

ORDINANCE NO. C-14-10

AN ORDINANCE CHANGING THE UNIFIED LAND DEVELOPMENT REGULATIONS OF THE CITY OF FORT LAUDERDALE, FLORIDA, SO AS TO REZONE FROM "RMM-25" TO "X-P", THROUGH THE ALLOCATION OF COMMERCIAL FLEX, ALL OF LOT 21, BLOCK 66, "CORAL RIDGE GALT ADDITION NO. 1", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED WEST OF MIDDLE RIVER DRIVE, SOUTH OF EAST OAKLAND PARK BOULEVARD, EAST OF NORTH FEDERAL HIGHWAY AND NORTH OF NORTHEAST 26<sup>TH</sup> STREET, AND AMENDING THE OFFICIAL ZONING MAP AND SCHEDULE "A" ATTACHED THERETO TO INCLUDE SUCH LANDS.

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WHEREAS, in accordance with the Unified Land Development Regulations ("ULDR"), rezoning to an X-P District is based in part on the allocation of commercial flexibility and a site plan which meets the criteria provided in the ULDR; and

WHEREAS, the applicant has submitted a site plan as part of the rezoning application to develop a parking lot east of and directly across the alley that lies adjacent to the site and west of Middle River Drive, to be rezoned as described in this ordinance together with the construction of a restaurant located at 2650 North Federal Highway, Fort Lauderdale, Florida, and located in an RMM-25 zoning district associated with the development known as Chick-Fil-A; and

WHEREAS, the Planning and Zoning Board at its meeting of December 18, 2013 (PZ Case No. 8-ZR-13) did recommend to the City Commission that the site plan reviewed in connection with the rezoning application be approved and that the lands herein described should be rezoned from RMM-25 to X-P and that the Official Zoning Map and Schedule "A" attached thereto should be amended to include such lands; and

WHEREAS, the City Clerk notified the public of a public hearing to be held on Tuesday, February 4, 2014 and Tuesday, February 18, 2014 at 6:00 o'clock P.M., in the City Commission Room, City Hall, Fort Lauderdale, Florida, for the purpose of hearing any public comment to such rezoning; and

WHEREAS, such public hearing was duly held at the time and place designated after notice of same was given by publication as required by law, and the City Commission determined that the requested rezoning met the criteria for amending the zoning regulations;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the site plan submitted for review as part of this rezoning request consisting of a 3,497 square foot restaurant with a drive-thru component and surface parking lot is hereby approved, as depicted in Exhibit "A" attached hereto, subject to the conditions imposed by the Development Review Committee, the Planning and Zoning Board and the City Commission, including the allocation of commercial flexibility to lands described in Section 2 of this ordinance.

SECTION 2. That the ULDR of the City of Fort Lauderdale together with the Official Zoning Map of the City of Fort Lauderdale and revised Schedule "A", describing the lands lying within each Zoning District, as approved on June 18, 1997, and described in Section 47-1.6 of the ULDR, be amended by rezoning in the respects mentioned, the following lands, situate in the City of Fort Lauderdale, Broward County, Florida, to wit:

REZONE FROM RMM-25 TO X-P:

THROUGH THE ALLOCATION OF COMMERCIAL FLEX,  
ALL OF LOT 21, BLOCK 66, "CORAL RIDGE GALT  
ADDITION NO. 1", ACCORDING TO THE PLAT THEREOF,  
RECORDED IN PLAT BOOK 31, PAGE 37, OF THE  
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Location: West of Middle River Drive, south of East Oakland  
Park Boulevard, east of North Federal Highway and  
North of Northeast 26<sup>th</sup> Street

Also depicted in "Exhibit B" attached hereto and made a part  
hereof.

SECTION 3. That the appropriate City officials of the City of Fort Lauderdale shall indicate such zoning upon a copy of the Official Zoning Map, and shall indicate an amendment of

Schedule "A" accordingly, upon the records with proper reference to this ordinance and date of passage.

SECTION 4. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. All other applicable state or federal permits must be obtained before commencement of the development.

SECTION 5. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 6. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 7. That this Ordinance shall be in full force and effect ten days from the date of final passage.

PASSED FIRST READING this the 4th day of February, 2014.

PASSED SECOND READING this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

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Mayor  
JOHN P. "JACK" SEILER

ATTEST:

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City Clerk  
JONDA K. JOSEPH

**Ordinance No. C-14-**

**Larger copies of Exhibit "A" to Ordinance No. C-14-10 adopted on February 18, 2014, are on file and may be viewed at the City of Fort Lauderdale. Please contact the City Clerk for location of site plans.**



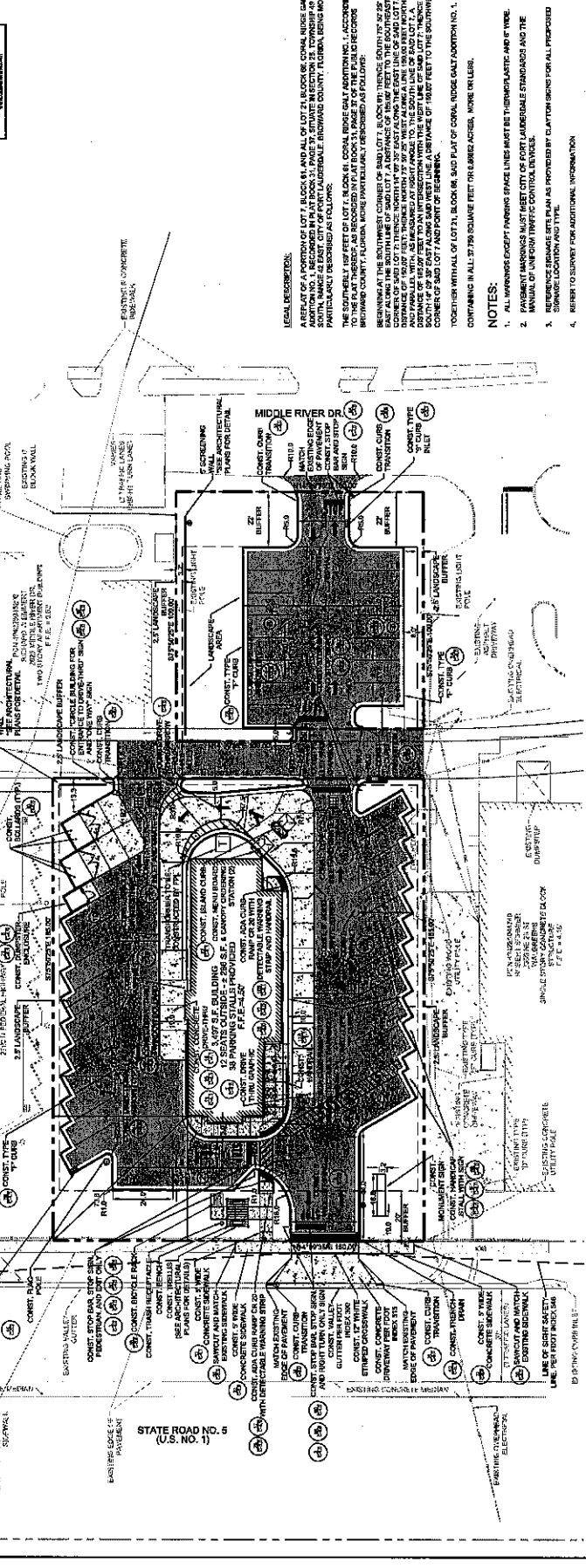
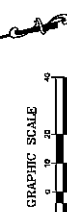
500 Wellington Rd  
Port Lauderdale, FL 33408  
352-89-3358

