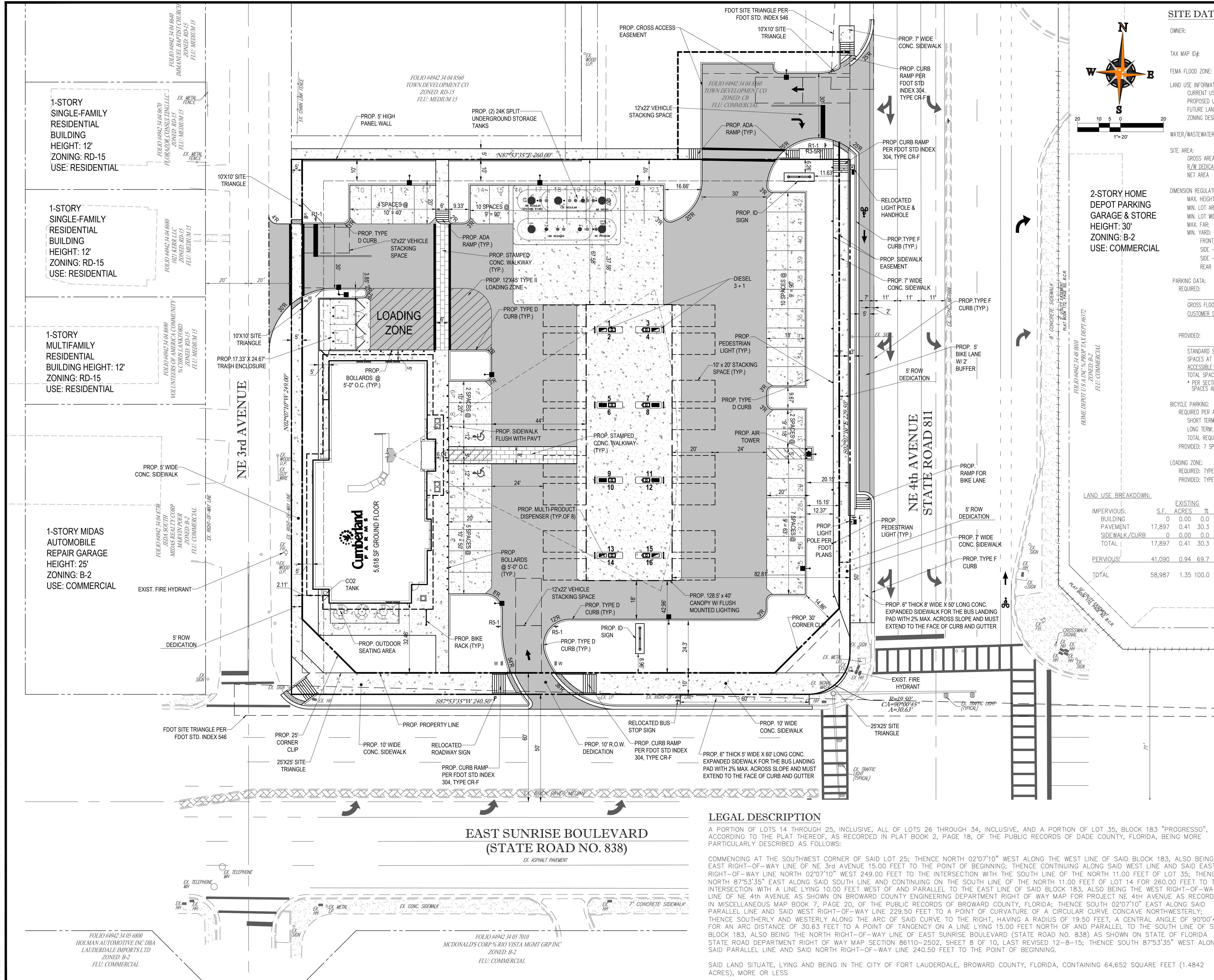


Printed on Thursday, September 13, 2018, 10:25 AM by Max Kaplan



SITE DATA

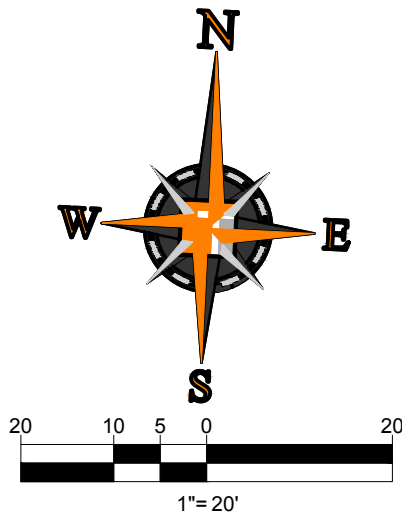
OWNER: TOWN DEVELOPMENT CO  
2649 NE 36 TH  
FORT LAUDERDALE, FL 33306

TAX MAP ID#: 4942 34 04 8471; 4942 34 04 8490;  
4942 34 04 8500

FEMA FLOOD ZONE: ZONE AH (EL. 6) PER FLOOD PANEL 12011  
C0369H (EFFECTIVE 8/18/2014)

LAND USE INFORMATION: VACANT  
CURRENT USE: CONVENIENCE STORE W/ FUEL PUMPS  
PROPOSED USE: COMMERCIAL  
FUTURE LAND USE DESIGNATION: B-2 (COMMUNITY BUSINESS)  
ZONING DESIGNATION: B-2 (COMMUNITY BUSINESS)

WATER/WASTEWATER SERVICE PROVIDER: CITY OF FORT LAUDERDALE



2-STORY HOME  
DEPOT PARKING  
GARAGE & STORE  
HEIGHT: 30'  
ZONING: B-2  
USE: COMMERCIAL

SITE AREA:

|                |                |            |
|----------------|----------------|------------|
| GROSS AREA     | 64,658.00 S.F. | 1.4843 AC. |
| R/W DEDICATION | 5,670.98 S.F.  | 0.1302 AC. |
| NET AREA       | 58,987.02 S.F. | 1.3541 AC. |

| DIMENSION REGULATIONS: | REQUIRED | PROPOSED        |
|------------------------|----------|-----------------|
| MAX. HEIGHT (FEET):    | 150      | 33'-4"          |
| MIN. LOT AREA (S.F.):  | NONE     | 58,987.02       |
| MIN. LOT WIDTH (FEET): | NONE     | 260.00          |
| MAX. FAR:              | NONE     | 0.09            |
| MIN. YARD:             |          |                 |
| FRONT - EAST (FEET):   | 5        | 82.81 (CANOPY)  |
| SIDE - NORTH (FEET):   | N/A      | 67.581 (CANOPY) |
| SIDE - SOUTH (FEET):   | N/A      | 32.46           |
| REAR - WEST (FEET):    | 5        | 5               |

