



DRC Plat Application

Rev: 3 | Revision Date: 10/01/2020 | I.D. Number: DSD.UDP.DRCPlatApp

DEVELOPMENT REVIEW COMMITTEE (DRC) Plat Application

Cover:	Deadline, Notes, and Fees
Page 1:	Applicant Information Sheet
Page 2:	Required Documentation / Submittal Checklist
Page 3:	Technical Specifications For Plat Submittal

DEADLINE: Submittals are received prior to 4:00 PM Monday through Thursday and prior to 12:00 PM on Friday. 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.

NOTES: Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals, especially rezoning and right-of-way vacation requests, as well as any other considerable development projects. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, 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.

Plat Application **\$ 1,450.00**



Page 1: DRC Plat - 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	<i>[Signature]</i> <small>If the Agent is signing provided, no signature is required on the application by the owner.</small>
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>[Signature]</i>
Address, City, State, Zip	2727 N. Central Ave., Phoenix, AZ 85004
E-mail Address	Davina_Bean@uhaul.com
Phone Number	954 781 3822
Letter of Consent Submitted	

Development / Project Name	1800 State Road 84
Development / Project Address	Existing: 1800 W State Road 84 New: 1800 W State Road 84
Legal Description	F A BARRETT'S SUB OF W1/2 OF 21-50-42 1-46 D LOT 23 E 193.21 OF W 363.21 LYING S OF ST RD 84 LESS S 17 THEREOF
Tax ID Folio Numbers <small>(For all parcels in development)</small>	504221010311
Request / Description of Project	114,264 SF commercial self-storage use with structured parking
Applicable ULDR Sections	47.24.5 AND 47.25.2
Total Estimated Cost of Project	\$ 13,445,000 <small>(Including land costs)</small>

Land Use Designation	Commercial / Medium-High 25
Current Zoning Designation	B-2 (northern portion), RMM-25 (southern portion)
Current Use of Property	Vacant land
Number of Residential Units	0
Non-Residential SF (and Type)	114,264 SF commercial self-storage with structured parking
Total Bldg. SF <small>(include structured parking)</small>	114,264 SF commercial self-storage with structured parking
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	38,148 SF (+/-0.88 AC)	38,148 SF (+/-0.88 AC)
Lot Density	No Maximum	2.995 FAR
Lot Width	Min. 100' (RMM-25), N/A (B-2)	193.20'

City Commission District : District 4
 Neighborhood Association: Edgewood Civic Assoc.

Page 2: Required Documentation

One (1) copy of the following documents:

- Completed application (all pages filled out as applicable)
- Proof of ownership (warranty deed or tax record), including corporation documents if applicable
- Property owners signature and/or agent letter signed by the property owner

The following number of Plans:

- One (1) original set, signed and sealed at 24" x 36"
- One (1) copy sets, with plans at 11" x 17"
- One (1) electronic version of complete application and plans in PDF format


NOTE: For initial submittal one signed and sealed set is required. Copied sets will be requested after completion review. If the development site is separated by a public right-of-way including alley or alley reservations, a separate application must be completed for each parcel.

Plan sets should include the following:

- Narrative** describing request and narrative response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Narrative must be on letterhead, dated, and with author indicated.
- Cover sheet** including project name and table of contents.
- 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.
- Current survey(s)** of property, signed and sealed, showing existing conditions. The survey should consist of the proposed project site alone excluding adjacent properties or portions of lands not included in the proposal.
- Proposed plat** with all required technical specifications met.
- Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.

