1st Street includes RMM-25 zoning designations. The ‘Applicant’ will be submitting a REZONE APPLICATION to request a B-1 zoning for the entire parcel owned by the ‘Applicant’.

As stated in the ULDR, the B-1 zoning designation (Boulevard Business District) is intended to ‘provide for the location of commercial business establishments dependent upon high visibility and accessibility to major trafficways, in a manner which maintains and improves the character of the major arterials of the city through landscaping and setback requirements’. The establishment of an elementary school in this area is most beneficial for the neighborhood as well as the proper location for families enroute to their place of employment.

The ULDR further stated that the B-1 district ‘limits certain uses which could have a detrimental effect on abutting residential neighborhoods if these uses were permitted to exist without certain standards being met’. In this case, the existing facility has a proven success in this exact location. The mission for the Jack and Jill Children’s Center is to assist ‘children of high-need working families through quality education and family strengthening programs’ that include many families in the surrounding neighborhood. The development is an asset to this community and would have NO detrimental effect on ANY of the abutting properties.

Flynn Engineering, PA
June 27, 2018

JACK & JILL CHILDREN’S REZONE APPLICATION
FES Project #17-1405.00
Sec. 47-24.4 REZONING – Narrative

A. Applicant. The owner of the property sought to be rezoned or the city.

B. Application. An application for a rezoning shall be made to the department. The application shall include the information provided in Sec. 47-24.1.F.
Response: Acknowledged.

C. Review process.
1. An application for rezoning shall be submitted to the department for review to consider if the application meets the rezoning criteria.
2. The department shall forward its recommendations to the planning and zoning board for consideration.
3. The planning and zoning board shall hold a public hearing to consider the application and the record and recommendations forwarded by the department and shall hear public comment on the application.
4. 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.
5. 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 47-26B, Appeals.
6. If the rezoning application is recommended for approval or if an appeal of a denial of an application has been filed by the applicant in accordance with this section, the planning and zoning board shall forward its record and recommendations to the city commission for consideration.
7. The city commission shall hold a public hearing to consider the application and the record and recommendations forwarded by the department and the planning and zoning board and shall hear public comment on the application.
8. If the city commission determines that the rezoning meets the criteria for rezoning the city commission shall approve the change in zoning as requested in the application or approve a change to a more restrictive zoning district than that requested in the application if necessary to meet the criteria provided for rezoning and if consented to by the applicant. If the city commission determines that the proposed rezoning does
not meet the criteria in, or if the applicant does not consent to a more restrictive zoning district, the city commission shall deny the application.

9. Approval of a rezoning shall be by ordinance adopted by the city commission.

10. If an application is for rezoning of more than ten (10) contiguous acres, the application shall be considered in accordance with Sec. 47-27.5.B, Notice Procedures for Public Hearings.

Response: Acknowledged.

D. Criteria. An application for a rezoning shall be reviewed for compliance with Section 47-25, Development Review Criteria. In addition, 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.
2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration.
3. The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.

Response: Acknowledged.

E. Effective date of approval. A rezoning shall take effect at the time provided in the ordinance approving the rezoning.

Response: Acknowledged.

F. Withdrawal of an application. An applicant may withdraw an application for rezoning at any time prior to a vote by the planning and zoning board on the application. If two (2) applications for rezoning of the same parcel of property are withdrawn by the same applicant within one (1) year, no other application to rezone the tract of land shall be considered by the city for at least two (2) years after the date of withdrawal of the second application.

Response: Acknowledged.

G. New application after denial. No application for a rezoning which has been previously denied by the planning and zoning board or by the city commission shall be accepted for at least two (2) years after the date of denial. An application to rezone property to a designation that is different than the designation which was applied for and denied and is different than a designation that was considered and denied as part of an application by the planning and zoning board, city commission or both, will be accepted and considered without consideration of time since a previous application was denied.

Response: Acknowledged.

H. Appeal. If the planning and zoning board or city commission denies the rezoning and the applicant desires to appeal the denial, the provisions of Section 47-26B, Appeals, shall apply.

Response: Acknowledged.

Flynn Engineering Services, PA
June 27, 2018

JACK & JILL CHILDREN’S CENTER REZONE
FES Project #17-1405.00
Sec. 47-25.2. REZONE NARRATIVE - Adequacy Requirements.

A. **Applicability.** The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.

B. **Communications network.** Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

   **Response:** N/A. Rezone Application.

C. **Drainage facilities.** Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2 1/2) inches of runoff from the impervious surface whichever is greater.

   **Response:** N/A. Rezone Application.

D. **Environmentally sensitive lands.**

   1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and well field protection which ordinances are incorporated herein by reference:

      a. Broward County Ordinance No. 89-6.
      b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
      c. Broward County Ordinance No. 84-60.

   2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

   **Response:** There are no environmentally sensitive lands on this site.
E. **Fire protection.** Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards. 
Response: N/A. Rezone Application.

