

# AMERCO<sup>®</sup>

## REAL ESTATE COMPANY

2727 North Central Avenue, 5-N • Phoenix, Arizona 85004  
Phone: 602.263.6555 • Fax: 602.277.5824 •

July 12, 2021

**City of Fort Lauderdale Florida**  
**Department of Sustainable Development**  
**700 NW 19<sup>th</sup> Avenue, Ft Lauderdale FL 33311**

Re: **Case Number :UDP- SP21002**

To whom it may concern,

This letter represent a written report for documentation of public participation meeting for proposed Self - Storage Development at 1800 W State Road 84 ( Case # UDP- SP21002), which took place on July 7<sup>th</sup> at 5:00pm. Property owners and neighborhood associations within 300 ft of property at 1800 W State Road 84, Fort Lauderdale FL 33311 were notified about the meeting via regular mail notice regarding our application request for site plan Level IV review and a rezone of a triangular portion of the property currently zoned Residential Multifamily Mid Rise (RMM25) on the south side of the property approximately 4,880 SF (0.10 ac) to Community Business (CB) district from City of Fort Lauderdale, FL, as required per City code.

The meeting occurred at 1800 W State Road 84, Fort Lauderdale FL 33311 , site location . The total number of participants included six people, including the applicant Mario Martines and his assistant Davina Bean. The purpose of the meeting was to receive input from the neighbors regarding the proposed development. The presentation material included five 24"x36" boards which included a site plan, three color elevations rendering with colors and materials and a zoning map with the area to be rezoned. Copies of the presentation is included with this report and well as the sign in sheet.

The first neighbor on the list of attendees Mr. William Porter is our neighbor to the east, who attended the meeting to learn how to proceed with his lot and further construction as he has a larger area on his lot to rezone. The next two individuals on the list Mr. Tom Turnberville and Mr. Chick W. were with the Edgewood Association . They asked about the elevations, landscape, and drive. I personally showed them what we were going to do. They liked the fact that the building was towards the front and we had left a large area in the back for our green space. They mentioned they liked the design and would be much better than what is there now. The last person on the list Ms. Melba asked about the building as well. I reviewed everything with her. At first she was concerned about the highway noise. After reviewing the landscape plans and how this would help with that she was ok with it. She said with the height of the building and landscape that would certainly reduce the noise. There were no further comments.

Please don't hesitate to contact me at 305-345-8611.

Sincerely,

Mario Martinez  
305-345-8611

State Road 84, Ft Lauderdale 1800W State Road 84, Ft Lauderdale FL 33315

# Storage Facility

## Neighborhood Meeting

Wednesday, July 7<sup>th</sup>, 2021 at 5:00pm

Name:	Address:	Email:	Phone:
William Porter	1714 W SR 84	Bill@donhillgarage.com	954-467-6755
Tam Turberville	1224 SW 32 <sup>nd</sup> St	tomturberville@gmail.com	954 494-3126
CHICK WYBANT	1368 SW 31 <sup>st</sup>	<del>CHICKWYBANT@YAHOO</del>	954-251-3958
<del>Melba</del>		CHICKWS@YAHOO	954-401-3952
Melba	1815 SW 29 <sup>th</sup>	JLovesmier@aol.	954-296-2318

Municipality: City of Ft Lauderdale  
 Project Address: 1800 West State Road 84, Ft Lauderdale, FL 33315  
 Acre / Area: .87 acres or 37,897 SF / Folio 504221010311  
 Current Zone: B-2 (front/northern portion)  
 RMM-25 (rear/southern portion) - Rezone to CB  
 Overlay: Interdistrict Corridor  
 Adjacent Zoning: N- B-2  
 E- B-2  
 S- RMM-25  
 W- B-2  
 Permitted Uses: Self-Storage & Equipment Rental

Setbacks:  
 Note: When a nonresidential use is contiguous to any residential property, there shall be an additional setback required for any yard of that use which is contiguous to the residential property, as follows:  
 When any side of a structure greater in height than 40' is contiguous to residential property, that portion of the structure shall be set back 1' for each 1' of building height over 40' up to a maximum width equal to one-half the height of the building, in addition to the required setback, as provided in the district in which the proposed nonresidential use is located.