NOTES:

- All plans and documents must be bound, stapled and folded to 8 1/2" x 11";
- All copy sets must be clear and legible and should include any graphic material in color;
- Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details;

Applicant's Affidavit		Staff Intake Review	
I acknowledge that the Required Documentation and Technical Specifications of the application are met:		For Urban Design & Planning Division use only:	
Print Name	MATTHEW F. BRACCO	Date	_____
Signature		Received By	_____
Date	08/17/2021	Tech. Specs Reviewed By	_____
		Case No.	_____

Page 3: Technical Specifications For Plat Submittal

Instructions: All applicable provisions of ULDR Sec. 47-24.5 (Subdivision Regulations) shall be satisfied. Pursuant to Section 47-24.2, applicant must provide the following:

1. The plat submitted for approval shall be clearly and legibly drawn in black waterproof drawing ink upon tracing cloth or an approved drafting film.
2. Plats shall be on sheets twenty-four (24) inches by thirty-six (36) inches overall, with one (1) inch borders on three (3) sides and a three-inch border on the left. When the size or shape of the subdivision necessitates more than one (1) sheet, each sheet shall be clearly marked as near as possible to the upper right corner "Sheet No. (_____) of (total) sheets". All multiple sheet plats shall be clearly cross-referenced to the proper sheet numbers at the match lines and a reasonable portion of the overlapping area shall be shown in outline form. In addition, every plat sheet shall have placed in the upper right corner outside the border "Plat Book Page" for the use of the recorder.
3. The plat shall be at a scale of not more than one hundred (100) feet to the inch and shall include the following information:
 - a) Subdivision name or identifying title including the section (s), township(s), range(s), city, county, and state.
 - b) Location sketch showing location of subdivision with respect to section lines and surrounding streets and landmarks.
 - c) North point, graphic scale and month and year plat drawn.
 - d) Corporate limits when in or adjacent to subdivision.
 - e) Boundary lines of the tract with accurate distances to hundredths of a foot and angles to half minutes. These boundaries shall be determined by accurate survey in the field, which shall be balanced and closed with error closures not to exceed one (1) foot to five thousand (5,000) feet. Surveys shall be coordinated and tied into the nearest established section corner or quarter section corner by angle and distance.
 - f) The exact names, locations and widths along the property lines of all existing or recorded streets intersecting or paralleling the boundaries of the tract.
 - g) The accurate location of all permanent reference monuments.
 - h) The exact layout including: street and alley lines, street names, bearings, angles of intersection and widths (including widths along the lines of any obliquely intersecting streets); lengths of area and radius, points of curvature and tangent bearings: all easements owned by or rights-of-way provided for public utilities; all lot lines with dimensions in feet and hundredths, and with bearings or angles if other than right angles to the street and alley lines.
 - i) Lots numbered in numerical order within each block or lettered in alphabetical order.
 - j) The accurate outline of all property which is to be dedicated or proposed for public use including open drainage courses and suitable easements, and all property that may be reserved by covenants in deeds for the common use of the property owners in the subdivision with the purposes indicated thereon.
 - k) A complete description of land intended to be subdivided, and the extent and boundaries of the platted area shall be graphically indicated in a clear and understandable manner.
 - l) Names and locations of adjoining subdivisions, the adjacent portions of which shall be shown in outline form.
 - m) Acknowledgment by the owner or owners and all mortgage lienholders of lands included within the plat of the execution of same and the dedication to public use of all streets, alleys, parks, easements and other public places shown upon same.
 - n) The certificate of the surveyor attesting to the accuracy of the survey and that the permanent reference monuments have been established according to law.
 - o) Space and forms for the following necessary approvals:
 - City Commission
 - City Planning and Zoning Board
 - City Engineer
 - County Commission
 - County Engineer
 - p) Dedication. The plat shall contain upon the face thereof an unreserved dedication to the public of all streets, highways, alleys, parks, parkways, easements, commons or other public places included within the plat, such dedication to be subscribed to by the legal and equitable owners of such lands and by all persons holding mortgages against such lands, with dedication shall be acknowledged before an officer authorized to take acknowledgments of deeds. Such plat containing such dedication, when properly recorded, shall constitute a sufficient, unrevokable conveyance to vest in the City fee title to the parcel of land dedicated for public use, to be held by the City in trust for the uses and purposes intended, and the approval of the plat by the City Commission shall have the force and effect of an acceptance.
 - q) Payment of Taxes. No plat shall be accepted by the City or approved by the City Commission unless and until all taxes and improvement liens levied against the land included in such plat have been paid and discharged.

