



SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

PLANNING & ZONING BOARD (PZB) SITE PLAN APPLICATION

Rev: 2 | Revision Date: 10/01/2020 | I.D. Number: SPA

PLANNING & ZONING BOARD (PZB)

Site Plan Application

- Cover:** Deadline, Notes, and Fees
- Page 1:** Applicant Information Sheet
- Page 2:** Required Documentation / Submittal Checklist
- Page 3:** Sign Notification Requirements & Affidavit
- Addendum:** PZB Rezone with Flex Allocation <<if applicable>>
- Addendum:** Parking Reduction Information <<if applicable>>

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

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

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

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

<input type="checkbox"/> Planned Development District (PDD) and Planned Unit Development (PUD)	\$ 9,500.00
<input checked="" type="checkbox"/> Site Plan Level IV and in the RAC	\$ 4,100.00
<input type="checkbox"/> Site Plan Level III and in the RAC	\$ 4,300.00
<input type="checkbox"/> Change of Use <small>Requiring PZB review</small>	\$ 750.00
<input type="checkbox"/> Parking Reduction <small>In addition to above site plan fee</small>	\$ 900.00
<input type="checkbox"/> Site Plan Deferral	\$ 950.00
<input type="checkbox"/> Appeal of DRC Review	\$ 2,550.00



Page 1: PZB Site Plan - Applicant Information Sheet

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

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

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

Property Owner's Name	1800 State Road LLC
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	2727 N Central Ave, Phoenix AZ 85004
E-mail Address	matt_braccia@uhaul.com
Phone Number	602 263 6555
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

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

Applicant / Agent's Name	Davina Bean
Applicant / Agent's Signature	<i>Davina Bean</i>
Address, City, State, Zip	790 SW 12th Ave, Pompano Beach, FL 33069
E-mail Address	davina_bean@uhaul.com
Phone Number	954 781 3822
Letter of Consent Submitted	yes

Development / Project Name	
Development / Project Address	Existing: _____ New: _____
Legal Description	Parcel of land located in Section 21, Township 50 South, Range 42 East, Broward County, FL
Tax ID Folio Numbers (For all parcels in development)	504221010311
Request / Description of Project	Proposed Six Story, 114,264 GSF Self-storage building; 866 units total; 19,044 SF Footprint.
Applicable ULDR Sections	Sec. 47-28.1.G Flexibility Rules; Sec. 47-18.29 Self Storage Facility; Sec 47-24.4.D Rezoning(CC); Sec. 47-25.3 Neighborhood Compatibility Requirements; Sec 47-25.2 Adequacy Requirements
Total Estimated Cost of Project	\$ _____ (including land costs)

NOTE: Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type.

Estimated Park Impact Fee	\$ 13,445,785.00	Fee Calculator: http://ci.flaud.fl.us/building_services/park_impact_fee_calc.htm
Future Land Use Designation	Commercial	
Proposed Land Use Designation	Commercial	
Current Zoning Designation	B-2 (General Business)/ RMM-25 Interdistrict Corridor	
Proposed Zoning Designation	B-2 (General Business) Interdistrict Corridor/CB	
Current Use of Property	vacant land	
Residential SF (and Type)	N/A	
Number of Residential Units	N/A	
Non-Residential SF (and Type)	114,432 SF	
Total Bldg. SF (include structured parking)	114,432 SF	
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	None/None	Total 37,897 SF/0.87AC
Lot Density	N/A	N/A
Lot Width	193'	193'
Building Height (Feet / Levels)	150'	82'
Structure Length	None	147'
Floor Area Ratio	None	N/A
Lot Coverage	None	33%
Open Space	None	14,937 SF/30%
Landscape Area		14,937 SF/39%
Parking Spaces	1SP/5,000 SF GFA/ 23	23

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

Setbacks/Yards*	Required	Proposed
Front [N]	(B-2)5'/20' FROM CURB ATSR84/(CB) 5'/20'	20' AT SR 84 FROM CURB
Side [E]	(B-2)15'/(CB)10'	5'
Side [W]	(B-2)15'/(CB)10'	28'-3"
Rear [S]	(B-2) 20' W/ RESIDENTIAL/(CB)15' * 41 FT 9 1/2 BLOC)= 56'	57'-6"

