

# **Gustavo J. Carbonell, Architect P.A.**

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**AA 26001131**

March 10, 2017

City of Ft. Lauderdale

Sustainable Development Department

Urban Design and Planning Department

700 NW 19<sup>th</sup> Avenue, Ft. Lauderdale, Florida 33311

**Re; Commercial Building at 840 State Road 84, Ft. Lauderdale, Florida. 33315**

## **PROJECT DESCRIPTION, REQUEST TO REZONE A PORTION OF THE SITE FROM RS-8 TO CB**

The proposed development, a one story commercial structure is located on a corner parcel within the existing B-1 zoning district, and the proposed CB zoning, replacing a recently demolished service station that was built straddling both existing zoning districts, B-1 and RS-8.

The request consists of rezoning the southern portion now zoned RS-8 to CB so the parcel can be developed. The frontage along State Road 84 is developed as very old, and non-conforming commercial uses. The rezoning is required so this parcel is deep enough to provide for parking, landscape buffers in addition to the building.

The development follows the dimensional requirements of the B-1 and CB Zoning District, as well as additional requirements of the State Road Inter-district ordinance. This ordinance requires that the structure be built to the minimum front yard, parking in the rear, and as much width as possible along the sidewalk.

The vehicular circulation has been designed so that all vehicles enter and exit not from the residential streets. Parking areas do not have any dead end pockets and provide stacking of at least 22 feet upon entering and exiting the site from the property lines.

The style is contemporary with large storefront expanses and pedestrian entrances from both, the parking area, and the State Road 84 sidewalk. Material and color selections, varied parapets, and multiple architectural features provided.

Sincerely;

Gustavo J. Carbonell

February 6, 2017

City of Ft. Lauderdale  
Sustainable Development Department  
Urban Design and Planning Department  
700 NW 19<sup>th</sup> Avenue  
Ft. Lauderdale, Florida 33311

**Re; Mixed Use Development at 2100 Miami Road  
Ft. Lauderdale, Florida.**

Sir or Madam;

As per requirements of the City of Fort Lauderdale ULDR regulations please find narrative addressing Section 47-25.2, Adequacy Requirements below in order to plat the property and subsequently obtain necessary approvals for a small expansion of St. Jerome school. As separate set of narratives will be provided at time of site plan submission. This narratives addresses the boundary plat application only.

**Narrative for Section 47-25.2 adequacy Requirements**

**Sec. 47-25.2. Adequacy requirements.**

A. *Applicability.* The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.

B. *Communications network.* Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

**This Development will not interfere with any of the city's communication network. The new building planned will be only 5 stories in height.**

C. *Drainage facilities.* Adequacy of storm water management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2 1/2) inches of runoff from the impervious surface whichever is greater.

**Proper drainage will provided by use of exfiltration trenches, and dry detention areas. At least 35% of the site is landscaped.**

*D. Environmentally sensitive lands.*

1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:

- a. Broward County Ordinance No. 89-6.
  - b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
  - c. Broward County Ordinance No. 84-60.
2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

**Site is not considered environmentally sensitive land.**

*E. Fire protection.* Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

**Adequate water supply and fire hydrants exist or will be added as required.**

*F. Parks and open space.*

1. For all residential plats, a minimum of three (3) acres property per anticipated one thousand (1,000) residents, or cash equivalent value, or combination thereof as determined by the department shall be provided by the applicant to meet the needs for additional parks. In addition, contribution to sub regional and regional parks in accordance with the Broward County Land Development Code is required, and an applicant shall provide documentation to the department that such contribution has been satisfied.

**Not applicable. Already plated.**

2. If there is adequate acreage available to service the proposed residential development, the city shall reserve the capacity necessary to serve the development.

**Not applicable. Already plated.**

3. Open space requirements provided in the ULDR shall be in addition to and shall not replace the park and open space required by this subsection F.

**Not applicable. Already plated.**

*G. Police protection.* Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent

with Crime Prevention Through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

**This development will have adequate police protection by the use of proper site lighting for the occupants, all new glazing and doors will be impact resistant, and each unit will be pre-wired for an automatic alarm system. Vehicles will be stored inside the parking garage that will have a security gate for the resident's parking.**

H. *Potable water.*

1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.

2. *Potable water facilities.*

- a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
- b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
- c. Where the county is the projected service provider, a similar written assurance will be required.

**Adequate potable water facilities to serve development exist.**

I. *Sanitary sewer.*

1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.
3. Where the county is the projected service provider, a written assurance will be required.
4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

**Adequate sanitary sewer facilities exist.**

J. *Schools.* For all residential plats, the applicant shall contribute to school facilities in accordance with the Broward County Land Development Code and shall provide documentation to the city that such contribution has been satisfied.

**Not a new plat.**

K. *Solid waste.*

1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.

2. *Solid waste facilities.* Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

**A private solid waste hauler will be provided. Provisions made for space to store the sanitation and recycling carts. Bulk trash will be handled by a private hauler. Landscaping will be removed by a private company and paid for by the association.**

L. *Storm water.* Adequate storm water facilities and systems shall be provided so that the removal of storm water will not adversely affect adjacent streets and properties or the public storm water facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.

**Storm water disposal to be provided to meet code with use of exfiltration trenches and dry detention areas.**

M. *Transportation facilities.*

1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.

**Site is not located within a Compact Deferral Area.**

2. *Regional transportation network.* The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or

existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.

**Bus route serve development. Nearest route at S federal highway nearby. Existing road infrastructure is adequate.**

3. *Local streets.* Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.

**Right of way dedication not required.**

4. *Traffic impact studies.*

- a. When the proposed development may generate over one thousand (1,000) daily trips; or
- b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half ( 1/2) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half ( 1/2) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:
  - i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.
  - ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.
  - iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
  - iv. A further detailed analysis and any other information that the review committee considers relevant.

- v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.
- vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

**Traffic study is not applicable.**

5. *Dedication of rights-of-way.* Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Traffic ways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

N.A.

6. *Pedestrian facilities.* Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.

**Adequate pedestrian facility will be provided for the development. Safe pedestrian circulation can be accomplished by the use of walkways on site, these walkways will also connects to the city sidewalks.**

7. *Primary arterial street frontage.* Where a proposed development abuts a primary arterial street either existing or proposed in the traffic ways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a no access reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

N.A.

8. *Other roadway improvements.* Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic.

**Will be provided as needed.**

9. *Street trees.* In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may

be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

**Street trees will be provided and will be in compliance to the City of Ft. Lauderdale's landscape ordinance.**

*N. Wastewater.*

1. *Wastewater.* Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

**Waste water service to the site exists.**

*O. Trash management requirements.* A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

**Not applicable. Not a convenience store.**

*P. Historic and archaeological resources.*

1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

**Not a historic site.**



**Q. *Hurricane evacuation.*** If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.

**Not applicable.**

Gustavo J. Carbonell, A.I.A.

**End of narrative.**

February 6, 2017

**Re; Mixed Use Development at 2100 Miami Road  
Ft. Lauderdale, Florida.**

Sir or Madam;

As per requirements of the City of Fort Lauderdale ULDR regulations please find narrative addressing Section 47-25.3, Neighborhood Compatibility Requirements below to obtain necessary approvals for an 8 unit townhouse development.

**Sec. 47-25.3. Neighborhood Compatibility Requirements:**

A. The neighborhood compatibility requirements are as follows:

1. *Adequacy requirements.* See Sec. 47-25.2.