| PARKING DATA:         | USE        | AREA               | RATIO | AMOUNT      |
|-----------------------|------------|--------------------|-------|-------------|
| REQUIRED:             |            |                    |       |             |
| GROSS FLOOR AREA      | 4,574 S.F. | 1 SPACE / 150 S.F. |       | 30.5 SPACES |
| CUSTOMER SERVICE AREA | 779 S.F.   | 1 SPACE / 30 S.F.  |       | 26.0 SPACES |
|                       |            | TOTAL:             |       | 56.5 SPACES |

| PROVIDED:                                                                                   | TYPE | AMOUNT | PERCENT |
|---------------------------------------------------------------------------------------------|------|--------|---------|
| STANDARD SPACES                                                                             |      | 40     | 75.5%   |
| SPACES AT PUMPS*                                                                            |      | 11     | 20.8%   |
| ACCESSIBLE SPACES                                                                           |      | 2      | 3.7%    |
| TOTAL SPACES                                                                                |      | 53     | 100.0%  |
| * PER SECTION 47-20.2 20% OF CONVENIENCE STORE PARKING CAN UTILIZE SPACES ADJACENT TO PUMPS |      |        |         |

BICYCLE PARKING:  
REQUIRED PER APPP STANDARDS:  
SHORT TERM: 1 SPACE FOR EACH 2,000 SF OF FLOOR AREA (MIN. 2 SPACES)  
LONG TERM: 1 SPACE FOR EACH 12,000 SF OF FLOOR AREA (MIN. 2 SPACES)  
TOTAL REQUIRED: 5 SPACES (3 SHORT TERM, 2 LONG TERM)  
PROVIDED: 7 SPACES (1 RACK)

