



COMMUNITY RESIDENCE APPLICATION

Rev: 1 Revision Date: 2/8/19 | Print Date: 2/8/2019
 I.D. Number: DSD-UDP-CR

Page 1: Community Residence Application Information Sheet

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

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	April 12, 2019
Reviewing Body (Check one)	<input checked="" type="checkbox"/> DRC <input checked="" type="checkbox"/> PZB <input type="checkbox"/> Final DRC

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

Property Owner's Name	William Hicks
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	1830 NE 47 STREET, FORT LAUDERDALE FL 33308
E-mail Address	mkorcok@thesourcefl.com
Phone Number	954-288-2555
Proof of Ownership	<input checked="" type="checkbox"/> <u>Warranty Deed</u> or <input type="checkbox"/> <u>Tax Record</u> [See Attached Exhibit "A"]

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

Applicant / Agent's Name	Mark Korcok (Tenant)
Applicant / Agent's Signature	
Address, City, State, Zip	1830 NE 47 STREET, FORT LAUDERDALE FL 33308
E-mail Address	mkorcok@thesourcefl.com
Phone Number	954-288-2555
Operator's Name	same
Operator's Signature	
Email Address	same
Phone number	same
Letter of Consent Submitted	<input checked="" type="checkbox"/>

Community Residence Name	The Source
Community Residence Address	<u>Existing:</u> n/a <u>New:</u> 1830 NE 47th (pending)
Legal Description	CORAL HILLS 37-20 B Lot 10 BLK 12. See Exhibit "B" (Property Appraiser Details)
Tax ID Follo Numbers (For all parcels in development)	4942 13 01 1460
Request / Description of Project (check one)	<input type="checkbox"/> Family Community Residence between four and ten residents less than 1,000 foot separation in all Residential Zoning Districts <input checked="" type="checkbox"/> Transitional Community Residence between four and ten residents less than 1,000 foot separation in all Multi-Family Residential Zoning Districts, or in all single family Residential Zoning Districts





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Page 2: Community Residence - Dimensional Requirements and Licensing / Certification Description

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	Min 6,000 SQF	8,366 SQF
Lot Density	Max 8.0 du/net	1 du
Lot Width	Min 50'	85'
Building Height (Feet / Levels)	Max 35'	20'
Floor Area Ratio	Max 75%	.21 actual
Lot Coverage	Max 45%	29.5 % actual
Parking Spaces	driveway	9 provided

Licensing and Certification Description
Describe the general nature of the residents' disabilities (developmental disabilities, recovery from addiction, mental illness, physical disability, frail elderly, etc.):
Recovery from substance use disorder.

Check the appropriate boxes below and provide official verification that certification or the required license that has been issued or applied for.	
Florida Association of Recovery Residences (FARR) Certification has been applied for and provisional certification has been issued	<input checked="" type="checkbox"/>
There is no license or certification agency for this type of community residence	<input type="checkbox"/>
The proposed community residence is sanctioned by Congress (i.e. Oxford House)	<input type="checkbox"/>
Other	<input type="checkbox"/>

If certification has been issued provide issuance date:		
Application pending.		
If provisional certification, annual certification, or a required license has not been issued, please explain why and when it is expected to be issued:		
FARR Certification has been applied for and is in process pending the selection of suitable location as required by this application.		
FARR Administrator Information	Name	Corbin Personti, Certification Coordinator
	Phone Number	561-299-0405
If "Other" was checked above, provide name of state licensing certification agency	n/a	
If applicable, Statutory number under which license is required	n/a	





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Page 3: Community Residence – Community Information

Check and fill in the maximum length of time residents may live in the proposed community residence:

How long will residents typically live in the home?

Days	-	Months	3-6	Years	-	No Limitation
------	---	--------	-----	-------	---	---------------

A. Number of people with disabilities who will live in the proposed community residence	6
B. Number of live-in staff (if any)	0
Total number of occupants: A + B=	
	6

City of Fort Lauderdale Code of Ordinances, Article VI, Section 9-277, Space Requirements.

- (a) No person shall occupy or let to another for occupancy any dwelling or dwelling unit for the purpose of living, sleeping, cooking or eating therein or any hotel, hotel unit, rooming house or rooming unit for the purpose of living or sleeping therein which does not comply with the requirements of this section.
- (b) Each dwelling and each dwelling unit shall have a minimum gross floor area of not less than one hundred fifty (150) square feet for the first occupant and not less than one hundred (100) square feet for each additional occupant.
- (c) Every room in a dwelling, dwelling unit, hotel or rooming house occupied for sleeping purposes shall:
 1. Have a gross floor area of not less than seventy (70) square feet and, when occupied by more than one (1) occupant it shall have a gross floor area of not less than fifty (50) square feet for each occupant.
 2. Have a minimum width of eight (8) feet.
- (d) Gross floor area shall be calculated on the basis of total habitable room area, and those exclusions appearing in the definition of habitable room shall not be considered in the calculation of such floor areas.
- (e) Every habitable room in a dwelling, dwelling unit, hotel and rooming house shall have a ceiling height of not less than seven (7) feet for at least one-half the floor area of the room. Any portion of a habitable room having a ceiling height of five (5) feet or less shall not be included in computing the total floor area of such room

Bedroom	Number of residents (including any live-in staff) to sleep in each bedroom	Width and length in feet of each bedroom excluding closets	Total square feet in bedroom excluding closets	Total gross floor area of all habitable rooms
1	2	14' 7" x 12' 0"	175 SQF	Add the total square feet of each bedroom excluding closets together
2	2	11' 2" x 12' 6"	139.6 SQF	
3	2	13' 8" x 11' 0"	150.33 SQF	
4				
5				
6				
Total	6		464.9 SQF	

Additional bedroom information may be provided in the blank space below.





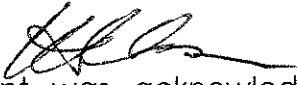
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Page 4: Agent Authorization Letter

Owner's Consent: (This consent section must be completed by ALL property owners. Provide this page for additional owners and include with your application.)

I, William Hicks (print owner's name), the fee simple owner of the property located at 1830 NE 47TH Street, Fort Lauderdale, Florida, Folio Number 4942 1301 1460 certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of the City of Fort Lauderdale.

Owner's signature: 
The foregoing instrument was acknowledged before me this 21st day of March 2019 by William Hicks who is personally known to me or has produced H200-92946-002 (type of identification) as identification and who did (did not) take an oath. DRIVERS LICENSE
Joanna Panton Hathaway (Printed name of notary public) Joanna Panton Hathaway (Signature of notary public)

Commission #: GG 267141

My Commission Expires October 15, 2022



(Notary's Seal)





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Page 6: Required Documentation / Submittal Checklist

One (1) copy of the following documents:

- Completed application (all pages filled out as applicable)
- Proof of ownership (warranty deed or tax record), including corporation documents if applicable
- Property owner's signature and/or agent letter signed by the property owner.
- Address verification letter (Devon Anderson - Phone: 954-828-6157 E: DAnderson@fortlauderdale.gov)

Exhibit C

Additional Requirements:

- One (1) original set, signed and sealed at 24" x 36"
- Seven (7) copy sets, with plans at 11" x 17"
- One (1) electronic version of complete application and plans in PDF format

NOTE: For initial submittal one signed and sealed set is required. Copied sets will be requested after review for completion. If the development site is separated by a public right-of-way, including alley or alley reservations, a separate application must be completed for each parcel.