1800 STATE ROAD 84

A REPLAT OF A PORTION OF TRACT 23, F.A. BARRETT'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 3, 1910 IN PLAT BOOK 1, PAGE 46 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING IN CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, IN SECTION 21, TOWNSHIP 50 SOUTH, RANGE 42 EAST, JANUARY 2024

PLAT BOOK _____, PAGE _____

SHEET 1 OF 2 SHEETS

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

THIS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPEER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, 20__

MAYOR-COUNTY COMMISSION

CITY OF FORT LAUDERDALE PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY: THAT THE CITY PLANNING AND ZONING BOARD OF FORT LAUDERDALE, FLORIDA, HAS HEREBY APPROVED AND ACCEPTED THIS PLAT _____ DAY OF _____, 20__ (CITY OF FORT LAUDERDALE PLANNING # ())

BY: _____ NAME PRINTED _____
CHAIRMAN, THIS _____ DAY OF _____, 20__

CITY COMMISSION:

STATE OF FLORIDA }
COUNTY OF BROWARD } SS THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, IN AND BY RESOLUTION NO. _____ ADOPTED BY THE SAID CITY COMMISSION, THIS _____ DAY OF _____, 20__

ALL APPLICABLE CONCURRENCY/IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.
BY: _____, THIS DAY OF _____, 20__

CITY ENGINEERS SIGNATURE:

THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 20__
BY: _____, FLORIDA P.E. REGISTRATION NO. _____

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT:

THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 20__
BY: _____

BROWARD COUNTY HIGHWAY AND CONSTRUCTION AND ENGINEERING DIVISION:

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

THIS PLAT HAS BEEN APPROVED FOR RECORD.

BY: _____
ROBERTO CHAVEZ
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS7280
THIS _____ DAY OF _____, 20__

BY: _____
RICHARD TORNESE
DIRECTOR
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NUMBER 40263
THIS _____ DAY OF _____, 20__

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS OF WAY THIS _____ DAY OF _____, A.D., 20__

BY: _____ DATE: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D., 20__

BY: _____ DATE: _____
EXECUTIVE DIRECTOR OR DESIGNEE

SURVEYORS CERTIFICATE:

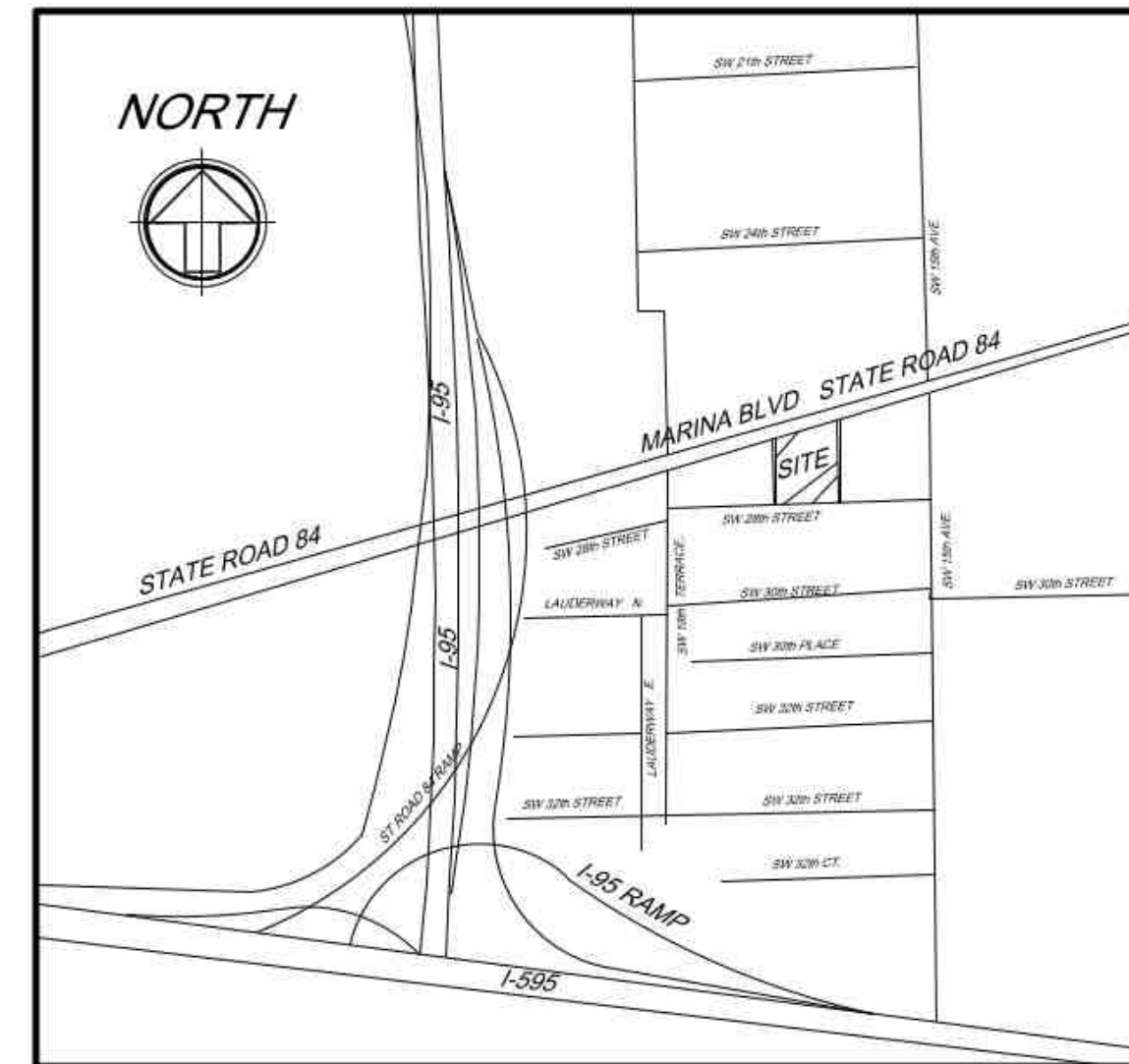
STATE OF FLORIDA }
COUNTY OF BROWARD } SS

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED BY DEREN LAND SURVEYING AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS _____ DAY OF _____, 20__

DATE: _____ BY: _____
MICHAEL D. SARVER
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO: 4174
FOR SDA ENGINEERING
3410 N. ANDREWS AVE. EXT.
POMPANO BEACH, FLORIDA 33064
CERTIFICATE OF AUTHORIZATION NUMBER: LB6456

LAND DESCRIPTION:

THE EAST 193.21 FEET OF THE WEST 363.21 FEET, AS MEASURED ALONG THE SOUTH BOUNDARY THEREOF, OF THAT PORTION OF TRACT 23, F.A. BARRETT'S SUBDIVISION OF THE WEST ONE-HALF (W 1/2) OF SECTION 21, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 46, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, LYING SOUTH OF FLORIDA STATE ROAD 84, LESS THE SOUTH SEVENTEEN FEET (17') THEREOF; SUCH LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY.



LOCATION MAP NOT TO SCALE

DEDICATION:

STATE OF FLORIDA }
COUNTY OF BROWARD } SS

KNOW ALL MEN BY THESE PRESENTS: THAT 1800 STATE ROAD, LLC, A NEVADA LIMITED LIABILITY COMPANY, HAS CAUSED THE LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOW AS " 1800 STATE ROAD 84" BEING A REPLAT OF A PORTION OF TRACT 23, F.A. BARRETT'S SUBDIVISION LYING IN BROWARD COUNTY FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 46 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND IN THE CITY OF FORT LAUDERDALE, COUNTY OF BROWARD, STATE OF FLORIDA, THIS _____ DAY OF _____, 20__

