



DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 03/10/2022

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The development application form must be filled out accurately and all applicable sections must be completed. Only completed the sections indicated for application type with N/A for those section items not applicable. Refer to "Specifications for Plan Submittal" by application type for information requirements for submittal. Select the application type and approval level in **SECTION A** and complete the sections specified.

A APPLICATION TYPE AND APPROVAL LEVEL Select the application type from the list below and check the applicable type.

<input checked="" type="checkbox"/> LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN) <ul style="list-style-type: none"> - New nonresidential less than 5000 square feet - Change of use (same impact or less than existing use) - Plat note/Nonvehicular access line amendment - Administrative site plan - Amendment to site plan* - Property and right-of-way applications (MOTs, construction staging) - Parking Agreements (separate from site plans) 	<input type="checkbox"/> LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC) <ul style="list-style-type: none"> - New Nonresidential 5,000 square feet or greater - Residential 5 units or more - Nonresidential use within 100 feet of residential property - Redevelopment proposals - Change in use (if great impact than existing use) - Development in Regional Activity Centers (RAC)* - Development in Uptown Project Area* - RAC signage 	<input type="checkbox"/> LEVEL III PLANNING AND ZONING BOARD (PZB) <ul style="list-style-type: none"> - Conditional Use - Parking Reduction - Flex Allocation - Cluster / Zero Lot Line - Modification of Yards* - Waterway Use - Mixed Use Development - Community Residences* - Social Service Residential Facility (SSRF) - Medical Cannabis Dispensing Facility* - Community Business District for uses greater than 10,000 square feet 	<input checked="" type="checkbox"/> LEVEL IV CITY COMMISSION (CC) <ul style="list-style-type: none"> - Land Use Amendment - Rezoning - Plat Approval - Public Purpose Use - Central Beach Development of Significant Impact* - Vacation of Right-of-Way <p><small>City Commission Review Only (review not required by PZB)</small></p> <ul style="list-style-type: none"> - Vacation of Easement*
COMPLETE SECTIONS B, C, D, G	COMPLETE SECTIONS B, C, D, E, F	COMPLETE SECTIONS B, C, D, E, F	COMPLETE SECTIONS B, C, D, E, F
<input type="checkbox"/> EXTENSION <ul style="list-style-type: none"> - Request to extend approval date for a previously approved application 	<input type="checkbox"/> DEFERRAL <ul style="list-style-type: none"> - Request to defer after an application is scheduled for public hearing 	<input type="checkbox"/> APPEAL/DE NOVO <ul style="list-style-type: none"> - Appeal decision by approving body - De Novo hearing items 	<input type="checkbox"/> PROPERTY AND ROW ITEM <ul style="list-style-type: none"> - Road closures - Construction staging plan - Revocable licenses
COMPLETE SECTIONS B, C, H	COMPLETE SECTIONS B, C, H	COMPLETE SECTIONS B, C, H	COMPLETE SECTIONS B, C, E

*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

B APPLICANT INFORMATION If applicant is the business operator, complete the agent column and provide property owner authorization.

Applicant/Property Owner Address City, State, Zip Phone Email Proof of Ownership	BARRILL VENTURES 1714 W. ST. RD 84 FT. LAUD. FL 33315 954-467-6577 bill@barill.com ORIGINAL DEED	Authorized Agent Address City, State, Zip Phone Email Authorization Letter	GEORGE B. DAVID 3500 N. 29 th AVE FT. LAUD. FL 33306 954-444-3631 YES
Applicant Signature:		Agent Signature:	

C PARCEL INFORMATION

Address/General Location	1714 W. ST. RD 84
Folio Number(s)	504221350010
Legal Description (Brief)	MATCORP PLAT PARCEL A
City Commission District	EDGEWATER
Civic Association	

D LAND USE INFORMATION

Existing Use	COMMERCIAL
Land Use	COMMERCIAL
Zoning	CB-15 & RMM-25
Proposed Applications requesting land use amendments and rezoning:	
Proposed Land Use	COMMERCIAL
Proposed Zoning	CB

E PROJECT INFORMATION Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.

Project Name	MATCORP PLAT PARCEL A PB 128 PG 2	
Project Description (Describe in detail)	REZONE RDIS & Rmm25 TO CB	
Estimated Project Cost	\$	
Waterway Use	NA	
Flex Units Request	NA	
Commercial Flex Acreage	NA	
Residential Uses	NA	
Single Family		
Townhouses		
Multifamily		
Cluster/Zero Lot Line		
Other		
Total (square feet)	NA	
Traffic Study Required	NA	
Parking Reduction	NA	
Public Participation	NA	
Non-Residential Uses	NA	
Commercial		
Restaurant		
Office		
Industrial		
Other		
Total (square feet)	NA	



F PROJECT DIMENSIONAL STANDARDS *Indicate all required and proposed standards for the project. Circle yes or no where indicated.*

	Required Per ULDR	Proposed
Lot Size (Square Feet/Acres)	37,680 ft M.O.L.	27,640 ft M.O.L.
Lot Density (Units/Acres)		
Lot Width	N/A	N/A
Building Height (Feet)		
Structure Length		
Floor Area Ratio (F.A.R.)		
Lot Coverage		
Open Space		
Landscape Area		
Parking Spaces		
SETBACKS (as indicated in S.D.P.)		
Front ()		
Side ()		
Corner / Side ()	N/A	N/A
Rear ()		

For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.

	Required Per ULDR	Proposed	Proposed Deviation
Tower Stepback			
Front / Primary Street ()			
Side / Secondary Street ()			
Building Height	N/A	N/A	N/A
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			

G AMENDED PROJECT INFORMATION *Provide approved and proposed amendments for project. Circle yes or no where indicated.*

Project Name			
Proposed Amendment Description <i>(Describe in detail)</i>	Original Approval	Proposed Amendment	Amended Item
Residential Uses <i>(Maximum Units)</i>			
Non-Residential Uses <i>(Square Feet)</i>			
Lot Size (Square Feet/Acres)			
Lot Density (Units/Acres)			
Lot Width			
Building Height (Feet)			
Structure Length			
Floor Area Ratio (F.A.R.)			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
Tower Stepback			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			
Does this amendment require a revised water sewer capacity letter?			

H EXTENSION, DEFERRAL, APPEAL INFORMATION *Provide information for specific request. Circle approving body and yes or no.*

Project Name			
Request Description			
	EXTENSION REQUEST	DEFERRAL REQUEST	APPEAL REQUEST / DE NOVO HEARING
Approving Body		Approving Body	Approving Body
Original Approval Date		Scheduled Meeting Date	30 Days from Meeting <i>(Provide Date)</i>
Expiration Date <i>(Permit Submittal Deadline)</i>		Requested Deferral Date	60 Days from Meeting <i>(Provide Date)</i>
Expiration Date <i>(Permit Issuance Deadline)</i>		Previous Deferrals Granted	Appeal Request
Requested Extension <i>(No more than 24 months)</i>		Justification Letter Provided	Indicate Approving Body Appealing
Code Enforcement <i>(Applicant Obtain by Code Compliance Division)</i>			De Novo Hearing Due to City Commission Call-Up

TITLE SEARCH REPORT

Fund File Number: 1338823

Effective Date of approved base title information: May 17, 1996

Effective Date of Search: November 8, 2022 at 11:00 PM

Apparent Title Vested in:

Barbill Ventures Corp., a Florida corporation

Description of real property to be insured/foreclosed situated in Broward County, Florida.

Parcel "A", MATCORP PLAT, according to the map or plat thereof as recorded in Plat Book [128, Page 2](#), Public Records of Broward County, Florida.

Muniments of Title, including bankruptcy, foreclosure, quiet title, probate, guardianship and incompetency proceedings, if any, recorded in the Official Records Books of the county:

1. Trustee's Deed from Carolyn C Mathews, trustee of the Mathews Corporation Employees Profit Sharing Trust Fund Hillsborough County, Florida to Barbill Ventures Corp., a Florida corporation, recorded May 17, 1996 in O.R. Book [24891, Page 665](#), Public Records of Broward County, Florida.

Mortgages, Assignments and Modifications:

1. Mortgage to Wells Fargo Bank, N.A., mortgagee(s), recorded in Instrument Number [117010815](#), Public Records of Broward County, Florida.

Other Property Liens:

1. Nothing Found

Restrictions/Easements:

1. All matters contained on the Plat of Matcorp Plat, as recorded in Plat Book [128, Page 2](#), as amended by the Agreement For Amendment Of Notation On Plat recorded in O.R. Book [26293, Page 56](#) and O.R. Book [48899, Page 1013](#), Public Records of Broward County, Florida.
2. Easement to Florida Power & Light Company recorded in O.R. Book [15562, Page 789](#), Public Records of Broward County, Florida.
3. Terms, covenants and conditions contained in the Final Judgment in Case No. 93-14691, Mathews Corporation Employees Profit Sharing Trust vs. State Of Florida Department Of Transportation, recorded in O.R. Book [25029, Page 269](#), Public Records of Broward County, Florida.