**See attached adequacy requirements report as a separate document.**

2. *Smoke, odor, emissions of particulate matter and noise.*

**This development consists of residential units and will not produce noise, smoke, odor or emissions. Improvements are located in a large parcel with a use that is compatible with residential uses surrounding the site. A small commercial space is also provided intended for a small office.**

a. Documentation from the Broward County Department of Natural Resource Protection (DNRP) or a report by a certified engineer, licensed in the State of Florida, that the proposed development will not exceed the maximum levels of smoke, odor, emissions of particulate matter and noise as regulated by Chapter 27, Pollution Control, of the Code of Broward County, and that a DNRP permit for such facility is not required.

**This development will not produce noise, smoke, odor or emissions.**

b. Where a DNRP license is required in accordance with Chapter 27, Pollution Control, of the Code of Broward County, all supporting documentation and information to obtain such permit shall be submitted to the DRC as part of a site plan review.

**Proper applications will be submitted if required.**

c. Such DNRP licenses shall be required to be issued and copies provided to the city prior to the issuance of a building permit for the proposed development.

**Will comply.**

3. *Design and performance standards.*

a. *Lighting.* No lighting shall be directed from a use which is subject to the requirements of this Sec. 47-25.3 in a manner which illuminates abutting residential property and no source of incandescent or mercury vapor illumination shall be directly visible from any abutting residential property. No neon lights inside or outside structures shall be visible from any abutting residential property.

**The site illumination is designed to not overspill onto adjacent properties. Parking is located inside a parking garage.**

i. Glare. Any nonresidential operation or activity producing glare shall be conducted so that direct or indirect illumination of light shall not cause illumination in excess of one (1) footcandle on any abutting residential property except as provided in subsection iii. of this subsection a.

**Item addressed above.**

ii. Control of effects of lights from automobiles or other sources. Where the site plan indicates potential adverse effects of parking or of other sources on the lot on which the nonresidential use is to be located, such effects shall be eliminated or at a minimum prevented so that lights do not illuminate adjacent residential property below a height of five (5) feet at the residential lot line, or from shining into any residential window if there is to be nonresidential parking on the premises after dark.

**Item addressed above. All of the vehicular use areas are located internally within a garage.**

iii. In addition to the above, parking lots and garages will be subject to the provisions of Sections 47-20.14 and if in conflict with the provisions of this section, the more restrictive provisions shall apply.

**This development will be in compliance with the city of Ft Lauderdale's lighting standards.**

b. *Control of appearance.* The following design standards are provided to protect the character of abutting residential areas from the visual impact which may result from a use which is subject to the requirements of this Sec. 47-25.3.

i. *Architectural features.* The facade of any side of a nonresidential building facing the residential property shall be constructed to compliment a residential structure and shall include the following:

a) Fenestration such as windows, doors and openings in the building wall; and  
b) Shall contain a minimum of one (1) feature from each of the following architectural feature groups with a total of four (4) architectural features from the following list:

1. Detail and embellishments:

- a. Balconies,
- b. Color and material banding,
- c. Decorative metal grates over windows,

- d. Uniform cornice heights,
- e. Awnings.
- 2. Form and mass:
  - a. Building mass changes including projection and recession,
  - b. Multiple types and angles of roofline, or any combination thereof.
  - c) The above required facade treatment shall be required to continue around the corner onto the adjoining wall for a distance of twenty (20) feet.

**The architecture and developments proposed will encompass necessary requirements to comply with the items listed as part of the control of appearance. The style and massing is compatible with the existing and proposed nearby structures. Balconies, large expanses of glass, undulation, color and material changes, varied roof lines, and architectural embellishments are incorporated.**

ii. *Loading facilities.* Loading and service facilities shall be screened so as not to be visible from abutting residential uses or vacant residential zoned property.

**N.A.**

iii. *Screening of rooftop mechanical equipment.* All rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and/or adequately screened so that they are not visible from abutting residential uses or vacant residential zoned property.

**Roof top mounted mechanical equipment proposed and screened.**

- c. *Setback regulations.* When a nonresidential use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, there shall be an additional setback required for any yard of that use which is contiguous to the residential property, as follows:
- i. When any side of a structure greater in height than forty (40) feet is contiguous to residential property, that portion of the structure shall be set back one (1) foot for each one (1) foot of building height over forty (40) feet up to a maximum width equal to one-half (1/2) the height of the building, in addition to the required setback, as provided in the district in which the proposed nonresidential use is located.

**This project is in compliance to the setback requirements. CB Zoning requirements. Located within the Employment Center Land Use.**

d. *Buffer yard requirements.* When a use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, the property where the use is located shall be required to have a landscaped strip area and a physical barrier between it and the residential property. Such landscape strip shall meet the following requirements:

**The proposed project is mainly residential in nature. Required buffer yards of 10 feet provided to the adjacent RMM-25 zoned properties.**

i. *Landscape strip requirements.* A ten (10) foot landscape strip shall be required to be located along all property lines which are adjacent to residential property. Such landscape strip shall include trees, shrubs and ground cover as provided in the landscape provisions of Section 47-21, Landscape and Tree Preservation Requirements. The width of the landscape area shall extend to the property line. All required landscaping shall be protected from vehicular encroachment. When walls are required on nonresidential property abutting an alley, required shrubbery shall be installed and located within the landscape area on the exterior of the wall.

**Provided.**

ii. *Parking restrictions.* No parking shall be located within twelve (12) feet of the property line, within the yard area required by the district in which the proposed nonresidential use is located, when such yard is contiguous to residential property.

**Provided more than 12 feet from residential properties.**

iii. *Dumpster regulations.* All solid waste refuse containers (dumpsters) shall be set back a minimum of twelve (12) feet from any property line which is contiguous to residential property, and shall be screened in accordance with the Dumpster requirements, as provided in Section 47-19, Accessory Uses, Buildings and Structures.

**Garbage room within the structure.**

iv. *Wall requirements.* A wall shall be required on the nonresidential property, a minimum of five (5) feet in height, constructed in accordance with Section 47-19.5 and subject to the following:

- a) Decorative features shall be incorporated on the residential side of such wall according to the requirements of Section 47-19.5,
- b) Shall be located within, and along the length of the property line which abuts the residential property,
- c) When the nonresidential property is located adjacent to an alley such wall shall be located at least five (5) feet from the right-of-way line located closest to the nonresidential property,
- d) When a utility, or other public purpose easement, on the nonresidential property precludes the construction of a wall, then an opaque fence, constructed in accordance with the standards described in Section 47-19.5, may be erected in lieu of the wall required by subsection iv. above. The use of an opaque fence as a physical barrier between nonresidential and residential property shall be reviewed and recommended by the city engineer.

**If a wall is required it will be provided.**

v. *Application to existing uses.* Within five (5) years from the effective date of subsections A.3.c and d (effective date: September 19, 1989), all nonconforming uses of land which were in existence prior to such date shall comply with the requirements of subsections A.3.c and d unless compliance would cause one (1) or more of the following to occur:

- a) Demolition of any load-bearing portion of a building as it exists on September 19, 1989, the effective date of subsections A.3.c and d;
- b) Reduction of required parking spaces;
- c) A reduction in the number of parking spaces provided for use of a parcel which would be required if based on the parking requirements of Section 47-20, Parking and Loading Requirements in effect on and applicable to such use on March 6, 1990;
- d) Relocation of an existing wall which complied with the Code prior to September 19, 1989, the effective date of subsections A.3.c and d;
- e) Access to the land would be substantially impaired;
- f) Installation of the wall as provided in subsections iv. would require a modification of the existing vehicular use area, which would impair traffic circulation on the site and a minimum five (5) foot high hedge, fence or other physical barrier is in place along the length of the nonresidential property line which abuts the residential property;
- g) In such cases, the use shall otherwise comply with the requirements of this section to the maximum possible extent; however, the requirement of subsections A.3.d.i to install a landscape strip shall be met if an abutting residential property owner agrees in writing that the landscape strip may be placed on his or her property. An agreement in form provided by the department must be executed by the applicant and the abutting property owner. If the abutting property owner removes the landscape strip after it has been installed, there shall be no further requirement to install another landscape strip on the abutting property in connection with the commercial use which existed at the time of the initial installation.