Page 2: Required Documentation / Submittal Checklist

One (1) copy of the following documents:

- Original Pre-PZB signed-off set of plans and all supplemental documentation (ie. narratives, photos, etc.)
- Completed application (all pages must be filled out where applicable)
- One (1) electronic version of complete application and plans in PDF format

Two (2) original sets, signed and sealed, of Pre-PZB plans at 24" x 36"

Thirteen (13) copy sets, of Pre-PZB half-size scaled plans at 12" x 18"

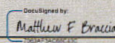
- Narrative** describing project specifics, to include but not be limited to: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, dock facilities, etc. Narratives must be on letterhead, dated, and with author indicated.
- Narrative** quoting all applicable sections of the ULDR, with point-by-point responses of how project complies with such criteria. Narratives must be on letterhead, dated, and with author indicated.
- Land Use and Zoning maps** indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- Cover sheet** on plan set to state project name and table of contents.
- Current survey(s)** of property, signed and sealed, showing existing conditions; survey must be As-Built and Topographic with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City.
- Most **current recorded plat** including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. **Note: for Change of Use applications, this is not required.**
- Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- Plans "A" thru "H". Note, for Change of Use applications, items asterisked (*) are only required if proposed changes affect these plans. Otherwise, these items should be obtained from Property Records if showing current conditions.**
 - A. Site Plan
 - B. Details*
 - C. Floor Plans
 - D. Building Elevations*
 - E. Additional Renderings*
 - F. Landscape Plans*
 - G. Photometric Diagram*
 - H. Engineering Plans*

Note: All copy sets must be clear and legible. If original set is in color, copy sets must also be in color.

Note: Plans must be bound, stapled and folded to 8 1/2" x 11". All non-plan documents should be 8 1/2" x 11" and stapled or bound.

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

Note: For examples of project narratives, site plan data tables, and renderings required with your application, please refer to the "Submittal Reference Book" available at Urban Design & Planning.

<p>Applicant's Affidavit I acknowledge that the Required Documentation and Technical Specifications of the application are met:</p> <p style="text-align: center;">Matthew F Braccia</p> <p>Print Name _____</p> <p>Signature  _____</p> <p>Date <u>3/9/2022</u></p>	<p>Staff Intake Review For Urban Design & Planning staff use only:</p> <p>Date _____</p> <p>Received By _____</p> <p>Tech. Specs Reviewed By _____</p> <p>Case No. _____</p>
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Page 3: Sign Notification Requirements and Affidavit

SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY

RE: _____ BOARD OF ADJUSTMENT
_____ HISTORIC PRESERVATION BOARD
_____ PLANNING AND ZONING BOARD
_____ 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 office **five (5)** calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be 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 ULD, I will forfeit my sign deposit. _____ (initial here)

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

Addendum: Rezoning <<if applicable>>

Site Plan Applications including Rezoning requests

Pursuant to ULDR Section 47-24.4, provide a narrative indicating satisfaction with the following:

1. *The zoning district proposed is consistent with the City's Comprehensive Plan.*
 Future land use - 1800 State Road LLC is meeting the goal of the community and the Comprehensive Plan by redeveloping abandoned and unused commercial site, which this property consists of, increasing occupancy of businesses along Road 84 and thus creating new commercial opportunities and job growth for the area.
 Neighborhood enhancement- The proposed development will revitalize the existing underutilized commercial property. It includes architectural designs which will be compatible with the styles and themes of the existing buildings surrounding the site. The design will include interior storage room access for increased security, the benefit of noise reduction, and an aesthetically pleasing exterior. In addition, the project follows the City's development standards and guidelines. It is providing smooth transition to adjacent residential neighborhood by having adequate landscape buffers.
 Transportation- The proposed project is proposing a sidewalk along Road 84 contributing to connectivity and increased mobility options. The area along the street will be landscaped and will include trees for shade, bike racks and benches which will contribute to the pedestrian experience.
 Economic development- The request will allow for the development of a quality, indoor storage & moving facility, it will provide for the moving needs of the surrounding community. In addition, our financial model will improve the City's economic development goals by offering a valuable service to the community, creating jobs, increasing tax revenues and retaining and developing new commercial activities within walking distance of residential area.

