

SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

PLANNING & ZONING BOARD (PZB) SITE PLAN APPLICATION

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

PLANNING & ZONING BOARD (PZB)

Site Plan Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet

Page 2: Required Documentation / Submittal Checklist
Page 3: Sign Notification Requirements & Affidavit
Addendum: PZB Rezone with Flex Allocation <<if applicable>>
Addendum: Parking Reduction Information <<if applicable>>

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

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

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

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

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



Page 1: PZB Site Plan - Applicant Information Sheet

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

Date of complete submittal NOTE For purpose of deviredation, the PROPERTY OWNER is the APPLICANT Property Owner's Signature 1800 State Road LLC Property Owner's Signature Address, Chy, State, 2p 2727 N Central Ave, Phonerth AZ 55004 mall_Unacca@purpose 602 283 5855 Proof of Ownershys NOTE: I. ACENT is to research OWNER, notarized later of consent is required on the application by the owner. Applicant Agent's Name Applicant Agent's Name Applicant Agent's Signature Address, Chy, State, 2p 273 N Central Ave, Phoner Name Applicant Agent's Name Applicant Agent's Signature Address, Chy, State, 2p 274 Os NY 12th ART 500 Shall be applicated owner of the Address	NOTE: To be filled out by Department				
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Open Space None 14,937 SF/30% Landscape Area 14,937 SF/39% Parking Spaces 1SP/5,000 SF GFA/ 23 23 NOTE: State north, south, east or west for each yard. Proposed Setbacks/Yards* Required Proposed Front [_N_] (B-2)5/20' FROM CURB ATSR84/(CB) 5/20' 20' AT SR 84 FROM CURB Side [_E_] (B-2)15'(CB)/10' 5' Side [_W_] (B-2)15'(CB)/10' 28'-3"	Future Land Use Designation Proposed Land Use Designation Current Zoning Designation Proposed Zoning Designation Current Use of Property Residential SF (and Type) Number of Residential Units Non-Residential SF (and Type) Total Bldg. SF (Include structured perfung) Site Adjacent to Waterway Dimensional Requirements Lot Size (SF / Acreage) Lot Density Lot Width Bullding Height (Feet / Levels)	Commercial Commercial B-2 (General Business)/ RMM-25 Interdistrict (0 B-2 (General Business) Interdistrict Corridor/O vacant land N/A N/A 114,432 SF [] Yes [✓] No Required None/None N/A 193' 150'	Proposed Total 37.897 SF/0.87AC N/A 193' 82'		
Landscape Area 14,937 SF/39% Parking Spaces 1SP/5,000 SF GFA/ 23 23 NOTE: State north, south, east or west for each yard. Setbacks/Yards* Required Proposed Front [_N_] (B-2)5'/20' FROM CURB ATSR84/(CB) 5'/20' 20' AT SR 84 FROM CURB Side [_E_] (B-2)15'(CB)/10' 5' Side [_W_] (B-2)15'(CB)/10' 28'-3"	Future Land Use Designation Proposed Land Use Designation Current Zoning Designation Proposed Zoning Designation Current Use of Property Residential SF (and Type) Number of Residential Units Non-Residential SF (and Type) Total Bidg. SF (Include structured parting) Site Adjacent to Waterway Dimensional Requirements Lot Size (SF / Acreage) Lot Density Lot Width Bullding Height (Feet / Levels) Structure Length	Commercial Commercial B-2 (General Business)/ RMM-25 Interdistrict (B-2 (General Business) Interdistrict Corridor/O vacant land N/A N/A 114,432 SF [] Yes [✓] No Required None/None N/A 193' 150' None	Proposed Total 37,897 SF/0.87AC N/A 193' 82' 147'		