**The proposed project will comply.**

e. *Neighborhood compatibility and preservation.* In addition to the review requirements provided in subsections A.1, A.2 and A.3.a, b, c, and d, the following review criteria shall also apply as provided below:

i. All developments subject to this Sec. 47-25.3 shall comply with the following:

- a) Development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.
- b) Consideration shall be given to the recommendations of the adopted neighborhood master plan in which the proposed development is to be located, or which it abuts, although such neighborhood master plan shall not be considered to have the force and effect of law. When recommended improvements for the mitigation of impacts to any neighborhood, conflicts with any applicable ULDR provision, then the provisions of the ULDR shall prevail. In order to ensure that a development will be compatible with, and preserve the character and integrity of

adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, buffer yards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

**Development is a typical use similar to the surrounding area.**

ii. All development within the RAC-TMU (RAC-EMU, RAC-SMU and RAC-WMU) district that is greater in density than twenty-five (25) dwelling units per net acre:

**Section does not apply. Development not located within the RAC listed.**

Gustavo J. Carbonell, A.I.A.

**End of narrative.**

# **Gustavo J. Carbonell, Architect P.A.**

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March 10, 2017

City of Ft. Lauderdale

Sustainable Development Department

Urban Design and Planning Department

700 NW 19<sup>th</sup> Avenue, Ft. Lauderdale, Florida 33311

**Re; Commercial Building at 840 State Road 84, Ft. Lauderdale, Florida. 33315**

## **Sec. 47-24.4. - Rezoning (city commission).**

A.

*Applicant.* The owner of the property sought to be rezoned or the city.

B.

*Application.* An application for a rezoning shall be made to the department. The application shall include the information provided in Sec. 47-24.1.F.

C.

*Review process.*

1.

An application for rezoning shall be submitted to the department for review to consider if the application meets the rezoning criteria.

2.

The department shall forward its recommendations to the planning and zoning board for consideration.

3.

The planning and zoning board shall hold a public hearing to consider the application and the record and recommendations forwarded by the department and shall hear public comment on the application.

4.

If the planning and zoning board determines that the application meets the criteria as provided in this section, the planning and zoning board shall recommend that the rezoning be approved or recommend a rezoning to a more restrictive zoning district than that requested in the application if necessary to ensure compliance with the criteria for the rezoning and if consented to by the applicant.

5.



If the planning and zoning board determines that the application does not meet the criteria provided for rezoning or if the applicant does not consent to a more restrictive zoning district, the planning and zoning board shall deny the application and an appeal to the city commission may be filed by the applicant in accordance with [Section 47-26B](#), Appeals.

6.

If the rezoning application is recommended for approval or if an appeal of a denial of an application has been filed by the applicant in accordance with this section, the planning and zoning board shall forward its record and recommendations to the city commission for consideration.

7.

The city commission shall hold a public hearing to consider the application and the record and recommendations forwarded by the department and the planning and zoning board and shall hear public comment on the application.

8.

If the city commission determines that the rezoning meets the criteria for rezoning the city commission shall approve the change in zoning as requested in the application or approve a change to a more restrictive zoning district than that requested in the application if necessary to meet the criteria provided for rezoning and if consented to by the applicant. If the city commission determines that the proposed rezoning does not meet the criteria in, or if the applicant does not consent to a more restrictive zoning district, the city commission shall deny the application.

9.

Approval of a rezoning shall be by ordinance adopted by the city commission.

10.

If an application is for rezoning of more than ten (10) contiguous acres, the application shall be considered in accordance with Sec. 47-27.5.B, Notice Procedures for Public Hearings.

D.

*Criteria.* An application for a rezoning shall be reviewed for compliance with [Section 47-25](#), Development Review Criteria. In addition, an application for a rezoning shall be reviewed in accordance with the following criteria:

1.

The zoning district proposed is consistent with the city's comprehensive plan.

**RESPONSE; The proposed rezoning to CB is consistent with the intent of the city's comprehensive plan to provide neighborhood commercial uses near the residential uses.**

2.

The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration. **RESPONSE; The proposed development will not impact any existing commercial or residential developments nearby. It will enhance an area that has been neglected for a long time and may become a catalyst to further redevelopment along the south side of the State Road 84 corridor.**

3.

The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses. **RESPONSE; The proposed development will provide additional neighborhood retail uses.**

E.

*Effective date of approval.* A rezoning shall take effect at the time provided in the ordinance approving the rezoning.

F.

*Withdrawal of an application.* An applicant may withdraw an application for rezoning at any time prior to a vote by the planning and zoning board on the application. If two (2) applications for rezoning of the same parcel of property are withdrawn by the same applicant within one (1) year, no other application to rezone the tract of land shall be considered by the city for at least two (2) years after the date of withdrawal of the second application.

G.

*New application after denial.* No application for a rezoning which has been previously denied by the planning and zoning board or by the city commission shall be accepted for at least two (2) years after the date of denial. An application to rezone property to a designation that is different than the designation which was applied for and denied and is different than a designation that was considered and denied as part of an application by the planning and zoning board, city commission or both, will be accepted and considered without consideration of time since a previous application was denied.

H.

*Appeal.* If the planning and zoning board or city commission denies the rezoning and the applicant desires to appeal the denial, the provisions of [Section 47-26B](#), Appeals, shall apply. (Ord. No. C-97-19, § 1(47-24.4), 6-18-97; [Ord. No. C-16-05](#), § 1, 9-7-16)

End.

# **Gustavo J. Carbonell, Architect P.A.**

**1457 N.E. Fourth Avenue**

**Ft. Lauderdale, FL 33304**

**Phone (954) 462-6565**

**Fax (954) 527-08**

**Email; Gcarbonell@Gjcarch.com**

**[www.guscarbonell.com](http://www.guscarbonell.com)**

**AA 26001131**

March 10, 2017

City of Ft. Lauderdale

Sustainable Development Department

Urban Design and Planning Department

700 NW 19<sup>th</sup> Avenue, Ft. Lauderdale, Florida 33311

**Re; Commercial Building at 840 State Road 84, Ft. Lauderdale, Florida. 33315**

## **SECTION 47-28. - FLEXIBILITY RULES**

Sec. 47-28.1. - Applicability; conditions.

- A. *Density.* The maximum density permitted on a development parcel is limited by the maximum density permitted by the city's land use plan (LUP). Density of a development parcel may be increased, subject to flexibility rules (FR).

### **RESPONSE; N.A. Not a residential development.**

- B. *Flexibility rules.* Flexibility rules permit the city to revise and rearrange land uses and permit additional residential dwelling units without requiring an amendment to the Broward County Land Use Plan (BCLUP).