2. *Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning.*
 The corridor along State Road 84 is zoned B-2 (General Business). The uses in the immediate vicinity of the site are primarily commercial businesses. The majority of the property is zoned B-2. The self-storage is located entirely within the B-2 zoning district, where the use is permitted. The proposed self-storage use will complement the existing uses permitted in the zone by providing additional services to the area designed to the standards of the B-2 zoning district.
 Per the ULDR the portion of the parcel zoned RMM-25 Residential Multi-family Mid Rise/Medium High density will need to be rezoned to (CB) Community Business District to meet the requirement for allocation of flex units to commercial. The portion being rezoned to CB will be will not be developed. It will be used for open space and landscaping. The rezoned portion of the property to CB will serve as a buffer to the residential zoning district RMM-25 to the south of the property.

3. *The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.*
 The existing and future land use of the property is commercial. The proposed use of self-storage is consistent with the commercial uses permitted in the commercial land use category. The proposed development is located within an existing commercial corridor in proximity to Hwy 95 and State Road 84. The immediately surrounding properties consist of the following uses. On the west side is a U-Haul Truck facility. East of the property is an Electric Motor Store commercial property and small portion to the south is residential wooded area. To the south is a residential property and parking abutting the property line. Other businesses across from State Road 84 included Marine Supply store, a motel, fast food restaurant and a gas station. The uses in the immediate vicinity of the site are primarily commercial businesses. The proposed use is located within the B-2 zoning district of the property and is a permitted use.
 The proposed use and property redevelopment are desirable for the development of the community. The proposed self-storage use will complement the existing uses and the uses permitted in the zone by providing additional services to the area designed to the current the standards of the B-2 zoning district.
 The proposed rezoning of the portion zoned RMM-25 to CB - will serve as a buffer with the residential area to the south and will be used for open space and landscaping.

Pursuant to ULDR Section 47-9.20, if proposing rezoning to X-Exclusive Use District, in addition provide a response narrative indicating satisfaction with the following:

1. *The proposed site and use meets the conditions and performance criteria provided in Section 47-9.21 & 47-9.22.*
2. *The height, bulk, shadow, mass and design of any structure located on the site is compatible with surrounding properties and is consistent with the goals and objectives for the location of the property, as provided in the Comprehensive Plan.*

Additional property owners who wish to be included in the request, if applicable. Use additional sheets if necessary.				
Name and Signature	Folio Number	Subdivision	Block	Lot

AFFIDAVIT OF PUBLIC PARTICIPATION NOTIFICATION

STATE OF FLORIDA, BROWARD COUNTY

RE: PLANNING AND ZONING BOARD

CASE NUMBER: UDP-SR21002

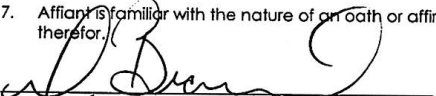
APPLICANT: Davina Bean

PROPERTY: 1800 W State Rd 84 Fort Lauderdale, FL 33315

PUBLIC HEARING DATE: _____

BEFORE ME, the undersigned authority, personally appeared Davina Bean, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale Development Review Case.
2. The Affiant/Applicant has mailed or has caused to be mailed, via postal service or electronic mail, a letter to property owners and any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the Public Participation meeting.
3. That the letter referenced in Paragraph two (2) above was mailed prior to the submittal of the Planning and Zoning Board application meeting cited above.
4. That the public participation meeting was held at least **thirty (30)** days prior to the date of the Planning and Zoning Board meeting cited above.
5. Affiant has prepared a summary of the public participation meeting cited above that documents the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion and comments expressed during the process.
6. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office **fifteen (15)** days prior to the date of the Planning and Zoning Board meeting and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
7. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.