OFFICER: _____ NAME OF OFFICER PRINTED MATTHEW F. BRACCIA

WITNESS: _____ NAME OF WITNESS PRINTED _____

WITNESS: _____ NAME OF WITNESS PRINTED _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA }
COUNTY OF BROWARD } SS BEFORE ME PERSONALLY APPEARED MATTHEW F. BRACCIA, WHO IS

PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER FOR 1800 STATE ROAD LLC AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20__

MY COMMISSION EXPIRES:

NOTARY PUBLIC: _____
PRINT NAME: _____

NOTICE:

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

OWNERS SEAL	COUNTY COMMISSION	CITY OF FORT LAUDERDALE	CITY ENGINEER	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR MICHAEL D. SARVER No. 4174 STATE OF FLORIDA Professional Surveyor and Mapper
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PREPARED BY: SDA ENGINEERING ENGINEERING SURVEYING PLANNING

3410 N. ANDREWS AVE., EXT
POMPANO BEACH, FL. 33064
PH: 954-943-9433 FAX: 954-983-4754
JANUARY 03, 2024
SURVEYOR'S PROJECT NO. 1240A.00

020-MP-23

1800 STATE ROAD 84

A REPLAT OF A PORTION OF TRACT 23, F.A. BARRETT'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 3, 1910 IN PLAT BOOK 1, PAGE 46 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING IN CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, IN SECTION 21, TOWNSHIP 50 SOUTH, RANGE 42 EAST, JANUARY 2024

SURVEYORS NOTES:

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

PLAT NOTES:

- THIS PLAT IS BASED ON A BOUNDARY SURVEY FOR AMERICO ENTITY # 788054, 1800 WEST STATE ROAD 84, FORT LAUDERDALE, FL 33315, LAST DATED 09-11-2023, PROVIDED BY DEREN LAND SURVEYING, ADDRESSED AT 4605 N.W. 6TH STREET, SUITE H, GAINESVILLE, FL 32609. ALL SURVEY INFORMATION SHOWN ON THIS PLAT WAS ESTABLISHED BY DEREN LAND SURVEYING.
- BEARINGS AND HORIZONTAL DATUM ARE BASED ON NAD83, FLORIDA STATE PLANE EAST ZONE, US FOOT AS ESTABLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION CONTROL MONUMENT C3 (PID: 2282431) LOCATED AT NORTHING: 639181.910, EASTING: 930201.313