F. **Parks and open space.**
   1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.
   2. No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.
Response: N/A. Rezone Application.

G. **Police protection.** Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.
Response: N/A. Rezone Application.

H. **Potable water.**
   1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.

   2. **Potable water facilities.**
      a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
      b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
      c. Where the county is the projected service provider, a similar written assurance will be required.
Response: N/A. Rezone Application.

I. **Sanitary sewer.**
   1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the
proposed development utilizing Table 3, Water and Wastewater, on file with the department.

2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.

3. Where the county is the projected service provider, a written assurance will be required.

4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

Response: N/A. Rezone Application.

J. Schools. For all development including residential units, the applicant shall be required to mitigate the impact of such development on public school facilities in accordance with the Broward County Land Development Code or Section 47-38.C Educational Mitigation, as applicable and shall provide documentation to the city that such education mitigation requirement has been satisfied.

Response: The property is currently platted. No residential units are planned.

K. Solid waste.

1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.

2. Solid waste facilities. Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

Response: N/A. Rezone Application.

L. Stormwater. Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.

Response: N/A. Rezone Application.

M. Transportation facilities.

1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.

2. Regional transportation network. The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed
or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.

3. **Local streets.** Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.

4. **Traffic impact studies.**
   a. When the proposed development may generate over one thousand (1,000) daily trips; or
   b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (1/2) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (1/2) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in traffic ways impact analysis which shall:
      i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.
      ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed traffic ways.
      iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local traffic ways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
      iv. A further detailed analysis and any other information that the review committee considers relevant.
      v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.
vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.
Response: N/A. Rezone Application.

5. **Dedication of rights-of-way.** Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.
Response: N/A. Rezone Application.

6. **Pedestrian facilities.** Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.
Response: N/A. Rezone Application.

7. **Primary arterial street frontage.** Where a proposed development abuts a primary arterial street either existing or proposed in the traffic ways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.
Response: N/A. Rezone Application.

8. **Other roadway improvements.** Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic.
Response: N/A. Rezone Application.

9. **Street trees.** In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.
Response: N/A. Rezone Application.
N. **Wastewater.**

1. **Wastewater.** Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

Response: N/A. Rezone Application.

O. **Trash management requirements.** A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

Response: N/A. Rezone Application.

P. **Historic and archaeological resources.**

1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

Response: The site was previously developed and no historic or archaeological resources have been identified.

Q. **Hurricane evacuation.** If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.

Response: N/A. The site is NOT located east of the Intracoastal Waterway.

Flynn Engineering Services, P.A.
VIEW WEST FROM BROWARD BLVD
VIEW WEST FROM THE CORNER OF BROWARD BLVD & NW 14TH AVE.
VIEW EAST FROM THE CORNER OF BROWARD BLVD & NW 14TH AVE.
VIEW NORTH FROM THE CORNER OF BROWARD BLVD & NW 14TH AVE.
VIEW SOUTH FROM THE CORNER OF NW 1ST STREET & NW 14TH AVE.
VIEW EAST FROM THE CORNER OF NW 1ST STREET & NW 14TH AVE.
VIEW WEST FROM THE CORNER OF NW 1ST STREET & NW 14TH AVE.
VIEW SOUTHWEST FROM NW 1ST STREET

FLYNN ENGINEERING SERVICES, P.A.
CIVIL ENGINEERS

241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA, FL 33308
EB# 6578
PHONE: (954) 522-1004
FAX: (954) 522-7630
www.flynnengineering.com

Job No.
17-1405.00
Photo Date
01/19/18
By:
FES

KEY MAP
SIGN NOTICE

Applicant must **POST SIGNS** (for Planning and Zoning Board and City Commission Hearings) according to Sec. 47-27.4.

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY

RE: ____BOARD OF ADJUSTMENT
____HISTORIC PRESERVATION BOARD
X ____PLANNING AND ZONING BOARD
____CITY COMMISSION

CASE NO. Z18005

APPLICANT: Sarah O. DelNegri / Flynn Engineering Services, PA

PROPERTY: 1315 West Broward Boulevard

PUBLIC HEARING DATE: August 15, 2018

BEFORE ME, the undersigned authority, personally appeared Sarah DelNegri, 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 canceled.

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,

SUSAN E. STORELLI

(SEAL)

MY COMMISSION #FF171033
EXPIRES January 4, 2019

4071-396-0153
FloridaNotaryService.com

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3 of the City of Fort Lauderdale UDLR, I will forfeit my sign deposit ___$20___ (initial here)

_____ Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)
CITY OF FORT LAUDERDALE
PUBLIC NOTICE

PLANNING AND ZONING BOARD MEETING

DATE: August 15th, 2018
TIME: 6:30 P.M.
CASE: Z18005
PROJECT: 1315 West Broward Rezone
REQUEST: Rezoning from Community Facility (CF) and Exclusive Use Parking (X-P) to Boulevard Business District (B-1).