Parking Spaces 1SP/5,000 SF GFA/ 23 23	Future Land Use Designation Proposed Land Use Designation Current Zoning Designation Proposed Zoning Designation Current Use of Property Residential SF (and Type) Number of Residential Units Non-Residential SF (and Type) Total Bidg. SF (Include shutched parking) Site Adjacent to Waterway Dimensional Requirements Lot Size (SF / Acreage) Lot Density Lot Width Building Height (Feet / Levets) Structure Length Floor Area Ratio	Commercial Commercial B-2 (General Business)/ RMM-25 Interdistrict (B-2 (General Business) Interdistrict Corridor/O vacant land N/A N/A N/A 114,432 SF [] Yes [✓] No Required None/None N/A 193' 150' None None	Proposed Total 37,897 SF/0.87AC N/A 193' 82' 147' N/A		
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Setbacks/Yards* Required Proposed Front [_N_] (B-2)5/20° FROM CURB ATSR84/(CB) 5/20° 20° AT SR 84 FROM CURB Side [_E_] (B-2)15′(CB)/10° 5' Side [_W_] (B-2)15′(CB)/10° 28°.3"	Future Land Use Designation Proposed Land Use Designation Current Zoning Designation Proposed Zoning Designation Current Use of Property Residential SF (and Type) Number of Residential Units Non-Residential SF (and Type) Total Bidg. SF (Include structured perhing) Site Adjacent to Waterway Dimensional Requirements Lot Size (SF / Acreage) Lot Density Lot Width Building Height (Feet / Levels) Structure Length Floor Area Ratio Lot Coverage Open Space	Commercial Commercial B-2 (General Business)/ RMM-25 Interdistrict (B-2 (General Business) Interdistrict Corridor/C vacant land N/A N/A N/A 114,432 SF [] Yes [✓] No Required None/None N/A 193' 150' None None None	Proposed Total 37.897 SF/0.87AC N/A 193' 82' 147' N/A 33% 14.937 SF/30%		
Front [N] (B-2)5'/20' FROM CURB ATSR84/(CB) 5'/20' 20' AT SR 84 FROM CURB Side [E] (B-2)15'(CB)/10' 5' Side [W] (B-2)15'(CB)/10' 28'-3"	Future Land Use Designation Proposed Land Use Designation Current Zoning Designation Proposed Zoning Designation Current Use of Property Residential SF (and Type) Number of Residential Units Non-Residential SF (and Type) Total Bidg. SF (Include structured perfury) Site Adjacent to Waterway Dimensional Requirements Lot Size (SF / Acreage) Lot Density Lot Width Building Height (Feet / Levels) Structure Length Floor Area Ratio Lot Coverage Open Space Landscape Area	Commercial Commercial Commercial B-2 (General Business)/ RMM-25 Interdistrict (0 B-2 (General Business) Interdistrict Corridor/C vacant land N/A N/A 114,432 SF [] Yes [✓] No Required None/None N/A 193' 150' None None None None None None	Proposed Total 37.897 SF/0.87AC N/A 193' 82' 147' N/A 33% 14,937 SF/30% 14,937 SF/39%		
Side [_E_] (B-2)15'(CB)/10' 5' Side [_W] (B-2)15'(CB)/10' 28'-3"	Future Land Use Designation Proposed Land Use Designation Current Zoning Designation Proposed Zoning Designation Current Use of Property Residential SF (and Type) Number of Residential Units Non-Residential SF (and Type) Total Bidg. SF (include structured perfung) Site Adjacent to Waterway Dimensional Requirements Lot Size (SF / Acreage) Lot Density Lot Width Bullding Height (Feet / Levels) Structure Length Floor Area Ratio Lot Coverage Open Space Landscape Area Parking Spaces	Commercial Commercial B-2 (General Business)/ RMM-25 Interdistrict (0 B-2 (General Business) Interdistrict Corridor/C vacant land N/A N/A 114,432 SF 114,432 SF [] Yes [✓] No Required None/None N/A 193' 150' None None None None None None None None	Proposed Total 37.897 SF/0.87AC N/A 193' 82' 147' N/A 33% 14,937 SF/30% 14,937 SF/39%		