 AFFIANT

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 30th day of August, 2021

(SEAL)



NOTARY PUBLIC

MY COMMISSION EXPIRES: June 2, 2025

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Section 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. DB (initial here)

DB Initials of applicant (or representative) receiving sign as per ULDR Section 47-27.2(3) (A-J)



AFFIDAVIT OF MAIL NOTIFICATION

STATE OF FLORIDA, BROWARD COUNTY

RE: _____ DEVELOPMENT REVIEW COMMITTEE

CASE NUMBER: URD-SR21002

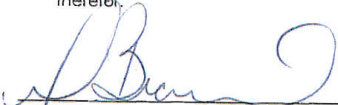
APPLICANT: Davina Bean

PROPERTY: 1800 W State Rd 84 Fort Lauderdale, FL 33315

PUBLIC HEARING DATE: _____

BEFORE ME, the undersigned authority, personally appeared Davina Bean, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale Development Review Case.
2. The Affiant/Applicant has mailed or has caused to be mailed, via postal service or electronic mail, a letter to any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the Development Review Committee meeting.
3. That the letter referenced in Paragraph two (2) above was mailed at least **twenty-one (21)** days prior to the date of the Development Review Committee meeting cited above.
4. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office **ten (10)** days prior to the date of Development Review Committee and if the Affidavit is not submitted, the meeting on this case shall be cancelled.
5. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.




 AFFIANT

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 30th day of August, 2021

(SEAL) 

NOTARY PUBLIC
MY COMMISSION EXPIRES: June 2, 2025


 Karen Defelice



SKETCH OF DESCRIPTION

THAT PORTION OF

FOLIO: 504221010311 ZONED "RM-25"
PROPOSED TO CHANGE TO "CB"
1800 WEST STATE ROAD 84
FORT LAUDERDALE, FL 33315
SECTION 21, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA
"THIS IS NOT A BOUNDARY SURVEY"

LAND DESCRIPTION: (THAT PORTION OF FOLIO: 504221010311 ZONED RM-25) (PREPARED BY THIS FIRM) A PARCEL OF LAND LOCATED IN SECTION 21, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 84 (200 FOOT WIDE RIGHT-OF-WAY) AND THE WEST LINE OF TRACT 23, OF F.A. BARRETT'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 46 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 74°22'30" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 175.33 FEET TO A 5/8" REBAR & CAP (LB 3300) MARKING THE NORTHWEST CORNER OF FOLIO: 504221010311 AS RECORDED IN INSTRUMENT NUMBER 116272599 OF THE PUBLIC RECORDS OF BROWARD COUNTY; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 01°15'31" EAST, ALONG THE WEST LINE OF SAID FOLIO, A DISTANCE OF 172.93 FEET, MORE OR LESS TO THE APPROXIMATE ZONE RM-25 LINE LOCATION AND THE POINT OF BEGINNING; THENCE NORTH 73°08'51" EAST, ALONG SAID ZONE RM-25 LINE, A DISTANCE OF 200.59 FEET, MORE OR LESS TO THE EAST LINE OF SAID FOLIO, THENCE SOUTH 01°10'12" EAST, ALONG SAID EAST LINE, A DISTANCE OF 49.35 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF SAID FOLIO; THENCE SOUTH 86°51'21" WEST, ALONG THE SOUTH LINE OF SAID FOLIO, A DISTANCE OF 193.20 FEET TO A 5/8" REBAR & CAP (LB 3300) MARKING THE SOUTHWEST CORNER OF SAID FOLIO; THENCE NORTH 01°15'31" EAST, ALONG THE WEST LINE OF SAID FOLIO, A DISTANCE OF 1.67 FEET, MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING 4,925.20 SQUARE FEET (0.11 ACRES), MORE OR LESS.