- C. *Definitions.*

1. *Flexibility zones:* Flexibility zones (FZ) are fixed geographic areas within the city, designated on the BCLUP which provide limits on the number of additional dwelling units and additional commercial acreage which may be permitted by the city's plan.
2. *Flexibility units:* Flexibility units, also referenced herein as flex units, are the total number of additional dwelling units permitted by the BCLUP above the total number of dwelling units allowed within the same FZ by the city's LUP.
3. *Reserve units:* Reserve units are dwelling units permitted in addition to the flexibility units by the BCLUP, which equal a maximum of two percent (2%) of the total number of dwelling units permitted within a FZ by the BCLUP.
4. *Commercial flex acreage:* Commercial flex acreage is the total percentage of residential acres permitted by the BCLUP to be converted to commercial use within a FZ without a LUP amendment.

- D. *Determination by the city of available residential dwelling units or available commercial acreage.*

1. If a sufficient number of units are available to allocate reserve units or flexibility units to a parcel, or if sufficient commercial flex acreage is available to be applied to a parcel, the city may allocate the units or commercial flex acreage, provided that the FZ and regulations of the ULDR are met.
  2. The city shall maintain a log of the number of available reserve or flexibility units, the number of reserve or flexibility units assigned to parcels, and the reason for assigning units to a parcel. The city shall also maintain a log of the number of flex commercial acreage assigned to parcels and the reason for assigning the commercial acreage to each parcel.
- E. *Increase of residential densities on residential land use designated parcels.*
1. Additional dwelling units may be allocated to a development site with a residential land use designation by applying available flexibility units or reserve units. Flexibility units or reserve units may be allocated subject to the following conditions:
    - a. *Flexibility units applied to a residential land use designated parcel.*
      - i. Amendment to the city's land use plan; and
      - ii. Criteria:
        - a) Demonstration that the use of flexibility units supports and implements the specific goals, objectives and policies of the city's LUP.
        - b) Rezoning in accordance with Sec. 47-24.4, Development Permits and Procedures.
        - c) Site plan approval level III in accordance with Sec. 47-24.2, Development Permits and Procedures.
    - b. *Reserve units.*
      - i. Site plan approval (level II); and
      - ii. Maximum density shall not exceed fifty (50) dwelling units per gross acre; and may not exceed one hundred percent (100%) of the maximum density of the development site; and
      - iii. The maximum number of reserve units applied to the development site shall not be greater than two (2) units, or two (2) units per net acre, whichever is less. This restriction shall not apply to a mixed use development that is subject to the provisions of Sec. 47-18.21, or, Section 47-9, X-Exclusive Use District;
      - iv. Criteria:
        - a) Site plan approval level II in accordance with Sec. 47-24.2, Development Permits and Procedures.
        - b) Expiration of allocation of reserve units. If the allocation of reserve units is permitted in connection with site plan approval, the allocation shall expire and terminate upon the expiration of the site plan approval.
- F. *Allocation of residential units on commercial or office park land use designated parcels.*
1. The city may allocate flexibility units to a development parcel with a commercial or office park land use designation subject to the following conditions:
    - a. Criteria:
      - i. Flexibility units, see subsection E.1.a.
      - ii. No more than twenty percent (20%) of the total acreage within the flexibility zone which is designated commercial or office park, may be used for residential uses.
  2. For mixed-use development, see subsection K.

G. *Allocation of commercial uses on residential land use designated parcels.*

1. The city may permit commercial uses on a parcel with a residential land use designation subject to the following conditions:
  - a. Rezoning of the development site to community business (CB) only, or to exclusive use (X-Use); and

**RESPONSE; The proposed zoning district is CB.**

- b. No more than five percent (5%) of the total area within a flexibility zone which is designated residential on the city's plan, may be rezoned to CB or X-Use; and

**RESPONSE; N.A.**

- c. The parcel proposed for CB or X-Use use shall not be greater than ten (10) contiguous acres;

**RESPONSE; Parcel less than 10 acres.**

- d. Criteria:
    - i. Demonstration that the use of commercial flex acreage supports and implements the specific goals, objectives and policies of the city's LUP.

**RESPONSE; The proposed commercial zoning meets the objectives. It also eliminates the previous non-conforming use.**

- ii. Rezoning application in accordance with Sec. 47-24.2, Development Permits and Procedures.

**RESPONSE; A rezoning application will be filed as part of the process after DRC site review.**

- iii. Site plan approval level III in accordance with Sec. 47-24.2, Development Permits and Procedures.

**RESPONSE; Noted.**

2. For mixed-use development, see subsection K.

H. *Allocation of bonus density for affordable housing on parcels with a residential land use designation.*

1. The city may allocate flexibility units or reserve units to provide for affordable housing units (AFU's) by applying bonus density, through site plan approval (level III), subject to the following:
  - a. The total number of reserve units applied to the development parcel shall not be greater than one hundred percent (100%) of the density permitted by the city's land use plan for the development parcel.
  - b. The residential density of the parcel shall be greater than five (5) dwelling units/per gross acre.
  - c. The affordable housing development shall meet requirements for affordable housing as established by the BCLUP.
  - d. Criteria: Site plan approval level III in accordance with Sec. 47-24.2, Development Permits and Procedures.

I. *Allocation of bonus sleeping rooms for special residential housing, group homes, foster care facilities, etc.*

1. The city may permit an increase in the number of sleeping rooms permitted by the city's land use plan, by applying bonus sleeping rooms to a special residential facility by site plan approval

(level III) without allocating additional density by applying flexibility units or reserve units. For the purpose of calculating density, sleeping rooms shall be counted as one-half (½) a dwelling unit.

2. Subject to the requirements for social service residential facilities (SSRF), see Sec. 47-18.32.
3. Criteria: Site plan approval level III in accordance with Sec. 47-24.2, Development Permits and Procedures.

**J. Allocation of commercial uses within areas designated industrial land use or employment center land use.**

1. The city may permit a development to be used for commercial business uses within lands designated employment center or industrial on the city's land use plan, by rezoning the parcel to a business zoning district, subject to the following restrictions:
  - a. No more than twenty percent (20%) of the total land use area within the flexibility zone that is designated for industrial land use or U.C. employment center land use may be rezoned to a business zoning district.
  - b. Criteria:
    - i. Rezoning application in accordance with Sec. 47-24.2, Development Permits and Procedures.
    - ii. Site plan approval level III in accordance with Sec. 47-24.2, Development Permits and Procedures.

**K. Allocation of flex for mixed use development.**

1. The city may allocate flexibility units for mixed use development through approval of a mixed use development, as provided in Sec. 47-18.21, Mixed Use Development. This applies to both the allocation of residential flexibility units on a commercial land use designated parcel and for allocation of commercial flex acreage on a residential land use designated parcel.

**L. Allocation of reserve units in the Downtown Regional Activity Center.**

1. Additional dwelling units may be allocated to a development site in the Downtown Regional Activity Center area as provided in the City's Land Use Plan by applying available reserve units, subject to the following conditions:
  - a. Demonstration that the use of reserve dwelling units supports and implements the specific goals, objectives and policies of the city's Land Use Plan.
  - b. A Site Plan Level II approval is required in accordance with Section 47-24, Development Permits and Procedures. An approval by DRC is subject to a City Commission request for review, under the provisions of Section 47-26A.2.
  - c. Expiration of allocation of reserve units. The allocation of reserve units shall expire and terminate upon the expiration of the site plan approval in accordance with Section 47-24.1.M.