Additional Requirements:

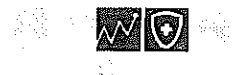
- Narrative** describing project specifics to include type of Community Residence (Family or Transitional), number of residents, number of staff, etc. Narrative response referencing ULDR Section 47-18.47, Community Residences and ULDR Section 47-24.14, Community Residences Conditional Use Permit Requirements, with point-by-point responses of how project complies with criteria. Narratives must be on letterhead, dated, and with author indicated.
- Cover sheet** including project name and table of contents.
- Current survey(s)** of property, signed and sealed, showing existing conditions. The survey should consist of the proposed project site alone excluding adjacent properties or portions of lands not included in the proposal.
- Aerial photo** indicating properties within 700 feet of the subject property. Must be clear and current with site highlighted.
- Plans** "A" thru "C" with all elements as listed under Technical Specifications:
 - A. Site Plan
 - B. Floor Plans (typical floor plan may be submitted for like floors)
 - C. Building Photos

NOTE: All plans and documents must be bound, stapled and folded to 8 1/2" x 11." All copy sets must be clear and legible and should include any graphic material in color.

NOTE: 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.

APPLICANT AFFIDAVIT: I acknowledge that the Required Documentation and Technical Specifications of this application are	
Print Name	Mark Korcok
Signature	
Today's Date	4/11/19

Staff Intake Review (For Urban Design & Planning Division use only)					
Number of Sets	Digital Version	Fee	Community Plus	Completeness Reviewed By	Date





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Page 6: Technical Specifications for Plan Submission

A. SITE PLAN

1. Title Block including project name and design professional's address and phone number
 2. Scale (1"=30' min., must be engineer's scale)
 3. North indicator
 4. Location map showing relationship to major arterials
 5. Drawing and revision dates, as applicable
 6. Full legal description
 7. Site Plan Data Table
 - Current use of property and intensity
 - Land Use designation
 - Zoning designation
 - Site area (sq. ft. and acres)
 - Building footprint coverage
 - Residential development: number of dwelling units, type, floor area(s), site density (gross and net)
 - Parking data: parking required (#), parking provided (#), loading zones (if applicable), ADA spaces
 - Floor Area Ratio (FAR) (total building square footage, including structured parking, divided by site area)
 - Landscape area (in sq. ft.)
 - Linear feet of sidewalk proposed
 8. Site Plan Features (graphically indicated)
 - Municipal boundaries (as applicable)
 - Adjacent rights-of-way to opposite property lines (indicate all nearby curb cuts)
 - Outline of adjacent buildings (indicate height in stories and approximate feet)
 - Property lines (dimensioned)
 - Building outlines of all proposed structures (dimensioned)
 - Ground floor plan
 - Dimension of grade at center line of road, at curb, and finished floor elevation
 - Dimension for all site plan features (i.e. sidewalks, building lengths and widths, balconies, parking spaces, street widths, etc.)
- Setbacks and building separations (dimensioned)
 - Driveways, parking areas, pavement markings (including parking spaces delineated and dimensioned as well as handicapped spaces as applicable)
 - On-site light fixtures
 - Pedestrian walkways (including public sidewalks and on-site pedestrian paths), Project signage
 - Traffic control signage
 - Easements (as applicable)

B. FLOOR PLANS

1. Delineate and dimension, indicating use of spaces
2. Show property lines and setbacks on all plans
3. Typical floor plan for multi-level structure
4. Floor plan for every level of parking garage
5. Roof plan





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COMMUNITY RESIDENCE APPLICATION
Community Residence Application

- Cover: Deadline, Request Type, and Fees
- Page 1: Applicant Information Sheet
- Page 2: Dimensional Requirements and Licensing / Certification Description
- Page 3: Residency Information
- Page 4: Agent Authorization Letter
- Page 5: Required Documentation / Submittal Checklist
- Page 6: Technical Specifications for Submittal

REMARK: 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: 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.

Community Residence **\$300**
 The above fee includes Development Review Committee (DRC), Planning and Zoning Board (PZB) and Final DRC



LAW OFFICES OF
JULIE W. ALLISON, P.A.
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Hollywood, FL 33021
www.allisonlaw.net

TELEPHONE (305) 428-3093

FACSIMILE (305) 397-2211

Writers direct e-mail: anelia@allisonlaw.net

April 12, 2019

VIA HAND DELIVERY:

City of Fort Lauderdale
Urban Design and Planning Division
c/o Ms. Karlanne Grant, Planner III
700 NW 19th Avenue
Fort Lauderdale, FL 33311

Re: Enclosed Application for Community Residence
Address: 1830 NE 47th Street, Fort Lauderdale, FL 33308 (the "Property")

To the City of Fort Lauderdale Urban Design and Planning Division, and Development Review Committee:

Please accept this submission as our Client's formal request for the appropriate approvals, including any necessary conditional use approval, for the above referenced Property to be used as a Transitional Community Residence. We respectfully request that this matter be considered at the May 14, 2019 meeting.

Enclosed please find the following:

1. Completed Community Residence Application; including Owner's Agent Letter
2. Application Exhibits
 - a. Exhibit "A" (Copy of Deed);
 - b. Exhibit "B" (Property Appraiser property details sheet indicating legal description); and
 - c. Exhibit "C" (Address Verification Letter from D. Anderson).
3. Plan Sets: One (1) set of stamped and sealed floor plans;
 - a. Per instructions, seven (7) copies are available to be submitted on request.
 - b. Plans, including: Site Plan, Floor Plans, and Building photos, a "Narrative", Current survey, Aerial Photo.
4. Fee for Community Residence application- \$300.00.

Sincerely,



ANELIA SHAHEED, ESQ.

Fl. Bar No.: 102835

AS/
Enclosures as stated
cc: The Source



W/C TRI-COUNTY for
Kelley, Herman & Smith
1401 E. Broward Blvd., Ste 206
Fort Lauderdale, FL 33304 0760.0043

Prepared by and return to:
B. Alan Dobbins III
Dobbins, Meeks, Raleigh & Dover
3081 E Commercial Blvd. #204
PO BOX 11799
Fort Lauderdale, FL 33339-1799

Parcel ID Number: 19213-01-14600

Warranty Deed

This Indenture, Made this 29 day of August, 2007 A.D., Between
PAUL J. PLUCHINO and EDITH PLUCHINO, husband and wife
of the County of **Broward**, State of **Florida**, grantors, and
WILLIAM I. HICKS

whose address is: **1325 Paoli Pike, West Chester, PA 19380**

of the County of **Chester**, State of **Pennsylvania**, grantee.
Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Broward** State of **Florida** to wit:
Lot 10, Block 12, of CORAL HILLS, according to the Plat thereof, as recorded in Plat Book 37, at Page 20, of the Public Records of Broward County, Florida.