Revision:	Mark Date By
Mark Date By	Mark Date By
Mark Date By	Mark Date By

Scale

STREET TITLE  
SITE PLAN  
VERSION: 1  
DATE: 05/21/2014  
DRAWN BY: JLM  
CHECKED BY: JLM  
Job No.: 1340.00  
Scale: 1/8" = 1'-0"  
Date: 05/21/14  
Drawn By: JLM  
Checked By: JLM  
Sheet: C-2.0

STORE  
FORT LAUDERDALE  
PORT LAUDERDALE, FL 33408



**LEGEND**

PROPOSED ASPHALT	PROPOSED STORM MAINLINE
PROPOSED CONCRETE PAVEMENT	EXISTING CONCRETE DRIVEWAY
PROPOSED CONCRETE SIDEWALK	EXISTING CONCRETE SIDEWALK
PROPOSED TRUNK DRAIN AND GUTTER	EXISTING TRUNK DRAIN
PROPOSED TYPE 'C' CURB	EXISTING TYPE 'C' CURB
PROPOSED TYPE 'C' VALET	EXISTING TYPE 'C' VALET
PROPOSED BRICK	EXISTING BRICK
PROPOSED PARKING COUNT	EXISTING PARKING COUNT
PROPOSED DETAIL CALLOUT	EXISTING DETAIL CALLOUT
LANDSCAPE BUFFER	EXISTING LANDSCAPE BUFFER
PROPOSED PROPERTY LINE	EXISTING PROPERTY LINE

**LEGAL DESCRIPTION:**  
 REFERENCE TO BLOCK 14 AND ALL PARTS OF BLOCK 15, CORNER LOTS 28 AND 29, SECTION 28, TOWNSHIP 48 SOUTH, RANGE 48 EAST, CITY OF PORT LAUDERDALE, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEING THAT CERTAIN PARTS OF BLOCK 14, CORNER LOTS 28 AND 29, SECTION 28, TOWNSHIP 48 SOUTH, RANGE 48 EAST, CITY OF PORT LAUDERDALE, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 28, BLOCK 14, SECTION 28, TOWNSHIP 48 SOUTH, RANGE 48 EAST, CITY OF PORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND GOING SOUTH 17° 45' 30" WEST ALONG THE EAST LINE OF SAID LOT 28, A DISTANCE OF 100.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 28; THENCE SOUTH 17° 45' 30" WEST ALONG THE WEST LINE OF SAID LOT 28, A DISTANCE OF 100.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 29; THENCE SOUTH 17° 45' 30" WEST ALONG THE WEST LINE OF SAID LOT 29, A DISTANCE OF 100.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 28; THENCE NORTH 17° 45' 30" WEST ALONG THE WEST LINE OF SAID LOT 28, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

- NOTES:**
- ALL WORKS EXCEPT PARKING SPACE LINES MUST BE THERMOPLASTIC AND 4" WIDE.
  - PARKING MARKINGS MUST MEET CITY OF PORT LAUDERDALE STANDARDS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
  - REFERENCE SHEET SITE PLAN AS PROVIDED BY CLAYTON SENING FOR ALL PROPOSED SIGNAGE LOCATION AND TYPE.
  - REFER TO SURVEY FOR ADDITIONAL INFORMATION.

**SITE DATA**

TOTAL SITE AREA:	37,402.95 (3.08 ACRES)	PROVIDED:	57
PROPOSED PAVING AREA:	22,846.00 (2.00 ACRES)	PROVIDED:	21
PROPOSED BUILDING AREA:	3,487.87 (0.30 ACRES)	PROVIDED:	48
PROPOSED DRIVEWAY AREA:	1,187.00 (0.10 ACRES)	PROVIDED:	22
PROPOSED SIDEWALK AREA:	2,200.00 (0.19 ACRES)	PROVIDED:	22
PROPOSED TRUNK DRAIN AREA:	2,200.00 (0.19 ACRES)	PROVIDED:	22
PROPOSED GUTTER AREA:	2,200.00 (0.19 ACRES)	PROVIDED:	22
PROPOSED CURB AREA:	2,200.00 (0.19 ACRES)	PROVIDED:	22
PROPOSED VALET AREA:	2,200.00 (0.19 ACRES)	PROVIDED:	22
PROPOSED BRICK AREA:	2,200.00 (0.19 ACRES)	PROVIDED:	22
PROPOSED PARKING COUNT:	18	PROVIDED:	22
PROPOSED DETAIL CALLOUT:	18	PROVIDED:	22
PROPOSED LANDSCAPE BUFFER:	18	PROVIDED:	22
PROPOSED PROPERTY LINE:	18	PROVIDED:	22

**UTILITY CONTACTS:**

**SANITARY SEWER:**  
 CITY OF PORT LAUDERDALE PUBLIC WORKS DEPT.  
 ADDRESS: 170 N. ANDERSON AVE., PORT LAUDERDALE, FL 33408  
 PHONE: (850) 834-2000  
 EMAIL: [main@cityofportlauderdale.gov](mailto:main@cityofportlauderdale.gov)

**WATER:**  
 CITY OF PORT LAUDERDALE PUBLIC WORKS DEPT.  
 ADDRESS: 170 N. ANDERSON AVE., PORT LAUDERDALE, FL 33408  
 PHONE: (850) 834-2000  
 EMAIL: [main@cityofportlauderdale.gov](mailto:main@cityofportlauderdale.gov)

**ELECTRIC:**  
 FLORIDA POWER & LIGHT COMPANY  
 ADDRESS: 3229 N. UNIVERSITY AVENUE, PORT LAUDERDALE, FL 33411  
 CONTRACTOR: ALAN CHAVIS  
 PHONE: (850) 270-2000  
 EMAIL: [alan.chavis@floridaelectric.com](mailto:alan.chavis@floridaelectric.com)

**TELEPHONE:**  
 AT&T  
 ADDRESS: 170 N. UNIVERSITY AVENUE, PORT LAUDERDALE, FL 33408  
 CONTRACTOR: GREG KESTELL  
 PHONE: (850) 493-4941  
 EMAIL: [greg@att.net](mailto:greg@att.net)

**AGENCY:**  
 FLORIDA DEPARTMENT OF TRANSPORTATION, DISTRICT 7  
 ADDRESS: 3200 WEST COMMERCIAL BLVD., PORT LAUDERDALE, FL 33411  
 CONTRACTOR: JIM COLLINS  
 PHONE: (850) 774-2000  
 EMAIL: [jim.collins@dot.state.fl.us](mailto:jim.collins@dot.state.fl.us)

**AGENCY:**  
 FLORIDA DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES  
 ADDRESS: 170 N. UNIVERSITY AVENUE, PORT LAUDERDALE, FL 33408  
 CONTRACTOR: GREG KESTELL  
 PHONE: (850) 534-2222  
 EMAIL: [greg@floridadep.gov](mailto:greg@floridadep.gov)

Exhibit "A"



View from East parking lot



View from Federal Highway (US1)