TITLE SEARCH REPORT

Fund File Number: 1338823

4. Agreement Relating To Nonvehicular Access Lines with Broward County recorded in O.R. Book [26340, Page 932](#), Public Records of Broward County, Florida.
5. Agreement/Affidavit recorded in O.R. Book [26143, Page 254](#), Public Records of Broward County, Florida.
6. Rights of the lessees under unrecorded leases.

Other Encumbrances:

1. General or special taxes and assessments required to be paid for the year(s) 2022.

REAL PROPERTY TAX INFORMATION ATTACHED

Proposed Insured:

To be determined

A 20-year name search was not performed on the proposed insured. It is the agent's responsibility to obtain a name search if a loan policy to be issued based on this product is other than a 100% purchase money mortgage.

STANDARD EXCEPTIONS

Unless satisfactory evidence is presented to the agent eliminating the need for standard exceptions, the following should be made a part of any commitment or policy.

1. *General or special taxes and assessments required to be paid in the year 2022 and subsequent years.*
2. *Rights or claims of parties in possession not shown by the public records.*
3. *Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.*
4. *Easements or claims of easements not shown by the public records.*
5. *Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.*
6. *Any owner policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*

TITLE SEARCH REPORT

Fund File Number: 1338823

7. *Federal liens and judgment liens, if any, filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:*
 - (a) *Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and*
 - (b) *Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)*
8. *Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.*

The report does not cover bankruptcies or other matters filed in the Federal District Courts of Florida.

In foreclosure proceedings, title should be examined between the effective date of this report and the recording of the lis pendens to assure that all necessary and proper parties are joined. Consideration should be given to joining as defendants any persons in possession, other than the record owner, and any parties, other than those named herein, known to the plaintiff or the plaintiff's attorney and having or claiming an interest in the property.

Prior to issuance of any policy of title insurance underwritten by Old Republic National Title Insurance Company, the agent must obtain and evaluate a title search for the period between the effective date of this Title Search Report and the recording date(s) of the instrument(s) on which the policy is based.

If this product is not used for the purpose of issuing a policy, then the maximum liability for incorrect information is \$1,000.

Note: The Agent is responsible for obtaining underwriting approval on any commitment prepared from this product in the amount of \$1,000,000.00 or more.

George Burnham David

David Construction Inc.
3300 North 29th Ave.
Hollywood, FL 33020

December 9, 2022

SUBJECT:

Matcorp Plat Parcel "A"
P.B. 128 P.G. 2
According to public records of Broward County Fl.

OWNER / APPLICANT:

Barbill Ventures
c/o William P Porter
1714 W. State Rd. 84
Ft. Lauderdale FL 33315

AUTHORIZED AGENT:

George Burnham David
David Construction Inc.
Commercial Construction Consultant

PROPOSED ZONING REQUEST:

Rezone existing residential zoning designation currently existing within Parcel "A" of the Matcorp Plat to "CB" zoning per survey, legal description and sketch provided with the rezoning request submittal package per City of Ft. Lauderdale Planning & Zoning Department as follows:

1.Rezone 17,806 S.F. more or less, "RMM-25" zoning to "CB" zoning.

ZONING CRITERIA STATEMENT:

Per preliminary meetings with City of Ft. Lauderdale Planning & Zoning Staff, it was determined that the zoning designation most conducive for future commercial development of the existing residentially zoned portions of the subject property would be CB. This conclusion was due to the proximity of existing and adjacent residential development to the east and south of plat limits of Parcel "A" Matcorp Plat which contains the mixed use zoning designations RD-15,RMM-25 & B-2. The residentially zoned portions of the plat are the subject of this request for rezoning. As the residential land use was flexed out in 1997 by both city and county negating any future residential development of the subject parcel, City of Ft. Lauderdale Planning and Zoning staff advised that it would only be a formality to rezone the residential portions of the plat and would give recommendation to rezone to CB. The existing commercial development within the B-2 zoned portion of the plat meets the CB zoning criteria as the exiting use is retail sales and service. Approval of the subject rezoning request to CB zoning would limit future development to ancillary uses of the existing business or those specifically outlined in the ULDC for CB zoning.

SUPPORTING DOCUMENTATION:

- 1.Rezoning Site Plan "SP-1" prepared by Gene Bieber Architect Inc.
- 2.Current boundary survey prepared by Martinez and Martinez Inc.
- 3.Legal description and sketch of existing "RMM-25" zoning designation.
- 4.Legal description and sketch of proposed "CB" zoning designation containing 27,680 S.F., more or less.
- 5.Copy of City of Ft. Lauderdale Planning & Zoning Board unanimous 7-0 approval to rezone a portion of the then existing "R-3" zoning to "B-2" zoning 4-Z-84 dated February 15, 1984
- 6.Copy of January 2, 1997 letter from Chris Wren, City of Ft. Lauderdale Planning and Zoning Manager confirming allocation of .59 acres of commercial flexibility restricting the "Matcorp Plat" to non-residential use.
- 7.Copy of January 6, 1997 letter from Harry Sniezek, Director of Planning, BROWARD County Planning Council confirming that the City of Ft. Lauderdale allocation of .59 acres of commercial flexibility to the residential portions of the "Matcorp Plat" allowing future development of non-residential uses in compliance with the permitted uses of the effective Broward County Land Use Plan.

Respectfully submitted for review,

George Burnham David
David Construction Inc.
Commercial Construction Consultant
Georgebdavid@yahoo.com
Authorized Agent for Barbill Ventures Inc.

**William P Porter
Barbill Ventures Corp
1714 W State Road 84
Ft. Lauderdale, FL 33315**

Date: October 13, 2022

To whom it may concern,

I hereby authorize George B. David to represent me as an agent for the re-zoning application process.

Respectfully,



William P Porter



ORDINANCE NO. C-84-29

AN ORDINANCE CHANGING THE ZONING REGULATIONS OF THE CITY OF FORT LAUDERDALE, FLORIDA, SO AS TO REZONE FROM R-3 (SUB-DISTRICT 70) TO B-2 (SUB-DISTRICT 16) A PARCEL OF LAND ON THE SOUTH SIDE OF STATE ROAD 84, WEST OF S.W. 17TH AVENUE, IN FORT LAUDERDALE, AND AMENDING THE OFFICIAL ZONING MAP AND SCHEDULE "A" ATTACHED THERETO TO INCLUDE SUCH LANDS.

WHEREAS, the Planning and Zoning Board at its meeting of February 15, 1984 (4-2-84) did recommend to the City Commission that certain lands herein described should be rezoned in the respects mentioned 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, April 3, 1984, at 10 o'clock A.M., in the City Commission Room, City Hall, Fort Lauderdale, Florida, for the purpose of hearing any objections which might be made 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 Commission determined that there were no persuasive objections to so amending the zoning regulations;

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

SECTION 1. That the Zoning Regulations 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 and Sub-District, as approved on December 21, 1965, and described in Section 47-4 of the Code, 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 R-3 (Sub-District 70) to
B-2 (Sub-District 16):

A parcel of land bounded on the west by a line 363' east of and parallel to the center line of S.W. 18th Terrace; on the north by a line 200' south of and parallel to the south right-of-way line of State Road 84; on the east by a line 663' east of and parallel to the center line of S.W. 18th Terrace; on the south by a line 215' south of and parallel to the south right-of-way line of State Road 84.

Location: South side of State Road 84, West of
S.W. 17th Avenue

SECTION 2. That the Director of Building and Zoning 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 his records with proper reference to this ordinance and date of passage.

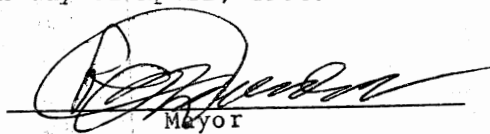
SECTION 3. That this ordinance is passed after public hearing held on April 3, 1984, at 10 o'clock A.M., in the City Commission Room, and after notice of public hearing has been published as required by law.

SECTION 4. 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 5. That all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

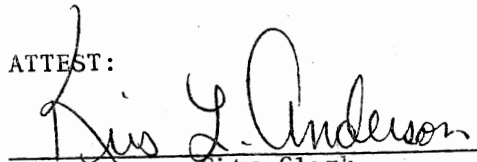
SECTION 6. That this Ordinance shall be in full force and effect immediately upon and after its final passage.

PASSED FIRST READING this the 3rd day of April, 1984.
PASSED SECOND READING this the 17th day of April, 1984.


