



# SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

## CITY COMMISSION (CC) - GENERAL APPLICATION

Rev: 2 | Revision Date: 10/01/2020 | I.D. Number: PREID - AR

### CITY COMMISSION (CC) General Application

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

**DEADLINE:** City Commission submittal deadlines are set by the City Clerk and vary by type of application. Contact project planner to determine deadline prior to submittal of complete application.

**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.

<input type="checkbox"/>	<b>Planned Development District (PDD)</b>	<b>\$ 3,600.00</b>
<input type="checkbox"/>	<b>Site Plan Level IV</b>	<b>\$ 1,700.00</b>
<input type="checkbox"/>	<b>Site Plan Level II in RAC</b> (Regional Activity Centers - Central Beach, South Andrews, Northwest)	<b>\$ 2,900.00</b>
<input checked="" type="checkbox"/>	<b>Plat</b>	<b>\$ 1,100.00</b> (\$450 Final-DRC Fee)
<input type="checkbox"/>	<b>Easement Vacation</b>	<b>\$ 1,100.00</b> (\$300 Final-DRC Fee)
<input type="checkbox"/>	<b>ROW Vacation</b>	<b>\$ 1,050.00</b> (\$600 Final-DRC Fee)
<input type="checkbox"/>	<b>Rezoning</b> (In addition to above site plan fee)	<b>\$ 1,750.00</b> (\$250 Final- DRC Fee)
<input type="checkbox"/>	<b>Appeal and/or DeNovo Hearing</b>	<b>\$ 3,150.00</b>
<input type="checkbox"/>	<b>Site Plan Deferral</b>	<b>\$ 1,050.00</b>
<input type="checkbox"/>	<b>City Commission Request for Review</b>	<b>\$ 1,200.00</b>
<input type="checkbox"/>	<b>City Commission General Review</b>	<b>\$ 150.00 / Hr.*</b>

\*The above fee is calculated at a rate of \$150.00 per hour. Generally these applications take no more than 3 hours total to review (\$450.00), however any additional time required by staff will be charged prior to the City Commission meeting.



## Page 1: City Commission Submittal Requirements

**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	

**NOTE:** To be filled out by Applicant

Property Owner's Name	Public Storage	
Applicant / Agent's Name	D.E.T. Strategic	
Development / Project Name	Public Storage	
Development / Project Address	<u>Existing:</u> 1020 NW 23rd	<u>New:</u>
Current Land Use Designation	Com	
Proposed Land Use Designation	General	
Current Zoning Designation	Com	
Proposed Zoning Designation	General	
Specific Request	The purpose of this plat is to create a building lot of	

### The following number of Plans:

- One (1) original signed-off set, signed and sealed at 24" x 36"
- Two (2) copy sets at 11" x 17"
- One (1) electronic version\* of complete application and plans in PDF format to include only the following:
  - Cover page
  - Survey
  - Site plan with data table
  - Ground floor plan
  - Parking garage plan
  - Typical floor plan for multi-level structure
  - Roof plan
  - Building elevations
  - Landscape plan
  - Project renderings i.e. context plan, street-level perspectives, oblique perspectives, shadow study, etc.
  - Important details i.e. wall, fence, lighting, etc.

\*All electronic files provided should include the name followed by case number "Cover Page Case no.pdf"

### MAIL NOTIFICATION

Mail notice is required for City Commission hearing of a Rezoning of Less than Ten Acres and of an Appeal of ROW Vacation. 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. Rezoning of Less Than Ten Acres hearing notice must be mailed within 30 days of the hearing and Appeal of ROW Vacation hearing notice within 10 days of hearing.

- **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 noticed, 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 19<sup>th</sup> Avenue, Fort Lauderdale, FL 33311.
- **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Planning Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

## Page 2: Sign Notification Requirements and Affidavit

### SIGN NOTICE

Applicant must **POST SIGNS** for all City Commission hearings of development applications 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: \_\_\_\_\_ CITY COMMISSION CASE NO. \_\_\_\_\_

APPLICANT: \_\_\_\_\_

PROPERTY: \_\_\_\_\_

PUBLIC HEARING DATE: \_\_\_\_\_

BEFORE ME, the undersigned authority, personally appeared \_\_\_\_\_, 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 **five (5)** calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefore.

\_\_\_\_\_  
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. \_\_\_\_\_ (initial here)  
\_\_\_\_\_ Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)

**DEDICATION**

STATE OF \_\_\_\_\_ ) SS  
COUNTY OF \_\_\_\_\_ )

KNOW ALL MEN BY THESE PRESENTS THAT PUBLIC STORAGE PROPERTIES IV, LTD., A CALIFORNIA LIMITED PARTNERSHIP, HAS CAUSED THE LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "PUBLIC STORAGE AT NW 23RD AVE."