Front yard:	B-2 5'	CB 5'	Provided 16'-0"
Side yard:	15' when contiguous to residential	10' when contiguous to residential	5'-0" on the east 28'-9" on the west
Rear yard:	20' when contiguous to residential	15' when contiguous to residential	57'-4" 15' + 41' (1/2 bldg ht) = 56' required

\*Where the height of a building in a business zoning district exceeds nine feet measured from the ground floor elevation, that portion of the building may extend into the front yard area.

Build-to line: A minimum of 75% of the linear frontage of a development site along State Road 84 shall be occupied by a ground floor building wall located twenty (20) feet from the curb line.

First floor transparency - A minimum of 35% of the first floor facade of a building facing State Road 84 shall utilize transparent elements such as windows, doors and other fenestration.

FAR: None  
 ±114,264 SF proposed

Height Limit: 150'-0" max.  
 ±82'-0" proposed

Max lot Coverage: None  
 ±19,044 SF or 50% proposed (bldg footprint)

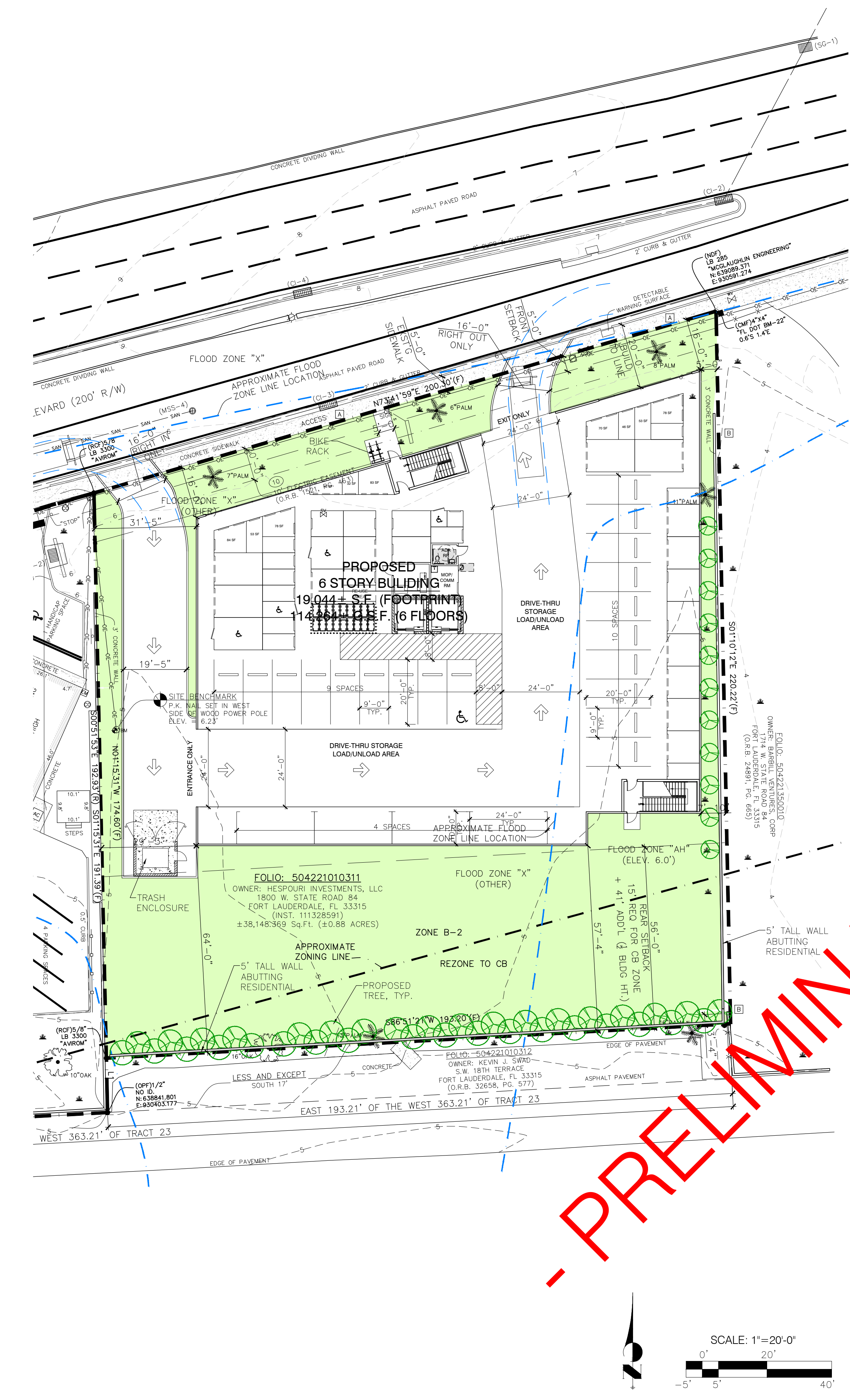
Max Impervious: None  
 ±3,205 or 9% proposed (paving, concrete and curbs)