Subject to land use designation, zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions, easements and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record; and taxes for years subsequent to 2006.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.
In Witness Whereof the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: B. ALAN DOBBINS III
Witness

Paul J. Pluchino (Seal)
PAUL J. PLUCHINO
P.O. Address: 2920 NE 41 ST, Fort Lauderdale, FL 33308

Printed Name: KATHY M. LYONS
Witness

Edith Pluchino (Seal)
EDITH PLUCHINO
P.O. Address: 2920 NE 41 ST, Fort Lauderdale, FL 33308

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 29 day of August, 2007 by
PAUL J. PLUCHINO and EDITH PLUCHINO, husband and wife

who are personally known to me or who have produced their Florida driver's licenses as identification

Printed Name: B. Alan Dobbins III
Notary Public
My Commission Expires:





MARTY KIAR
BRUARD
COUNTY
PROPERTY APPRAISER

Site Address	1830 NE 47 STREET, FORT LAUDERDALE FL 33308	ID #	4942 13 01 1460
Property Owner	HICKS, WILLIAM I	Millage	0312
Mailing Address	PO BOX 3113 WEST CHESTER PA 19381-3113	Use	01
Abbr Legal Description	CORAL HILLS 37-20 B LOT 10 BLK 12		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$41,830	\$281,670	\$323,500	\$323,500	
2018	\$41,830	\$281,670	\$323,500	\$294,730	\$5,790.88
2017	\$41,830	\$312,560	\$354,390	\$267,940	\$5,771.60

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$323,500	\$323,500	\$323,500	\$323,500
Portability	0	0	0	0
Assessed/SOH	\$323,500	\$323,500	\$323,500	\$323,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$323,500	\$323,500	\$323,500	\$323,500

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/29/2007	WD-Q	\$306,000	44572 / 301	\$5.00	8,366	SF
2/1/1965	WD	\$21,800				
Adj. Bldg. S.F. (Card, Sketch)						2062
Units/Beds/Baths						1/3/2
Eff./Act. Year Built: 1965/1964						

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
R								
1								



CITY OF FORT LAUDERDALE
DEPARTMENT OF SUSTAINABLE DEVELOPMENT • BUILDING SERVICES DIVISION



ADDRESS VERIFICATION

CONTACT: Devon Anderson
Phone: 954-828-5233
Email: DAnderson@fortlauderdale.gov

PROJECT ADDRESS: 1830 NE 47 ST, 33308

PREVIOUS ADDRESS: 1830 NE 47 ST, 33308

NOTES: _____

ZONING: RS-8

FOLIO #: 494213011460

LEGAL DESCRIPTION: CORAL HILLS 37-20 B LOT 10 BLK 12

DRC #: _____

AUTHORIZED SIGNATURE: 

DATE: 03/03/2019

LAW OFFICES OF
JULIE W. ALLISON, P.A.
4601 Sheridan Street, Suite 213
Hollywood, FL 33021
www.allisonlaw.net

TELEPHONE (305) 428-3093

FACSIMILE (305) 397-2211

Writer's direct e-mail: anelia@allisonlaw.net

April 12, 2019

Via Hand Delivery

City of Fort Lauderdale
Urban Design and Planning Division
c/o Ms. Karlanne Grant, Planner III
700 NW 19th Avenue
Fort Lauderdale, FL 33311

Re: Community Residence Narrative

Address: 1830 NE 47th Street, Fort Lauderdale, FL 33308

To Whom it May Concern:

Pursuant to the requirements under the application for Community Residence, this narrative addresses the relevant provisions from ULDR Sections 47-18.47 and 47-24.14 by indicating the appropriateness of granting a conditional use for the same.

The Source (the applicant) is a state licensed outpatient substance use disorder treatment center that has clinical office locations in Fort Lauderdale. As clinical clients step down in the treatment continuum, they may opt to reside in non-clinical peer-supported recovery environment (recovery residence). We have selected the property located at 1830 NE 47th Street, Fort Lauderdale, FL 33308 ("Property") as a possible suitable residence.

The intended residents of the property are protected by both state and federal law from discrimination based on their medically recognized disability and require a peer-supported living environment such as the intended use.

Pursuant to ULDR Sec. 47-18.47, we are seeking approval to maintain a "Transitional Community Residence of four (4) to ten (10) residents."

"Point by point responses of how project complies with criteria":

In the sections below, we have pasted the relevant provisions from ULDR Sections 47-18.47 and 47-24.14 and indicated a response by bolding the same. Where a portion of the section is not applicable, we indicate this.

Sec. 47-18.47 "Transitional Community Residence"-

C. *Approvals.*

3. Family Community Residences and Transitional Community Residences are permitted based on distance separation as follows:

b. Transitional Community Residence:

- (1) Transitional community residences with between four (4) and (10) residents located at least one thousand (1,000) feet from a community residence, or from a community residential home as defined by F.S. § 419.001(1)(a), when measured from the closest point of the property line of the proposed community residence to the closest point of the property line of the nearest existing community residence or community residential home, may be permitted within single family residential zoning districts subject to conditional use requirements.

Response: Number of residents limited to six (6) people at any time.

Response: Not within 1000 ft of another Community Residence. (See attached correspondence from Ms. K. Grant confirming the same).

- (2) Transitional community residences with between four (4) and ten (10) residents located less than one thousand (1,000) feet from a community residence, or from a community residential home as defined by F.S. § 419.001(1)(a), when measured from the closest point of the property line of the proposed community residence to the closest point of the property line of the nearest existing community residence or community residential home, may be permitted within all residential zoning districts subject to conditional use requirements.

Response: Not applicable as distance greater than 1000ft. (See attached correspondence from Ms. K. Grant confirming the same).

- (3) Transitional community residences with between four (4) and ten (10) residents and located at least one thousand (1,000) feet from a community residence, or from a community residential home as defined by F.S. § 419.001(1)(a), when measured from the closest point of the property line of the proposed community residence to the closest point of the property line of the nearest existing community residence or community residential home, are permitted in all multifamily zoned property.

Response: Not relevant. Located in Single Family zoned district. (See Zoning Confirmation from D. Anderson, identifying zoning as RS-8)

Sec. 47-24.14 "Community residences conditional use permit requirements"

Conditional Use Permit for Community Residences. In conjunction with Section 47-24.3 of the ULDR, the purpose of this section is to provide narrowly-tailored standards for determining whether to granting a conditional use permit as a form of reasonable accommodation to ensure that the community residences required to obtain a conditional use permit will:

1. Be located a sufficient distance from any existing community residences so that the proposed community residence does not lessen nor interfere with the normalization and community integration of the residents of existing community residences or combine with any existing community residences to contribute to the creation or intensification of a de facto social service district,

Response: The applicant Property is located more than 1000 ft from the nearest Community Residence, which represents the City of Fort Lauderdale's threshold distance. (See attached correspondence from Ms. K. Grant confirming the same).

2. Operate as a functional family (also known as emulating a biological family) that fosters normalization and community integration of its residents, and

Response: This intended use of the property is as a residential 'dwelling' as is recognized under State and Federal law. This is akin to the function of a 'functional' or 'biological' family.

The residents who choose to reside in the Property are in active recovery from substance use disorder and therefore are classified as "handicapped" pursuant to the Americans with Disabilities Act ("ADA") and the Fair Housing Act ("FHA"). As such, they may not be discriminated against based upon this disability.

Peer support environments are recognized as medically necessary for persons such as the intended residents. The housing will be non-clinical, and the residents will agree to live according to a set of rules that foster continued personal recovery. There will be mandatory abstinence from mind and mood altering substances and a code of conduct that requires civility.

A member of the Source staff will be present at all times to ensure that the property rules are adhered to at all times. The residential focus is one where the residents live together as a family, support each other, and focus on a life of wellness. It will be regimented and will have little to no impact on surrounding neighbors. More likely, the neighbors will be completely unaware of the small functional family organized for the purpose of bettering their lives.

3. Operate in a manner consistent with the protections afforded by the State of Florida's licensing or certification standards for community residences serving individuals with disabilities similar to those of the proposed community residence in order to protect the residents of the proposed community residence from abuse, exploitation, fraud, theft, insufficient support, use of illegal drugs or alcohol, and misuse of prescription medications.

Response: Currently, the State of Florida does not require that recovery residence of this type (wholly owned by a clinical facility) be accredited by the State or any other licensing body.