**M. Allocation of flex units in the Downtown Regional Activity Center.**

1. Flex units may be allocated to a development site in the Downtown Regional Activity Center area subject to the following conditions.
  - a. Demonstration that the use of flex units is in conformance with goals, objectives and policies of the city's Land Use Plan.
  - b. Development in the Downtown Regional Activity Center shall be reviewed to determine if the development is consistent with the design guidelines or has proposed alternative designs which meet the intent of the design guidelines provided in the Downtown Master Plan ("DMP") and any subsequent amendments to the DMP. In the event compliance with the ULDR would not permit consistency with the design guidelines, the design guidelines shall govern.

- c. Flex units shall be allocated in accordance with the flex zone boundaries that are contained by the Downtown Regional Activity Center.
- d. A Site Plan Level II approval is required in accordance with Section 47-24, Development Permits and Procedures. An approval by DRC is subject to a City Commission request for review, under the provisions of Section 47-26A.2.
- e. Expiration of allocation of flex units. The allocation of flex units shall expire and terminate upon the expiration of the site plan approval in accordance with Section 47-24.1.M.

(Ord. No. C-97-19, § 1(47-28), 6-18-97; Ord. No. C-97-51, § 9, 11-4-97; Ord. No. C-01-17, § 1, 5-1-01; [Ord. No. C-13-16, § 3, 6-4-13](#).)

Sincerely;

Gustavo J. Carbonell A.I.A.



1

SITE PLAN

SCALE: 1" = 20'

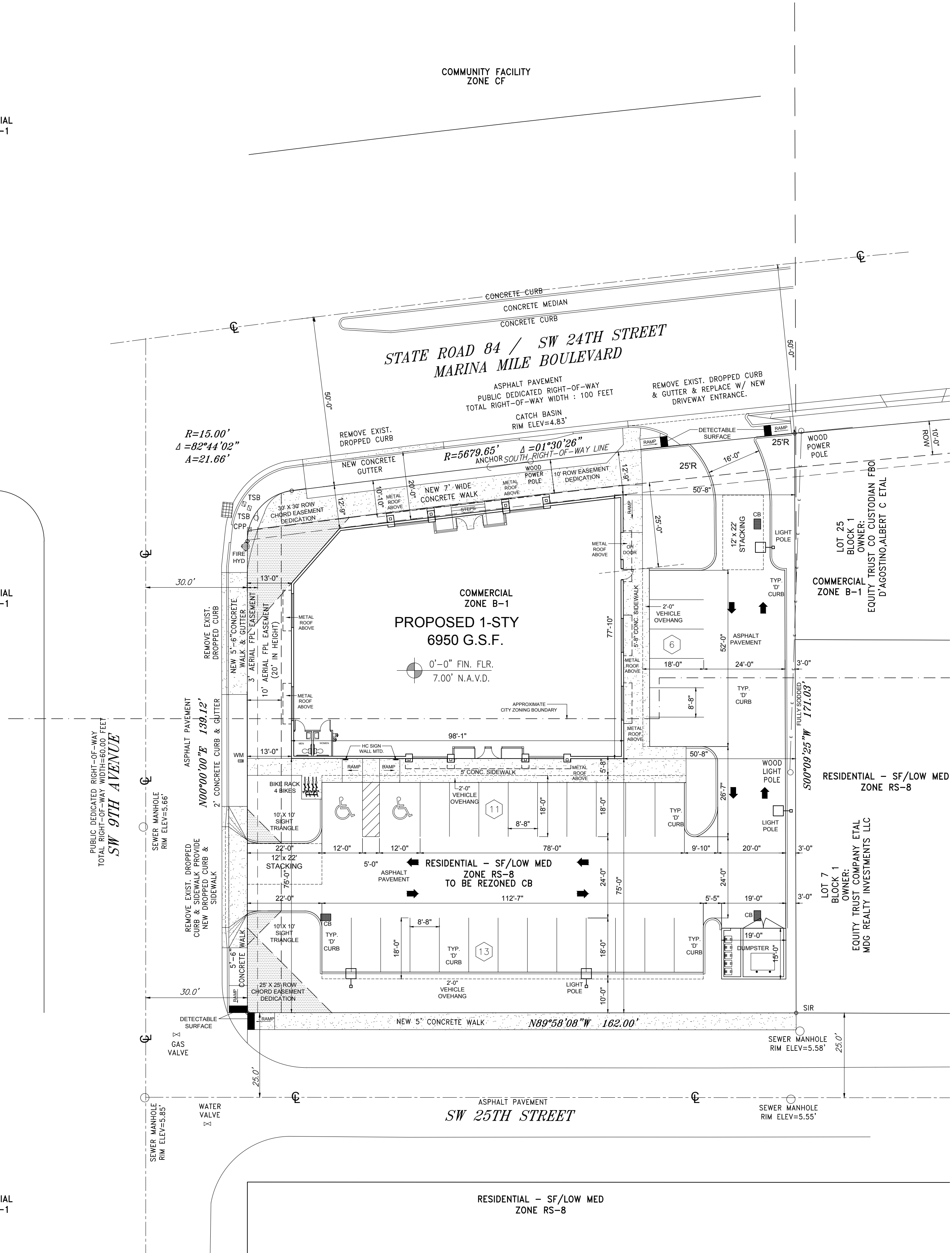


NORTH

COMMERCIAL  
ZONE B-1

COMMERCIAL  
ZONE B-1

COMMERCIAL  
ZONE B-1



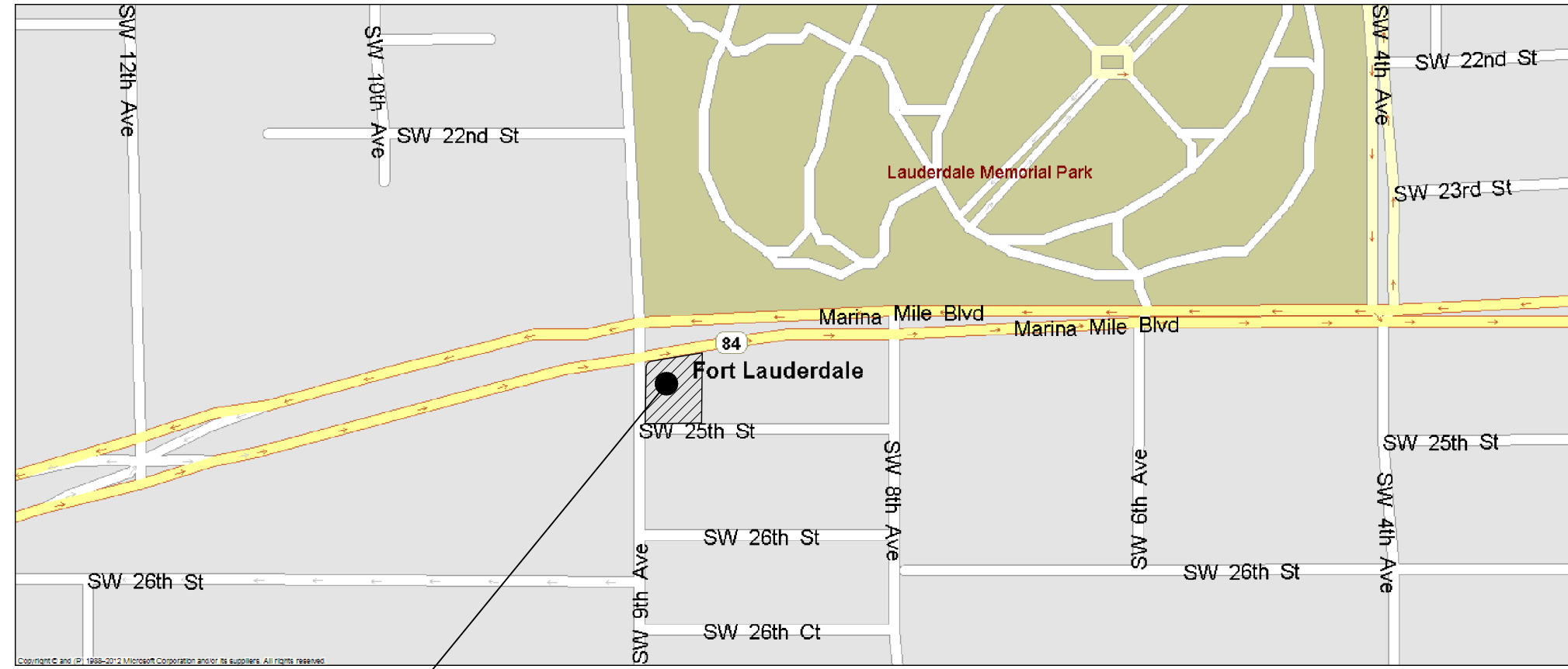
LAND DESCRIPTION:

A PORTION OF LOTS 2, 3, 4, 5, 6 AND 26 IN BLOCK 1 OF "LAKEWAY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SW CORNER OF SAID LOT 5; THENCE RUN NORTH 00°00'00" EAST ALONG THE WEST LINE OF SAID LOTS 5, 4, 3 AND 2 FOR A DISTANCE OF 139.12 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHEAST; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 82°44'02", FOR AN ARC DISTANCE OF 21.66 FEET TO A POINT OF COMPOUND CURVATURE; THENCE RUN EASTERLY ALONG THE ARC OF SAID COMPOUND CURVE (ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 84), HAVING A RADIUS OF 5679.65 FEET, THROUGH A CENTRAL ANGLE OF 01°30'26", FOR AN ARC DISTANCE OF 149.40 FEET TO A POINT; THENCE RUN SOUTH 00°09'25" WEST ALONG THE EAST LINE OF SAID LOTS 26 AND 6 FOR A DISTANCE OF 171.03 FEET TO A SE CORNER OF SAID LOT 6; THENCE RUN NORTH 89°58'08" WEST ALONG THE SOUTH LINE OF SAID LOTS 6 AND 5 FOR A DISTANCE OF 162.00 FEET TO A POINT OF BEGINNING.

2

LEGAL DESCRIPTION



PROJECT  
SITE

2

LOCATION MAP

SITE DATA:

CURRENT PROPERTY USE: COMMERCIAL  
EXISTING PROPERTY ZONING: B-1 / RS-8  
PROPOSED PROPERTY ZONING: B-1/CB  
EXISTING LAND USE DESIGNATION: COMMERCIAL/LOW MEDIUM RESIDENTIAL  
PROPOSED LAND USE DESIGNATION: COMMERCIAL/LOW MEDIUM RESIDENTIAL  
PROPERTY ADDRESS: 840 WEST STATE ROAD 84, FORT LAUDERDALE, FL 33315  
TAX FOLIO NUMBER: 504222140010 & 504222140020  
WATER/WASTEWATER PROVIDER: CITY OF FORT LAUDERDALE  
PROPOSED FAR: 6950 G.S.F. \ 25,089 S.F. = .277 FAR  
FLOOD ZONE: AH NAVD 6' + 1 FT WATERBOARD = 7'

SITE/BUILDING AREA CALCULATIONS:

OVERALL GROSS PROPERTY AREA: 25,089 SF (.5760 ACRES)  
BUILDING FOOTPRINT 6,950 SF OR 27.70% OF SITE  
VEHICLE USE AREA (V.U.A.) 10,833 SF OR 43.17% OF SITE  
LANDSCAPING ADJACENT TO V.U.A. (25% OF VUA REQUIRED) 3,398 SF OR 13.54% OF VUA  
DUMPSTER 285 SF OR 1.14% OF SITE  
WALKWAYS 2,420 SF OR 9.64% OF SITE  
LANDSCAPED AREA 4,601 SF OR 18.33% OF SITE  
OPEN SPACE 8,337 SF OR 33.22% OF SITE

PARKING CRITERIA:

WIDTH OF ALL DRIVEWAYS: 20' TWO WAY / 24'-0" DBL STACKED  
SIZE OF PARKING STALL 8'-8"x18'-0"  
PARKING REQUIRED @ RETAIL 1/250 G.S.F.: 28 SPACES  
(6950 G.S.F. \ 250 = 27.8 SPACES)  
PARKING PROVIDED: 30 SPACES  
(INCLUDING 2 HANDICAP ACCESSIBLE SPACE)  
BICYCLE PARKING: BICYCLE RACK FOR 4 BIKES PROVIDED ON SITE.

SETBACKS:

DESCRIPTION	REQUIRED	PROVIDED
FRONT (NORTH) (S.R. 84 INTERDISTRICT CORRIDOR)	20' FROM CURB	20' FROM CURB
CORNER (WEST)	5'	13'-0"
SIDE (EAST)	0'	50'-8"
REAR (SOUTH)	5'	75'-0"

BUILDING DATA:

NUMBER OF STORIES: 1-STORY  
BUILDING LENGTH: 98'-1" WIDE X 77'-10" DEEP  
BUILDING HEIGHT PERMITTED B-1 - 150'-0" / CB - 100' PROVIDED 19'-0" ROOF HIGH POINT

3

SITE DATA

REVISION	BY:

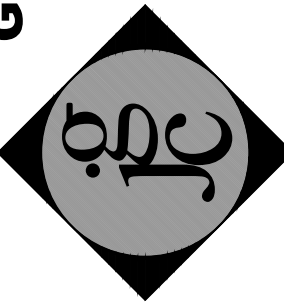
GUSTAVO J. CARBONELL, P.A.

Architect and Planner

1457 N.E. 4th AVE.  
Ft. Lauderdale, Florida, 33304

(954) 469-6565

Member American Institute of Architects



PROPOSED DEVELOPMENT FOR:

NEW RETAIL BUILDING

840 WEST STATE ROAD 84

FORT LAUDERDALE, FLORIDA

SEAL: AR NO. 0007957

AA86001131

DRAWN

DBK

CHECKED

GJC

DATE

3-10-17

SCALE

AS NOTED

JOB NO.