LOCATION: CITY COMMISSION CHAMBERS CITY HALL, 100 N ANDREWS AVENUE
INFORMATION: CONTACT (954) 828-4798
http://www.fortlauderdale.gov

City of Fort Lauderdale
Office of the Mayor
City Hall, 100 N. Andrews Avenue
Fort Lauderdale, FL 33301

This Notice is provided to the public in accordance with Section 130.175(1),(3), Florida Statutes. SEC. 130.175(1) (a) At least 10 days prior to any public hearing held by the Planning and Zoning Board, approval shall be obtained for any action with respect to any request for rezoning or land use development. Any action with respect to a request for rezoning or land use development, other than a minor rezoning, shall be considered a change in land use policy, and no action shall be taken with respect to the request before the date specified in the Notice.

SEC. 130.175(3) (a) A public hearing shall be held by the Planning and Zoning Board on the date and time specified in the Notice, and the public is hereby notified that the Planning and Zoning Board will consider the request for rezoning or land use development at such hearing.

SEC. 130.175(3) (b) The Planning and Zoning Board shall make a recommendation to the City Commission on the request for rezoning or land use development at the public hearing, and the City Commission shall consider the request at a public hearing held after the Planning and Zoning Board hearing.

SEC. 130.175(3) (c) The Planning and Zoning Board shall include a statement in the Notice that the Planning and Zoning Board and the City Commission shall consider the request for rezoning or land use development at the public hearing held after the Planning and Zoning Board hearing.
PROJECT:
JACK & JILL CHILDREN'S CENTER
1315 W. BROWARD BLVD, FORT LAUDERDALE

REZONING APPLICATION

LEGAL DESCRIPTION

LOTS 17, 18, 19, 20, 21 and 22 Less right-of-way for West Broward Blvd, per Florida Dept of Transportation Right-of-Way Map, Section 86-006-2501, Sheet 13 of 21, dated 08/10/1977; AND all of Lots 23, 24, 25 and 26, All in Block 1, SEMINOLE FOREST, according to the plat thereof, as recorded in Plat Book 14, Page 16, of the public records of Broward County, Florida. Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 35,458 sf. or 0.8140 acres more or less.

ALONG WITH

LOTS 27, 28, 29 and 30, Block 1, SEMINOLE FOREST, according to the plat thereof, as recorded in Plat Book 14, Page 16, of the public records of Broward County, Florida. Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 24,000 sf. or 0.5510 acres more or less.

DRC SHEET INDEX

SURVEY
PLAT
AERIAL PHOTO - S21/T50/R42
REZONE EXHIBIT (EXISTING)
REZONE EXHIBIT (PROPOSED)
EXISTING ZONING
PROPOSED ZONING

ZONING LEGEND:

- B-1
- XP-1
- RMM-25

NORTH W 1ST STREET
24' ASPHALT PAVEMENT
(50' TOTAL R/W)

NORTH W 14TH AVENUE
24' ASPHALT PAVEMENT
(50' TOTAL R/W)

LOCATION MAP
DRC DOCUMENTS
JACK & JILL CHILDREN'S CENTER
1315 W. BROWARD BLVD.
FORT LAUDERDALE, FLORIDA
REZONE APPLICATION
REZONE EXHIBIT
(PROPOSED)

B-1 (REZONE REQUEST)
B-1 (EXTG)
X-P (EMPTY LOT)
RMM-25 (PARKING LOT)
Meeting Notice: Planning and Zoning Board

July 20, 2018

Dear Property Owner:

The Planning and Zoning Board, acting as the Local Planning Agency (LPA), will hold a public hearing on Wednesday, August 15, 2018, 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: Z18005

Request: Rezoning from Community Facility (CF) and Exclusive Use Parking (X-P) to Boulevard Business District (B-1).

Legal Description: Rezoning from Community Facility (CF) to Boulevard Business District (B-1):

Lots 17, 18, 19, 20, 21 and 22 Less right-of-way for West Boulevard, per Florida Department of Transportation Right-of-Way Map, Section 86-006-2501, Sheet 13 of 21, dated 8/10/77;

And all of Lots 23, 24, 25 and 26, All in Block 1, Seminole Forest, according to the plat thereof, as recorded in Plat Book 14, Page 16, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 35,458 square feet or 0.8140 acres more or less.

And the rezoning of lands from Exclusive Use Parking (X-P) to Boulevard Business District (B-1):

Lots 27, 28, 29 and 30, Block 1, Seminole Forest, according to the plat thereof, as recorded in Plat Book 15, Page 16, of the public records of Broward County, Florida.

Said Lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 24,000 suare feet or 0.5510 square feet or less.

General Location: 1315 West Broward Boulevard, Fort Lauderdale, FL 33312, North of West Broward Boulevard, East of Northwest 14th Avenue, West of Northwest 12th Avenue and South of NW 1st Street.

Commission District: 3 – Robert L. McKinzie

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,
Adam Schnell, 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.