View of North Buffer Wall



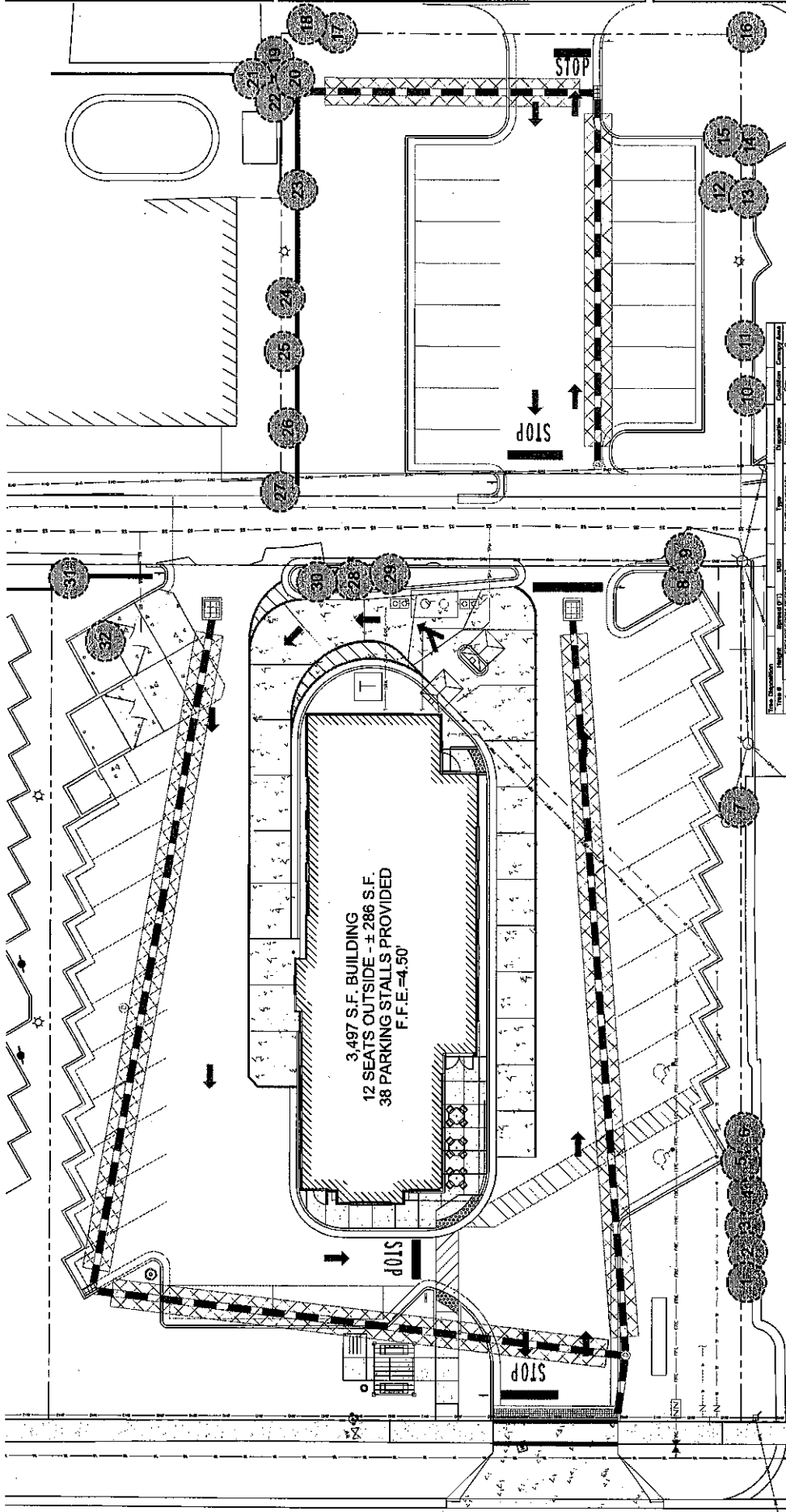

**WITKIN HULTS**  
 DESIGN GROUP  
 10000 SW 22nd Street, Suite 100  
 Fort Lauderdale, Florida 33334  
 Phone: 954-576-1100  
 Fax: 954-576-1101  
 www.witkinhults.com

**Chick Fil A**  
 TREE DISPOSITION PLAN  
 Fort Lauderdale, Florida

1. REMOVE ALL EXISTING HEDGES AND INVASIVE PLANT MATERIAL  
 2. REMOVE ALL EXISTING UNDERSTORY  
 3. REMOVE ALL EXISTING UNDERSTORY  
 4. REMOVE ALL EXISTING UNDERSTORY

1. ALL PLANTING TO BE DONE BY THE CONTRACTOR  
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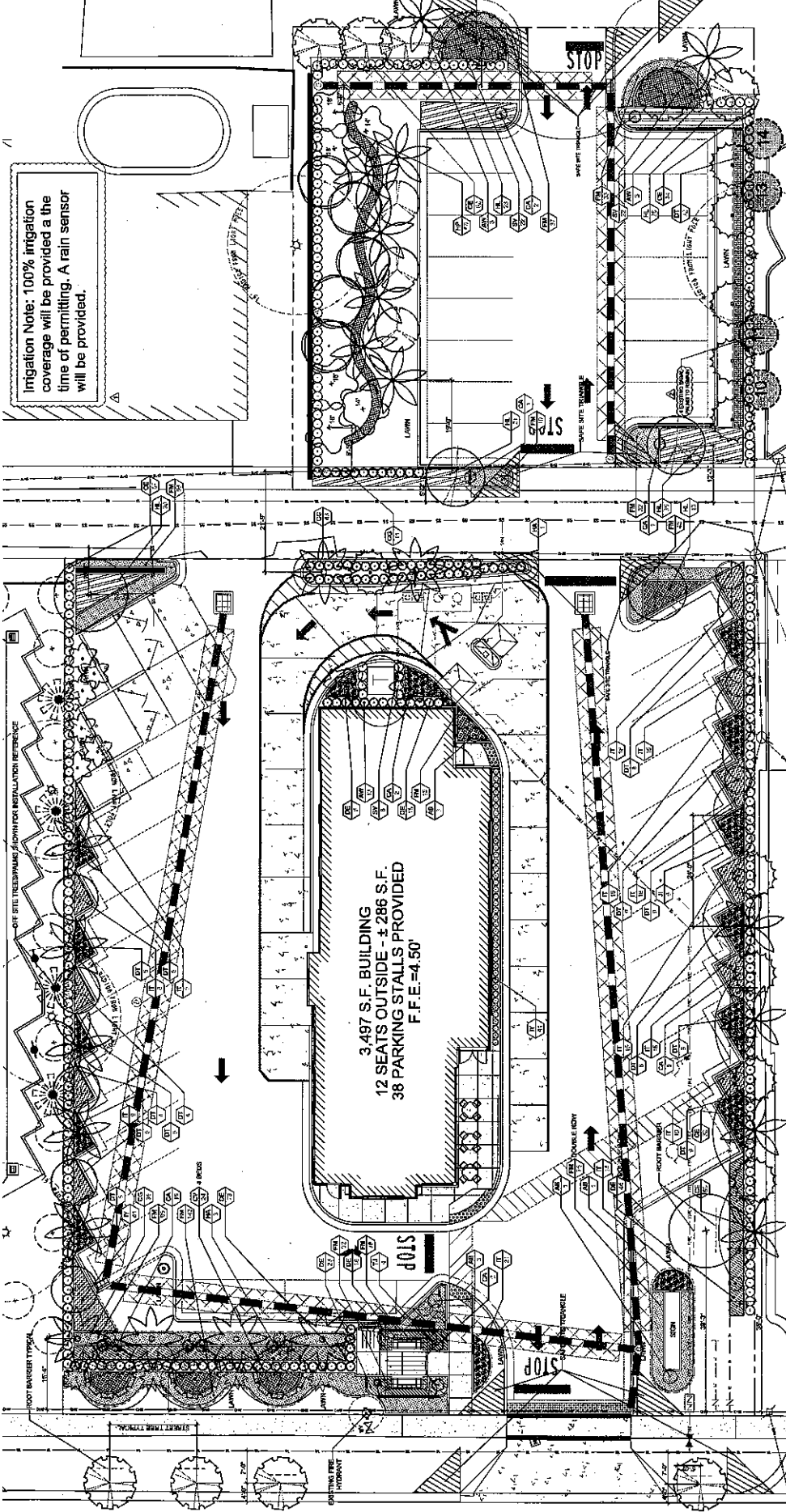
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 Designer: JGG  
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 Designer: JGG  
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 Call No: 20130424