Mayor

ROBERT A. DRESSLER

ATTEST:


City Clerk
KRIS L. ANDERSON

0536E

INDEX
 REGULAR MEETING OF PLANNING AND ZONING BOARD
 CITY OF FORT LAUDERDALE, FLORIDA
 WEDNESDAY, FEBRUARY 15, 1984

		Page
1.	<u>J.L. Dial</u> Request: Site plan approval in B-1-C Pine Ridge Acres, P.B.28, P.3 Lots 41 and 42 Location: N.E. Corner of Commercial Blvd. and N.W. 12 Ave. ACTION: Recommended to City Commission (6 to 0).	4-R-84 1
2.	<u>City of Fort Lauderdale/Community Development Div.</u> 24-Z-83 Request: Rezone S-1 to B-3-C and Amend City Land Use plan from Park/Open Space to Business/Commercial Lincoln Park Elementary School P.B.57, P.10 Block 1 Location: Btwn. N.W. 18 and 19 Aves., and Sistrunk Blvd. and N.W. 7 Pl. ACTION: Recommended to City Commission (6 to 0).	3
3.	<u>Florida Trust and Historic Preservation, Inc.</u> Request: Rezone R-4 to S-1 Acreage in Sections 1-50-42 and 6-50-43 Location: West of S.R. A-1-A, btwn. N.E. 8 St. and Vistamar Street (Bartlett Estate) ACTION: Recommended to City Commission (7 to 0)	2-Z-84 11
4.	<u>Howard Thomas Hogan, Jr.</u> Request: Rezone R-3 to R-0 Fort Lauderdale Land and Development Company, Subdivision of Lots 3-4-5, Block 59, P.B.2, P.11 (D) Block B, Lot 5 Location: 100 S.E. 8 St. ACTION: Recommended to City Commission (7 to 0)	3-Z-84 13
5.	<u>Mathews Corporation Employees Profit Sharing Trust Fund</u> Request: Rezone R-3 to B-2 A parcel of land bounded on the West by a line 363 feet east of and parallel to the centerline of S.W. 18 Ter; on the North by a line 200 feet south of and parallel to the South right-of-way line of State Road 84; on the East by a line 663 feet east of and parallel to the centerline of S.W. 18 Ter; and on the South by a line 215 feet south of and parallel to the South right-of-way line of State Road 84. Location: South side of S.R. 84, W. of S.W. 17 Ave. ACTION: Recommended to City Commission (7 to 0)	4-Z-84 13

Site plan was shown, and Mr. Germain said that an 8-story office building was proposed for this site, which would be 100 feet high. Because one corner of the building is on the line separating B-2 and R-3 on the south side of the tract, and there is a requirement for a 15 foot setback from residentially zoned property on the rear, an additional 15 feet of B-2 is needed to satisfy the setback requirement. The irregular site configuration is such that there would be a great loss of parking capacity with a small change in building location. Thus, the request for zoning accommodation.

Field pictures were shown. Mr. Germain said that the additional 15 feet of B-2 would have no practical effect on surrounding development, and we recommend approval.

Mr. Stresau asked if it was all internal to the parcel, and was told that it was.

Chairman Drum called for anyone who wished to speak in favor or in opposition to the request.

Mr. Robert Crider of 10472 N.W. 2nd Avenue, Plantation stated that he owns the property to the west, and he has no objections.

Motion made by Mrs. Sjogren, and seconded by Mr. Sutter that approval be recommended to the City Commission. Motion carried unanimously 7 to 0.

7. Glenn E. Borregard

Request: Vacate a portion of S.W. 9 Ave.,
between S. Fork New River and Coconut Dr.

3-P-84

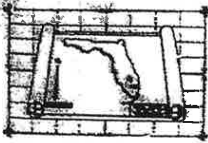
Mr. Brewton said that this application is to vacate S.W. 9 Avenue, north of Coconut Drive, to where it dead ends at New River. It is 45 feet wide and approximately 109 feet long, or about 4900 square feet. The applicant is requesting that this area be vacated and returned to the abutting property owners to allow them to maintain and upgrade the property because of its continuing deterioration. The applicant professes that there is a problem with vandalism and constant debris, and that the seawall is in bad condition causing damage to adjoining private seawalls.

The land use was shown as well as field pictures.

Mr. Brewton stated that all of the public utilities and appropriate City departments had been contacted and there were no objections, with the exception of the Parks and Recreation Department, as long as a utility easement is retained over the property. Our Parks Director has objected to this request, noting that this area is very attractive and is one of only a few remaining places along the south side of the New River that can be used by the public.

It has always been our position not to recommend public right-of-way be vacated to the property owners if there is indeed a need for that right-of-way. One of the ways this situation has recently been resolved was with an encroachment agreement being obtained by abutting property owners to fence it off and maintain the area.

129-R-96



BROWARD COUNTY PLANNING COUNCIL
115 SOUTH ANDREWS AVENUE, ROOM 307, FORT LAUDERDALE, FLORIDA 33301

Attn: Pete
Fr: Bill P

TO: Elliot Auerhahn, Director, Development Management Division
Broward County Department of Strategic Planning & Growth Management

FROM: Henry A. Sniezzk, Director of Planning
Broward County Planning Council *HS*

RE: Delegation Request for MATCORP PLAT - UPDATE
(037-44-34) City of Fort Lauderdale

DATE: January 6, 1997

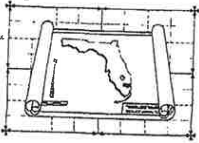
This memorandum revises and updates our comments, dated December 23, 1996, on the above referenced delegation request.

Planning Council staff has received written confirmation, dated January 2, 1997 from the City of Fort Lauderdale, that under the Broward County Land Use Plan five percent (5%) Commercial Flexibility Rule, .59 acres of commercial flexibility was allocated by the City to the residential portions of the Matcorp Plat. Therefore, the proposed development is considered in compliance with the permitted uses of the effective land use plan.

HAS/SAW

cc: Mr. Chris Wren, Planning & Zoning Manager
City of Fort Lauderdale

TELEPHONE: (954) 357-6695 FAX: (954) 357-6685



BROWARD COUNTY PLANNING COUNCIL

115 SOUTH ANDREWS AVENUE, ROOM 307 ♦ FORT LAUDERDALE, FLORIDA 33301

February 9, 2011

William Porter
Barbill Ventures Corp.
1714 West State Road 84
Fort Lauderdale, Florida 33315

Re: 1714 West State Road 84 (Folio Number 504221350010), Fort Lauderdale,
Florida "Matcorp Plat Parcel A"

In response to your request for written confirmation of the Broward County Land Use Plan designation for the above referenced parcel, it is designated "Commercial" on the Broward County Land Use Plan. In addition, you specifically requested information regarding the Broward County Land Use Plan designation prior to 1997. Our research indicates that the subject parcel has been designated "Commercial" since the adoption of the 1989 Broward County Land Use Plan and no subsequent amendments or changes have occurred.

Planning Council staff notes that the Future Land Use Element of the City of Fort Lauderdale Comprehensive Plan is the effective land use plan for the City of Fort Lauderdale.

If you have any additional questions in this regard, please contact Pete Schwarz, Senior Planner, at your convenience.

Respectfully,

Henry A. Sniezek, AICP
Executive Director

HAS:PMS

cc: Greg Brewton, Director, Planning & Zoning Department
City of Fort Lauderdale

Andrew Maurodis, Esq.
Broward County Planning Council

TELEPHONE: 954.357.6695 ♦ FAX: 954.357.6685

www.broward.org/planningcouncil

129-R-96



CITY OF
FORT LAUDERDALE

State of America

January 2, 1997

Ms. Susan M. Tramer, Administrator
Broward County Planning Council
115 South Andrews Ave.
Room 307
Fort Lauderdale, FL 33301

Re: Delegation Request for "Matcorp. Plat"
Flexibility Allocation - Flex Zone 56


Dear Ms. Tramer:

In response to a request from Ms. Susie Wheeler of your staff, this is to confirm that under the 5% flex rule, .59 acres of commercial flexibility was allocated to the residentially land used portions of the Matcorp. Plat, P.B. 128, P. 2. The plat was recorded in 1985 and was restricted to non-residential use.

We have no objection to the applicant's request to change the note on the plat from "62,000 square feet of office" to "31,125 square feet of office and 4,189 square feet of commercial."

An updated chart for flex zone 56 will be forwarded to your office in the coming weeks.

If additional information is required, please contact Lois Udvardy at 761-5862.

Very truly yours


Chris Wren
Planning and Zoning Manager

cc: Scott Miller, Planner III
Lois Udvardy, Planner I
Susie Wheeler, BCPC, Special Projects Coordinator

PLANNING AND ZONING DIVISION
300 N.W. 1 AVENUE, FORT LAUDERDALE, FL 33301
TELEPHONE (954) 761-5303, FAX (954) 761-5860

Equal Opportunity Employer

PRINTED ON RECYCLED PAPER 

129-R-96

FLEXIBILITY ASSIGNMENT

Fill out 1-7, place in File.
Fill out 10-12 when appropriate.