Open Space: None  
 ±15,648 or 41% proposed

Parking: Self-storage = 1sp / 5,000 GFA  
 114,264 / 5,000 = 23 spaces required, 23 spaces provided

AERIAL VIEW

N.T.S.



- PRELIMINARY -

SCALE: 1"=20'-0"



LOCKER SIZE	PROPOSED MIX												TOTAL								
	INTERIOR CLIMATE												QTY	SQ. FT.	%						
	1st Fr	SQ. FT.	%	2nd Fr	SQ. FT.	%	3rd Fr	SQ. FT.	%	4th Fr	SQ. FT.	%				5th Fr	SQ. FT.	%	6th Fr	SQ. FT.	%
5 x 5	2	50	1%	22	550	5%	22	550	5%	22	550	5%	22	550	5%	22	550	5%	112	2,800	5%
5 x 8	0	0	0%	8	320	3%	8	320	3%	8	320	3%	8	320	3%	8	320	3%	40	1,600	3%
5 x 10	12	600	17%	56	2,800	24%	57	2,850	25%	56	2,800	24%	57	2,850	25%	56	2,800	24%	294	14,700	24%
10 x 8	2	160	5%	16	1,280	11%	17	1,360	12%	16	1,280	11%	17	1,360	12%	16	1,280	11%	84	6,720	11%
8 x 12	2	192	5%	2	192	1%	2	192	1%	2	192	1%	2	192	1%	2	192	1%	12	1,152	2%
10 x 12	11	1,100	32%	38	3,800	33%	36	3,600	31%	38	3,800	33%	36	3,600	31%	38	3,800	33%	197	19,700	32%
10 x 12	0	0	0%	1	120	1%	1	120	1%	1	120	1%	1	120	1%	1	120	1%	5	600	1%
10 x 15	5	750	22%	13	1,950	17%	13	1,950	17%	13	1,950	17%	13	1,950	17%	13	1,950	17%	70	10,500	17%
BONUS	10	619	18%	8	562	5%	8	562	5%	8	562	5%	9	562	5%	9	562	5%	52	3,429	6%
TOTAL	44	3,471	100%	164	11,574	100%	164	11,504	100%	164	11,574	100%	165	11,504	100%	165	11,574	100%	866	61,201	100%

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	12/07/20	BLC	REV TO MATCH CIVIL SHOW PARKING
2	03/25/21	BLC	CITY COMMENTS
3	06/08/21	BLC	16' DRIVEWAYS PER FOOT
4	06/11/21	BLC	REVS PER ADMP & ENGINEER
5	06/16/21	BLC	REVS PER CONF. CALL / CITY COMMENTS
6			
7			
8			

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS;  
 NOT FOR CONSTRUCTION;  
 FOR INFORMATION ONLY

ARCHITECT LOGO:

**AMERCO**  
 REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT  
 2727 NORTH CENTRAL AVENUE  
 PHOENIX, ARIZONA 85004  
 P: (602) 263-6502

SITE ADDRESS:  
 Self-Storage Facility  
 at I-95 & State Rd 84  
 1800 W State Rd 84  
 Fort Lauderdale, FL 33315

SHEET CONTENTS:

Proposed  
 Site Plan

**788054**

DRAWN: BLC  
 CHECKED: NH  
 DATE: 04/16/20

788054A1K

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**SELF-STORAGE FACILITY AT I-95 & STATE RD 84**

1840 W. State Rd. 84, Fort Lauderdale, FL 33315



ADVERTISING & MARKETING ASSOCIATES, INC.