Tree #	Species	DBH (in)	Height (ft)	Health	Location	Comments	Quantity	Cost (\$)
1	FLORIDA PALM TREE	12	15	Good	Northwest	Remove	1	0
2	FLORIDA PALM TREE	12	15	Good	Northwest	Remove	1	0
3	FLORIDA PALM TREE	12	15	Good	Northwest	Remove	1	0
4	FLORIDA PALM TREE	12	15	Good	Northwest	Remove	1	0
5	FLORIDA PALM TREE	12	15	Good	Northwest	Remove	1	0
6	FLORIDA PALM TREE	12	15	Good	Northwest	Remove	1	0
7	FLORIDA PALM TREE	12	15	Good	Northwest	Remove	1	0
8	FLORIDA PALM TREE	12	15	Good	Northwest	Remove	1	0
9	FLORIDA PALM TREE	12	15	Good	Northwest	Remove	1	0
10	FLORIDA PALM TREE	12	15	Good	Northwest	Remove	1	0
11	FLORIDA PALM TREE	12	15	Good	Northwest	Remove	1	0
12	FLORIDA PALM TREE	12	15	Good	Northwest	Remove	1	0
13	FLORIDA PALM TREE	12	15	Good	Northwest	Remove	1	0
14	FLORIDA PALM TREE	12	15	Good	Northwest	Remove	1	0
15	FLORIDA PALM TREE	12	15	Good	Northwest	Remove	1	0
16	FLORIDA PALM TREE	12	15	Good	Northwest	Remove	1	0
17	FLORIDA PALM TREE	12	15	Good	Northwest	Remove	1	0
18	FLORIDA PALM TREE	12	15	Good	Northwest	Remove	1	0
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23	FLORIDA PALM TREE	12	15	Good	Northwest	Remove	1	0
24	FLORIDA PALM TREE	12	15	Good	Northwest	Remove	1	0
25	FLORIDA PALM TREE	12	15	Good	Northwest	Remove	1	0
26	FLORIDA PALM TREE	12	15	Good	Northwest	Remove	1	0
27	FLORIDA PALM TREE	12	15	Good	Northwest	Remove	1	0
28	FLORIDA PALM TREE	12	15	Good	Northwest	Remove	1	0
29	FLORIDA PALM TREE	12	15	Good	Northwest	Remove	1	0
30	FLORIDA PALM TREE	12	15	Good	Northwest	Remove	1	0
31	FLORIDA PALM TREE	12	15	Good	Northwest	Remove	1	0
32	FLORIDA PALM TREE	12	15	Good	Northwest	Remove	1	0
33	FLORIDA PALM TREE	12	15	Good	Northwest	Remove	1	0
34	FLORIDA PALM TREE	12	15	Good	Northwest	Remove	1	0
35	FLORIDA PALM TREE	12	15	Good	Northwest	Remove	1	0

Remove all existing understorey hedges and invasive plant material

**TREE DISPOSITION PLAN**  
 Scale: NTS



**Irrigation Note:** 100% irrigation coverage will be provided a the time of permitting. A rain sensor will be provided.

**PLANTS AND GRANDCUTTERS**

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**LANDSCAPE LIST**

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**LANDSCAPE LEGEND**

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**NOTES**

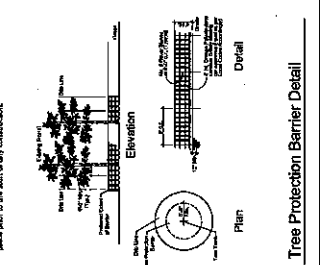
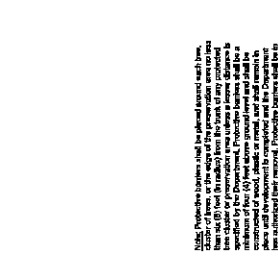
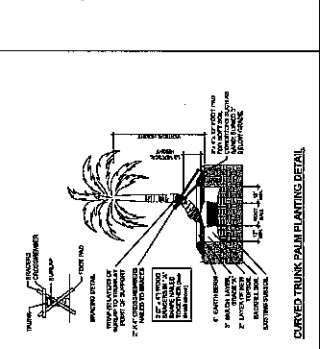
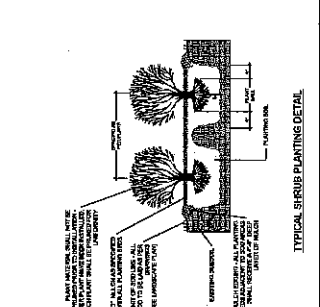
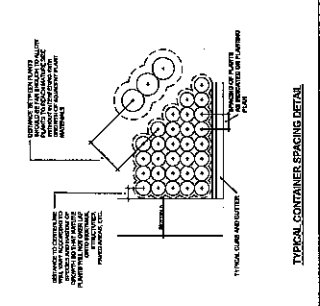
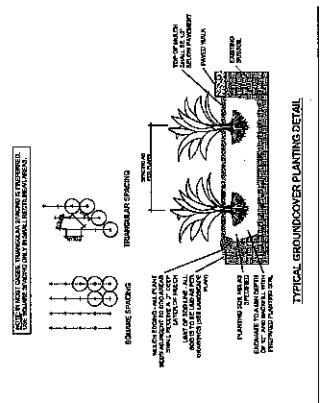
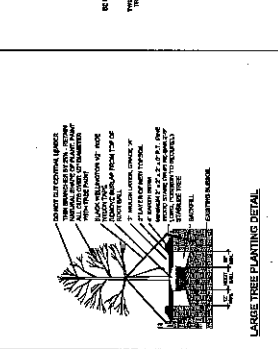
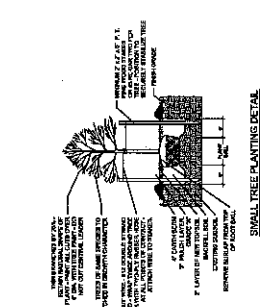
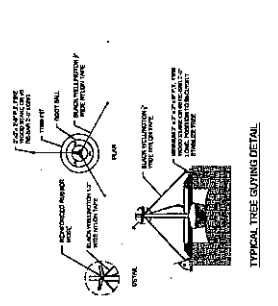
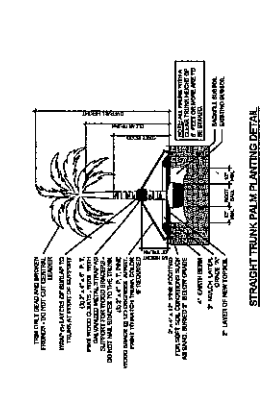
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**Tree Installation Note:** All tree installation to be in accordance with Right Tree Place FPL guidelines. No plant material can obstruct visibility between 30" Ht. and 8' Ht.