Side [W] (B-2)15(CB)/10' 28'-3"	Future Land Use Designation Proposed Land Use Designation Current Zoning Designation Proposed Zoning Designation Current Use of Property Residential SF (and Type) Rumber of Residential Units Non-Residential SF (and Type) Total Bidg. SF (Include structured perfurg) Site Adjacent to Waterway Dimensional Requirements Lot Size (SF / Acreage) Lot Density Lot Width Building Height (Feet / Levels) Structure Length Floor Area Ratio Lot Coverage Open Space Landscape Area Parking Spaces NOTE: State north, south, east or west for	Commercial Commercial B-2 (General Business)/ RMM-25 Interdistrict (0 B-2 (General Business) Interdistrict Corridor/C vacant land N/A N/A 114,432 SF [] Yes [√] No Required None/None N/A 193' 150' None None None None None None None None	Proposed Total 37.897 SF/0.87AC N/A 193' 82' 147' N/A 33% 14,937 SF/30% 14,937 SF/39% 23		
	Future Land Use Designation Proposed Land Use Designation Current Zoning Designation Proposed Zoning Designation Current Use of Property Residential SF (and Type) Number of Residential Units Non-Residential SF (and Type) Total Bidg. SF (Include structured parking) Site Adjacent to Waterway Dimensional Requirements Lot Size (SF / Acreage) Lot Density Lot Width Building Height (Feet / Levels) Structure Length Floor Area Ratio Lot Coverage Open Space Landscape Area Parking Spaces NOTE: State north, south, east or west for Setbacks/Yards*	Commercial Commercial B-2 (General Business)/ RMM-25 Interdistrict (0 B-2 (General Business) Interdistrict Corridor/O vacant land N/A N/A 114,432 SF [] Yes [√] No Required None/None N/A 193' 150' None None None None None None Rone Rone Rone Rone Rone Rone Rone R	Proposed Total 37.897 SF/0.87AC N/A 193' 82' 147' N/A 33% 14,937 SF/30% 14,937 SF/39% 23		
(B-2) 20' W/ RESIDENTIAL/(CB)15' 41 FT 9 1/2 BLOG)= 56' 57'-6"	Future Land Use Designation Proposed Land Use Designation Current Zoning Designation Proposed Zoning Designation Current Use of Property Residential SF (and Type) Number of Residential Units Non-Residential SF (and Type) Total Bidg. SF (recade structured parking) Site Adjacent to Waterway Dimensional Requirements Lot Size (SF / Acreage) Lot Density Lot Width Building Height (Feet / Levels) Structure Length Floor Area Ratio Lot Coverage Open Space Landscape Area Parking Spaces NOTE: State north, south, east or west for Setbacks/Yards* Front [_N_]	Commercial Commercial B-2 (General Business)/ RMM-25 Interdistrict (B-2 (General Business) Interdistrict Corridor/C vacant land N/A N/A N/A 114,432 SF [] Yes [✓] No Required None/None N/A 193' 150' None None None None None Required (B-2)5/20 FROM CURB ATSR84/(CB) 5/20' (B-2)5/20' FROM CURB ATSR84/(CB) 5/20'	Proposed Total 37.897 SF/0.87AC N/A 193' 82' 147' N/A 33% 14.937 SF/30% 14,937 SF/39% 23 Proposed 20' AT SR 84 FROM CURB		
40/04/2020	Future Land Use Designation Proposed Land Use Designation Proposed Zoning Designation Proposed Zoning Designation Current Use of Property Residential SF (and Type) Number of Residential Units Non-Residential SF (and Type) Total Bidg. SF (Include structured parking) Site Adjacent to Waterway Dimensional Requirements Lot Size (SF / Acreage) Lot Density Lot Width Building Height (Feet / Levels) Structure Length Floor Area Ratio Lot Coverage Open Space Landscape Area Parking Spaces NOTE: State north, south, east or west for Setbacks/Yards* Front [_N_] Side [_E_]	Commercial Commercial Commercial B-2 (General Business)/ RMM-25 Interdistrict (B-2 (General Business) Interdistrict Corridor/C vacant land N/A N/A 114,432 SF 114,432 SF [] Yes [✓] No Required None/None N/A 193' 150' None None None None Rone Rone Rone Rone Rone Rone Rone R	Proposed Total 37.897 SF/0.87AC N/A 193' 82' 147' N/A 33% 14,937 SF/30% 14,937 SF/39% 23 Proposed 20' AT SR 84 FROM CURB 5' 28'-3"		