Assigned to _____

1. Case Number SITE PLAN 129-R-96 OND PLAT CASE 5-P-84

2. Applicant BARBII VENTURES CORP.
DOAN NIKHMAN TRIC.

3. Size in acres .59

4. Address MATCOOP PLAT
1714 S. R. 84

S. SIDE OF SR 84, E OF SW 18 TERS.

5. Existing zoning/use B-2, D-3 & R-2 - VACANT

6. Proposed zoning/use SAME - PROPOSED USE 4,189 SF GENERATION
REPAIR BUSINESS

7. Future Land Use Designation Com'l, Res-Med/High & Res-Med.

8. Flexibility Zone 56

9. Flexibility Available Yes No

10. Date of Planning and Zoning meeting
_____ approved _____ denied

11. Date of City Commission Meeting
_____ approved _____ denied

12. Any modifications to proposal since original submittal?

Please place a copy of this sheet in Flexibility File subsequent to final action.

*All Residential on Matcoop Plat
was filed to Com'l (.59 ac.)*

ST/eh/4576b

50514 Wheeler, SCPC - 356-2222

NOTES
 P.R.M. - indicates Permanent Reference Monument
 B.M. - indicates Bench Mark
 This plat contains 2.3595 acres
 Bearings refer to an assumed meridian
 ***** - indicates Non-Vehicular Access Line
 This plat is restricted to Non-Residential Use.
 Total Thoroughfare Dedication: 483 sq. ft.

STATE ROAD NO 84
 State Job No. 86080 - 1540
 South R/W Line, State Road No 84
 327.55'
 10' Utility Easement
 353.41'
 Right Turn in and Out Only

CURVE TABLE						
No	Radius	Delta	Arc	Tangent	Chord	Chord Bearing
1	35.00	60°45'15"	37.11	20.52	35.40	N77°54'42"E
2	35.00	134°09'09"	81.95	82.78	41.83	N35°00'43"W
3	35.00	148°59'02"	91.01	126.14	67.45	N02°46'50"E
4	15.00	23°54'33"	6.26	3.18	6.21	N10°16'02"W
5	15.00	65°49'41"	17.23	9.71	16.30	N55°08'10"W
6	35.00	59°05'34"	36.10	19.84	34.52	N73°10'52"W
7	35.00	75°35'07"	46.17	27.14	42.90	N39°28'48"E

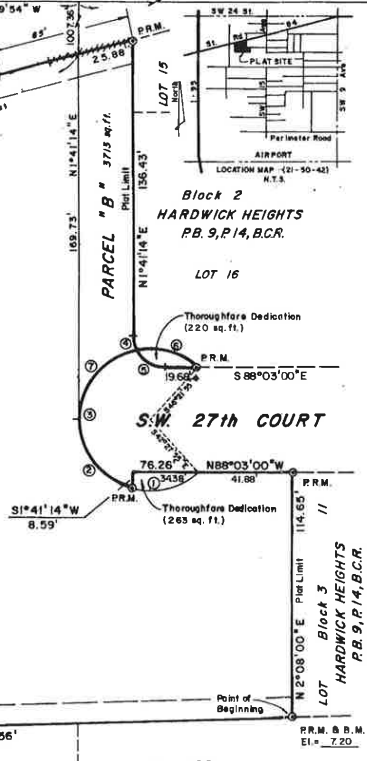
PARCEL "A"
 98,584 sq.ft.

RESTRICTIVE NOTES
 This plot is restricted to 62,000 sq.ft. of Office.
 This property is located within Zone "C" of the
 Noise Exposure Map for the Fort Lauderdale -
 Hollywood Airport

F.A. BARRETT'S SUBD. - P.B. 1, P. 46, D.C.R.

West Line, Tract 23

Point of Beginning

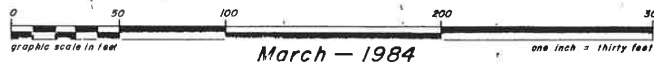


DESCRIPTION

A portion of Tract 23, F.A. BARRETT'S SUBDIVISION of the West one-half (W/2) of Section 21, Township 50 South, Range 42 East, as recorded in Plat Book 1, Page 46, of the public records of Dade County, Florida; TOGETHER WITH all of Lot 12, Block 3, and portions of Lot 11, Block 3, Lot 16, Block 2 and San Diego Avenue (Southwest 17th Avenue, HARDWICK HEIGHTS, as recorded in Plat Book 9, Page 14, of the public records of Broward County, Florida; being all more described as follows:
 Beginning at the Southeast corner of the West 25 feet of said Lot 11; thence North 2°08'00" East along the East line of the said West 25 feet of Lot 11, a distance of 114.65 feet; thence North 88°03'00" West, along the North lines of said Lots 11 and 12 and the Westerly extension thereof, a distance of 76.25 feet; thence South 1°41'14" West along the Northerly extension of the West line of said Lot 12, a distance of 8.59 feet to a point on a curve; thence Northwesterly along a curve to the right, whose tangent bears North 71°42'40" West, with a radius of 35.00 feet and a central angle of 148°59'02", an arc distance of 91.01 feet to a point on a curve; thence Southwesterly along the South line of said Lot 16 and along a curve to the left, whose tangent bears South 22°13'19" East, with a radius of 15.00 feet and a central angle of 65°49'41", an arc distance of 17.23 feet to a point of tangency; thence South 86°03'00" East along the said South line, a distance of 19.88 feet to a point on a curve; thence Northwesterly along a curve to the left, whose tangent bears North 43°38'05" West, with a radius of 35.00 feet and a central angle of 59°05'34", an arc distance of 36.10 feet to a point on a curve; thence Northerly along the Westerly line of said Lot 16 and along a curve to the right, whose tangent bears North 22°13'19" West, with a radius of 15.00 feet and a central angle of 23°54'33", an arc distance of 6.26 feet to a point of tangency; thence North 1°41'14" East along the said West line, and along the West line of Lot 15 of said Block 2, a distance of 136.43 feet; thence South 76°44'27" West along the South right-of-way line of State Road No. 84; a distance of 353.41 feet; thence South 1°49'21" West along the East line of the West 363.21 feet (as measured along the South line) of said Tract 23, a distance of 237.50 feet; thence due East along the South line of said Tract 23, along the South lines of said Lots 12 and 11, and extensions thereof, a distance of 417.56 feet to the Point of Beginning.

"MATCORP PLAT"

A RESUBDIVISION OF A PORTION OF TRACT 23, SEC. 21, T.50S., R. 42E.,
 F.A. BARRETT'S SUBDIVISION (P.B. 1, P. 46; D.C.R.)
 TOGETHER WITH A RESUBDIVISION OF A PORTION OF BLOCKS 2 & 3
 HARDWICK HEIGHTS, (P.B. 9, P. 14, B.C.R.)
 CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA



PREPARED BY: McLAUGHLIN ENGINEERING CO. 400 N.E. 3RD AVENUE FORT LAUDERDALE FLORIDA 33301

681.51
 DED STA COU plat SIOU Cou prop IN W With ACK STA COU EMP and WITI My c DED STA COU resul HAR All t IN WI day o Witne Witne ACK STAT COUN of FI esec WIT My co CITY THIS By CITY STAT COUN The By CITY Thisp BROW TWA BROW THIS BROW This p By: Mh DI BROW THIS OF PL S BROW COUN This i E.T.J. SURV STATE COUN STATL said DATU This p



April 13, 2017

Jodie Siegel, Esq.
Doumar, Allsworth, Laystrom, Voigt, Wachs & Adair, LLP
1177 SE 3rd Ave
Fort Lauderdale, Florida 33316

RE: 1714 W. State Road 84 – Porter Property

Dear Ms. Siegel,

The City's Urban Design and Planning staff conducted research related to the property located at 1714 W. State Road 84; the Porter Property. The property has split land use designations (Commercial and Medium High 25 du/ac) and has 3 zoning designations (B-2, RMM-25, and RD-15). An attachment has been provided depicting the land use and zoning on the property.

The property was allocated .59 acre of commercial flex in 1996 (Case 129-R-96) to permit commercial development on the portion of the property that has the residential land use. Subsequently, a new application was submitted to the City in 2000 (Case 64-R-00) for site plan approval for outdoor storage area. At that time staff indicated the need to rezone the property to either Community Business (CB) or Exclusive (X) zoning districts. Such rezoning did not occur.

In order to develop the entire property with a commercial project, the property would need to be rezoned and a new site plan application would need to be filed with the City. The City's Unified Land Development Code (ULDR), Section 47-28, Density and Flexibility Rules, states that a Rezoning application and Site Plan Level III application must be submitted to permit the commercial flex allocation. Although commercial flex was applied in 1996, the property was never rezoned, and any new development applications must meet the ULDR requirements as applicable today.

City's development applications are accessible online at the City's website:
<http://www.fortlauderdale.gov/departments/sustainable-development/urban-design-and-planning/development-applications-boards-and-committees/applications-and-fee-schedule>

Feel free to contact me at (954) 828-5019 or jhetzel@fortlauderdale.gov if you have additional questions.