SURVEYOR'S NOTES:

1. SKETCH BASED ON PREVIOUS SURVEY BY THIS FIRM, JOB NUMBER 19468, DATED 11-25-2019 AND OFF OF THE ZONING MAP PROVIDED BY THE CLIENT ON AND EMAIL ON 6-24-21.
2. BEARINGS AND HORIZONTAL DATUM ARE BASED ON NAD83, FLORIDA STATE PLANE, EAST ZONE, U.S. FOOT AS ESTABLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION CONTROL MONUMENT C3 (PID: 2282431) LOCATED AT NORTHING: 639181.910, EASTING: 930201.313
3. THE DIGITAL SIGNATURE AND SEAL AS SHOWN ON THIS SKETCH ARE ONLY VALID FOR THIS ELECTRONIC PDF SURVEY FILE.
4. THE PRINTED SKETCH AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. NORTH ARROW IS BASED ON BEARING STRUCTURE.
6. CERTIFICATION IS NOT TRANSFERABLE.
7. THE PURPOSE OF THIS SKETCH IS TO DESCRIBE THAT PORTION OF FOLIO 504221010311 THAT IS LOCATED WITHIN THE RM-25 ZONING DISTRICT.
8. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
9. COPIES AND ELECTRONIC FILES OF THIS SKETCH ARE ONLY AVAILABLE TO THE CLIENT FOR 90 DAYS FROM THE DATE OF SIGNATURE. AFTER 90 DAYS, A MINIMUM FEE OF 50% OF THE ORIGINAL SKETCH COST WILL BE ASSESSED.
10. THIS SKETCH COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER SJ-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