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Page 2: Required Documentation / Submittal Checklist

One (1) copy of the following documents:

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

Two (2) original sets, signed and sealed, of Pre-PZB plans at 24" x 36" Thirteen (13) copy sets, of Pre-PZB half-size scaled plans at 12" x 18"

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

A. Site Plan E. Additional Renderings*
B. Details* F. Landscape Plans*

C. Floor Plans

G. Photometric Diagram*

D. Building Elevations*

H. Engineering Plans*

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

Note: Plans must be bound, stapled and folded to 8 ½" x 11". All non-plan documents should be 8 ½" x 11" and stapled or bound.

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

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

Applicant's Affidavit I acknowledge that the Required Documentation and Technical Specifications of the application are met:		Staff Intake Review For Urban Design & Planning staff use only:		
Print Name	Matthew F Braccia	Date		
Signature	Occurrence of Matthew F Bracina	Received By		
Oignaturo	3/9/2022	Reviewed By		
Date		Case No.		

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Page 3: Sign Notification Requirements and Affidavit

SIGN NOTICE

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

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property. 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.

	OF FLORIDA ARD COUNTY			
RE:	BOARD OF ADJUSTMENT HISTORIC PRESERVATION BOARD PLANNING AND ZONING BOARD CITY COMMISSION	CASE NO		
APPLIC	CANT:			
PROPE	RTY:			
PUBLIC	HEARING DATE:			
BEFOR	E ME, the undersigned authority, personally appearedad, under oath deposes and says:			
1.	Affiant is the Applicant in the above cited City of Fort Lauderdale Board of	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 or Commission. Should the application be continued, deferred or new dates.	until the final disposition of the case before the Board re-heard, the sign shall be amended to reflect the		
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 venalties therefore.	with the laws of perjury in the State of Florida and the		
	Affiant			
SWORM	TO AND SUBSCRIBED before me in the County and State above aforesis	aid this day of, 20		
(SEAL)				
	NOTARY PUBLIC MY COMMISSION			
audero	I understand that if my sign is not returned within the prescribed time ale ULDR, I will forfeit my sign deposit. (initial here) Initials of applicant (or representative) receiving sign as per-			

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Addendum: Rezoning <<if applicable>>

Site Plan Applications including Rezoning requests

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

The zoning district proposed is consistent with the City's Comprehensive Plan.
Future land use - 1800 State Hoad LLC is meeting the goal of the community and the Comprehensive Plan by
redeveloping abandoned and unused commercial site, which this property consists of increasing occupancy of
businesses along Hoad 84 and thus creating new commercial opportunities and job growth for the area
Neighborhood enhancement- The proposed development will revitalize the existing underutilized commercial
property. It includes architectural designs which will be compatible with the styles and themes of the existing
buildings surrounding the site. The design will include interior storage room access for increased security, the
benefit of noise reduction, and an aesthetically pleasing exterior. In addition, the project follows the City's
development standards and an ideline. It is excited any pleasing extention. In addition, the project follows the City's
development standards and guidelines. It is providing smooth transition to adjacent residential neighborhood by having adequate landscape buffers.
Transportation The proposed with the control of the
Transportation-The proposed project is proposing a sidewalk along Road 84 contributing to connectivity and
increased mobility options. The area along the street will be landscaped and will include trees for shade, bike
racks and benches which will contribute to the pedestrian experience.
Economic development- The request will allow for the development of a quality, indoor storage &moving facility,
It will provide for the moving needs of the surrounding community. In addition, our financial model will improve
the City's economic development goals by offering a valuable service to the community, creating jobs, increasing
tax revenues and retaining and developing new commercial activities within walking distance of residential area.
Substantial changes in the character of development in or near the area under consideration supports the
proposed rezoning.
The corridor along State Road 84 is zoned B-2 (General Business). The uses in the immediate vicinity of the site
are primarily commercial businesses. The majority of the property is zoned B-2. The self- storage is located
entirely within the B-2 zoning district, where the use is permitted. The proposed self-storage use will
complement the existing uses permitted in the zone by providing additional services to the area designed to the
standards of the B-2 zoning district.
Per the ULDR the portion of the parcel zoned RMM-25 Residential Multi-family Mid Rise/Medium High density
will need to be reapped to (CR) Compunity Business District to the reapped to the
will need to be rezoned to (CB) Community Business District to meet the requirement for allocation of flex units
to commercial. The portion being rezoned to CB will be will not be developed. It will be used for open space and
landscaping. The rezoned portion of the property to CB will serve as a buffer to the residential zoning district
RMM-25 to the south of the property.
The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is
The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.
compatible with surrounding districts and uses. The existing and future land use of the property is commercial. The proposed use of self—storage is consistent.
compatible with surrounding districts and uses. The existing and future land use of the property is commercial. The proposed use of self – storage is consistent with the commercial uses permitted in the commercial land use category. The proposed development is located.
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compatible with surrounding districts and uses. The existing and future land use of the property is commercial. The proposed use of self – storage is consistent with the commercial land use permitted in the commercial land use category. The proposed development is located within an existing commercial corridor in proximity to Hwy 95 and State Road 84. The immediately surrounding properties consist of the following uses. On the west side is a U-Haul Truck facility. East of the property is an Electric Motor Store commercial property and small portion to the south is residential wooded area. To the south is a residential property and parking abutting the property line. Other businesses across from State Road 84 included Marine Supply store, a motel, fast food restaurant and a gas station. The uses in the immediate vicinity of the site are primarily commercial businesses. The proposed use is located within the B-2 zoning district of the property and is a permitted use. The proposed use and property redevelopment are desirable for the development of the community. The proposed use self-storage use will complement the existing uses and the uses permitted in the zone by providing
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Pursuant to ULDR Section 47-9.20, if proposing rezoning to X-Exclusive Use District, in addition provide a response narrative indicating satisfaction with the following:

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

Name and Signature	Folio Number	Subdivision	Block	Lot
				_

Updated: 2/22/2013

FlexRezoneRider

AFFIDAVIT OF PUBLIC PARTICIPATION NOTIFICATION STATE OF FLORIDA, BROWARD COUNTY ___ 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 Daving Bean who upon being duly sworn and cautioned, under oath deposes and says: Affiant is the Applicant in the above cited City of Fort Lauderdale Development Review Case. 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 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. 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 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. 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. Affiant stamiliar with the nature of proath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor. charge perfore mane before the perfect of the performance of the perfo SWORN TO AND SU MY COMMISSION # HH 128613 (SEAL) EXPIRES: June 2, 2025 Bonded Thru Notary Public Underwriter **NOTARY PUBLIC** MY COMMISSION EXPIRES: 3 ne a, aoas

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. (Initial here)

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

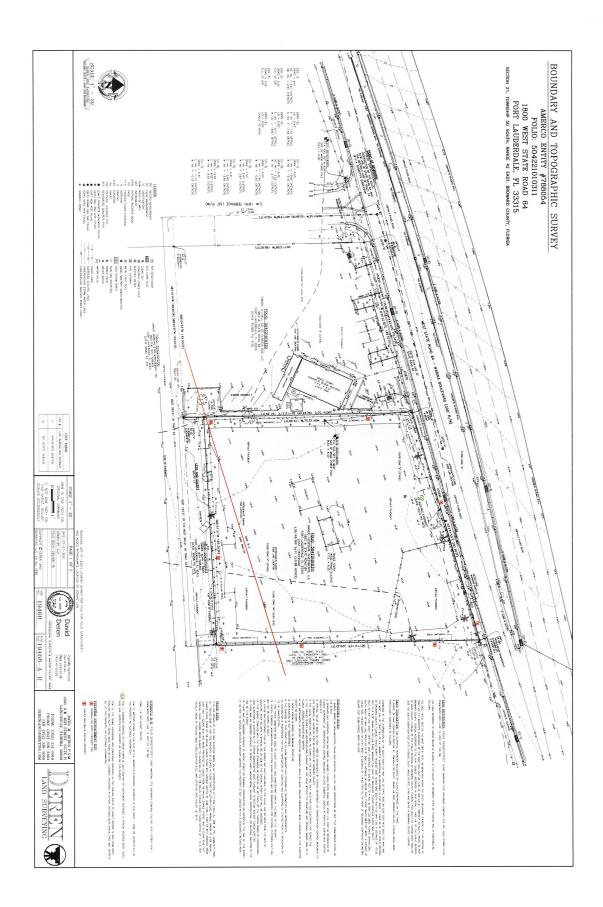
Kun Leng



AFFIDAVIT OF MAIL NOTIFICATION

STATE OF FLORIDA, BROWARD COUNTY CASE NUMBER: URD-SR21002 RE: ____ DEVELOPMENT REVIEW COMMITTEE 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 cautioned, under oath deposes and says: Affiant is the Applicant in the above cited City of Fort Lauderdale Development Review Case. 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. 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. 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. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor AFFIANT SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 30th, day of 14 way with KAREN DEFELICE MY COMMISSION # HH 128613 EXPIRES: June 2, 2025
Bonded Thru Notary Public Underwrit (SEAL) NOTARY PUBLIC