Sincerely,

Jim Hetzel, AICP, LEED Green Associate
Principal Planner
Urban Design and Planning Division

cc: file

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
700 NW 19 AVENUE, FORT LAUDERDALE 33311
TELEPHONE (954) 828-6520
WWW.FORTLAUDERDALE.GOV

Abbreviations

- ADJACENT
- A/C -AIR CONDITIONER
- A -ARC
- BM -BENCHMARK
- B.C.R. -BROWARD COUNTY
- CD -CALCULATED
- CDT -CALCULATED FIELD TRAVERSE
- C.E. -CANAL EASEMENT
- C.H.E. -CENTERLINE EASEMENT
- C/L -CENTERLINE
- CH -CHURCH
- C.B.S. -CONCRETE BLOCK
- COL -COLUMN
- CONC -CONCRETE
- D -DELTA
- D.E. -DRAINAGE EASEMENT
- D.H.E. -DRAINAGE MAINTENANCE
- ESMT -EASEMENT
- E/P -EDGE OF PAVEMENT
- E.D.W. -EDGE OF WATER
- EL. -ELEVATION
- F.D.H. -FOUND DRILL-HOLE
- F.D.H. -FOUND DRILL-HOLE LOCATION
- F.T.P. -FOUND FROM PIPE/PIPE
- F.T.R. -FOUND FROM REBAR
- F.N.B. -FOUND WALL & DISC
- FND. -FOUND
- G.E. -GARAGE ELEVATION
- INV. -INVERT
- I.R. -IRON ROD
- L.A.R. -ARC LENGTH
- L.M.E. -LONGITUDINAL MAINTENANCE EASEMENT
- L.F. -LOWEST FLOOR
- MAINT. -MAINTENANCE
- M.E. -MAINTENANCE EASEMENT
- M.D. -MEASURED DISC
- N.G.V.D. -NATIONAL GEODETIC VERTICAL DATUM
- N.T.S. -NOT TO SCALE
- D/S -DITCH
- OPT. -OPTIONAL
- P.G. -PAGE
- PAV'T -PAVEMENT CONTROL
- P.C.P. -PERMANENT CONTROL POINT
- P.R.M. -PERMANENT REFERENCE MONUMENT
- (P) -PLAT
- P.B. -PLAT BOOK
- P.C. -POINT OF CURVATURE
- P.O.B. -POINT OF BEGINNING
- P.O.C. -POINT OF COMMENCE
- P.R.C. -POINT OF REVERSE CURVATURE
- P.T. -POINT OF TANGENCY
- P/L -PROPERTY LINE
- (R) -RECORD
- R/W -RIGHT OF WAY
- R.E.E. -ROOF ENCROACHMENT EASEMENT
- S. -SIDEWALK
- STY. -STREET
- T -TANGENT
- T.O.B. -TOP OF BANK
- U.E.A. -UTILITY EASEMENT
- U & M.E. -UTILITY AND MAINTENANCE EASEMENT

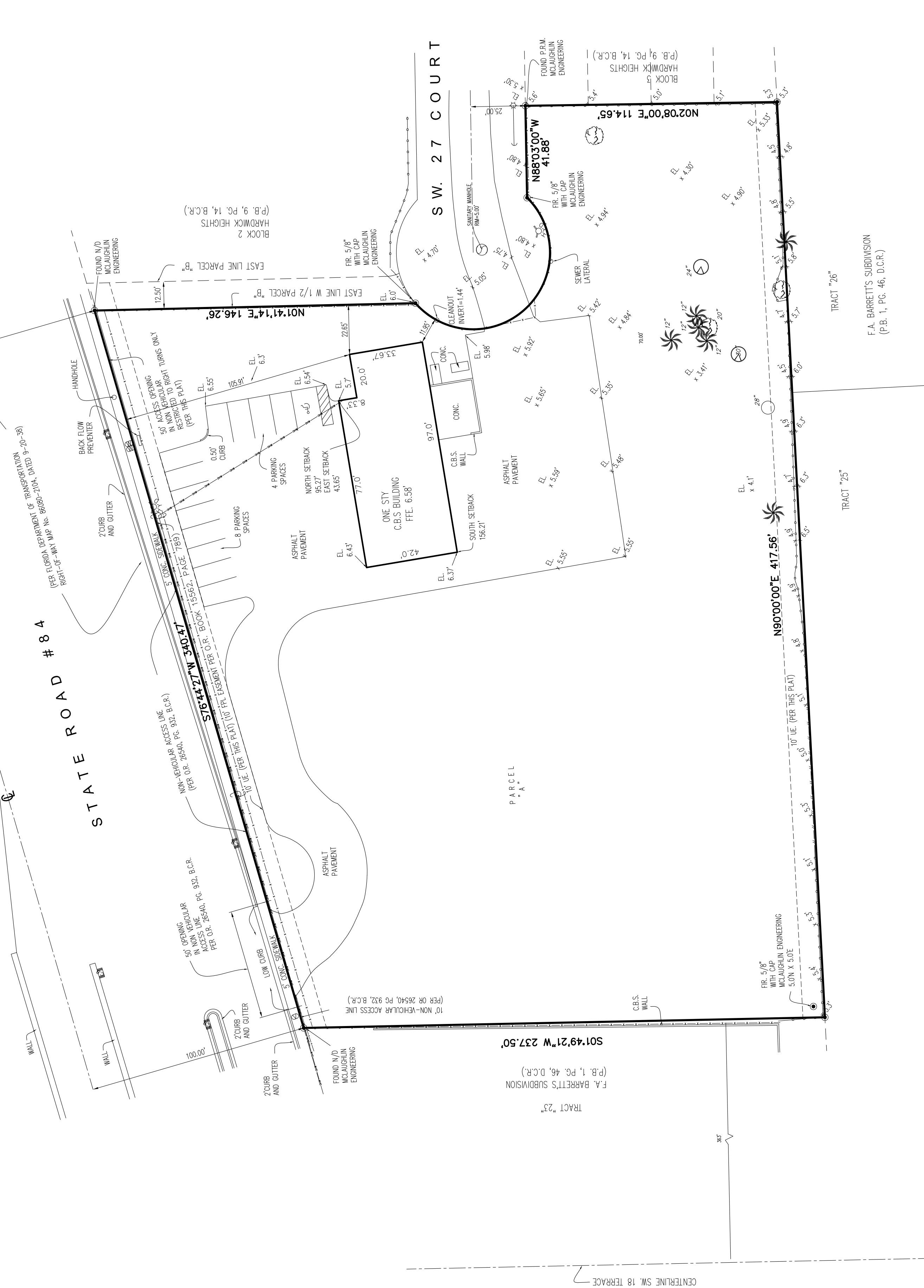
SYMBOL LEGEND

- ☉ LIGHT POLE
 - ☎ PHONE BOX
 - ☎ CABLE BOX
 - ☎ FINDER POLE
 - ⊕ METER
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ MANHOLE
 - ⊕ CATCH BASIN
 - ⊕ HANDICAP
 - ⊕ GRADE ELEVATIONS
 - CHAIN LINK FENCE
 - WOOD FENCE
 - CONC. FENCE
 - OVERHEAD ELECTRIC
 - Δ DELTA
- TREE SYMBOLS**
- INDICATES DIAMETER (D.B.H.)
 - ☉ ACACIA
 - ☉ MANGO
 - ☉ OAK TREE
 - ☉ PALM TREE
 - ☉ UNKNOWN TREE

SYMBOL LEGEND

- ☉ LIGHT POLE
- ☎ PHONE BOX
- ☎ CABLE BOX
- ☎ FINDER POLE
- ⊕ METER
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ MANHOLE
- ⊕ CATCH BASIN
- ⊕ HANDICAP
- ⊕ GRADE ELEVATIONS
- CHAIN LINK FENCE
- WOOD FENCE
- CONC. FENCE
- OVERHEAD ELECTRIC
- Δ DELTA

SCALE 1"=30'



COMMITMENT FOR TITLE INSURANCE:

APPARENT TITLE VESTED IN: BARBILL VENTURES CORP., A FLORIDA CORPORATION

STATE: FLORIDA

COUNTY: BROWARD

AGENT FILE #: 1338823

EFFECTIVE DATE: November 8, 2022 at 11:00 PM

Restrictions / Easements:

- THE NORTHERLY 10 FEET OF PARCEL A. EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 15562, PAGE 789, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Address:

1714 W. STATE ROAD 84, FORT LAUDERDALE, Florida, 33315

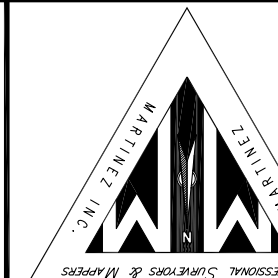
Legal Description:

Parcel "A", MATCORP PLAT, according to the map or plat thereof as recorded in Plat Book 128, Page 2, Public Records of Broward County, Florida.

Surveyor's Notes:

1. No instruments of record reflecting easements, right of way, and or ownership were furnished to this surveyor except as shown.
2. Unless otherwise noted record and measured data are in substantial agreement.
3. The Street Right-of-Way abutting this property are physically open unless otherwise noted.
4. Additions or deletions to survey map by other than the signing party or parties is prohibited without the written consent of the signing party of parties.
5. No underground installations or improvements have been located.
6. Elevations shown are relative to the North American Vertical Datum of 1988.
7. Flood Zone "AH" Elev. 6.00' and "X", Per Flood Insurance Rate Map No.12011C0558 H Dated: 8-18-2014, Community Panel No.125105
8. There are other existing trees on the property, only the ones that will be affected by future construction were located.