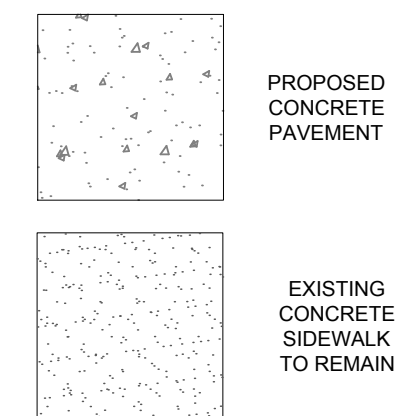
LOADING ZONE:  
REQUIRED: TYPE II (12' X 45')  
PROVIDED: TYPE II (12' X 45')

LAND USE BREAKDOWN:

|               | S.F.   | ACRES | %     | S.F.   | ACRES | %     | S.F.    | ACRES | DIFFERENCE |
|---------------|--------|-------|-------|--------|-------|-------|---------|-------|------------|
| IMPERVIOUS:   |        |       |       |        |       |       |         |       |            |
| BUILDING      | 0      | 0.00  | 0.0   | 5,618  | 0.13  | 9.5   | 5,618   | 0.13  |            |
| PAVEMENT      | 17,897 | 0.41  | 30.3  | 36,536 | 0.84  | 62.0  | 18,639  | 0.43  |            |
| SIDEWALK/CURB | 0      | 0.00  | 0.0   | 5,010  | 0.11  | 8.5   | 5,010   | 0.11  |            |
| TOTAL         | 17,897 | 0.41  | 30.3  | 47,164 | 1.08  | 80.0  | 29,305  | 0.67  |            |
| PERVIOUS:     | 41,090 | 0.94  | 69.7  | 11,823 | 0.27  | 20.0  | -29,267 | -0.67 |            |
| TOTAL         | 58,987 | 1.35  | 100.0 | 58,987 | 1.35  | 100.0 | 0       | 0.00  |            |

LOADING ACTIVITIES: PRODUCT DELIVERIES UTILIZING THE TYPE II  
LOADING ZONE ON NORTH SIDE OF BUILDING FOR 1 HOUR  
MAXIMUM, 8 TO 12 TIMES A WEEK  
HOURS OF OPERATION: 24 HOURS, 7 DAYS A WEEK  
TRASH DISPOSAL: DUMPSTER LOCATED ON NORTH SIDE OF  
BUILDING  
SECURITY: 24 HOUR SURVEILLANCE CCTV SURROUNDING BUILDING  
NUMBER OF EMPLOYEES: 2 EMPLOYEES

HATCH LEGEND / KEY



LEGAL DESCRIPTION

A PORTION OF LOTS 14 THROUGH 25, INCLUSIVE, ALL OF LOTS 26 THROUGH 34, INCLUSIVE, AND A PORTION OF LOT 35, BLOCK 183 "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 25; THENCE NORTH 02°07'10" WEST ALONG THE WEST LINE OF SAID BLOCK 183, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF NE 3rd AVENUE 15.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE AND SAID EAST RIGHT-OF-WAY LINE NORTH 02°07'10" WEST 249.00 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 11.00 FEET OF LOT 35; THENCE NORTH 87°53'35" EAST ALONG SAID SOUTH LINE AND CONTINUING ON THE SOUTH LINE OF THE NORTH 11.00 FEET OF LOT 14 FOR 260.00 FEET TO THE INTERSECTION WITH A LINE LYING 10.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID BLOCK 183, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF NE 4th AVENUE AS SHOWN ON BROWARD COUNTY ENGINEERING DEPARTMENT RIGHT OF WAY MAP FOR PROJECT NE 4th AVENUE AS RECORDED IN MISCELLANEOUS MAP BOOK 7, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 02°07'10" EAST ALONG SAID PARALLEL LINE AND SAID WEST RIGHT-OF-WAY LINE 229.50 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 19.50 FEET, A CENTRAL ANGLE OF 90°00'45", FOR AN ARC DISTANCE OF 30.63 FEET TO A POINT OF TANGENCY ON A LINE LYING 15.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID BLOCK 183, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF EAST SUNRISE BOULEVARD (STATE ROAD NO. 838) AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 86110-2502, SHEET 8 OF 10, LAST REVISED 12-8-15; THENCE SOUTH 87°53'35" WEST ALONG SAID PARALLEL LINE AND SAID NORTH RIGHT-OF-WAY LINE 240.50 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 64,652 SQUARE FEET (1.4842 ACRES), MORE OR LESS