THE RIGHT-OF-WAY SHOWN HEREON IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

**IN WITNESS WHEREOF:**

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL, IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

WITNESSED BY: PUBLIC STORAGE PROPERTIES IV, LTD.,  
A CALIFORNIA LIMITED PARTNERSHIP

PRINT NAME: \_\_\_\_\_ BY: \_\_\_\_\_  
SHARON LINDER, VICE PRESIDENT

PRINT NAME: \_\_\_\_\_

**ACKNOWLEDGMENT** )

STATE OF CALIFORNIA ) SS:

COUNTY OF LOS ANGELES )

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED OR APPEARED BY MEANS OF ONLINE NOTARIZATION BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, SHARON LINDER, VICE PRESIDENT OF PUBLIC STORAGE PROPERTIES IV, LTD., A CALIFORNIA LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME TO BE THE OFFICER HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER FREE ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 202\_\_.

NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC \_\_\_\_\_

NOTARY PUBLIC STATE OF \_\_\_\_\_

COMMISSION NUMBER \_\_\_\_\_

COMMISSION EXPIRES \_\_\_\_\_

**CITY OF FORT LAUDERDALE PLANNING AND ZONING BOARD:**

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING BOARD OF FORT LAUDERDALE, FLORIDA, HAS HEREBY APPROVED AND ACCEPTED THIS

PLAT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_ (CITY OF FORT LAUDERDALE PLANNING # \_\_\_\_\_).

SIGNED BY: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_, CHAIRMAN

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

**CITY COMMISSION**

ACKNOWLEDGMENT )

STATE OF FLORIDA ) SS:

COUNTY BROWARD )

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF FORT

LAUDERDALE, FLORIDA, IN AND BY RESOLUTION NO. \_\_\_\_\_, ADOPTED BY THE SAID CITY COMMISSION,

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

ALL APPLICABLE CONCURRENCY/IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

SIGNED BY: \_\_\_\_\_ DAVID R. SOLOMAN CITY CLERK, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

**CITY ENGINEER'S SIGNATURE**

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

\_\_\_\_\_, DANIEL A. REY, CITY ENGINEER, FLORIDA P.E. REGISTRATION NO. 81248

**BROWARD COUNTY RESILIENT ENVIRONMENTAL DEPARTMENT**

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

BY: \_\_\_\_\_ DIRECTOR/DESIGNEE

**BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES.

BY: \_\_\_\_\_  
PRINT NAME: ROBERTO CHAVEZ (DATE)  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NUMBER: LS7280

THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD.

BY: \_\_\_\_\_  
PRINT NAME: RICHARD TORNESE (DATE)  
DIRECTOR  
FLORIDA PROFESSIONAL ENGINEER  
FLORIDA REGISTRATION NUMBER 40263

CONCURRENCY/IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

**BROWARD COUNTY PLANNING COUNCIL**

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE

WITH DEDICATION OF RIGHT-OF-WAY FOR TRAFFICWAYS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

SIGNED BY: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_, CHAIRPERSON.

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS

APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

SIGNED BY: \_\_\_\_\_, DIRECTOR OR DESIGNEE

PRINT NAME: \_\_\_\_\_

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - MINUTES SECTION**

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS

ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS \_\_\_\_ DAY

OF \_\_\_\_\_, 202\_\_.

BY: \_\_\_\_\_ COUNTY COMMISSION

**"PUBLIC STORAGE AT NW 23RD AVE."  
A PLAT OF A PORTION OF SECTIONS 32 & 33,  
TOWNSHIP 49 SOUTH, RANGE 42 EAST  
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA  
MAY, 2022**

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED PUBLIC STORAGE AT NW 23RD AVE. IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 202\_\_ IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, PART I. THIS PLAT CONFORMS TO ALL APPLICABLE SECTIONS OF CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE. THIS PLAT DATED AT FORT LAUDERDALE, FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

BY \_\_\_\_\_ ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 202\_\_.