**Safe Sight Triangle:** Trees to have 8' Clear Trunk. All shrubs to be maintained at 30" height.

**LANDSCAPE PLAN**  
NORTH

Scale: 1"=20'-0"



**PLANTING NOTES:**

- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.
- Planting plans shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% crown.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and baddoli shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Perlite.
- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

**GENERAL NOTES:**

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unattended and unplanted tree pits are to be properly banded and flagged during installation.
- All planting plans are issued as directives for site layout. Any deviations, site changes, etc. are to be brought to the attention of the Landscape Architect for clarification prior to installation.

**SOIL NOTES:**

- Sod is to be grade "A" weed free.
- All areas marked "LAWN" shall be sodded with St. Augustine / Florimay solid sod. See limit on plan. All areas marked "Bahia Grass" shall be sodded with Paspalum.
- Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.
- Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.
- Keep edge of sod a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 38" away from trees, measured from center of plant.
- Sod shall be watered immediately after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.
- Excavate and remove excess sod so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

**PLANTING NOTES:**

- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.
- Planting plans shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% crown.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and baddoli shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Perlite.
- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.



# EXTERIOR FINISH SCHEDULE

BR-1	EXTERIOR BRICK SEASON WARM GRAY 3 COLOR BLEND HAND SET, MODULAR SIZE
BR-2	EXTERIOR BRICK SEASON DARK WARM GRAY HAND SET, MODULAR SIZE
BR-3	EXTERIOR BRICK TRIPART WALL COPING
GL-1	STONE GLASS CLEAR, INSULATING GLASS UNIVERSAL PRIMER
GL-2	STONE GLASS CLEAR, INSULATING GLASS COATED, INSULATING GLASS UNIVERSAL PRIMER
GL-3	STONE GLASS GREEN TINTED, INSULATING GLASS UNIVERSAL PRIMER
GL-4	STONE GLASS GREEN TINTED, INSULATING GLASS COATED, INSULATING GLASS UNIVERSAL PRIMER
PT-1	EXTERIOR PAINT PRIME, INTERIOR, MULTI-SURFACE AIRWELD COATING MATERIAL, SPECIFIED SHOWN OR UP TO AN FOR BRUSH ON APPLICATIONS CONTACT MANUFACTURER FOR APPLICATIONS INFORMATION
PT-2	EXTERIOR PAINT PRIME, INTERIOR, MULTI-SURFACE AIRWELD COATING MATERIAL, SPECIFIED SHOWN OR UP TO AN FOR BRUSH ON APPLICATIONS CONTACT MANUFACTURER FOR APPLICATIONS INFORMATION
PT-3	EXTERIOR PAINT PRIME, INTERIOR, MULTI-SURFACE AIRWELD COATING MATERIAL, SPECIFIED SHOWN OR UP TO AN FOR BRUSH ON APPLICATIONS CONTACT MANUFACTURER FOR APPLICATIONS INFORMATION
PT-4	EXTERIOR PAINT PRIME, INTERIOR, MULTI-SURFACE AIRWELD COATING MATERIAL, SPECIFIED SHOWN OR UP TO AN FOR BRUSH ON APPLICATIONS CONTACT MANUFACTURER FOR APPLICATIONS INFORMATION
PT-5	EXTERIOR PAINT PRIME, INTERIOR, MULTI-SURFACE AIRWELD COATING MATERIAL, SPECIFIED SHOWN OR UP TO AN FOR BRUSH ON APPLICATIONS CONTACT MANUFACTURER FOR APPLICATIONS INFORMATION
PT-6	EXTERIOR PAINT PRIME, INTERIOR, MULTI-SURFACE AIRWELD COATING MATERIAL, SPECIFIED SHOWN OR UP TO AN FOR BRUSH ON APPLICATIONS CONTACT MANUFACTURER FOR APPLICATIONS INFORMATION
PT-7	EXTERIOR PAINT PRIME, INTERIOR, MULTI-SURFACE AIRWELD COATING MATERIAL, SPECIFIED SHOWN OR UP TO AN FOR BRUSH ON APPLICATIONS CONTACT MANUFACTURER FOR APPLICATIONS INFORMATION
PT-8	EXTERIOR PAINT PRIME, INTERIOR, MULTI-SURFACE AIRWELD COATING MATERIAL, SPECIFIED SHOWN OR UP TO AN FOR BRUSH ON APPLICATIONS CONTACT MANUFACTURER FOR APPLICATIONS INFORMATION
PT-9	EXTERIOR PAINT PRIME, INTERIOR, MULTI-SURFACE AIRWELD COATING MATERIAL, SPECIFIED SHOWN OR UP TO AN FOR BRUSH ON APPLICATIONS CONTACT MANUFACTURER FOR APPLICATIONS INFORMATION
PT-10	EXTERIOR PAINT PRIME, INTERIOR, MULTI-SURFACE AIRWELD COATING MATERIAL, SPECIFIED SHOWN OR UP TO AN FOR BRUSH ON APPLICATIONS CONTACT MANUFACTURER FOR APPLICATIONS INFORMATION

REVISIONS:

Mark Date By

Mark Date By

Mark Date By

Spec

LOOSE CHANGES BALANCE  
10/20/2011

PROJECT MANAGER  
INTERPLAN 3  
ARCHITECTURE  
INTERIOR DESIGN  
3815 S. W. 11TH AVE  
MIAMI, FL 33155  
305.441.1111  
WWW.INTERPLAN3.COM

STORE  
FORT LAUDERDALE  
FLORIDA

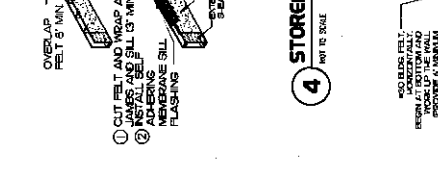
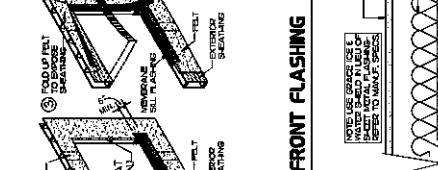
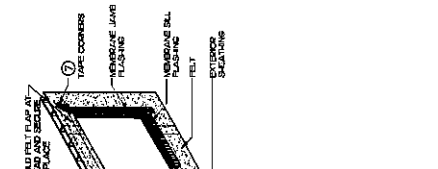
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FLORIDA

SHEET TITLE  
EXTERIOR  
ELEVATIONS -  
FRONT & REAR

VERSION:  
ISSUE DATE: 8-2013

Job No.: 13-0184  
Store: 3814  
Date: 8/2013  
Drawn By:  
Checked By:

Sheet  
**A-21**



10/20/2011

PROJECT MANAGER  
INTERPLAN 3  
ARCHITECTURE  
INTERIOR DESIGN  
3815 S. W. 11TH AVE  
MIAMI, FL 33155  
305.441.1111  
WWW.INTERPLAN3.COM

STORE  
FORT LAUDERDALE  
FLORIDA

2650 N. FEDERAL  
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FLORIDA

SHEET TITLE  
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ELEVATIONS -  
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VERSION:  
ISSUE DATE: 8-2013