THOMAS

ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

REV. DATE COMMENT BY

1 03/07/18 ISSUED 75% RESUBMITTAL MAT

KNOW WHAT'S BELOW  
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www.callsunshine.com

DRC SUBMITTAL

PROJECT No.: F150057

DRAWN BY: JPV

CHECKED BY: MAT

DATE: 02/09/2018

DAD ID: F150057-SITE PLAN

PROJECT:

CUMBERLAND FARMS  
SUNRISE BLVD. &  
NE 4TH AVENUE

FOR

CUMBERLAND  
FARMS

THOMAS

ENGINEERING GROUP

RADICE III  
1000 CORPORATE DRIVE, SUITE 250  
FORT LAUDERDALE, FL 33334  
PH: (954) 202-7000  
FX: (954) 202-7070  
www.ThomasEngineeringGroup.com

MICHAEL A. TROXELL

PROFESSIONAL ENGINEER  
September 13, 2018  
FLORIDA LICENSE No. 50572  
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

CFG04.0





## SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING PLANNING & ZONING BOARD (PZB) SITE PLAN APPLICATION

Rev: 1 | Revision Date: 2/23/2017 | Print Date: 2/23/2017  
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.

|                                                                                             |             |
|---------------------------------------------------------------------------------------------|-------------|
| <input type="checkbox"/> Innovative Development (ID)                                        | \$ 7,580.00 |
| <input checked="" type="checkbox"/> Site Plan Level IV                                      | \$ 2,730.00 |
| <input type="checkbox"/> Site Plan Level III                                                | \$ 2,110.00 |
| <input type="checkbox"/> Change of Use<br>Requiring PZB review                              | \$ 550.00   |
| <input checked="" type="checkbox"/> Parking Reduction<br>In addition to above site plan fee | \$ 750.00   |
| <input type="checkbox"/> Site Plan Deferral                                                 | \$ 510.00   |
| <input type="checkbox"/> Appeal of DRC Review                                               | \$ 950.00   |

## 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.

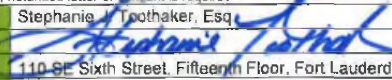
**NOTE:** To be filled out by Department

|                            |  |
|----------------------------|--|
| Case Number                |  |
| Date of complete submittal |  |

**NOTE:** For purpose of identification, the PROPERTY OWNER is the APPLICANT

|                            |                                                                                                 |
|----------------------------|-------------------------------------------------------------------------------------------------|
| Property Owner's Name      | Town Development Co.                                                                            |
| Property Owner's Signature | If a signed agent letter is provided, no signature is required on the application by the owner. |
| Address: City, State, Zip  | 2649 NE 26 PL, Fort Lauderdale, FL 33306                                                        |
| E-mail Address             | itgreenbaum@gmail.com                                                                           |
| Phone Number               | (954) 565-0355                                                                                  |
| Proof of Ownership         | <input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record        |

**NOTE:** If AGENT is to represent OWNER, notarized letter of consent is required

|                               |                                                                                    |
|-------------------------------|------------------------------------------------------------------------------------|
| Applicant / Agent's Name      | Stephanie J. Toothaker, Esq.                                                       |
| Applicant / Agent's Signature |  |
| Address: City, State, Zip     | 110 SE Sixth Street, Fifteenth Floor, Fort Lauderdale, FL 33301                    |
| E-mail Address                | sjt@trippscott.com                                                                 |
| Phone Number                  | (954) 765-2905                                                                     |
| Letter of Consent Submitted   | Yes                                                                                |