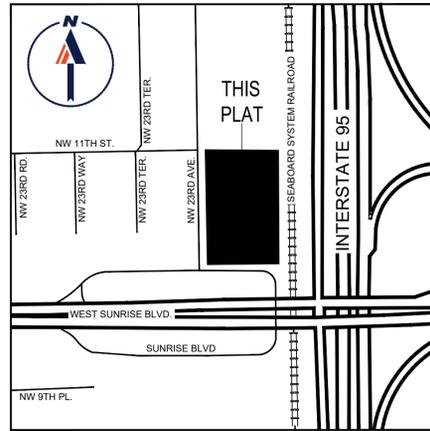
BILLY LOGSDON, JR. FOR THE FIRM BOHLER ENGINEERING, FL LLC  
SURVEYOR AND MAPPER, LS7295  
STATE OF FLORIDA  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: LB 8085

BY: \_\_\_\_\_  
BILLY LOGSDON, JR.  
PROFESSIONAL SURVEYOR AND MAPPER NO. 7295  
STATE OF FLORIDA  
FOR BOHLER ENGINEERING FL, LLC  
1900 N.W. CORPORATE BOULEVARD, SUITE 100E  
BOCA RATON, FLORIDA 33431  
CERTIFICATE OF AUTHORIZATION NUMBER: LB. 8085

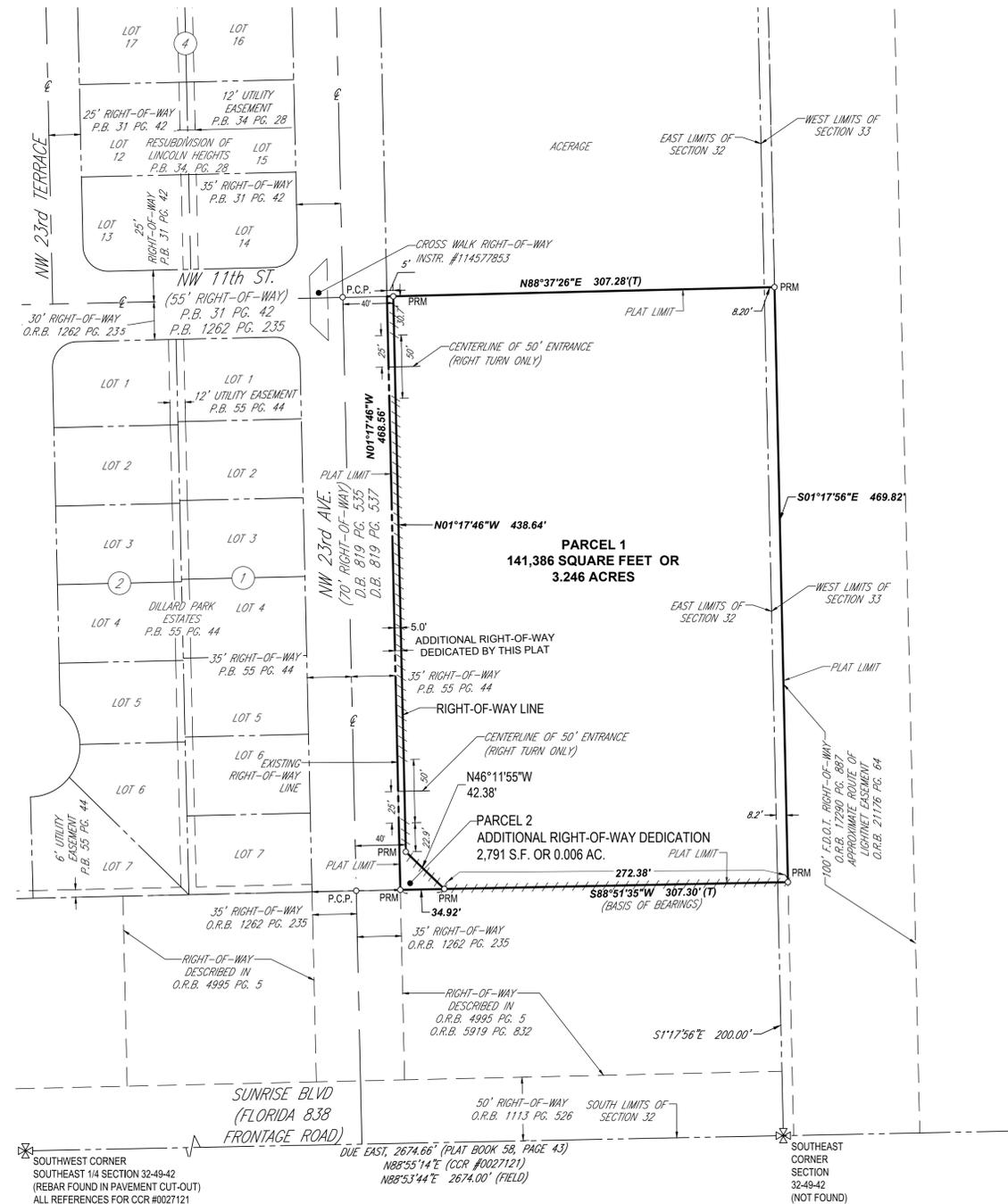
<p><b>BILLY LOGSDON, JR.</b> SURVEYOR'S SEAL BOHLER BILLY LOGSDON, JR. License Number 7295 STATE OF FLORIDA Professional Surveyor and Mapper</p>	<p><b>CITY ENGINEERS</b> SEAL</p>	<p><b>ROBERT P. LEGG, JR.</b> SURVEYOR'S SEAL</p>	<p><b>RICHARD TORNESE</b> ENGINEER'S SEAL</p>	<p><b>CITY OF FORT LAUDERDALE</b> CORPORATE SEAL</p>
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**LOCATION MAP**  
NOT TO SCALE