BOUNDARY SURVEY



MARTINEZ & MARTINEZ ENTERPRISES, INC.
 7179 WEST 13 AVE. HALEAH, FLORIDA 33014
 Phone: 786-277-4851 pjspsn@gmail.com
 Business License # 7702

PROFESSIONAL SURVEYOR AND MAPPING ENGINEER
 STATE OF FLORIDA
 License No. 125105
 Effective Date: 08-20-2022

UP-DATE: 06-19-2012
 UP-DATE: 01-06-2020
 UP-DATE: 03-11-2021
 UP-DATE: 08-20-2022
 UP-DATE: 11-23-2022

DRAWN BY: P.L.M.
 CHECKED BY: P.L.M.
 DATE: 11-18-10
 SHEET: 1 of 1

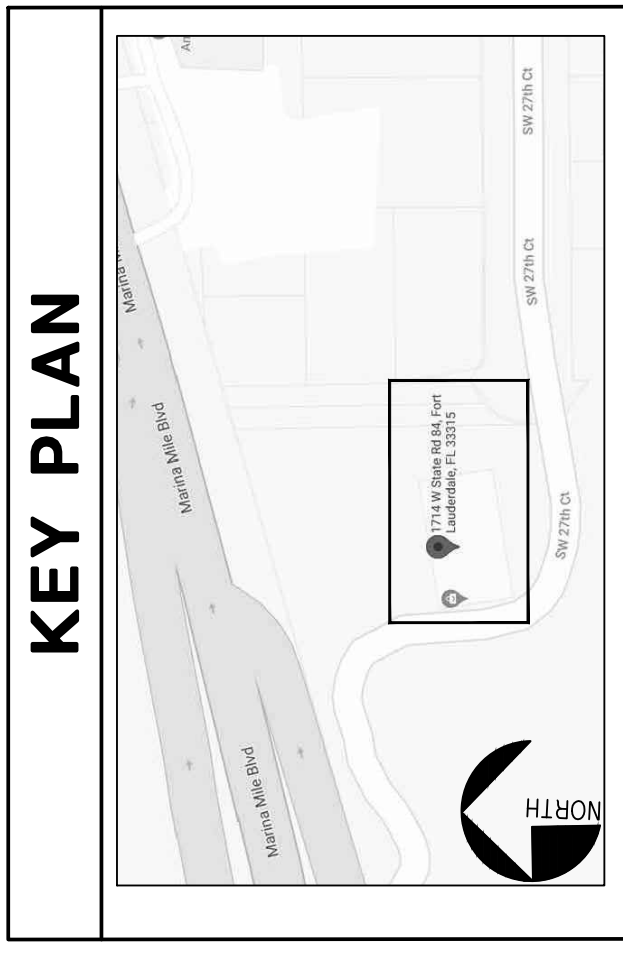
**PROPOSED ZONING SITE PLAN FOR
PARCEL "A" MAT CORP PLAT PB 128,
PG 2 BROWARD COUNTY FLA
1714 W STATE ROAD 84
FT LAUDERDALE FLA**

**PROJECT NAME:
PROPOSED ZONING SITE PLAN FOR
PARCEL "A" MAT CORP PLAT PB 128,
PG 2 BROWARD COUNTY FLA
1714 W STATE ROAD 84
FT LAUDERDALE FLA**

SHEET #	DRAWING INDEX
SP-1	SITE PLAN SURVEYS

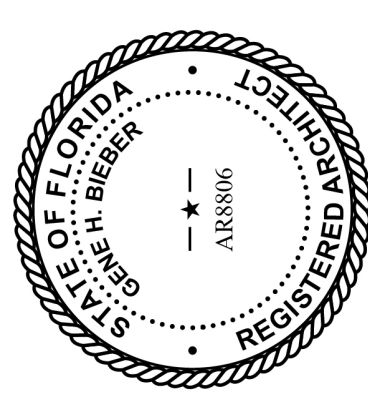
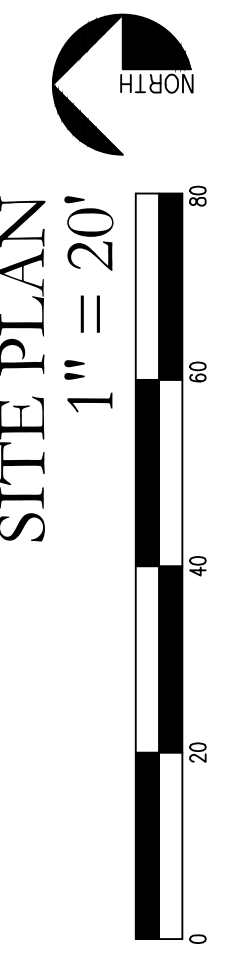
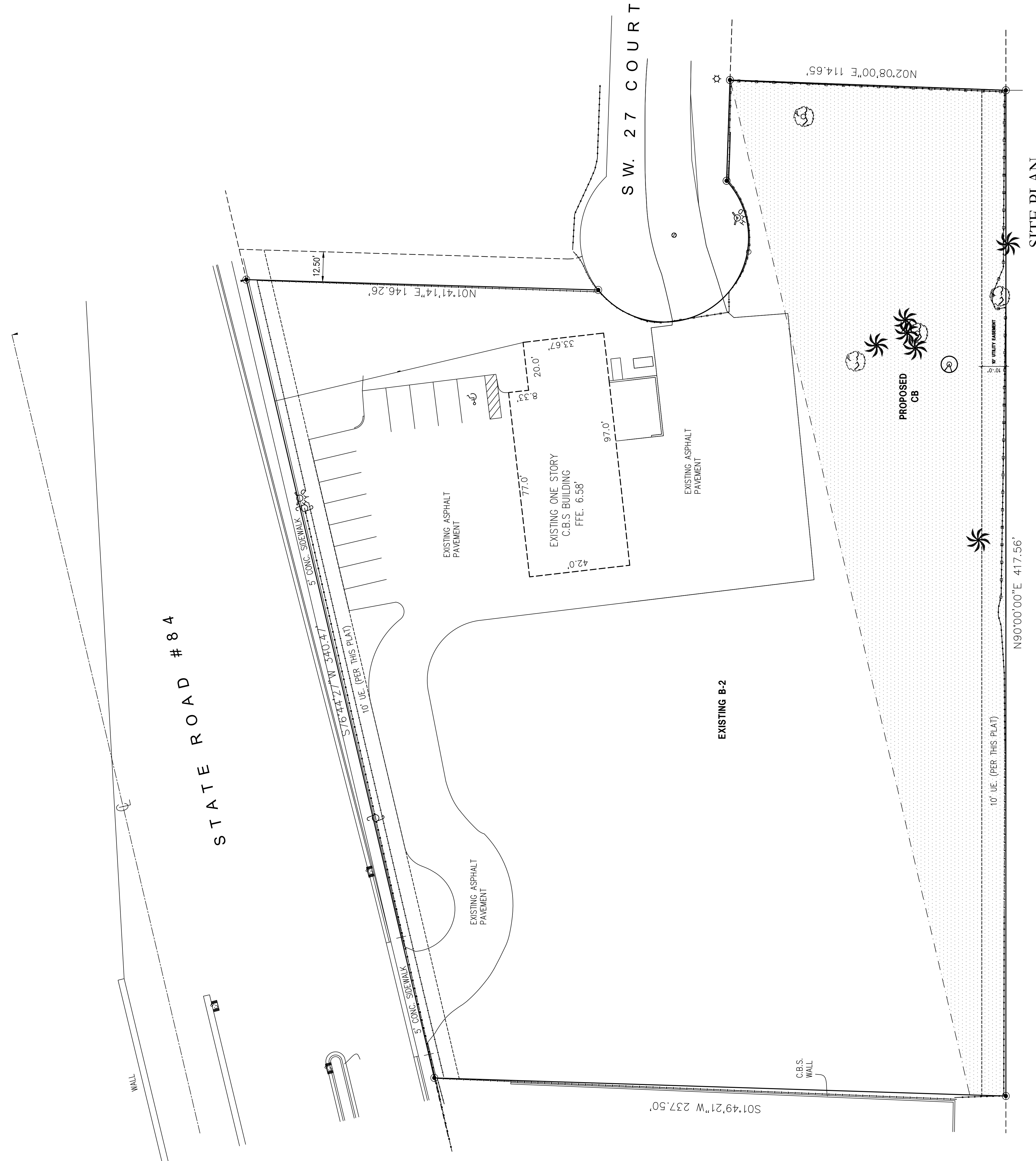
SITE NOTES
ADDRESS:
1714 W. STATE ROAD 84
FT LAUDERDALE, FL 33304