In an effort to display its commitment to quality, oversight and uniform operating standards, The Source has already applied to become accredited by the Florida Association of Recovery Residences ("FARR"). The application is pending the selection of a suitable location and final inspection. This certification will require that the Property be operated in accordance with FARR's standards of operation, which are recognized by the State.

The home will be abstinent of mind and mood altering substances, both legal and illegal. It shall be supervised any time there are residents present.

- B. *Standards for Awarding a Conditional Use Permit for Family Community Residence and Transitional Community Residence of four (4) to ten (10) residents. A conditional use permit may be issued only if*

the proposed family community residence or proposed transitional community residence meets the following standards, in addition to the conditional use standards of Section 47-24.3:

1. When the proposed family community residence or a transitional community residence is required to obtain a conditional use permit because it would be located within one thousand (1,000) linear feet of an existing community residence,

Response: Not applicable, greater than 1000 ft.

2. When the proposed transitional community residence is a conditional use in a single-family zoning district,
 - a. The applicant demonstrates that the proposed transitional community residence will not interfere with the normalization and community integration of the residents of any existing community residence and that the presence of other community residences will not interfere with the normalization and community integration of the residents of the proposed community residence, and

Response: Please refer to previous responses. Unlike other residential properties in the same zoning district, the residents of this property will live under the requirement of an abstinent environment—this includes alcohol. Residents will explicitly affirm commitment to a code of conduct and staff will be on site at all times to enforce the same.

In all likeliness, the normalization and integration of the residents of this property will have less of an impact than other residential homes in the same community due to the strict regulations that govern it.

- b. The applicant demonstrates that the proposed transitional community residence in combination with any existing community residences will not alter the residential character of the surrounding neighborhood by creating an institutional atmosphere or by creating or intensifying a de facto social service district by concentrating community residences on a block or in a neighborhood, and

Response: Please see prior responses as it relates to the residents of the property. No exterior or landscape changes are proposed. As such, the residential character will not be affected.

- c. The applicant demonstrates that the proposed transitional community residence will be compatible with the residential uses allowed as of right in the zoning district, and

Response: Please see prior responses.

- d. The applicant demonstrates that the proposed transitional community residence will not alter the residential stability of the single-family zoning district.

Response: Please see prior responses.

Sec. 47-24.3. – “Conditional use permit requirements”

- E. *Criteria.* The following review criteria shall be applied in considering an application for a conditional use permit:

1. Impact on abutting properties as evaluated under the Neighborhood Compatibility Requirements, Sec. 47-25.3.

2. Access, traffic generation and road capacities. Consideration will be given to the design capacity of the adjacent roadways, the particular traffic generation characteristics of the proposed conditional use, including the type of vehicular traffic associated with such uses, and traffic generation characteristics of other uses permitted in particular zoning districts.

Response: Residents of this property will not likely be operating vehicles. Instead, they will be transported by a member of The Source staff in one (1) vehicle (a normal unmarked SUV). There will rarely, if ever, be more than one vehicle on premise. At no time, will there be more vehicles than driveway space permits.

3. The applicant must show and it must be found by the reviewing body that the following have been met:

- a. The location of the use or structure is not in conflict with the city's comprehensive plan;

Response: The use of the property is no different than any other residential 'dwelling' as is recognized and defined by local, state, and federal law.

- b. Off-site or on-site conditions exist which reduce any impact of permitting the use or structure;

Response: None.

- c. On-site improvements have been incorporated into the site plan which minimize any adverse impacts as a result of permitting the use or structure;

Response: None.

- d. The location of the use in proximity to a similar use does not impact the character of the zoning district in which the use is located;

Response: The use of the property is no different than any other residential 'dwelling' as is recognized and defined by local, state, and federal law.

- e. There are no adverse impacts of the use which effect the health, safety and welfare of adjacent properties.

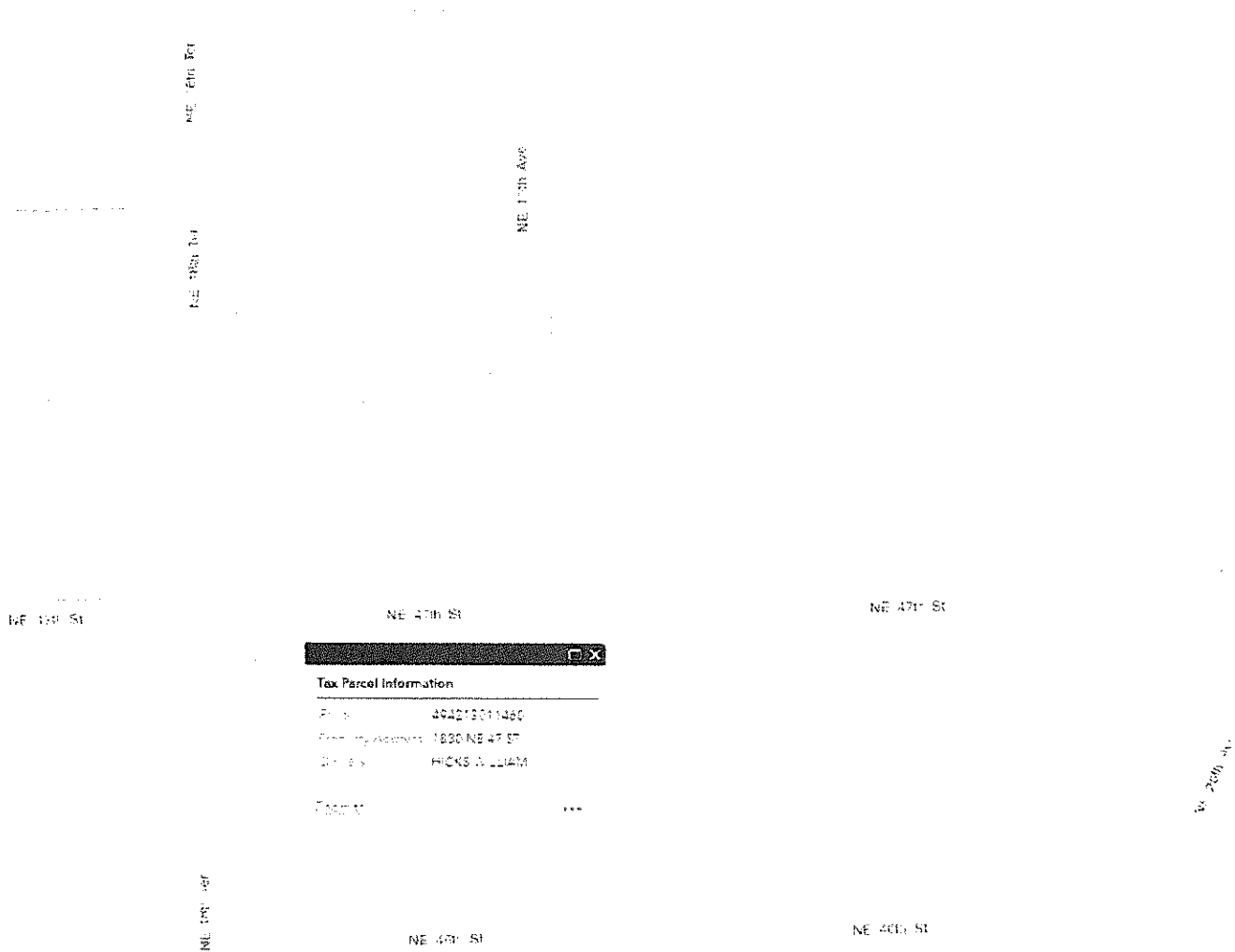
Response: The use of the property is no different than any other residential 'dwelling' as is recognized and defined by local, state, and federal law.