**SURVEYOR'S NOTES:**  
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THE BASIS OF BEARING IS DERIVED FROM THE MONUMENTATION FOUND ON ALONG THE SOUTH PARCEL LINE PER THE FLORIDA TRIMBLE VRS RTK COOPERATIVE NETWORK- FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD83.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.1.F DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

REFERENCED INSTRUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY.

CONCURRENCE/IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

**THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES:**

PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

**PLAT RESTRICTION:**

THIS PLAT IS RESTRICTED TO THE PROPOSED USE OF A 135,000 SQUARE FOOT STORAGE FACILITY.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVE DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS RESTRICTION IN FAVOR OF PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

**LEGAL DESCRIPTION:**

ALL THAT PART OF THE SOUTH ONE-HALF (S1/2) OF THE SOUTH ONE-HALF (S1/2) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 33, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LYING WEST OF THE WEST RIGHT-OF-WAY OF SEABOARD AIRLINE RAILROAD, LESS THE SOUTH 200 FEET THEREOF; AND THE EAST ONE-QUARTER (E1/4) OF THE EAST ONE-HALF (E1/2) OF THE SOUTH ONE-HALF (S1/2) OF THE SOUTH ONE-HALF (S1/2) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 32, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LESS THE SOUTH 200 FEET AND LESS THE WEST 35 FEET THEREOF.

LESS AND EXCEPT:

THAT PORTION OF THE SAID LANDS DEDICATED AS PUBLIC RIGHT-OF-WAY AND SHOWN HEREON, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SAID LANDS WITH THE EAST RIGHT-OF-WAY LIMITS OF NW 23RD AVENUE (EXISTING 70 FOOT RIGHT-OF-WAY; OFFICIAL RECORDS BOOK 819, PAGES 535 & 537); THENCE DEPARTING SAID EAST RIGHT-OF-WAY LIMITS AND WITH SAID NORTH LINE NORTH 88°37'26" EAST FOR 5 FEET; THENCE DEPARTING SAID NORTH LINE AND WITH A LINE THROUGH SAID LANDS SOUTH 01°17'46" EAST FOR 438.64 FEET; THENCE 47.06 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 89°53'00" AND A CHORD BEARING A DISTANCE OF SOUTH 46°11'55" EAST FOR 42.38 FEET; THENCE SOUTH 88°51'35" WEST FOR 34.02 FEET TO THE SAID EAST RIGHT-OF-WAY LIMITS; THENCE WITH SAID EAST RIGHT-OF-WAY LIMITS NORTH 01°17'46" WEST FOR 468.56 FEET TO THE PLACE OF BEGINNING.

SAID LANDS SITUATED AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 141,642 SQUARE FEET OR 3.252 ACRES, MORE OR LESS.

LEGEND			
IRF	IRON ROD FOUND	(CM)	CONTROLLING MONUMENT
CIRS	CAPPED IRON ROD SET "BOHLER ENG."	CCR	CERTIFIED CORNER RECORDS
XF	CHISELED "X" FOUND	F.D.O.T	FLORIDA DEPARTMENT OF TRANSPORTATION
XS	CHISELED "X" SET	FCS	FLORIDA COORDINATE SYSTEM
O.R.B.	OFFICIAL RECORDS BOOK (BROWARD COUNTY, FLORIDA)	INSTR.	INSTRUMENT
BK. PG.	BOOK PAGE	---	NON-VEHICULAR ACCESS LINE
SQ. FT.	SQUARE FEET	T	TOTAL
AVE.	AVENUE	○	P.R.M. INDICATES PERMANENT REFERENCE MONUMENT (4"x4"x24" CONCRETE W/BRASS DISK STAMPED)
ST.	STREET		

**"PUBLIC STORAGE AT NW 23RD AVE."**  
A PLAT OF A PORTION OF SECTIONS 32 & 33, TOWNSHIP 49 SOUTH, RANGE 42 EAST  
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA  
MAY, 2022



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