Job No.: 13-0184  
Store: 3814  
Date: 8/2013  
Drawn By:  
Checked By:

Sheet  
**A-21**



5200 Safford Rd.  
Alpharetta, Georgia  
30389-2998

Revisions:  
Mark Date By  
Mark Date By  
Mark Date By

Special

LOUIS CHAMBERLAIN ARCHITECTS  
10000 W. WOODBRIDGE  
FORT LAUDERDALE, FL 33404

800 COMPANY STREET SUITE 100  
GAINESVILLE, FLORIDA 32609  
FL 32609-3124

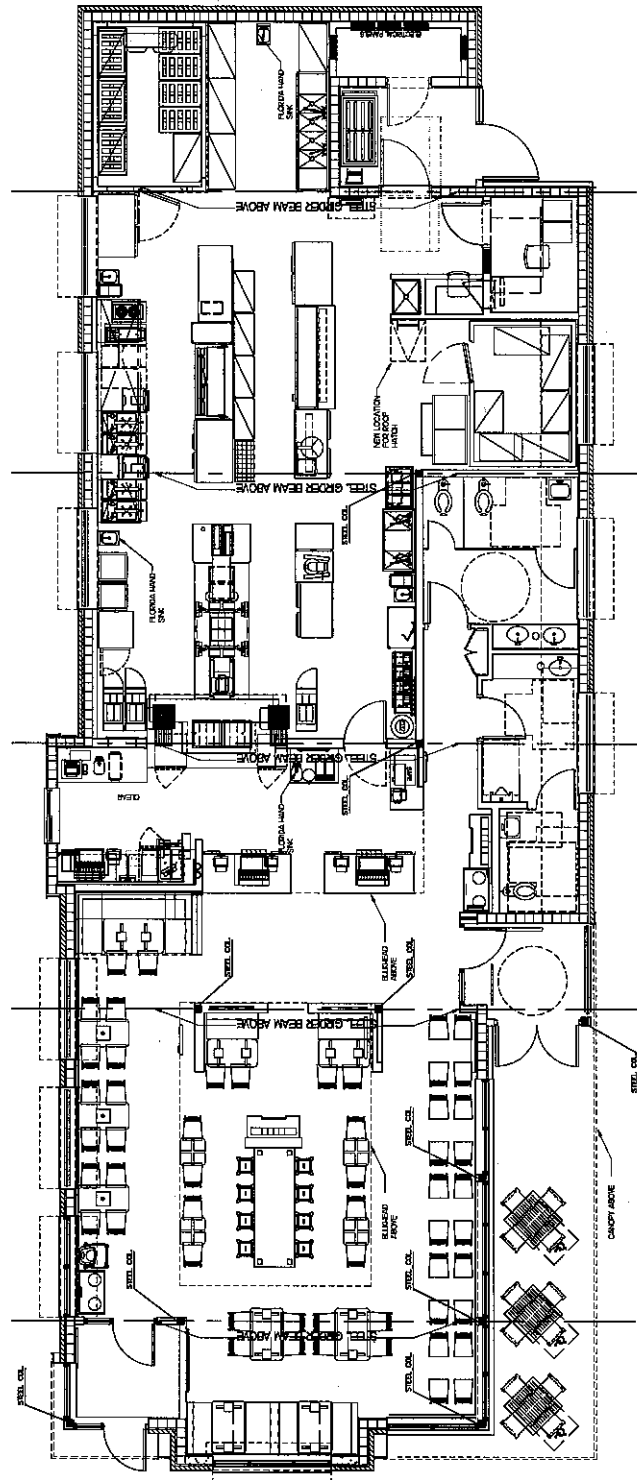
INTERPLAN  
ARCHITECTURE  
ENGINEERING  
PROJECT MANAGEMENT

2850 N. FEDERAL  
AVENUE  
FORT LAUDERDALE  
FLORIDA

VERSION:  
ISSUE DATE: 8-2013

Job No.: 130124  
Store: 3014  
Date: 8/2013  
Drawn By:  
Checked By:

Sheet  
**A-11**

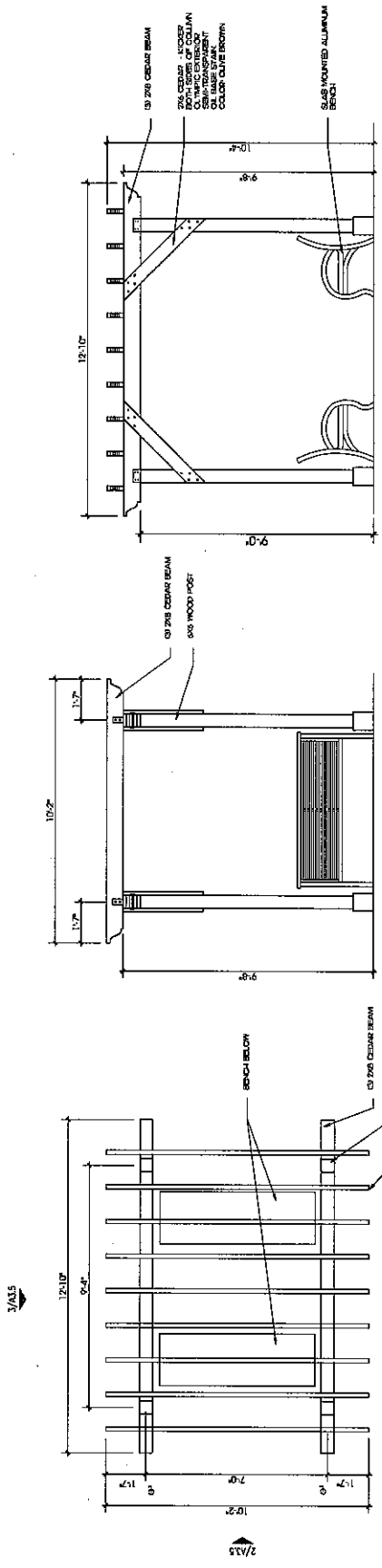


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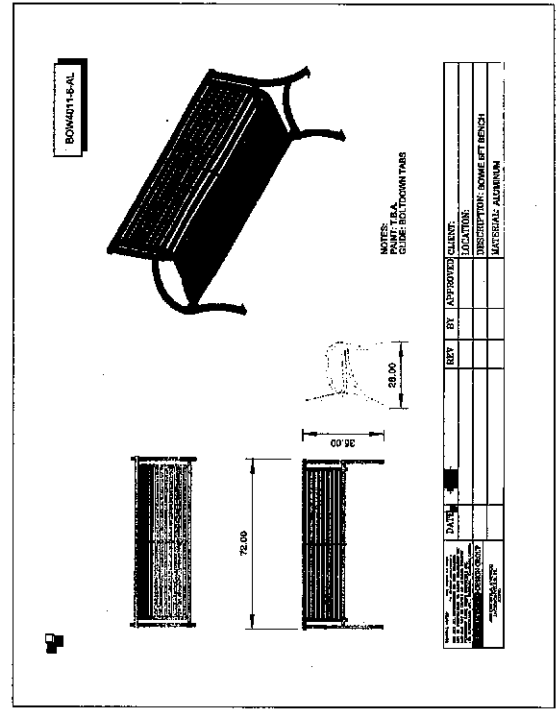
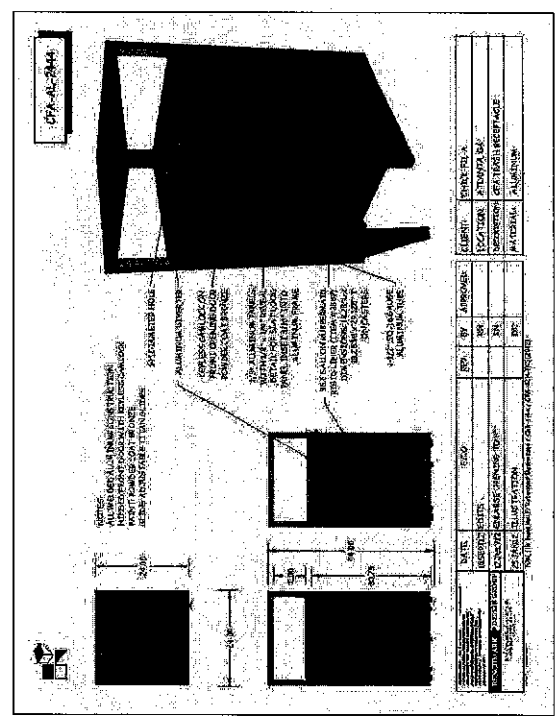
GROSS BUILDING AREA (TO FACE OF STRUCTURE AS PER IFC)	3497 SQ. FT.
OUT DOOR DINING AREA	256 SQ. FT.
PARKING CALCULATIONS AREA	3398 SQ. FT.
SERVICE YARD AREA	76 SQ. FT.

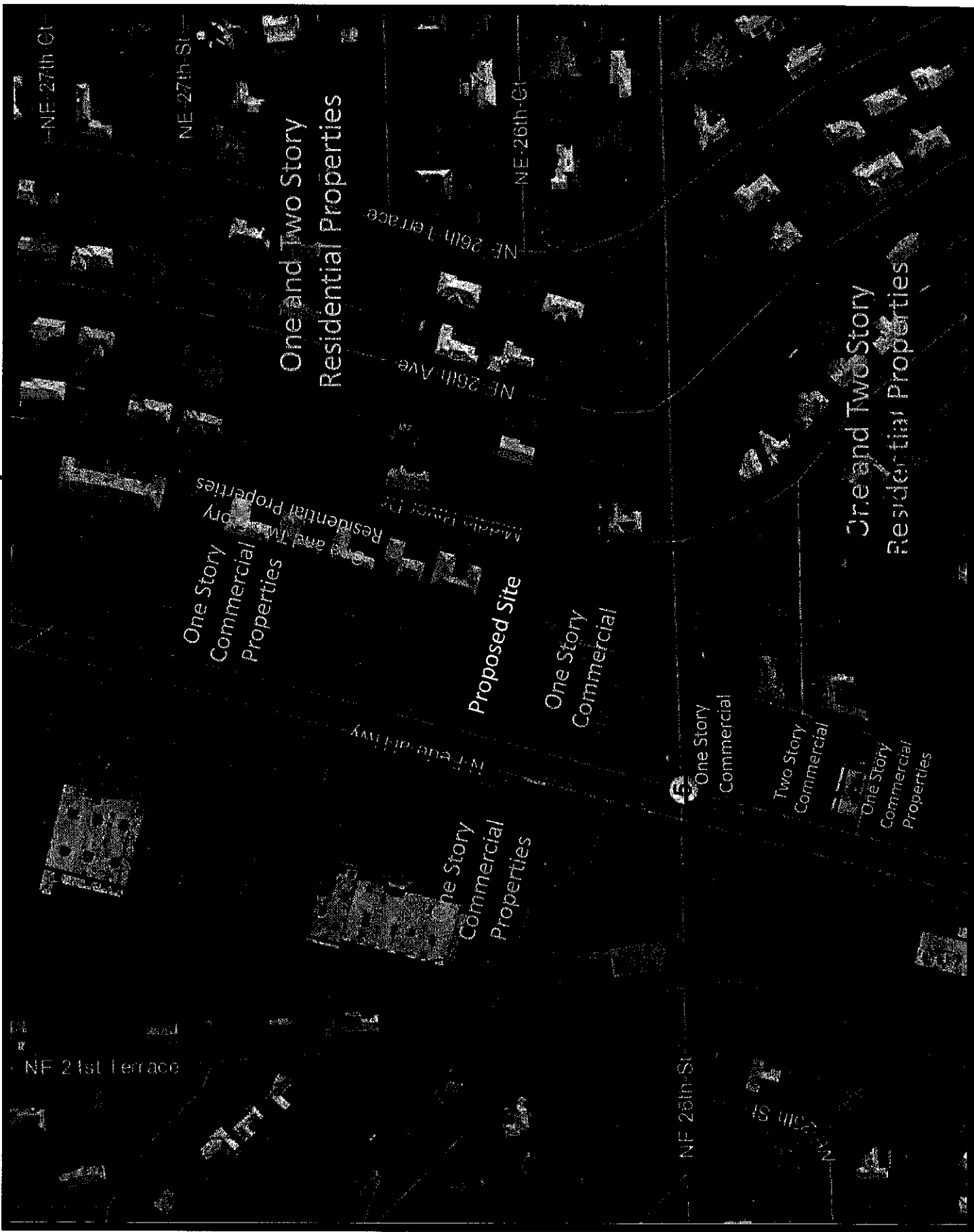
**NOTE:**  
DIMENSIONS REVISED PER CMU MODULAR COURSING

**1 FLOOR PLAN**  
1/8"=1'-0"



**1 OVERHEAD PLAN VIEW**  
 1/8" = 1'-0"  
**2 TRELIS ELEVATION**  
 1/8" = 1'-0"  
**3 TRELIS ELEVATION**  
 1/8" = 1'-0"





NE 27th St

NE 27th St

NE 26th St

NE 26th Terrace

NE 26th Ave

One and Two Story Residential Properties

Proposed Site  
One Story Commercial Properties

One Story Commercial

One Story Commercial

Two Story Commercial

One Story Commercial Properties

One Story Commercial Properties

One and Two Story Residential Properties

NE 25th St

NE 25th St

NE 24th Terrace

6



**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**  
LOT 21, BLOCK 66, PLAT OF CORAL RIDGE GALT ADDITION NO. 1  
LYING IN SECTION 25, TOWNSHIP 49 SOUTH, RANGE 42 EAST,  
BROWARD COUNTY, FLORIDA

M.D.  
OK

**LEGAL DESCRIPTION:**

LOT 21, BLOCK 66, CORAL RIDGE GALT ADDITION NO. 1, AS RECORDED IN PLAT BOOK 31,  
PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID LOT 21, BLOCK 66; THENCE SOUTH  
75° 50' 25" EAST ALONG THE SOUTH LINE OF SAID LOT 21, A DISTANCE OF 100.00 FEET  
TO THE SOUTHEAST CORNER OF SAID LOT 21; THENCE NORTH 14° 09' 35" EAST ALONG  
THE EAST LINE OF SAID LOT 21, A DISTANCE OF 100.00 FEET TO THE NORTHEAST  
CORNER OF SAID LOT 21; THENCE NORTH 75° 50' 25" WEST ALONG THE NORTH LINE OF  
SAID LOT 21, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 21;  
THENCE SOUTH 14° 09' 35" WEST ALONG THE WEST LINE OF SAID LOT 21, A DISTANCE  
OF 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21 AND POINT OF  
**BEGINNING.**

CONTAINING 10,000 SQUARE FEET OR 0.22957 ACRES, MORE OR LESS.