ARCHITECTURAL DESIGN & FACILITY IMAGING

**June 15, 2021**

Conceptual renderings are subject to change and should not be implemented.

**SELF-STORAGE FACILITY AT I-95 & STATE RD 84**

1840 W. State Rd. 84, Fort Lauderdale, FL 33315

ARCHITECTURAL MODULATION CONVEYING  
A MORE RETAIL APPEARANCE

ARCHITECTURAL FENESTRATION  
TO ENHANCE RETAIL UNIFORMITY  
IN THE AREA



MATERIAL APPLICATION PROVIDES ARTICULATION  
AND INTEREST TO THE STRUCTURE

ARTISTIC USE OF MATERIALS

GENEROUS USE OF GLASS

**NORTH ELEVATION**

Scale: 1" = 25'

CHANGE IN MATERIALS TO PROVIDE  
ARTICULATION TO THE ELEVATION



VERTICAL MODULATION EXTENDING  
THE PARAPET ABOVE THE ROOFLINE

ARTISTIC USE OF MATERIALS

**WEST ELEVATION**

Scale: 1" = 25'

ADVERTISING & MARKETING ASSOCIATES, INC.



ARCHITECTURAL DESIGN & FACILITY IMAGING

**June 15, 2021**

Conceptual renderings are subject to change and should not be implemented.

**SELF-STORAGE FACILITY AT I-95 & STATE RD 84**

1840 W. State Rd. 84, Fort Lauderdale, FL 33315

VERTICAL AND HORIZONTAL  
MODULATION IN THE BUILDING



CHANGE IN MATERIALS TO PROVIDE  
VISUAL SEPARATION TO THE FACADE

ARTICULATION AND VISUAL  
INTEREST TO THE BUILDING

**SOUTH ELEVATION**

Scale: 1" = 25'

ARTICULATION AND VISUAL  
INTEREST TO THE BUILDING



ARCHITECTURAL INTEREST AT  
THE SKYLINE

**EAST ELEVATION**

Scale: 1" = 25'

ADVERTISING & MARKETING ASSOCIATES, INC.



ARCHITECTURAL DESIGN & FACILITY IMAGING

**June 15, 2021**

Conceptual renderings are subject to change and should not be implemented.



**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 30<sup>th</sup> day of August, 2021

(SEAL)

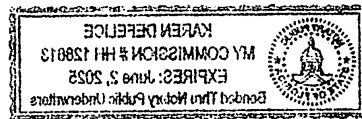


NOTARY PUBLIC  
MY COMMISSION EXPIRES: June 2, 2025

  
 \_\_\_\_\_  
 Karen Defelice







**AFFIDAVIT OF PUBLIC PARTICIPATION NOTIFICATION**

STATE OF FLORIDA, BROWARD COUNTY

RE: \_\_\_\_\_ PLANNING AND ZONING BOARD

CASE NUMBER: UDP-SR21002

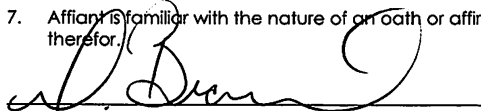
APPLICANT: Davina Bean

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

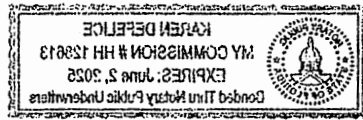
SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 30<sup>th</sup> day of August, 2021  
 (SEAL)



NOTARY PUBLIC  
 MY COMMISSION EXPIRES: June 2, 2025  
Karen DeFelice

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)







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. UPD-SR21002

APPLICANT: Davina Bean

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

PUBLIC HEARING DATE: 4/20/2022

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 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.

[Signature]
Affiant



SUBSCRIBED before me in the County and State above aforesaid this 28th day of March, 2022
Karen Defelice
NOTARY PUBLIC
MY COMMISSION EXPIRES: 06/02/2025

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. [Signature] (initial here)
[Signature] Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)