LEGAL DESCRIPTION:
THAT CERTAIN PARCELS OF LAND, TO-WIT: LOTS 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



UTILITIES
WATER & SANITARY PROVIDED BY THE CITY OF FORT LAUDERDALE

CONSULTANTS
GENE BIBER - ARCHITECT (954) 920-5271
GEORGE BURHAM DAVID - COMMERCIAL CONSTRUCTION CONSULTANT (954) 444-3831
MARTINEZ AND MARTINEZ SURVEYS (786) 277-4851



12/06/2022

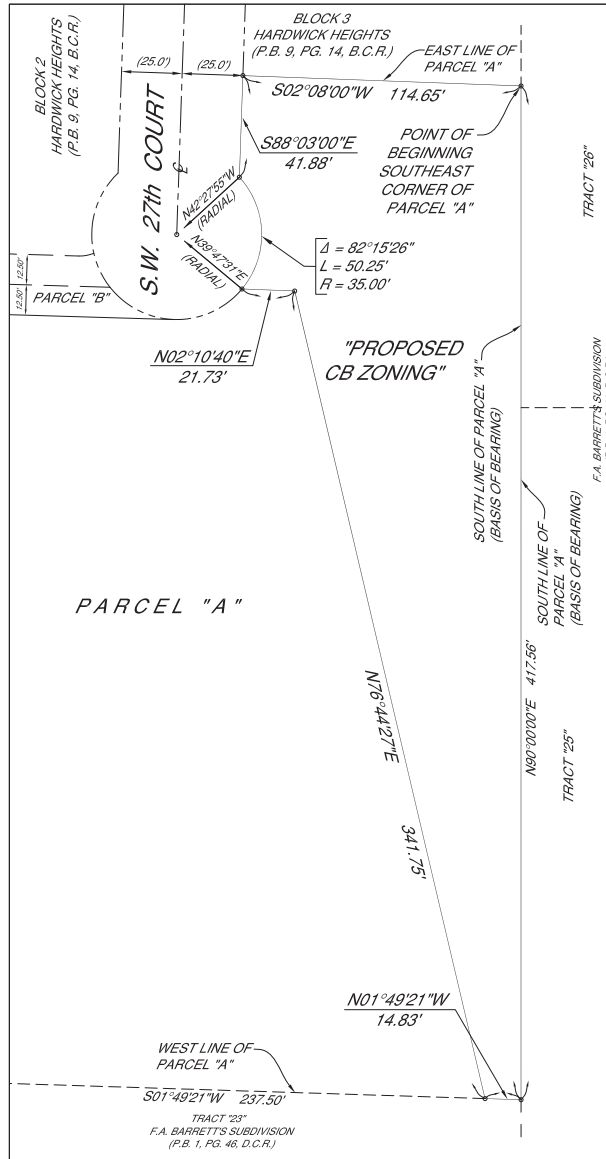
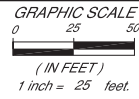
REVISIONS:

GENE H. BIBER ARCHITECT INC.
N.C.A.R.B. 7920
F.L. 8806
OHIO 4121
KY. 1106
PHONE (954) 920-5271
805 NW 8th AVENUE
DANIA BEACH, FLORIDA 33004

OWNERSHIP OF THESE PLANS BELONGS TO THE ARCHITECT. DO NOT DUPLICATE



A PORTION OF PARCEL "A" ("PROPOSED CB ZONING")
 "MATCORP PLAT"
 CITY OF FORT LAUDERDALE
 PLAT BOOK 128, PAGE 2,
 BROWARD COUNTY RECORDS



NOTES:

BEARINGS ARE ASSUMED AND BASED ON
 SOUTH LINE OF PARCEL "A"
 PLAT BOOK 128, PAGE 2,
 BROWARD COUNTY RECORDS
 Surveyor's Certificate

I hereby certify that the attached "SKETCH AND LEGAL" was
 prepared in accordance with Chapter 51-17, as set forth by The
 Florida Board of Surveyors and Mappers, pursuant to Section
 472.027, Florida Statutes.

LEGEND	
O.R.B.	= OFFICIAL RECORD BOOK
P.B.	= PLAT BOOK
PG.	= PAGE
R/W	= RIGHT OF WAY
⊥	= CENTER LINE

THIS SURVEY MAP OR THE COPIES
 THEREOF ARE NOT VALID WITHOUT THE
 SIGNATURE AND THE ORIGINAL RAISED
 SEAL OF A FLORIDA LICENSED SURVEYOR
 AND MAPPER PEDRO L.

MARTINEZ
 PEDRO L. MARTINEZ P.S.M.
 REGISTERED SURVEYOR AND MAPPER
 #5443 STATE OF FLORIDA.

SKETCH



MARTINEZ AND MARTINEZ, INC.
 BUSINESS LICENSE # 7702
 WEB SITE: WWW.MARTINEZANDMARTINEZ.COM
 E-MAIL: PLSPSM@GMAIL.COM
 TELEPHONE MOBILE #: 786-277-4851
 7179 WEST 13th AVENUE HIALEAH, FLORIDA 33014

DATE:	10-28-2022
REV.:	
DRAW:	J.K.B.
CHECK:	P.L.M.
SHEET	2 OF 2

A PORTION OF PARCEL "A"
 ("PROPOSED CB ZONING")
 "MATCORP PLAT"
 PLAT BOOK 128, PAGE 2,
 BROWARD COUNTY RECORDS

"A PORTION OF PARCEL "A" ("PROPOSED CB ZONING")
 "MATCORP PLAT"
 CITY OF FORT LAUDERDALE
 PLAT BOOK 128, PAGE 2,
 BROWARD COUNTY RECORDS

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A" OF "MATCORP PLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 128, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY. THE SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE ON THE SOUTH LINE OF PARCEL "A", NORTH 90°00'00" WEST, A DISTANCE OF 417.56 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "A"; THENCE, ON THE SAID WEST LINE, NORTH 01°49'21" WEST, A DISTANCE OF 14.83 FEET; THENCE NORTH 76°44'27" EAST, A DISTANCE OF 341.75 FEET; THENCE NORTH 02°14'40" EAST, A DISTANCE OF 21.73 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SOUTHWEST 27TH COURT; SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 35.00 FEET, WITH A RADIAL BEARING OF NORTH 39°47'31" EAST AND THROUGH A CENTRAL ANGLE OF 82°15'26"; THENCE EASTERLY ON SAID CURVE AN ARC DISTANCE OF 50.25 FEET TO A NON-TANGENT POINT; THENCE SOUTH 88°03'00" EAST, A DISTANCE OF 41.88 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A"; THENCE, ON THE SAID EAST LINE, SOUTH 02°08'00" WEST, A DISTANCE OF 114.65 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 21, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

AREA CONTAINING 27,680.0 SQUARE FEET MORE OR LESS.

NOTES:

BEARINGS ARE ASSUMED AND BASED ON SOUTH LINE OF PARCEL "A" PLAT BOOK 128, PAGE 2, BROWARD COUNTY RECORDS

Surveyor's Certificate

I hereby certify that the attached "SKETCH AND LEGAL" was prepared in accordance with Chapter 5J-17, as set forth by The Florida Board of Surveyors and Mappers, pursuant to Section 472.027, Florida Statutes.

LEGEND

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 P.B. = PLAT BOOK
 PG. = PAGE
 R/W = RIGHT OF WAY
 § = CENTER LINE

THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER PEDRO L MARTINEZ

MARTINEZ

PEDRO L. MARTINEZ P.S.M.
 REGISTERED SURVEYOR AND MAPPER
 #5443 STATE OF FLORIDA.

LEGAL DESCRIPTION



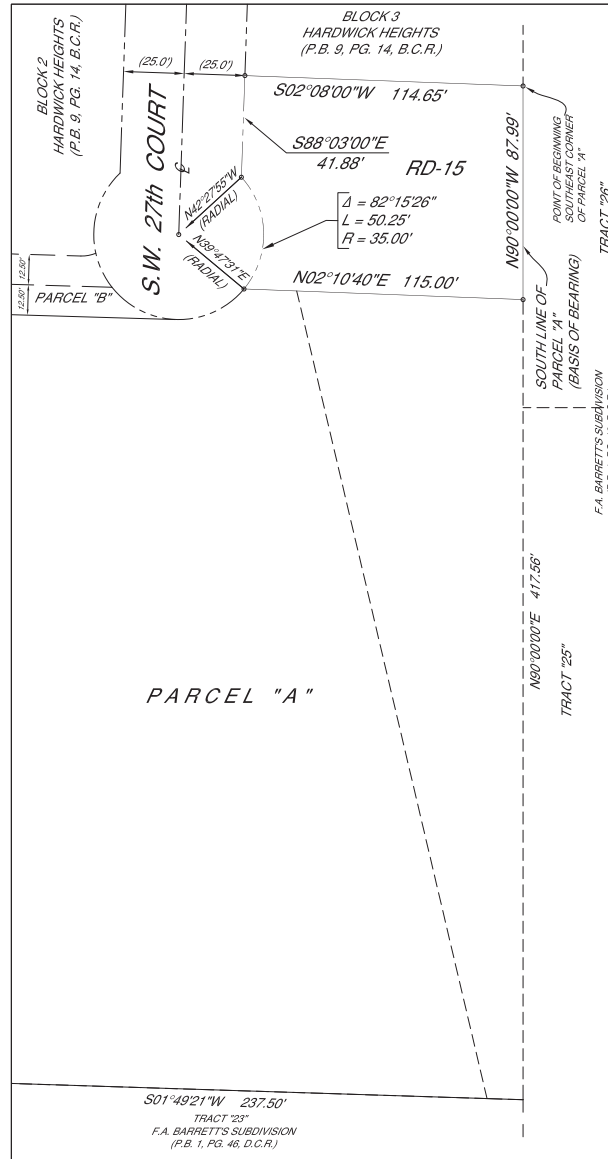
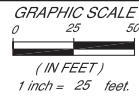
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 7179 WEST 13th AVENUE HIALEAH, FLORIDA 33014