Conclusion:

Granting the conditional use requested poses no undue burden or expense on Fort Lauderdale or the surrounding community. There is no increased cost for police, fire, or trash disposal service, or any other burden or expense not otherwise caused by persons who are permitted to reside in residential use zoning districts as a matter of right. Moreover, the requested conditional use does not create a fundamental alteration to the zoning scheme, particularly as other community residences, social service residential facilities, and family day home day cares are permitted by right under RS-8 zoning district. As a result, these requested changes must be granted as a matter of law.

From: Karlanne Grant <KGrant@fortlauderdale.gov>
Sent: Tuesday, January 29, 2019 11:46 AM
To: Anelia Shaheed <anelia@allisonlaw.net>
Subject: RE: The Source - City of Ft. Lauderdale - Ordinance

There is not another Community Residence or Social Service Residential Facility registered within 1,000 feet of 1830 NE 47th Street, however, the property is zoned RS-8 and therefore will require Conditional Use approval (Planning and Zoning Board) for a Transitional Community Residence.



700 NW 19th Avenue | Fort Lauderdale FL 33311
P: (954) 828-6162 | E: kgrant@fortlauderdale.gov



Under Florida law, most e-mail messages to or from City of Fort Lauderdale employees or officials are public records and may be subject to public disclosure. Please consider the environment before printing this e-mail. Thank you.

From: Anelia Shaheed [<mailto:anelia@allisonlaw.net>]
Sent: Tuesday, January 29, 2019 11:03 AM
To: Karlanne Grant
Cc: Anelia Shaheed; Simone Mattar
Subject: The Source - City of Ft. Lauderdale - Ordinance

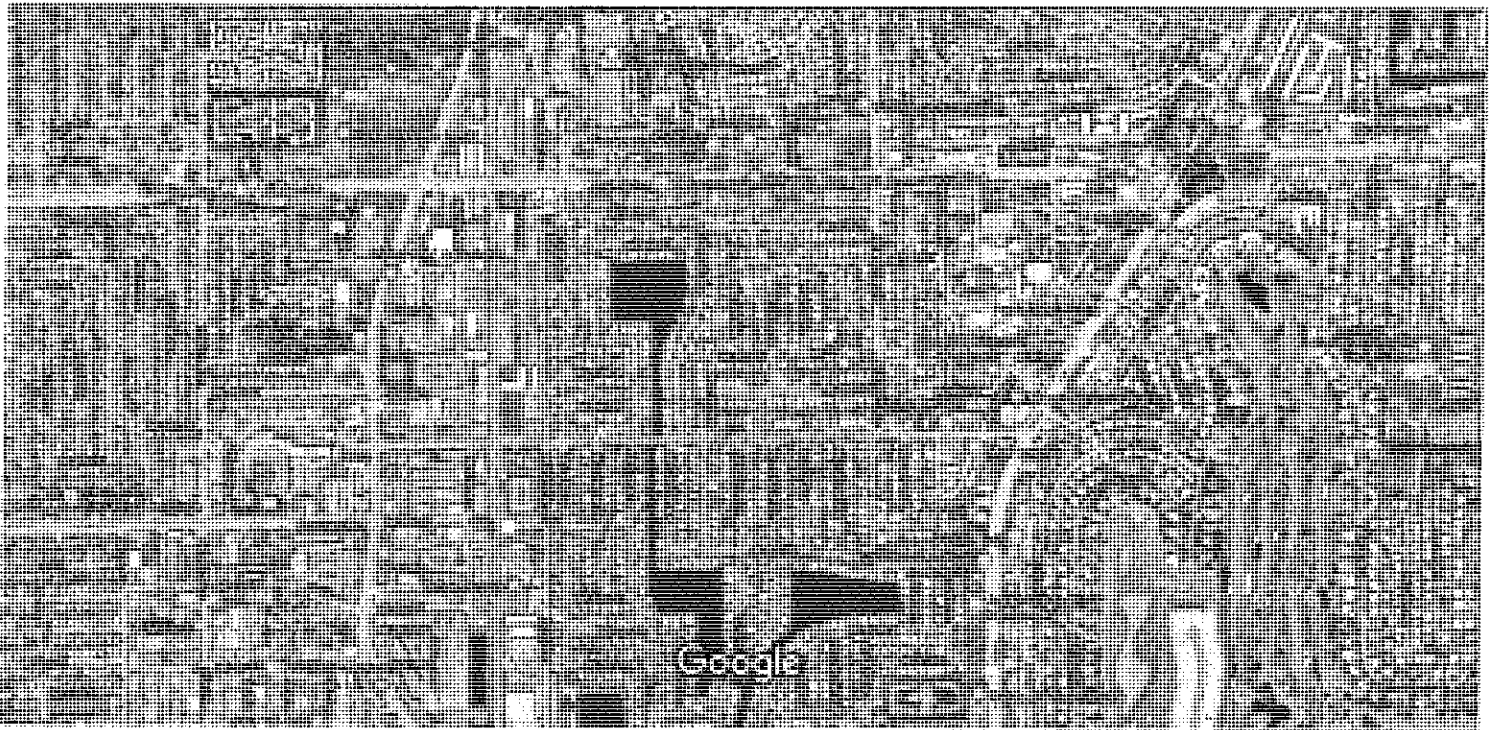
Good Morning Ms. Grant

Would you be able to tell me if the property located at 1830 NE 47th Street, Ft. Lauderdale 33308 is within the 1000 feet restriction for a Sober Living and ASC?

Anelia Shaheed, Esquire
Julie W. Allison, P.A.
4601 Sheridan Street
Suite 213
Hollywood, FL 33021
Telephone: (305) 428-3093
Fax: (305) 397-2211
anelia@allisonlaw.net
www.allisonlaw.net

NOTICE: This e-mail is from a law firm, Julie W. Allison, P.A., and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of this Firm, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to the Firm in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of the Firm, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

Google Maps 1830 NE 47th St



Imagery ©2019 Google, Map data ©2019 Google 500 ft



1830 NE 47th St

Fort Lauderdale, FL 33308



Directions



Save



Nearby



Send to your phone



Share

Photos

PROJECT DATA SUMMARY

APPLICABLE CODES
 BUILDING: FLORIDA BUILDING CODE, EXIST. BUILDING, 6TH ED. (2017)
 MECHANICAL: FLORIDA BUILDING CODE, MECHANICAL, 6TH ED. (2017)
 PLUMBING: FLORIDA BUILDING CODE, PLUMBING, 6TH ED. (2017)
 ELECTRICAL: NATIONAL ELECTRIC CODE NFPA-70 (2014)
 FIRE: FLORIDA FIRE PREVENTION CODE, 6TH ED. (2017)
 ACCESSIBILITY: FLORIDA BUILDING CODE, ACCESSIBILITY, 6TH ED. (2017)
 ENERGY: FLORIDA BUILDING CODE, ENERGY CONS., 6TH ED. (2017)

LEGAL DESCRIPTION:

CORAL HILLS 37-20 B LOT 10 BLK 12

SITE PLAN DATA

LAND USE	RESIDENTIAL
ZONING	RS-8
MIXED OCC.	NO
SITE AREA	8,366 SQF
FLOOR AREA	1,729 SQF
DWELLING UNIT	1 SINGLE FAMILY HOME
LOT COVERAGE	2,467 SQF