WE RIBED COMMENTS



SKETCH OF DESCRIPTION THAT PORTION OF

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

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

EAST, ALONG SAID EAST LINE, A DISTANCE OF 49.35 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF SAID FOLIO; THENCE ZONE RMM-25 LINE, A DISTANCE OF 200.59 FEET, MORE OR LESS TO THE EAST LINE OF SAID FOLIO; THENCE SOUTH 01'10'12" RIGHT-OF-WAY LINE, SOUTH 01"15"31" EAST, ALONG THE WEST LINE OF SAID FOLIO, A DISTANCE OF 172.93 FEET, MORE OR LESS RECORDED IN INSTRUMENT NUMBER 116272599 OF THE PUBLIC RECORDS OF BROWARD COUNTY; THENCE LEAVING SAID SOUTH COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 84 (200 FOOT WIDE RIGHT-OF-WAY) AND MORE OR LESS. A DISTANCE OF 1.67 FEET, MORE OR LESS TO THE <u>POINT OF BEGINNING</u>. CONTAINING 4,925.20 SQUARE FEET (0.11 ACRES), 3300) MARKING THE SOUTHWEST CORNER OF SAID FOLIO; THENCE NORTH 01"15"31" EAST, ALONG THE WEST LINE OF SAID FOLIO, SOUTH 86°51'21" WEST, ALONG THE SOUTH LINE OF SAID FOLIO, A DISTANCE OF 193.20 FEET TO A 5/8" REBAR & CAP (LB TO THE APPROXIMATE ZONE RMM-25 LINE LOCATION AND THE <u>POINT OF BEGINNING</u>; THENCE NORTH 73'06'51" EAST, ALONG SAID OF 175.33 FEET TO A 5/8" REBAR & CAP (LB 3300) MARKING THE NORTHWEST CORNER OF FOLIO: 504221010311 AS RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 74°22°30" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE THE WEST LINE OF TRACT 23, OF F.A. BARRETT'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 46 OF THE PUBLIC

- SURVEYOR'S NOTES:

 1. SKETCH BASED ON PREVIOUS SURVEY BY THIS FIRM, JOB NUMBER 19468, DATED 11-25-2019 AND OFF OF THE
- ZONING MAP PROVIDED BY THE CLIENT ON AND EMAIL ON 6-24-21.

 2. BEARINGS AND HORIZONTAL DATUM ARE BASED ON NADB3, FLORIDA STATE PLANE, EAST ZONE, U.S. FOOT AS ESTABLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION CONTROL MONUMENT C3 (PID: 2282431) LOCATED AT NORTHING: 639181.910, EASTING: 930201.313
- SURVEY FILE 3. THE DIGITAL SIGNATURE AND SEAL AS SHOWN ON THIS SKETCH ARE ONLY VALID FOR THIS ELECTRONIC PDF
- RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 4. THE PRINTED SKETCH AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL
- 5. NORTH ARROW IS BASED ON BEARING STRUCTURE.
- CERTIFICATION IS NOT TRANSFERABLE.
- 7. THE PURPOSE OF THIS SKETCH IS TO DESCRIBE THAT PORTION OF FOLIO 504221010311 THAT IS LOCATED WITHIN THE RMM-25 ZONING DISTRICT.
- PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE. 8. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL
- PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 DATE OF SIGNATURE. AFTER 90 DAYS, A MINIMUM FEE OF 50% OF THE ORIGINAL SKETCH COST WILL BE ASSESSED.

 10. THIS SKETCH COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF FLORIDA STATUTES 9. COPIES AND ELECTRONIC FILES OF THIS SKETCH ARE ONLY AVAILABLE TO THE CLIENT FOR 90 DAYS FROM THE

THIS SHEET, ADJUST SCALES ACCORDINGLY	O IF NOT ONE INCH ON	ORIGINAL DRAWING	BAR IS ONE INCH ON	SCALE: $1" = 40'$	
COPYRIGHT © DEREN LAND SURVEYING, LLC. LB No. 7996	FIELD BOOK: N/A	DRAWN BY: GUY	DATE: 07-21-2021	PAGE 1 OF 2	
^{JOB} 19468	PROFESSIONAL	Deren	Java Java	Davis Davis	
ACAD 19468-Z	PROFESSIONAL SURVEYOR & MAPPER FLACERT. 6946	Date: 2021.09.2/	David Deren	Digitally signed by	
	PHONE: (352) 331-0010	GAINESVILLE, FLORIDA 32609	4605 N.W. 6TH STREET, SUITE H	nsa wadau n uman	
LAND SURVEYING		ララララ			
6	W.)	1	

