

D.S. HULL COMPANY, INC. BOAT OWNERS WAREHOUSE

3377 S.W. 2nd Avenue • Fort Lauderdale, FL 33315 • (954) 463-4307 / Fax (954) 463-9550

April 4, 2013

RE: Narrative – Sections 47-24.4(D), 47-9.20(C) and 47-23.9(B)
Project Address: 311 SW 24th Street, Fort Lauderdale, FL 33315

Dear Sir or Madam:

Below please find a narrative as to Sections 47-24.4(D) related to the referenced zoning application for the Project Address:

Section 47-24.4(D)(1). Section 47-9.1 sets forth the intent and purpose of the X Exclusive Use District and in part, provides that this Section is established to protect the character of existing residential neighborhoods adjacent to commercial areas, while supporting the viability of commercial areas. It goes on to state that the X District provides a carefully regulated opportunity for certain low intensity commercial uses to be placed within a residential area in a manner compatible with the residential character of the area. The X District is also intended to act as a buffer between existing residential and commercial areas. The proposed zoning classification is consistent with the City's comprehensive plan as the site plan provides for protection of the residential neighborhoods, fosters neighborhood compatibility and furthers the portion of the plan that encourages mixed use development.

Section 47-24.4(D)(2). The granting of the rezoning application will allow Boat Owners Warehouse to expand its current facility while keeping pace with substantial changes in the surrounding area. Additional retail businesses have opened up and/or expanded in the immediate surrounding area. A perfect example is a direct competitor of the Applicant opening up a brand new 50,000 square foot facility.

Section 47-24.4(D)(3). The rezoning to provide for the parking facility is suitable for the uses permitted in the zoning district and again, is compatible with surrounding districts and uses, including commercial and residential.

Below please find a narrative as to Section 47-9.20(C):

Section 47-9.20 (C)(1) The proposed Site and use meet the conditions and performance criteria provided in Section 47-9.20. Specifically, the proposed Site complies for the Conditions for rezoning set forth in Section 47-9.2. Below please find a point by point narrative of this Section:

Section 47-9.2(A)(1) The Site is not zoned RS-4.4, RS-8 or RC-15.

Section 47-9.2 (A)(2) The Site is located in an area with available commercial flexibility

acreage.

Section 47-9.2 (A)(3) The Site does not exceed 10 acres.

Section 47-9.2 (A)(4) The Site is currently designated for residential use.

Section 47-9.2 (A)(5) The right of way separating the Site from business property is not excess of 20 feet.

Section 47-9.2 (A)(6) Fifty (50) feet of the property line of the Site is parallel to a property line of the business property.

Section 47-9.2(A)(7) The proposed Site does not extend more than 180 feet into a residentially zoned district.

Section 47-9.2 (A)(8) An application will be submitted to the City of Fort Lauderdale Commission.

Section 47-9.2 (A)(9) The proposed Site along with the business property has been submitted as a single site plan by the owner of the business property.

Section 47-9.2 (A)(10) Not applicable.

The proposed Site complies for the Conditions for rezoning set forth in Section 47-9.21(B). Below please find a point by point narrative of this Section:

Section 47-9.21 (B)(1) Requirements have been met.

Section 47-9.21 (B)(2) Requirements have been met.

Section 47-9.21 (B)(3) Will comply.

Section 47-9.21 (B)(4) Will comply

Section 47-9.21 (B)(5) Will Comply

Section 47-9.21(B)(6) Will comply

Section 47-9.21 (B)(7) Will comply

Section 47-9.21 (B)(8) Not applicable.

Section 47-9.21 (B)(9) Will comply

Section 47-9.20(C)(2) The proposed expansion consists of approximately 2504 square feet; 92 linear feet run parallel to State Road 84 and another 15 linear feet wrap around the existing building to the North. The proposed design of the building complies with City regulations related to glazing and consists of a lighthouse at the entrance so that the building can maintain its nautical theme.

Below please find a narrative as to Section 47-23.9(B):

Section 47-23.9(B)(2)(a) The site plan meets these requirements with the permitted modification to include one (1), two-way drive aisle with a single row of parking perpendicular to State Road 84.

Section 47-23.9(B)(2)(b) Pursuant to the elevations set forth in the site plan, the Project will meet or exceed these requirements.

Section 47-23.9 (B)(2)(c) All windows and doors will be covered by canopies.

Section 47-23.9 (B)(2)(d) The site includes an existing sidewalk. Existing street lighting does not allow for modification of the sidewalk location. The Development Review Committee has approved the site plan with the existing sidewalk and the City Engineer has determined the existing sidewalk to be in good condition.

Section 47-23.9 (B)(2)(e) The site plan provides pedestrian access between the new principal entrance of the expanded facility and the existing sidewalk.

Section 47-23.9 (B)(2)(f) The site plan does not include fencing.

Section 47-23.9 (B)(2)(g) and (h) The proposed site plan includes use of the preferred trees and landscaping set forth in these sections.