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

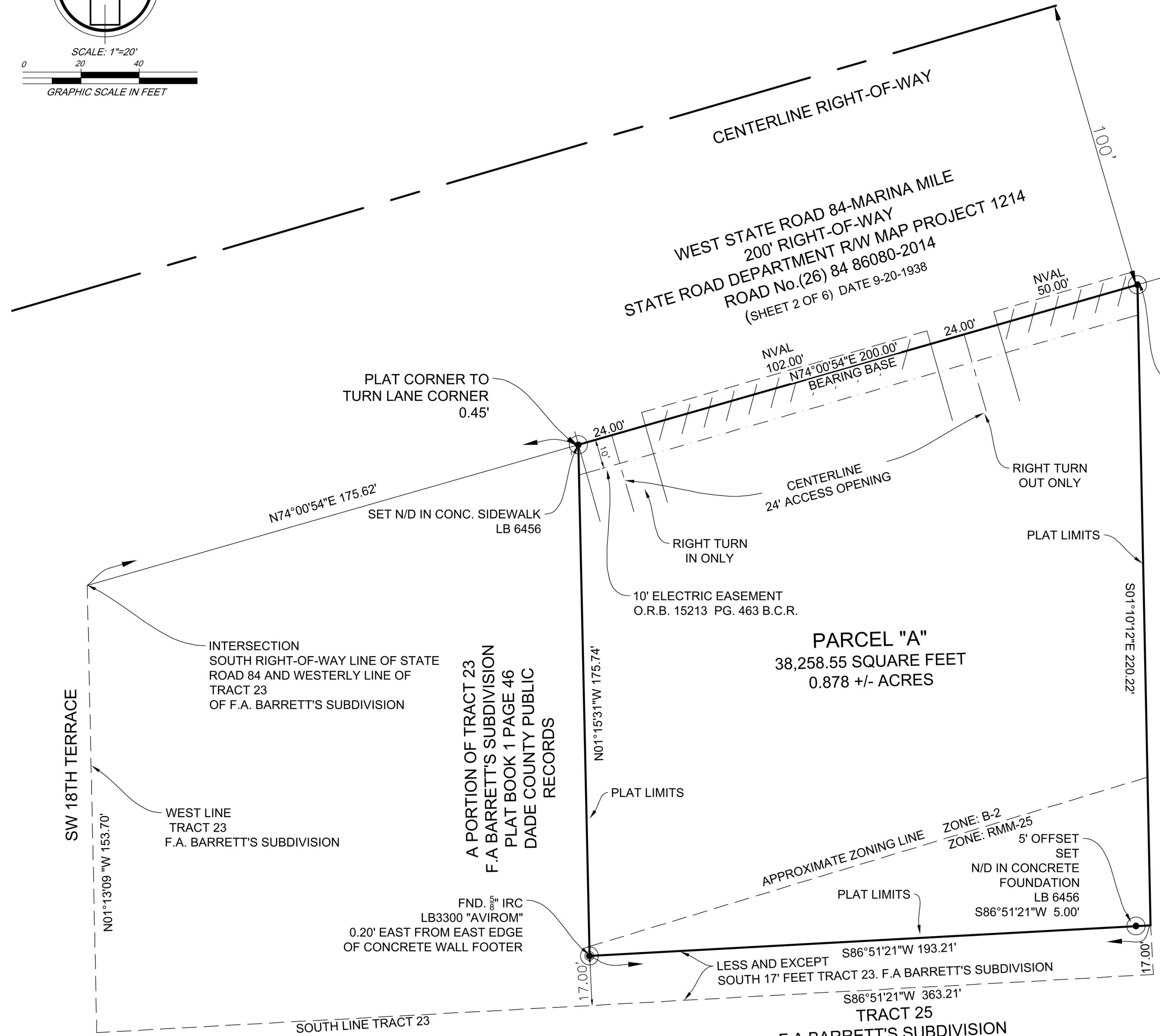
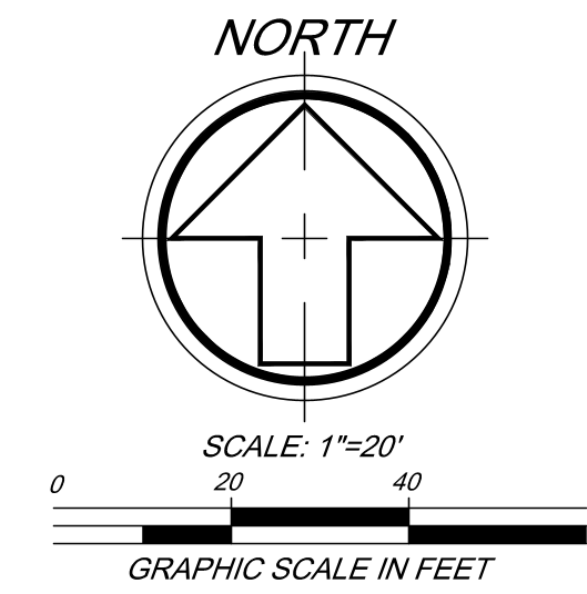
PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF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

PLAT RESTRICTION:

THIS PLAT IS RESTRICTED TO 114,264.0 SQUARE FEET OF SELF STORAGE USE AND WHICH IS FURTHER RESTRICTED TO THE COMMERCIAL PORTION.