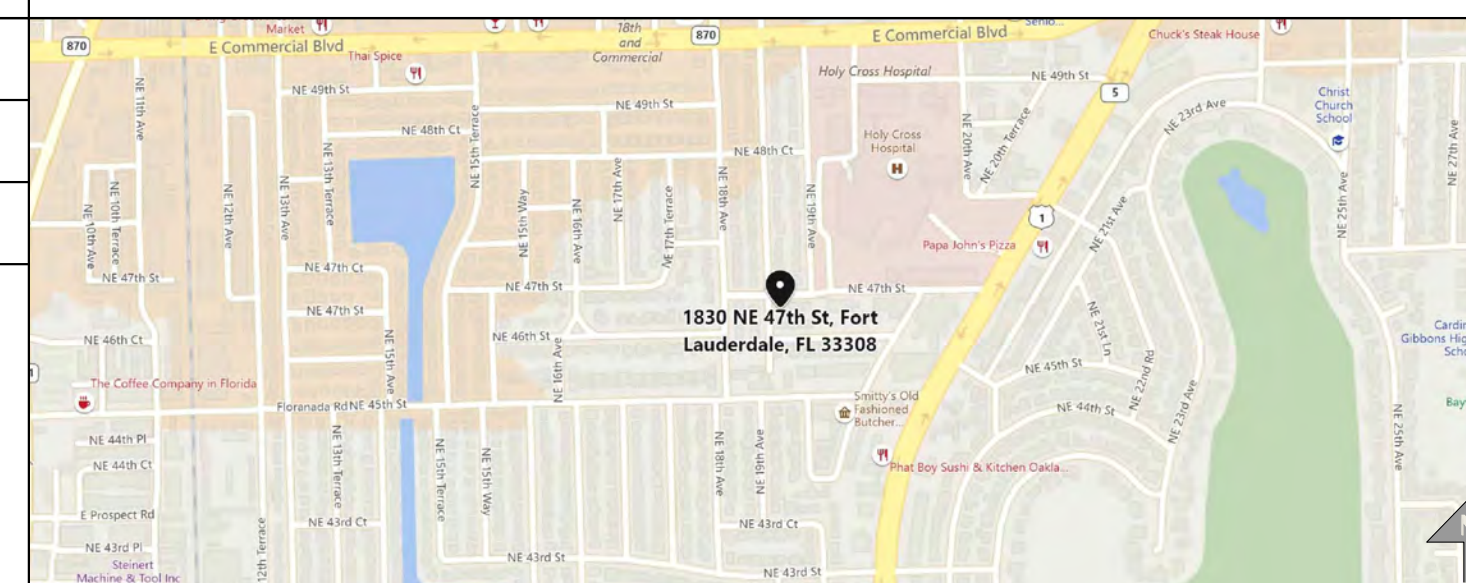
PARKING	DRIVEWAY (9 CARS)
F.A.R.	0.2066
LANDSCAPE AREA	3,637 SQF.
SIDEWALK (EXISTING)	NONE
FLOOD ZONE	X

NOTE: EXISTING AREAS ARE TABULATED PER THE BROWARD COUNTY PROPERTY APPRAISERS WEBSITE, AND ARE, TO THE BEST OF OUR KNOWLEDGE, ACCURATE.

SET BACKS

FRONT	25'
SIDE	5'
REAR	15'

MAP VIEW



3109 BAYVIEW DRIVE
 FORT LAUDERDALE, FLORIDA 33306
 954-873-9007
 ROSEARCHITECTS.COM
 AA26003431

CERTIFICATION

 ZACHARY ROSE
 FL ARCHITECT LICENSE AR96067

CONSULTANTS:

 PROJECT INFORMATION:
APPLICANT:
 THE SOURCE LLC
OWNER:
HICKS
 1830 NE 47 STREET,
 FORT LAUDERDALE, FL
 33308

DRAWING NAME:
SITE PLAN

DRAWING BY:
 dīo

ISSUE: **PERMITTING DOCUMENTS**

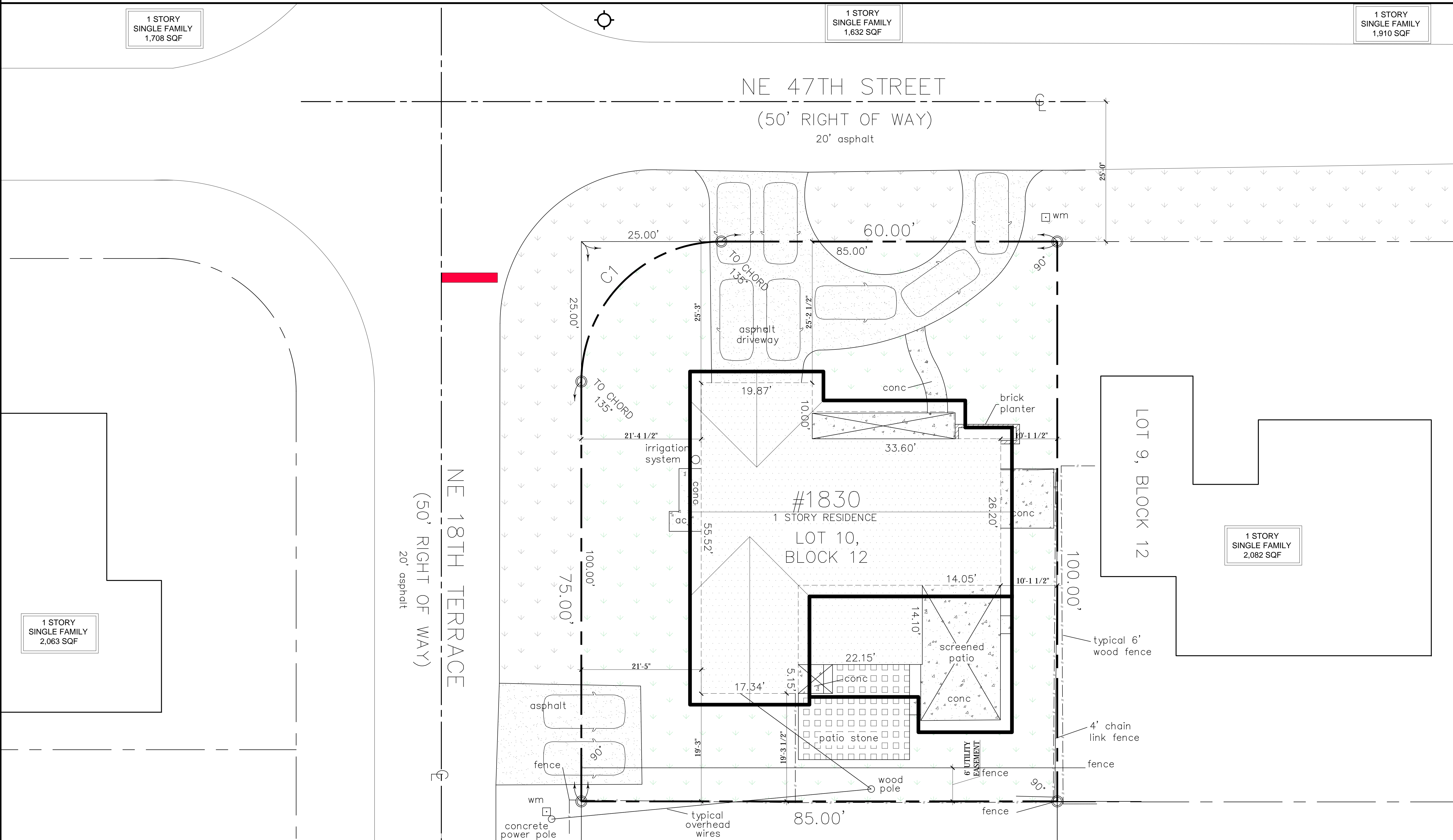
ISSUE DATE:
 04.10.2019

PROJECT NUMBER:
190310

ISSUE REVISIONS:

No.	Date	Description

DRAWING NUMBER:
A100



© Rose Architects, LLC. This is an Original Design and must not be released or copied unless applicable fee has been paid or job order placed.