DATE: 10-28-2022
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 DRAW: J.K.B.
 CHECK: P.L.M.
 SHEET 1 OF 2

A PORTION OF PARCEL "A"
 ("PROPOSED CB ZONING")
 "MATCORP PLAT"
 PLAT BOOK 128, PAGE 2,
 BROWARD COUNTY RECORDS



A PORTION OF PARCEL "A" (RD-15)
 "MATCORP PLAT"
 CITY OF FORT LAUDERDALE
 PLAT BOOK 128, PAGE 2,
 BROWARD COUNTY RECORDS



NOTES:

BEARINGS ARE ASSUMED AND BASED ON
 SOUTH LINE OF PARCEL "A"
 PLAT BOOK 128, PAGE 2,
 BROWARD COUNTY RECORDS
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 SEAL OF A FLORIDA LICENSED SURVEYOR
 AND MAPPER: PEDRO L.

MARTINEZ

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 REGISTERED SURVEYOR AND MAPPER
 #5443 STATE OF FLORIDA.

SKETCH



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 7179 WEST 13th AVENUE HIALEAH, FLORIDA 33014

DATE: 10-17-2022
 REV.:
 DRAW: J.K.B.
 CHECK: P.L.M.
 SHEET 2 OF 2

A PORTION OF PARCEL "A" (RD-15)
 "MATCORP PLAT"
 PLAT BOOK 128, PAGE 2,
 BROWARD COUNTY RECORDS

A PORTION OF PARCEL "A" (RD-15)
 "MATCORP PLAT"
 CITY OF FORT LAUDERDALE
 PLAT BOOK 128, PAGE 2,
 BROWARD COUNTY RECORDS

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A" OF "MATCORP PLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 128, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY. THE SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 87.99 FEET; THENCE NORTH 02°14'40" EAST, A DISTANCE OF 115.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SOUTHWEST 27TH COURT; SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 35.00 FEET, WITH A RADIAL BEARING OF NORTH 39°47'31" EAST AND THROUGH A CENTRAL ANGLE OF 82°15'26"; THENCE EASTERLY ON SAID CURVE AN ARC DISTANCE OF 50.25 FEET TO A NON-TANGENT POINT; THENCE SOUTH 88°03'00" EAST, A DISTANCE OF 41.88 FEET; THENCE SOUTH 02°08'00" WEST, A DISTANCE OF 114.65 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 21, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA

AREA CONTAINING 9874.0 SQUARE FEET MORE OR LESS

NOTES:


BEARINGS ARE ASSUMED AND BASED ON SOUTH LINE OF PARCEL "A" PLAT BOOK 128, PAGE 2, BROWARD COUNTY RECORDS

Surveyor's Certificate

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 PEDRO L. MARTINEZ P.S.M.
 REGISTERED SURVEYOR AND MAPPER
 #5443 STATE OF FLORIDA.

LEGAL DESCRIPTION



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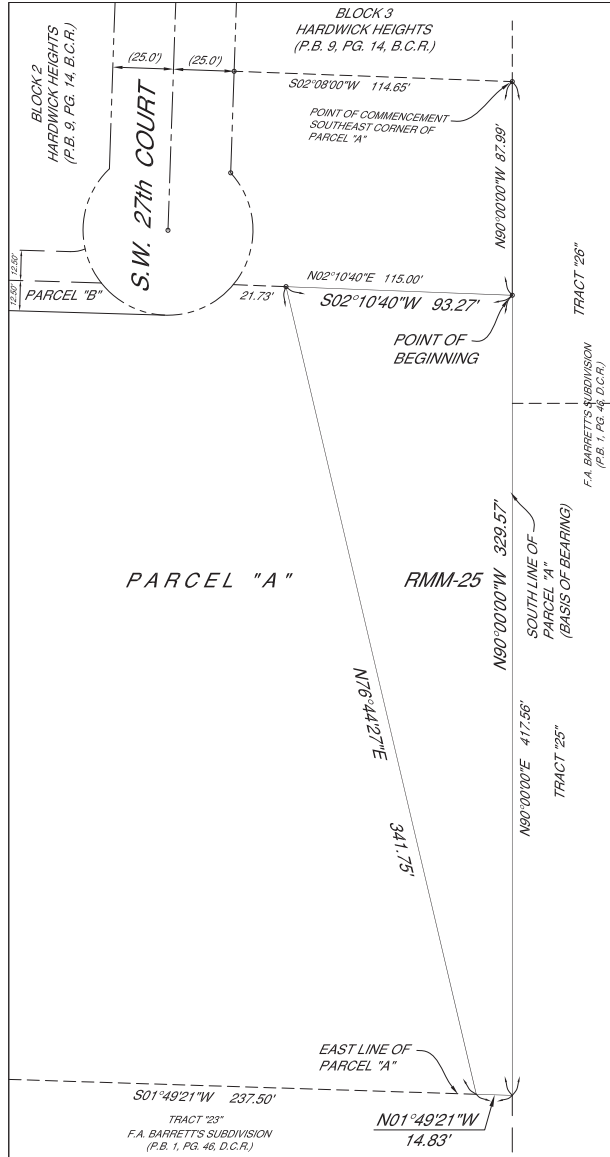
DATE: 10-17-2022
REV.:
DRAW: J.K.B.
CHECK: P.L.M.
SHEET 1 OF 2

A PORTION OF PARCEL "A" (RD-15)
 "MATCORP PLAT"
 PLAT BOOK 128, PAGE 2,
 BROWARD COUNTY RECORDS



A PORTION OF PARCEL "A" (RMM-25)
 "MATCORP PLAT"
 CITY OF FORT LAUDERDALE
 PLAT BOOK 128, PAGE 2,
 BROWARD COUNTY RECORDS

GRAPHIC SCALE
 0 25 50
 (IN FEET)
 1 inch = 25 feet.



NOTES:

BEARINGS ARE ASSUMED AND BASED ON
 SOUTH LINE OF PARCEL "A"
 PLAT BOOK 128, PAGE 2,
 BROWARD COUNTY RECORDS

Surveyor's Certificate

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MARTINEZ
 PEDRO L. MARTINEZ P.S.M.
 REGISTERED SURVEYOR AND MAPPER
 #5443 STATE OF FLORIDA.



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DATE: 10-17-2022
 REV.:
 DRAW: J.K.B.
 CHECK: P.L.M.
 SHEET 2 OF 2

A PORTION OF PARCEL "A" (RMM-25)
 "MATCORP PLAT"
 PLAT BOOK 128, PAGE 2,
 BROWARD COUNTY RECORDS

A PORTION OF PARCEL "A" (RMM-25)
 "MATCORP PLAT"
 CITY OF FORT LAUDERDALE
 PLAT BOOK 128, PAGE 2,
 BROWARD COUNTY RECORDS

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A" OF "MATCORP PLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 128, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY. THE SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 90°00'00" WEST A DISTANCE OF 87.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 90°00'00" WEST, A DISTANCE OF 329.57 FEET; THENCE NORTH 01°49'21" WEST, A DISTANCE OF 14.83 FEET; THENCE NORTH 76°44'27" EAST, A DISTANCE OF 341.75 FEET; THENCE SOUTH 02°10'40" WEST, A DISTANCE OF 93.27 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 21, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

AREA CONTAINING 17806.0 SQUARE FEET MORE OR LESS

NOTES:

BEARINGS ARE ASSUMED AND BASED ON SOUTH LINE OF PARCEL "A" PLAT BOOK 128, PAGE 2, BROWARD COUNTY RECORDS

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MARTINEZ

PEDRO L. MARTINEZ P.S.M.
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 SHEET 1 OF 2

A PORTION OF PARCEL "A" (RMM-25)
 "MATCORP PLAT"
 PLAT BOOK 128, PAGE 2,
 BROWARD COUNTY RECORDS

Attachment
1714 W. State Road 84 – Porter Property

Land Use



Zoning