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

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



AREA TABULATION TABLE

PARCEL "A" 38,258.55 SQUARE FEET 0.878 +/- ACRES

LEGEND

- B.C.R. BROWARD COUNTY PUBLIC RECORDS
- CCR CERTIFIED CORNER RECORD
- CONC CONCRETE
- FND FOUND
- IRC IRON ROD AND CAP
- LB LICENSE OF BUSINESS
- O.R.B. OFFICIAL RECORD BOOK
- N/D NAIL & DISK
- NVAL NON-VEHICULAR ACCESS LINE
- P.B. PLAT BOOK
- PG PAGE
- R RANGE
- SEC SECTION
- SW SIDEWALK
- TWP TOWNSHIP

PREPARED BY: **SDA ENGINEERING** ENGINEERING SURVEYING PLANNING
 3410 N. ANDREWS AVE., EXT POMPANO BEACH, FL 33064
 PH: 954-943-9433 FAX: 954-983-4754
 JANUARY 03, 2024
 SURVEYOR'S PROJECT NO. 1240A.00

August 9th, 2021

Cover Sheet
City of Fort Lauderdale
DRC Plat Submittal for
"1800 State Road 84" Plat

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5. Conceptual Site Plan
6. Aerial Photograph Depicting Parcels within 700 feet

Proposed Plat Narrative
City of Fort Lauderdale
ULDC Section 47-24.5 – Subdivision Regulations
“1800 State Road 84” Plat

August 9th, 2021

Prepared by:

Matthew Giani, P.E.
Shah, Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
954-943-9433
mattgiani@shahdrotos.com

The site for this proposed plat is located on the south side of State Road 84, just west of SW 18th Terrace, with address 1800 W. State Road 84, Fort Lauderdale, FL 33315. This site has not previously been platted and contains 38,148 sq.ft. or 0.88 acres. The site is currently an unoccupied vacant asphalt paved lot with a 246 sq.ft. single story wood frame building. The applicant proposes to construct a six story self-storage facility with structured parking totaling 114,264 sq.ft.

Please find below point-by-point responses to applicable sections of the ULDR.

Sec. 47-24.5 – Subdivision Regulations

Sec. 47-24.5 (A)(2)

Platting is required for this proposed development per Broward County regulations. A plat by the name “1800 State Road 84” is proposed.

Sec. 47-24.5 (B)

The applicant will comply with this section for the processing and filing of this plat application.

Sec. 47-24.5 (C)

Shah, Drotos & Associates will prepare the proposed plat in accordance with the technical specifications of this section.

Sec. 47-24.5 (D)(1a-m)

The only adjacent right-of-way for this parcel is State Road 84, which is designated as a 200’ arterial road per the Broward County Trafficways Plan. The right-of-way width for State Road 84 in this area is 200’, therefore no right-of-way dedications are anticipated. All driveway connections to State Road 84 will be constructed per FDOT standards.

Sec. 47-24.5 (D)(1n)

The proposed plat consists of a single parcel. Any required utility easements will be shown on the plat.

Sec. 47-24.5 (E1,2)

The applicant will comply with these regulations if any improvements are required with the approved preliminary plat.

Sec. 47-24.5 (E)(3)(a)

Permanent Reference Monuments (PRMs) will be set in accordance with Florida statutes and will be shown on the final plat.

Sec. 47-24.5 (E)(3)(b)

No additional site grading improvements are proposed as part of this plat application. The future development for this site will include a site grading plan as part of the DRC Site Plan application which is currently in process with the City of Fort Lauderdale. Site grading will be in accordance with City of Fort Lauderdale specifications.

Sec. 47-24.5 (E)(3)(c)

No additional site storm drainage improvements are proposed as part of this plat application. The future development for this site will include a site drainage plan as part of the DRC Site Plan application which is currently in process with the City of Fort Lauderdale. Site storm drainage will be in accordance with City of Fort Lauderdale and Broward County specifications.