|                                                           |                                                                                                                                                                                                                                                     |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Development / Project Name                                | Cumberland Farms                                                                                                                                                                                                                                    |
| Development / Project Address                             | Existing: N/A New: 333 E Sunrise Boulevard                                                                                                                                                                                                          |
| Legal Description                                         | A portion of Lots 14 through 25, inclusive, all of Lots 26 through 34, inclusive, and a portion of Lot 35 Block 183 "PROGRESSO", according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Dade County, Florida. |
| Tax ID Folio Numbers<br>(List all parcels in development) | 4942-34-04-8490; 4942-34-04-8500; 4942-34-04-8471                                                                                                                                                                                                   |
| Request / Description of Project                          | Construction of a Cumberland Farms convenience store and fuel pumps                                                                                                                                                                                 |
| Applicable ULDR Sections                                  | ULDR Sections: 47-6.10; 47-6.12; 47-6.20; 47-18.5; 47-18.43; 47-28.1; 47-24.4; 47-20; 47-21; 47-25.2; 47-25.3                                                                                                                                       |
| Total Estimated Cost of Project                           | \$ N/A (Including land costs)                                                                                                                                                                                                                       |

**NOTE:** Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type.

|                                             |                                                                                                                                                                        |
|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Estimated Park Impact Fee                   | \$ N/A Fee Calculator: <a href="http://cl.flaud.fl.us/building_services/park_impact_fee_calc.htm">http://cl.flaud.fl.us/building_services/park_impact_fee_calc.htm</a> |
| Future Land Use Designation                 | Commercial / Medium Residential                                                                                                                                        |
| Proposed Land Use Designation               | Commercial                                                                                                                                                             |
| Current Zoning Designation                  | CB, B-2, RD-15                                                                                                                                                         |
| Proposed Zoning Designation                 | CB, B-2                                                                                                                                                                |
| Current Use of Property                     | Vacant                                                                                                                                                                 |
| Residential SF (and Type)                   | N/A                                                                                                                                                                    |
| Number of Residential Units                 | N/A                                                                                                                                                                    |
| Non-Residential SF (and Type)               | N/A                                                                                                                                                                    |
| Total Bldg. SF (include structured parking) | 5,618 SF (Convenience Store)                                                                                                                                           |
| Site Adjacent to Waterway                   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                                                                                    |

| Dimensional Requirements        | Required | Proposed                 |
|---------------------------------|----------|--------------------------|
| Lot Size (SF / Acreage)         | None     | 64,658 SF / 1.4843 Acres |
| Lot Density                     | N/A      | N/A                      |
| Lot Width                       | None     | 260'                     |
| Building Height (Feet / Levels) | 150'     | 33'-4"                   |
| Structure Length                | N/A      |                          |
| Floor Area Ratio                | None     | 0.09                     |
| Lot Coverage                    | N/A      | N/A                      |
| Open Space                      | N/A      | N/A                      |
| Landscape Area                  | N/A      | 11,951 SF                |
| Parking Spaces                  | 56.5     | 53                       |

**NOTE:** State north, south, east or west for each yard.

| Setbacks/Yards* | Required | Proposed |
|-----------------|----------|----------|
| Front [ E ]     | 5'       | 82.81'   |
| Side [ N ]      | N/A      | 67.581'  |
| Side [ S ]      | N/A      | 32.46'   |
| Rear [ W ]      | 5'       | 5'       |

Updated: 3/20/2015

PZB\_SitePlanApp

## 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"

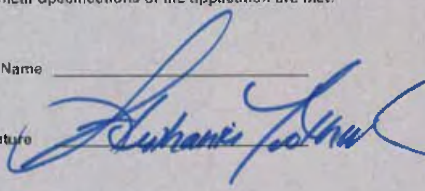
- ☐ **Narrative** describing project specifics, to include but not be limited to: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, dock facilities, etc. Narratives must be on letterhead, dated, and with author indicated.
- ☐ **Narrative** 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.
- ☐ **Cover sheet** on plan set to state project name and table of contents.
- ☐ **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.
- ☐ **Plans "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
  - B. Details\*
  - C. Floor Plans
  - D. Building Elevations\*
  - E. Additional Renderings\*
  - F. Landscape Plans\*
  - G. Photometric Diagram\*
  - 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 1/4" x 11". All non-plan documents should be 8 1/4" 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                                                                                  | Staff Intake Review                         |
|--------------------------------------------------------------------------------------------------------|---------------------------------------------|
| I acknowledge that the Required Documentation and Technical Specifications of the application are met: | For Urban Design & Planning staff use only: |
| Print Name _____                                                                                       | Date _____                                  |
| Signature  _____    | Received By _____                           |
| Date _____                                                                                             | Tech. Specs Reviewed By _____               |
|                                                                                                        | Case No. _____                              |