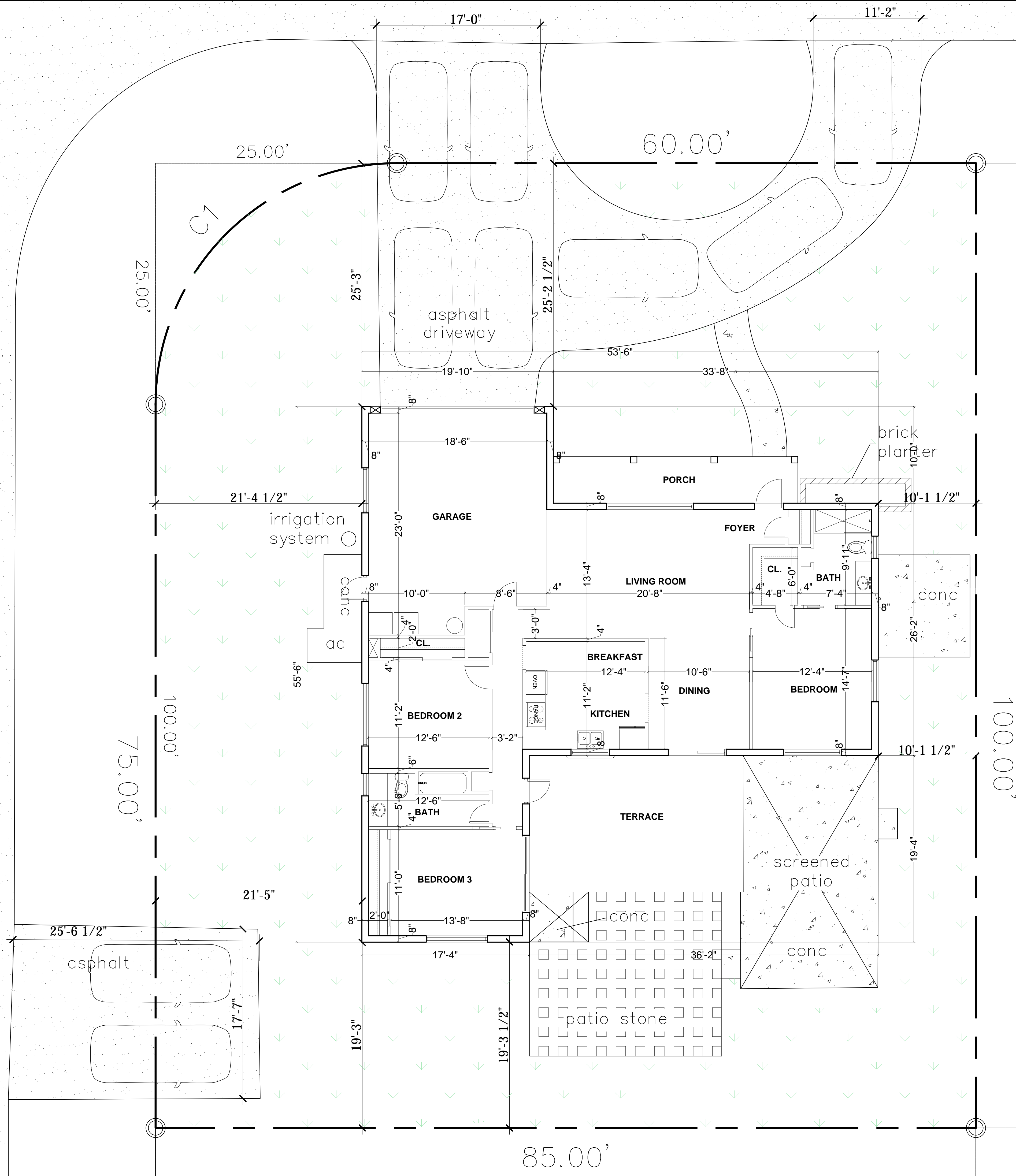
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
C1	25.00'	90°0'0"	39.27'

SITE PLAN SYMBOL/HATCH LEGEND

	STOP SIGN		GRASS		DRIVEWAY		STREET LIGHT
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1 SITE PLAN
 A100 SCALE: 1:100



1 **FLOOR PLAN**
 A101 SCALE: 3/16" = 1'-0"

ROSE ARCHITECTS
 3109 BAYVIEW DRIVE
 FORT LAUDERDALE, FLORIDA 33306
 954.873.9007
 ROSEARCHITECTS.COM
 AA26003431

CERTIFICATION

ZACHARY ROSE
 FL ARCHITECT LICENSE AR96067

CONSULTANTS:

PROJECT INFORMATION:

APPLICANT:
THE SOURCE LLC

OWNER:
HICKS
 1830 NE 47 STREET,
 FORT LAUDERDALE, FL
 33308

DRAWING NAME:

FLOOR PLAN

DRAWING BY:

diO

ISSUE:

PERMITTING DOCUMENTS

ISSUE DATE:

04.10.2019

PROJECT NUMBER:

190310

ISSUE REVISIONS:

No.	Date	Description

DRAWING NUMBER:

A101

TYPE OF SURVEY: BOUNDARY

JOB NUMBER: SU-19-0678

LEGAL DESCRIPTION:

LOT 10, BLOCK 12 OF CORAL HILLS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ADDRESS: 1830 NE 47TH STREET FORT LAUDERDALE, FL 33308

FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A
CONTROL PANEL NUMBER: 125105-0386-H
EFFECTIVE: 08/18/2014 REVISED:

LOWEST FLOOR ELEVATION: N/A
GARAGE FLOOR ELEVATION: N/A
LOWEST ADJACENT GRADE : N/A
HIGHEST ADJACENT GRADE : N/A

REFERENCE BENCH MARK: N/A

CERTIFY TO:

1. WILLIAM I. HICKS
- 2.
- 3.
- 4.
- 5.
- 6.

NOTES:

1. THIS SURVEY CONSISTS OF A MAP AND A TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
2. OWNERSHIP OF FENCE AND WALLS IF ANY, NOT DETERMINED.
3. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON. TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN HEREON.

A	=	CENTRAL ANGLE
A	=	ARC LENGTH
CB	=	CHORD BEARING
R	=	RADIUS
R/W	=	RIGHT OF WAY
P.C.	=	POINT OF CURVATURE
P.T.	=	POINT OF TANGENCY
WM	=	WATER METER
OH	=	OVERHANG
N	=	NORTH
S	=	SOUTH
E	=	EAST
W	=	WEST
B.M.	=	BENCHMARK
FH	=	FIRE HYDRANT
o/s	=	OFFSET
SEC.	=	SECTION
TWP.	=	TOWNSHIP
RGE.	=	RANGE

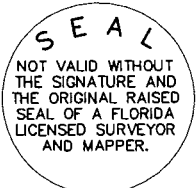
SO. FT.	=	SQUARE FEET
P.C.P.	=	PERMANENT CONTROL POINT
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
P.	=	PLAT
N&D	=	NAIL & DISC
P.O.C.	=	POINT OF COMMENCEMENT
P.O.B.	=	POINT OF BEGINNING
A/C	=	AIR CONDITIONER
FND.	=	FOUND
CHATT.	=	CHATTAHOOCHEE
F.P.L.	=	FLORIDA POWER & LIGHT
ELEV.	=	ELEVATION
MH	=	MANHOLE
ESMT.	=	EASEMENT
ELEC.	=	ELECTRIC