**SURVEYOR'S NOTES**

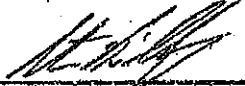
1. THE BEARINGS SHOWN HEREON ARE GRID BEARINGS RELATIVE TO THE FLORIDA EAST ZONE, MERCATOR PROJECTION, NORTH AMERICAN DATUM (NAD) OF 1983/1990 ADJUSTMENT. SAID BEARINGS ARE RELATIVE TO A GRID BEARING OF SOUTH 75° 50' 25" EAST, ALONG THE SOUTH LINE OF LOT 21, BLOCK 66 AS SHOWN HEREON.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN HEREON. NO OPINION OF TITLE IS EXPRESSED OR IMPLIED.

NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.  
DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH  
OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS  
DOCUMENT.

**THIS IS NOT A SURVEY**

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT  
THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN  
ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" FOR  
SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY  
THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN  
CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION  
472.027, FLORIDA STATUTES.

  
STEVEN N. BRINKLEY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE No. LS - 8841

12-5-2013  
DATE OF SIGNATURE

CREECH ENGINEERS, INC.  
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 6705

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED  
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**CREECH**  
ENGINEERS, INC.

CIVILIZATION ENGINEERED  
7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34997 (772) 283-1413  
OFFICES ALSO IN MELBOURNE, PORT ST. LUCE AND TALLAHASSEE FL.  
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 0180  
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0000708

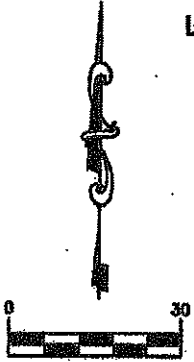
**SKETCH AND LEGAL DESCRIPTION  
OF PARCEL TO BE REZONED**

**BROWARD COUNTY** **FLORIDA**  
PROJECT NO. 12140.00 | REVISED DATE: DEC. 5, 2013 | DATE: NOV. 28, 2013  
DADD FILE 12140 CEA SKT LOT 21 BLK 66 | SCALE: N/A | SHEET 1 OF 2

M.D.  
OK

**SKETCH OF DESCRIPTION**

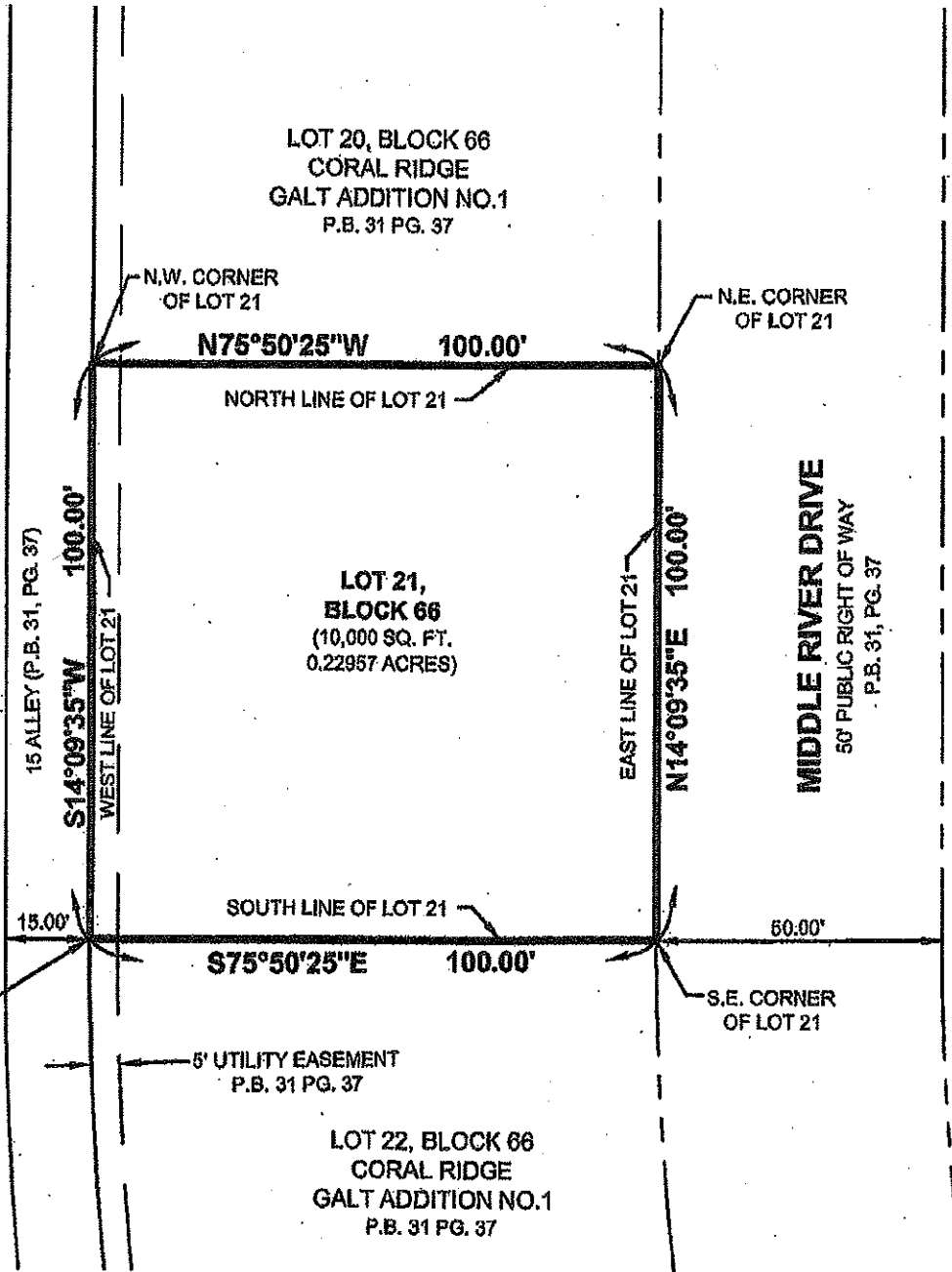
**LOT 21, BLOCK 66, PLAT OF CORAL RIDGE GALT ADDITION NO. 1  
LYING IN SECTION 25, TOWNSHIP 49 SOUTH, RANGE 42 EAST,  
BROWARD COUNTY, FLORIDA**



( IN FEET )

1 inch = 80 ft.

THIS MAP IS INTENDED TO  
BE DISPLAYED AT A SCALE  
OF 1" = 30' OR SMALLER



NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

**THIS IS NOT A SURVEY**

**CREECH**  
**ENGINEERS, INC.**

CIVILIZATION ENGINEERING INC.  
7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34997 (772) 285-1413  
OFFICES ALSO IN MELBOURNE, FORT ST. LUCIE AND VALLAHASSEE FL.  
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 8129  
PROFESSIONAL SURVEYORS AND MAPPERS, LICENSE CERTIFICATE NO. LB-0009708

**SKETCH AND LEGAL DESCRIPTION  
OF PARCEL TO BE REZONED**

<b>BROWARD COUNTY</b>		<b>FLORIDA</b>	
PROJECT NO. 12140.00	REVISED DATE: DEC. 5, 2013	DATE: NOV. 29, 2013	
CADD FILE: 12140_CFA_SKT_LOT_21_BLK_66	SCALE: 1"=30'	SHEET 2 OF 2	