### Page 3: Sign Notification Requirements and Affidavit

#### SIGN NOTICE

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

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

#### AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA  
BROWARD COUNTY

RE: \_\_\_\_\_ BOARD OF ADJUSTMENT  
\_\_\_\_\_ HISTORIC PRESERVATION BOARD  
\_\_\_\_\_ PLANNING AND ZONING BOARD  
\_\_\_\_\_ CITY COMMISSION

CASE NO. \_\_\_\_\_

APPLICANT: \_\_\_\_\_

PROPERTY: \_\_\_\_\_

PUBLIC HEARING DATE: \_\_\_\_\_

BEFORE ME, the undersigned authority, personally appeared \_\_\_\_\_ who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission** Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the **Board or Commission**.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the **Board or Commission**. **Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.**
5. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office **five (5)** calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefore.

\_\_\_\_\_  
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i) of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. \_\_\_\_\_ (initial here)  
\_\_\_\_\_. Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)



**CITY OF FORT LAUDERDALE**  
Department of Sustainable Development  
Urban Design & Planning Division  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311  
Telephone: (954) 828-3266  
Fax: (954) 828-5858  
Website: [http://www.fortlauderdale.gov/sustainable\\_dev](http://www.fortlauderdale.gov/sustainable_dev)

## PLANNING & ZONING BOARD (PZB)

### Rezoning Application

(For a rezone only, not tied to a site plan and/or not requiring flexibility units or acreage.)

|                |                                                   |
|----------------|---------------------------------------------------|
| <b>Cover:</b>  | Deadline, Notes, and Fees                         |
| <b>Page 1:</b> | Applicant Information Sheet                       |
| <b>Page 2:</b> | Applicant Information Sheet, continued            |
| <b>Page 3:</b> | Required Documentation & Mail Notice Requirements |
| <b>Page 4:</b> | Sign Notification Requirements & Affidavit        |

**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 e-mail, 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.

  X   **Rezoning** **\$ 1,010.00**



## Page 1: PZB Rezone - Applicant Information Sheet

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

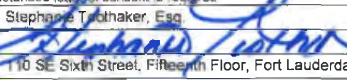
**NOTE:** To be filled out by Department

|                             |  |
|-----------------------------|--|
| Case Number:                |  |
| Date of complete submittal: |  |

**NOTE:** For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

|                            |                                                                                                 |
|----------------------------|-------------------------------------------------------------------------------------------------|
| Property Owner's Name      | Town Development Co.                                                                            |
| Property Owner's Signature | If a signed agent letter is provided, no signature is required on the application by the owner. |
| Address, City, State, Zip  | 2649 NE 26 PL, Fort Lauderdale, FL 33306                                                        |
| E-mail Address             | jlgreenbaum@gmail.com                                                                           |
| Phone Number               | (954) 565-0355                                                                                  |
| Proof of Ownership         | <input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record        |

**NOTE:** If **AGENT** is to represent **OWNER**, notarized letter of consent is required

|                               |                                                                                   |
|-------------------------------|-----------------------------------------------------------------------------------|
| Applicant / Agent's Name      | Stephane Tripp Scott, Esq.                                                        |
| Applicant / Agent's Signature |  |
| Address, City, State, Zip     | 110 SE Sixth Street, Fifteenth Floor, Fort Lauderdale, FL 33301                   |
| E-mail Address                | stt@trippscott.com                                                                |
| Phone Number                  | (954) 765-2905                                                                    |
| Letter of Consent Submitted   | Yes                                                                               |

|                                                          |                                                                                                                                                                                                                                                     |
|----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Development / Project Name                               | Cumberland Farms                                                                                                                                                                                                                                    |
| Development / Project Address                            | <b>Existing:</b> N/A <b>New:</b> 333 E Sunrise Boulevard                                                                                                                                                                                            |
| Legal Description                                        | A portion of Lots 14 through 25, inclusive, all of Lots 26 through 34, inclusive, and a portion of Lot 35 Block 183 'PROGRESSO', according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Dade County, Florida. |
| Tax ID Folio Numbers<br>(For all parcels in development) | 4942-34-04-8490; 4942-34-04-8500; 4942-34-04-8471                                                                                                                                                                                                   |
| Request / Description of Project                         | Construction of a Cumberland Farms convenience store and fuel pumps                                                                                                                                                                                 |
| Applicable ULDR Sections                                 | See narrative attached                                                                                                                                                                                                                              |
| Total Estimated Cost of Project                          | \$ N/A (including land costs)                                                                                                                                                                                                                       |