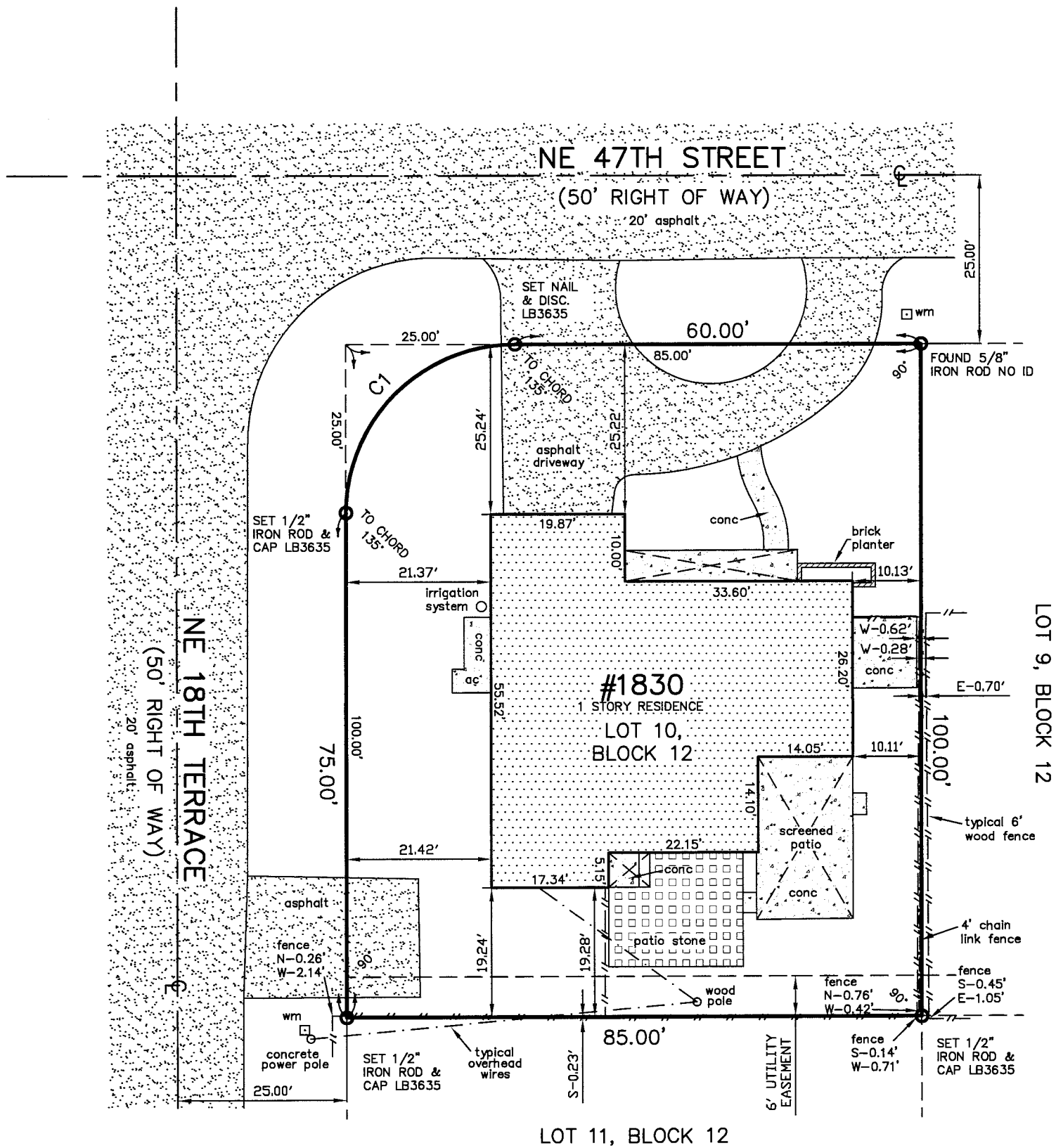
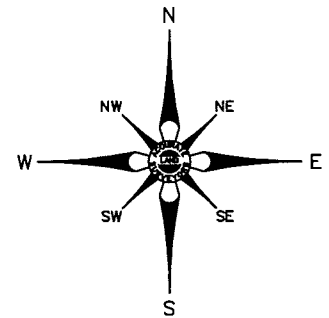
LEGEND OF ABBREVIATIONS:

MAINT.	=	MAINTENANCE
B.C.R.	=	BROWARD COUNTY RECORDS
D.C.R.	=	DADE COUNTY RECORDS
P.B.	=	PLAT BOOK
O.R.B.	=	OFFICIAL RECORDS BOOK
F.F.	=	FINISHED FLOOR
ENCH.	=	ENCROACH
X — X — X — X	=	CHAIN LINK FENCE
— / — / — / — / — /	=	WOOD FENCE
— [] — [] — [] — []	=	METAL FENCE
— [] — [] — [] — []	=	PVC FENCE
— [] — [] — [] — []	=	CONCRETE FENCE
— [] — [] — [] — []	=	CONCRETE WALL
— [] — [] — [] — []	=	WIRE FENCE

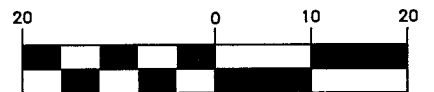
BROWARD COUNTY NAVD1988

D.B.	=	DEED BOOK
CLF	=	CHAIN LINK FENCE
WF	=	WOOD FENCE
BLVD.	=	BOULEVARD
AD	=	ASSUMED DATUM
I.M.	=	IRON PIPE
I.R.	=	IRON ROD
GAR.	=	GARAGE
CL	=	CENTERLINE
(M)	=	MEASURED
LP	=	LIGHT POLE
U.E.	=	UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
A.E.	=	ANCHOR EASEMENT
P.R.M.	=	PERMANENT REFERENCE MONUMENT
N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM 1988





CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	25.00'	90°0'0"	39.27'



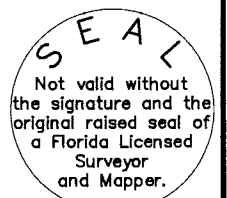
- NOTES:**
- UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
 - BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N/A.
 - THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS, OR OTHER MATTERS OF RECORDS BY ACCURATE LAND SURVEYORS, INC.
 - OWNERSHIP OF FENCES AND WALLS IF ANY NOT DETERMINED.
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 - THIS SURVEY CONSISTS OF A MAP AND TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
 - THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON, TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN.
 - THE FLOOD ZONE INFORMATION SHOWN HEREON IS FOR THE DWELLABLE STRUCTURE ONLY UNLESS OTHERWISE INDICATED.
 - THE LOCATION OF OVERHEAD UTILITY LINES ARE APPROXIMATE IN NATURE DUE TO THEIR PROXIMITY ABOVE GROUND. SIZE, TYPE AND QUANTITY MUST BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.

CERTIFICATION:
This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

REVISIONS	DATE	BY

DATE OF SURVEY 03-22-2019	DRAWN BY ER	CHECKED BY RLT	FIELD BOOK 19-0678
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Robert L. Thompson 3-25-19
ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA



SCALE 1"=20' SKETCH NUMBER SU-19-0678



Case Number: CR19001

CASE COMMENTS:

Upon review of the "Application for Community Residence" located at 1830 NE 47th Street, Fort Lauderdale, FL 33308, it was found that this Community Residence has no impact on City's water, sewer, and drainage/stormwater infrastructure.