SCALE: 1" = 40'
PAGE 1 OF 2

BAR IS ONE INCH ON ORIGINAL DRAWING
DATE: 07-21-2021
DRAWN BY: GUY
FIELD BOOK: N/A

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

COPYRIGHT © DEREN LAND SURVEYING, LLC, LB NO. 7995

David Deren
Professionally signed by
Date: 2021.09.27
1:51:39 -04:00

NO. 9946
STATE OF FLORIDA
REGISTERED PROFESSIONAL SURVEYOR

JOB NO. 19468
FIELD FILED 19468-Z

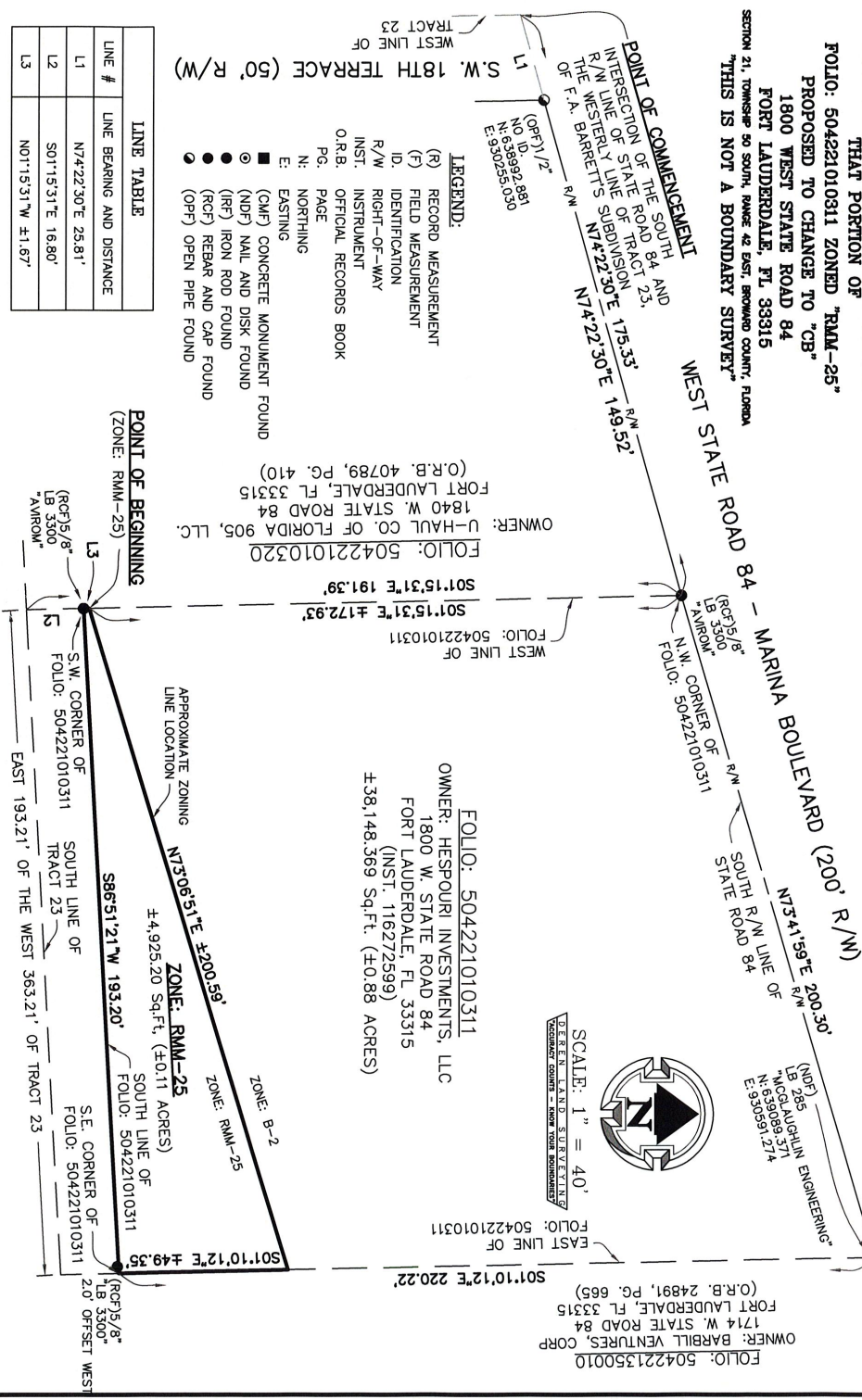
DAVID M. DEREN, P.S.M.
4605 N.W. 6TH STREET, SUITE H
GAINESVILLE, FLORIDA 32609
PHONE: (352) 391-0010
PHONE: (352) 396-3963
FAX: (352) 396-1094
DERENLANDSURVEYING.COM



ll-o.o.k.

SKETCH OF DESCRIPTION

THAT PORTION OF
FOLIO: 504221010311 ZONED "RMM-25"
 PROPOSED TO CHANGE TO "CB"
 1800 WEST STATE ROAD 84
 FORT LAUDERDALE, FL 33315
 SECTION 21, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA
 "THIS IS NOT A BOUNDARY SURVEY"



- LEGEND:**
- (R) RECORD MEASUREMENT
 - (F) FIELD MEASUREMENT
 - ID. IDENTIFICATION
 - R/W RIGHT-OF-WAY
 - INST. INSTRUMENT
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - N: NORTHING
 - E: EASTING
 - (CMF) CONCRETE MONUMENT FOUND
 - ⊙ (NDF) NAIL AND DISK FOUND
 - (IRF) IRON ROD FOUND
 - (RCF) REBAR AND CAP FOUND
 - (OPF) OPEN PIPE FOUND

LINE #	LINE BEARING AND DISTANCE
L1	N74°22'30"E 25.81'
L2	S01°15'31"E 16.80'
L3	N01°15'31"W ±1.67'

SCALE: 1" = 40'
 BAR IS ONE INCH ON ORIGINAL DRAWING
 DATE: 07-21-2021
 DRAWN BY: GUY
 FIELD BOOK: N/A
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY
 COPYRIGHT © DEREN LAND SURVEYING, LLC, LB NO. 7995

David Deven
 Digitally signed by David Deven
 Date: 2021.09.27 14:51:55 -0400
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DAVID M. DEREN, P.S.M.
 4605 N.W. 6TH STREET, SUITE 11
 GAINESVILLE, FLORIDA 32609
 PHONE: (352) 391-0010
 PHONE: (352) 396-3863
 FAX: (352) 396-1064
 DERENLANDSURVEYING.COM

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