16-046

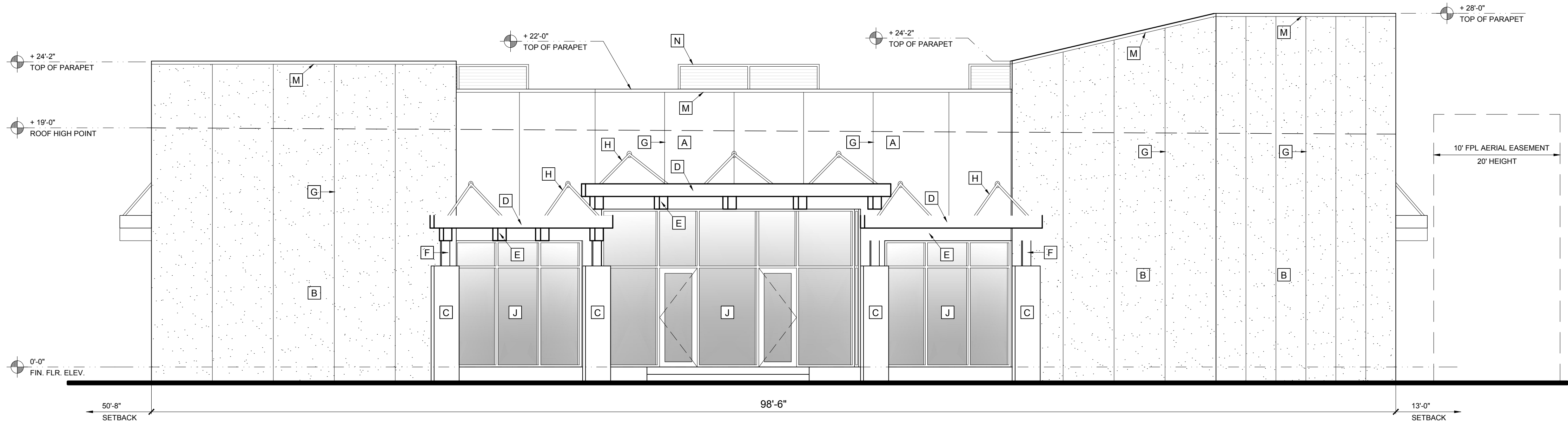
SHEET

SP-1

OF

SHEETS

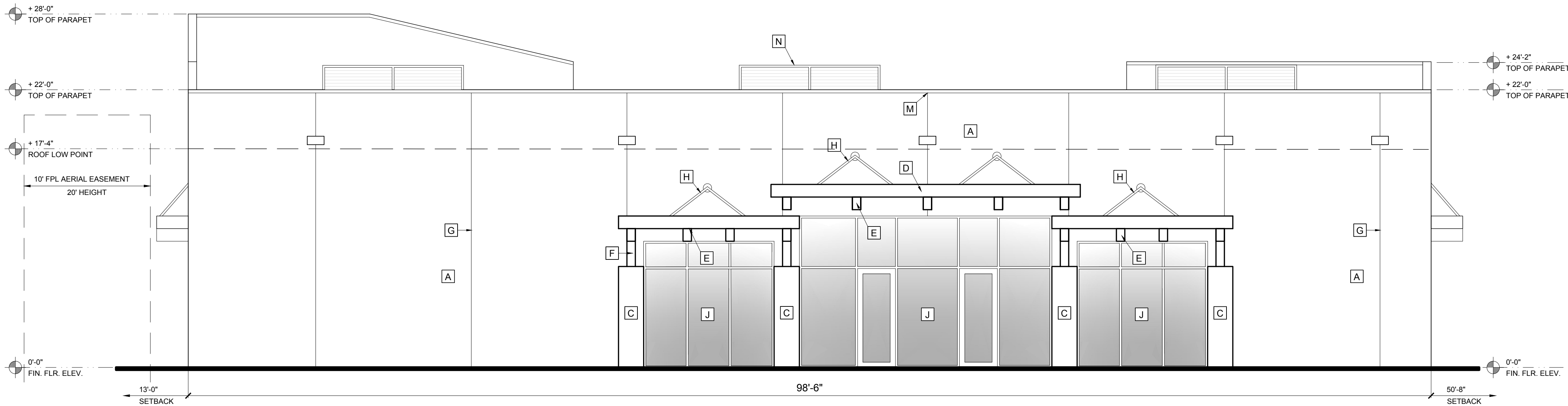




MATERIAL AND COLOR KEY NOTE LEGEND							
MARK	DESCRIPTION	COLOR	SHERWIN WILLIAMS PAINT OR EQUAL	MARK	DESCRIPTION	COLOR	SHERWIN WILLIAMS PAINT OR EQUAL
A	WALLS - SMOOTH STUCCO	DIVINE WHITE SW 6105		J	DOORS & WINDOWS - ALUM. IMPACT RATED	BRONZE	
B	WALLS - TEXTURED STUCCO	BALANCED BEIGE SW 7037		K	HOL. MTL. DOOR IMPACT RATED	BALANCED BEIGE SW 7037	
C	CONC. COLUMN - STUCCO	RED CENT SW 6341		L	ROLL-UP DOOR - STEEL IMPACT RATED	BALANCED BEIGE SW 7037	
D	METAL ROOF	BRONZE		M	COPING CAP	BRONZE	
E	METAL RAFTER	BRONZE		N	5' MTL. EQUIPMENT SCREEN	THUNDEROUS SW 6201	
F	METAL COLUMN	BRONZE		P			
G	STUCCO CONTROL JOINT			Q			
H	DOUBLE TIE BACKS	BRONZE		R			

## 1 NORTH ELEVATION

SCALE: 3/16" = 1'-0"



## 2 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

REVISION	BY:

**GUSTAVO J. CARBONELL, P.A.**

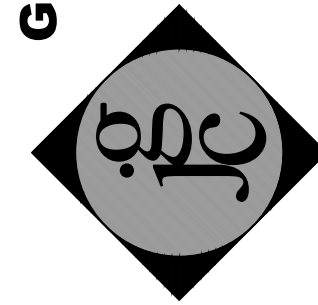
Architect and Planner

1457 NE 4th AVE.

Ft. Lauderdale, Florida, 33304

(954) 465-6565

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**PROPOSED DEVELOPMENT FOR:**  
**NEW RETAIL BUILDING**  
**840 WEST STATE ROAD 84**  
**FORT LAUDERDALE, FLORIDA**

SEAL: AR NO. 0007957

AA86001131

DRAWN

**DBK**

CHECKED

**GJC**

DATE

**3-10-17**

SCALE

**AS NOTED**

JOB NO.