Section 47-23.9 (B)(3) This Section is not applicable to the proposed use.

Section 47-23.9 (B)(4) This Section is not applicable to the proposed use.

Below please find a narrative as to Section 47-28.1(G)(1):

Section 47-28.1(G)(1)(a) Applicant is seeking rezoning of the Site for exclusive use (X-USE)

Section 47-28.1 (G)(1)(b) The proposed use will comply with this requirement

Section 47-28.1 (G)(1)(c) The proposed use will comply with this requirement

Section 47-28.1 (G)(1)(d)(i) The proposed use will comply with this requirement

Section 47-28.1(G)(1)(d)(ii) Applicant will follow the procedure set forth in Section 47-24.2

Section 47-28.1(G)(1)(d)(iii) Applicant will follow the procedure set forth in Section 47-24.2

Submitted by:

STEVE BAUM

President/CEO

DS Hull Company, Inc. d/b/a Boat Owners Warehouse

President/CEO

Second Avenue Properties, Inc.

D.S. HULL COMPANY, INC. BOAT OWNERS WAREHOUSE

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April 2, 2013

RE: Narrative - Sec. 47-25.2 Adequacy Requirements , 47-25.3 Neighborhood Compatibility Requirements

Project Address: 311 SW 24th Street, Fort Lauderdale, FL 33315

Dear Sir or Madam:

Below please find a narrative as it relates to Section 47-25.2 related to the referenced zoning application for the Project Address:

Sec. 47-25.2(B) - The proposed improvement will not interfere with the City's network as it's intended use is merely a parking lot.

Sec. 47-25.2(C) - The site plan incorporates sufficient storm water management facilities.

Sec. 47-25.2(D) - Not applicable to the proposed use.

Sec. 47-25.2(E) - The site plan incorporates sufficient fire protection.

Sec. 47-25.2(F) - Not applicable to the proposed use.

Sec. 47-25.2(G) - The site plan incorporates sufficient police protection service. Further, all comments submitted by the Police Division of the Development Review Committee have been incorporated into the plans, not only for the parking lot facility but the expansion of the retail facility.

Sec. 47-25.2(H) - Not applicable to the proposed use.

Sec. 47-25.2(I) - The sanitary sewer is already in existence and the proposed use will not increase the necessary capacity.

Sec. 47-25.2(J) - Not applicable to the proposed use.

Sec. 47-25.2 (K) - Solid waste collection and service is already in place and the proposed use will not increase the necessary capacity.

Sec. 47-25.2 (L) - The site plan already incorporates sufficient storm water management facilities.

Sec. 47-25.2 (M) - Pursuant to suggestions of the Development Review Committee, specifically the Engineering Division, Applicant has modified its site plan which provides for safe and efficient traffic circulation for the parking facility and the retail expansion.

With regards to the expansion portion of the Project, the Applicant has already agreed to dedicate an easement to the Florida Department of Transportation.

Pedestrian Facilities (Sidewalks) - Applicant's plans allow for appropriate pedestrian facilities which

encourage safe and adequate pedestrian movement on site and along roadways to adjacent properties.

Street trees. The site plan provides for appropriate street trees as suggested by the Landscape Division of the Development Review Committee.

Sec.47-25.2 (N). Adequate wastewater services are already provided to the site as there is a current hook-up to the City sewer system.

Sec.47-25.2 (O). Solid waste collection and service is already in place and the proposed use will not increase the necessary capacity.

Sec. 47-25.2(P). Not applicable to the proposed use.

Sec. 47-25.2(Q). Not applicable to the proposed use.

Below please find a narrative as it relates to Section 47-25.3 related to the Neighborhood Compatibility requirements:

Sec. 47-25.3 (A)(2) Not applicable to the proposed use.

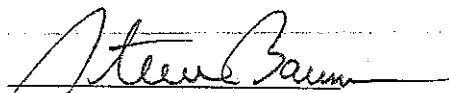
Sec. 47-25.3 (A)(3)(a) The photometric portion of the site plan provides for lighting which is in compliance with the requirements set forth in this Section. Additionally, the site plan provides for a wall on the West and Northern boundaries of the Property.

Sec. 47-25.3(A)(3)(d) The site plan complies with all bufferyard , landscape and wall requirements set forth in this Section.

Sec. 47-25.3(A)(3)(e) We believe the site plan adequately preserves the character and integrity of the adjacent neighborhoods. The site plan includes a buffer wall, extensive landscaping around the perimeter and lighting which would limit the impact to the adjacent neighborhood.

Based upon the proposed use as a parking lot, the remaining portions of Section 47-25.3 appear to be non-applicable based upon the proposed use as a parking lot and accordingly, are not part of this narrative.

Submitted by:



STEVE BAUM

President/CEO

DS Hull Company, Inc. d/b/a Boat Owners Warehouse

President/CEO