Sec. 47-24.5 (E)(3)(d)

No additional paving improvements are proposed as part of this plat application. The future development for this site will include any proposed paving improvements as part of the DRC Site Plan application which is currently in process with the City of Fort Lauderdale. Site paving will be in accordance with City of Fort Lauderdale specifications.

Sec. 47-24.5 (E)(3)(e)

No sidewalk improvements are proposed as part of this plat application. The future development for this site will include any proposed sidewalks as part of the DRC Site Plan application which is currently in process with the City of Fort Lauderdale. Proposed sidewalks will be in accordance with City of Fort Lauderdale specifications.

Sec. 47-24.5 (E)(3)(f)

Water service to be provided by the City of Fort Lauderdale. Water service connections shall be in accordance with City of Fort Lauderdale requirements and specifications.

Sec. 47-24.5 (E)(3)(g)

Sanitary sewer service to be provided by the City of Fort Lauderdale. Sanitary sewer service connections shall be in accordance with City of Fort Lauderdale requirements

and specifications.

Sec. 47-24.5 (F)

The applicant will comply with this regulation as required prior to final plat approval.

Sec. 47-25.2 – Adequacy Requirements

Sec. 47-25.2 (A)

Adequacy requirements shall be based on the proposed development which includes a 114,264 sq.ft. self-storage with structured parking facility.

Sec. 47-25.2 (B)

A Site Plan application is currently being processed through the City of Fort Lauderdale for all proposed buildings of structures. The development will comply with this regulation as required.

Sec. 47-25.2 (C)

A Site Plan application is currently being processed through the City of Fort Lauderdale. The development will comply with this regulation as required.

Sec. 47-25.2 (D)

This site is not located in a Broward County wellfield protection zone. No identified environmentally sensitive lands exist on the site.

Sec. 47-25.2 (E)

A Site Plan application is currently being processed through the City of Fort Lauderdale. The development will comply with all City, County and State fire and safety standards, as applicable.

Sec. 47-25.2 (F)

The proposed development does not include any dwelling units or hotel/motel rooms.

Sec. 47-25.2 (G)

A Site Plan application is currently being processed through the City of Fort Lauderdale. The development will be consistent with CPTED guidelines to minimize risk to public safety and assure adequate police protection.

Sec. 47-25.2 (H)

Potable water service is to be provided by the City of Fort Lauderdale. As part of the Site Plan application which is concurrently being processed through the City of Fort Lauderdale, the applicant will obtain verification of capacity availability.

Sec. 47-25.2 (I)

Sanitary sewer service is to be provided by the City of Fort Lauderdale. As part of the Site Plan application which is concurrently being processed through the City of Fort

Lauderdale, the applicant will obtain verification of capacity availability.

Sec. 47-25.2 (J)

The proposed development does not include any residential units.

Sec. 47-25.2 (L)

As part of the Site Plan application which is concurrently being processed through the City of Fort Lauderdale, the applicant will provide this information.

Sec. 47-25.2 (M)

This site falls within the "Eastern Core" concurrency district of Broward County and will provide transportation concurrency fees as required. The only right-of-way adjacent to this site is State Road 84, which meets the Broward County Trafficways Plans required width of 200'. As part of the Site Plan application which is concurrently being processed through the City of Fort Lauderdale, the applicant will provide daily trip generation rates or traffic impact studies, as required. The Site Plan application will also provide for the any roadway improvements and street trees as required by this section.

Sec. 47-25.2 (N)

Sanitary sewer service is to be provided by the City of Fort Lauderdale. As part of the Site Plan application which is concurrently being processed through the City of Fort Lauderdale, the applicant will obtain verification of capacity availability. Any proposed improvements to wastewater facilities will be shown as part of the Site Plan application and will be in accordance with City of Fort Lauderdale specifications.

Sec. 47-25.2 (O)

The proposed development does not provide pre-packaged food or beverages for off-site consumption.

Sec. 47-25.2 (P)

There are no known historic or archaeological resources on this site.

Sec. 47-25.2 (Q)

This site is not located east of the intracoastal waterway.