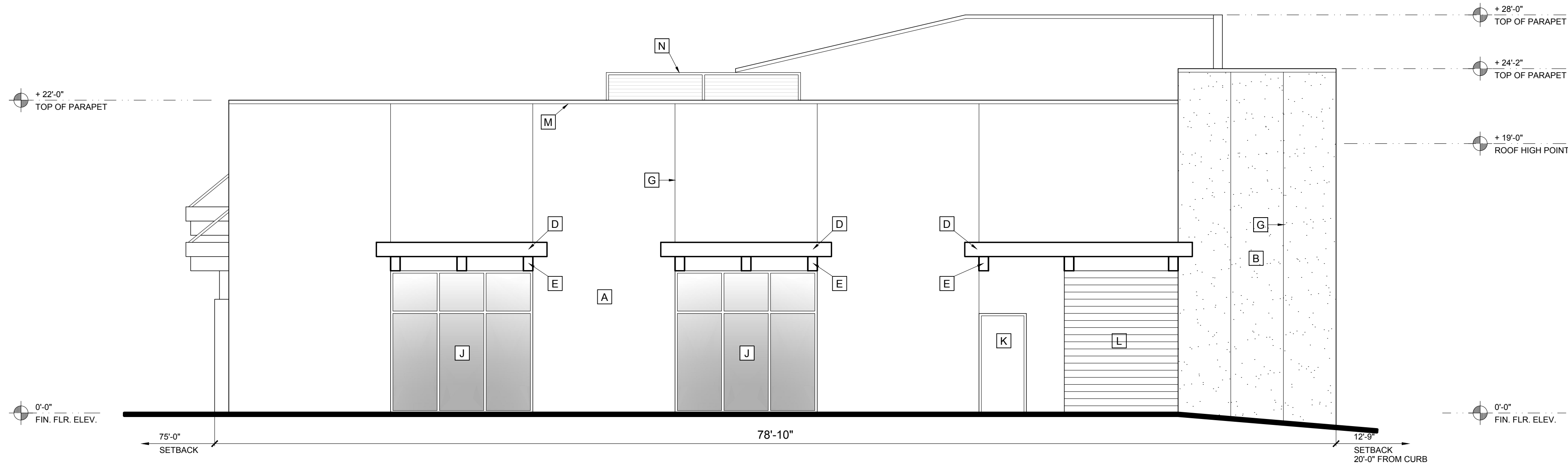
**16-046**

SHEET

**A-3**

OF

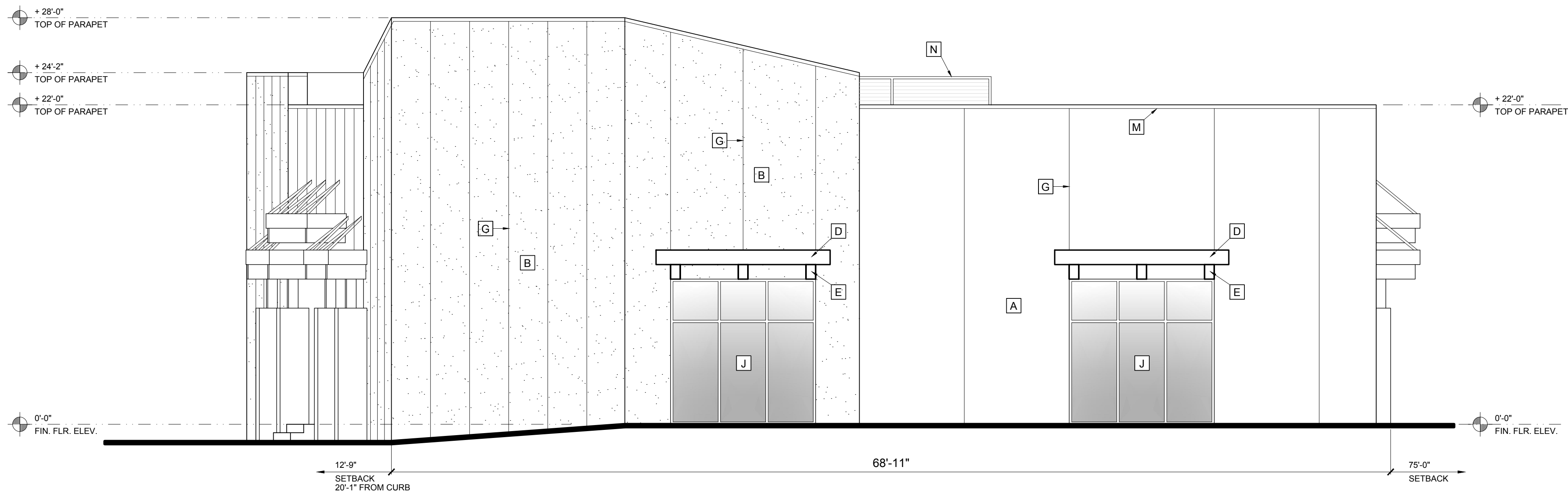
SHEETS



MATERIAL AND COLOR KEY NOTE LEGEND					
MARK	DESCRIPTION	COLOR	SHERWIN WILLIAMS PAINT OR EQUAL	MARK	DESCRIPTION
A	WALLS - SMOOTH STUCCO	DIVINE WHITE SW 6105		J	DOORS & WINDOWS - ALUM. IMPACT RATED
B	WALLS - TEXTURED STUCCO	BALANCED BEIGE SW 7037		K	HOL. MTL. DOOR IMPACT RATED
C	CONC. COLUMN - STUCCO	RED CENT SW 6341		L	ROLL-UP DOOR - STEEL IMPACT RATED
D	METAL ROOF	BRONZE		M	COPING CAP
E	METAL RAFTER	BRONZE		N	5' MTL. EQUIPMENT SCREEN
F	METAL COLUMN	BRONZE		P	
G	STUCCO CONTROL JOINT			Q	
H	DOUBLE TIE BACKS	BRONZE		R	

## 1 EAST ELEVATION

SCALE: 3/16" = 1'-0"



## 2 WEST ELEVATION

SCALE: 3/16" = 1'-0"

REVISION	BY:

**GUSTAVO J. CARBONELL, P.A.**  
Architect and Planner  
1457 N.E. 4th AVE.  
Ft. Lauderdale, Florida, 33304  
(954) 465-6565  
Member American Institute of Architects

PROPOSED DEVELOPMENT FOR:  
**NEW RETAIL BUILDING**  
840 WEST STATE ROAD 84  
FORT LAUDERDALE, FLORIDA

SEAL: AR NO. 0007957  
AA26001131

DRAWN **DBK**  
CHECKED **GJC**  
DATE **3-10-17**  
SCALE **AS NOTED**  
JOB NO. **16-046**  
SHEET  
**A-4**  
OF SHEETS

# COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011  
DAVIE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION : LB # 6448  
PHONE (954) 689-7766 FAX (954) 689-7799

PROJECT NUMBER : 8220-16

CLIENT :  
JODY OBERHOLTZER

## LAND DESCRIPTION AND SKETCH

### LAND DESCRIPTION:

LOTS 4, 5 AND 6 IN BLOCK 1 OF "LAKEWAY", ACCORDING TO THE  
PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 7 OF THE  
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

### NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. DATA SHOWN HEREON DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. BEARINGS SHOWN HEREON ARE ASSUMED.

### LEGEND:

CKD	CHECKED BY
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POT	POINT OF TERMINATION
REF.PT.	REFERENCE POINT

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN JUNE, 2017. I FURTHER CERTIFY THAT THIS "LAND DESCRIPTION AND SKETCH" MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: \_\_\_\_\_

*Richard E. Cousins*  
RICHARD E. COUSINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	06/29/17	----	AM	REC

LAND DESCRIPTION &  
SKETCH FOR  
REZONING  
APPLICATION  
(RESIDENTIAL TO  
COMMERCIAL)

PROPERTY ADDRESS :  
840 W STATE ROAD 84

SCALE: N/A

SHEET 1 OF 2 CAM #17-004  
Exhibit 2





PROJECT NUMBER : 8220-16

CLIENT :

JODY OBERHOLTZER

STATE ROAD 84 / SW 24TH STREET  
MARINA MILE BOULEVARD

NORTH LINE-LOT 2

SOUTH RIGHT-OF-WAY LINE

LOT 2  
BLOCK 1

SOUTH LINE-LOT 2  
NORTH LINE-LOT 3

ZONE B-1  
(COMMERCIAL)

LOT 3  
BLOCK 1

*S89°58'08"E 113.77'*  
*SOUTH LINE-LOT 3*  
*NORTH LINE-LOT 4*

LOT 4  
BLOCK 1

*AREA=15,300 SQ.FT.*

SOUTH LINE-LOT 4  
NORTH LINE-LOT 5

LOT 5  
BLOCK 1

ZONE RS-8  
(RESIDENTIAL)

*SOUTH LINE-LOT 5*

*N89°58'08"W 162.00'*

SW 25TH STREET

LOT 26  
BLOCK 1

LOT 25  
BLOCK 1

ZONE B-1 (COMMERCIAL)  
N89°56'13"E  
48.00'

N00°09'25"E  
21 02'

*S00°09'25"W 110.00'*

LOT 6  
BLOCK 1

LOT 7  
BLOCK 1

EAST LINE-LOT 5  
WEST

*SOUTH LINE-LOT 6*

250'

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	06/29/17	----	AM	REC

LAND DESCRIPTION &  
SKETCH FOR  
REZONING  
APPLICATION  
(RESIDENTIAL TO  
COMMERCIAL)

PROPERTY ADDRESS :  
840 W STATE ROAD

SCALE: 1" = 30'

SHEET 2 OF 2 CAM #17-1004  
Exhibit 2