|                                               |                                                                     |
|-----------------------------------------------|---------------------------------------------------------------------|
| Future Land Use Designation                   | Commercial / Medium Residential                                     |
| Proposed Land Use Designation                 | Commercial                                                          |
| Current Zoning Designation                    | CB, B-2, RD-15                                                      |
| Proposed Zoning Designation                   | CB, B-2                                                             |
| Current Use of Property                       | Vacant                                                              |
| Residential SF (and Type)                     | N/A                                                                 |
| Number of Residential Units                   | N/A                                                                 |
| Non-Residential SF (and Type)                 | N/A                                                                 |
| Total Bldg. SF (including structured parking) | 5,618 SF                                                            |
| Site Adjacent to Waterway                     | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

| Dimensional Requirements        | Required | Proposed                 |
|---------------------------------|----------|--------------------------|
| Lot Size (SF / Acreage)         | None     | 64,658 SF / 1.4843 Acres |
| Lot Density                     | N/A      | N/A                      |
| Lot Width                       | None     | 260'                     |
| Building Height (Feet / Levels) | 150'     | 33'-4"                   |
| Structure Length                | N/A      | N/A                      |
| Floor Area Ratio                | None     | 0.09                     |
| Lot Coverage                    | N/A      | N/A                      |
| Open Space                      | N/A      | N/A                      |
| Landscape Area                  | N/A      | 11,951 SF                |
| Parking Spaces                  | 56.5     | 53                       |

**NOTE:** State north, south, east or west for each yard

| Setbacks/Yards* | Required | Proposed |
|-----------------|----------|----------|
| Front [ E ]     | 5'       | 82.81'   |
| Side [ N ]      | N/A      | 67.581'  |
| Side [ S ]      | N/A      | 32.46'   |
| Rear [ W ]      | 5'       | 5'       |

Updated: 12/10/2015

PZB\_RezoneApp

Page 2: PZB Rezone - Applicant Information Sheet – cont.

**APPLICANT MUST INDICATE:**

Provide a narrative indicating satisfaction of the following

1. *The zoning district proposed is consistent with the City's Comprehensive Plan.*

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2. *Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning.*

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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.*

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All applicable provisions of ULDR Sec. 47-9.20 (Rezoning) shall be satisfied.

- A. *Application.* Rezoning to an X district may only be initiated by application of the owner(s) of the property proposed to be rezoned and when the property to be rezoned will be used for business uses with the owner of the business property as co-applicant. The application shall include the following:
1. All information required for an application for a site plan level II permit pursuant to Section 47-24, Development Permits and Procedures, and for a rezoning development permit.
  2. Identification of the permitted use or uses proposed for the property to be rezoned.



3. A general vicinity map consisting of an eight and one-half (8½) inch by eleven (11) inch street map at a scale of not less than one (1) inch equals five hundred (500) feet identifying the parcel proposed to be rezoned and, if business is proposed, the business property to which the exclusive use property is to be joined, and all lots located within a seven hundred (700) foot radius of the parcel to be rezoned. The map shall show existing zoning, all residential uses and the heights of all structures in the seven hundred (700) foot area.
4. An area map showing the parcel proposed for rezoning and all new, existing or proposed redevelopment. If the parcel to be rezoned exclusive use is to be used as a parking facility which will serve a particular use, the area map shall show all new, existing or proposed redevelopment on the site which the parking is intended to serve. If the parcel is to be used for a business use, the area map shall show the business property to which the property proposed for exclusive use will be joined.
5. A site plan for the proposed use which shows how the proposed use will meet the performance criteria provided herein including if applicable, elevations, surrounding commercial and residential areas, location and sizes of signs, location of landscaping and other buffers, and vehicular and pedestrian movement between the proposed parcel to be rezoned and the surrounding areas.
6. All studies required to be submitted as provided in this section

| Additional property owners who wish to be included in the request, if applicable. Use additional sheets if necessary. |              |             |       |     |
|-----------------------------------------------------------------------------------------------------------------------|--------------|-------------|-------|-----|
| Name and Signature                                                                                                    | Folio Number | Subdivision | Block | Lot |
|                                                                                                                       |              |             |       |     |
|                                                                                                                       |              |             |       |     |
|                                                                                                                       |              |             |       |     |
|                                                                                                                       |              |             |       |     |

### Page 3: Required Documentation / Mail Notice Requirements

#### One (1) copy of the following documents:

- ☐ Completed application (all pages must be filled out where applicable)
- ☐ Mail notification documents
- ☐ Proof of ownership (warranty deed or tax record), including corporation documents if applicable
- ☐ Property owners signature and/or agent letter signed by the property owner
- ☐ Color photographs of the entire property and all surrounding properties, dated and labeled and identified as to orientation.
- ☐ 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"

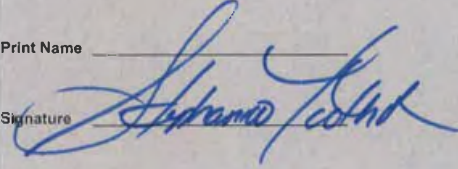
- ☐ **Narrative** describing project request. Narratives must be on letterhead, dated, and with author indicated.
- ☐ **Narrative** quoting all applicable sections of the ULDR, with point-by-point responses of how project complies with such criteria. Narratives must be on letterhead, dated, and with 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.
- ☐ **Cover sheet** on plan set to state project name and table of contents.
- ☐ **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.
- ☐ **Provide separate sketch and legal description of portion of property to be rezoned (if different than entire site).**
- ☐ 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.

**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 1/2" x 11". All non-plan documents should be 8 1/2" 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 the Planning & Zoning Department office.

| Applicant's Affidavit                                                                                  | Staff Intake Review                         |
|--------------------------------------------------------------------------------------------------------|---------------------------------------------|
| I acknowledge that the Required Documentation and Technical Specifications of the application are met: | For Urban Design & Planning staff use only: |
| Print Name _____                                                                                       | Date _____                                  |
| Signature  _____    | Received By _____                           |
| Date _____                                                                                             | Tech. Specs Reviewed By _____               |
|                                                                                                        | Case No. _____                              |

#### MAIL NOTIFICATION

Notice shall be in the form provided by the department and mailed on the date the application is accepted by the department. The names and addresses of homeowner associations shall be those on file with the City Clerk).

- **REQUIREMENT:** Mail notice of development proposal shall be provided to real property owners within 300 feet of applicant's property, as listed in the most recent ad valorem tax records of Broward County.
- **TAX MAP:** Applicant shall provide a tax map of all property within the required notification radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
- **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owners notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required notification radius. The list shall also include all homeowners associations, condominium associations, municipalities and counties, as indicated on the tax roll.
- **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required notification radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. Indicate the following as the return address on all envelopes: City of Fort Lauderdale, Urban Design & Planning, 700 NW 19<sup>th</sup> Avenue, Fort Lauderdale, FL 33311.

- DISTRIBUTION: The City of Fort Lauderdale, Urban Design & Planning will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.



## SIGN NOTICE

Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.

- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

STATE OF FLORIDA  
BROWARD COUNTY

RE: \_\_\_\_\_ BOARD OF ADJUSTMENT  
 \_\_\_\_\_ HISTORIC PRESERVATION BOARD  
 \_\_\_\_\_ PLANNING AND ZONING BOARD  
 \_\_\_\_\_ CITY COMMISSION

CASE NO. \_\_\_\_\_

APPLICANT: \_\_\_\_\_

PROPERTY: \_\_\_\_\_

PUBLIC HEARING DATE: \_\_\_\_\_

BEFORE ME, the undersigned authority, personally appeared \_\_\_\_\_ who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above-cited City of Fort Lauderdale **Board or Commission Case**.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the Board or Commission.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15) days** prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the Board or Commission. **Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.**
5. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office **five (5)** calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefore.

**Affiant**

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this \_\_\_\_ day of \_\_\_\_\_, 200\_\_.

(SEAL)

NOTARY PUBLIC  
MY COMMISSION EXPIRES:

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.j of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. \_\_\_\_\_ (initial here)

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