



SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

CITY COMMISSION (CC) - GENERAL APPLICATION

Rev: 1 | Revision Date: 2/24/2017 | Print Date: 2/24/2017
I.D. Number: PREID - AR

CITY COMMISSION (CC) General Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet, Required Documentation & Mail Notice Requirements
Page 2: Sign Notification Requirements & Affidavit

DEADLINE: City Commission submittal deadlines are set by the City Clerk and vary by type of application. Contact project planner to determine deadline prior to submittal of complete application.

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)	\$ 2,640.00
<input checked="" type="checkbox"/> Site Plan Level IV	\$ 950.00
<input type="checkbox"/> Site Plan Level II in DRAC/SRAC-SA (Downtown Regional Activity Center / South Regional Activity Center-South Andrews)	\$ 1,920.00
<input type="checkbox"/> Plat / Plat Note Amendment	\$ 540.00 (includes \$90 Final-DRC Fee)
<input type="checkbox"/> Easement Vacation	\$ 560.00 (includes \$90 Final-DRC Fee)
<input type="checkbox"/> ROW Vacation	\$ 830.00 (includes \$100 Final-DRC Fee)
<input type="checkbox"/> Rezoning (In addition to above site plan fee)	\$ 910.00 (includes \$110 Final-DRC Fee)
<input type="checkbox"/> Appeal and/or DeNovo Hearing	\$ 1,180.00
<input type="checkbox"/> Site Plan Deferral	\$ 490.00
<input type="checkbox"/> City Commission Request for Review	\$ 800.00
<input type="checkbox"/> City Commission General Review	\$ 89.00 / Hr.*

*The above fee is calculated at a rate of \$89.00 per hour. Generally these applications take no more than 3 hours total to review (\$267.00), however any additional time required by staff will be charged prior to the City Commission meeting.

Page 1: City Commission Submittal Requirements

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	PLN-HP-COA-2002002
Date of complete submittal	

NOTE: To be filled out by Applicant

Property Owner's Name	City of Fort Lauderdale
Applicant / Agent's Name	Chris Lagerbloom, City Manager
Development / Project Name	Temporary Fire Station #13 & Parking Area
Development / Project Address	Existing: 735 N Ft Laud Beach Blvd, FTL 33304 New: 735 N Ft Laud Beach Blvd, FTL 33304
Current Land Use Designation	Central Beach Regional Activity Center
Proposed Land Use Designation	Central Beach Regional Activity Center
Current Zoning Designation	ABA: A-1-A Beach-front Area District
Proposed Zoning Designation	ABA: A-1-A Beach-front Area District
Specific Request	Relief from S-47-12.5 to allow fire station use permitted in ABA District

The following number of Plans:

- ☒ One (1) original signed-off set, signed and sealed at 24" x 36"
- ☒ Two (2) copy sets at 11" x 17"
- ☒ One (1) electronic version* of complete application and plans in PDF format to include only the following:
 - ☒ Cover page
 - ☒ Survey
 - ☒ Site plan with data table
 - ☒ Ground floor plan
 - ☐ Parking garage plan
 - ☐ Typical floor plan for multi-level structure
 - ☐ Roof plan
 - ☒ Building elevations
 - ☒ Landscape plan
 - ☐ Project renderings i.e. context plan, street-level perspectives, oblique perspectives, shadow study, etc.
 - ☒ Important details i.e. wall, fence, lighting, etc.

*All electronic files provided should include the name followed by case number "Cover Page Case no.pdf"

MAIL NOTIFICATION

Mail notice is required for City Commission hearing of a Rezoning of Less than Ten Acres and of an Appeal of ROW Vacation. 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. Rezoning of Less Than Ten Acres hearing notice must be mailed within 30 days of the hearing and Appeal of ROW Vacation hearing notice within 10 days of hearing.

- **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 noticed, 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 19th Avenue, Fort Lauderdale, FL 33311.
- **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Planning Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.



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 Requiring PZB review	\$ 550.00
<input type="checkbox"/> Parking Reduction 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	CITY OF FORT LAUDERDALE - CHRIS LAGERBLOOM-CMO
Property Owner's Signature	If a printed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	100 N ANDREWS AVE., FORT LAUDERDALE, FL 33301
E-mail Address	clagerbloom@fortlauderdale.gov
Phone Number	954-828-5013
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

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

Applicant / Agent's Name	CRAVEN THOMPSON- ALEX SCHEFFER, P.E.
Applicant / Agent's Signature	<i>Alex Scheffer</i>
Address, City, State, Zip	3563 NW 53rd STREET, FORT LAUDERDALE, FL 33309
E-mail Address	ascheffer@craventhompson.com
Phone Number	954-739-6400
Letter of Consent Submitted	

Development / Project Name	TEMPORARY FIRE STATION #13 & PARKING AREA - FTL
Development / Project Address	Existing: 735 N FT LAUDERDALE BEACH BLVD., FTL, FL 33304
Legal Description	<small>BLOCK 18, BIRCH OCEAN FRONT SUBDIVISION NO. 2, FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE EAST HALF OF THAT PORTION OF VACATED BREAKERS AVENUE LYING ADJACENT TO BLOCK 18, BIRCH OCEAN FRONT SUBDIVISION NO. 2, AS VACATED PER OFFICIAL RECORDS BOOK 1903, PAGE 238, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS SITUATE IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 70,572 SQUARE FEET (1.62 ACRES) MORE OR LESS.</small>
Tax ID Folio Numbers (For all parcels in development)	504201060130, 504201060120, 504201060110, 504201060100, 504201060140
Request / Description of Project	Temporary fire station along with a surface parking lot
Applicable ULDR Sections	47-12.5, 47-18.26
Total Estimated Cost of Project	\$ 1,250,000 (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	\$ 0	Fee Calculator: http://ci.ftlaud.fl.us/building_services/park_impact_fee_calc.htm
Future Land Use Designation	Central Beach Regional Activity Center	
Proposed Land Use Designation	Central Beach Regional Activity Center	
Current Zoning Designation	ABA: A-1-A Beach-front Area District	
Proposed Zoning Designation	ABA: A-1-A Beach-front Area District	
Current Use of Property	Vacant Parcels	
Residential SF (and Type)	0	
Number of Residential Units	0	
Non-Residential SF (and Type)	1,931 SF - Temporary Fire Station with Canopy & Parking Area	
Total Bldg. SF (include structured parking)	1,931 SF	
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	70,573 SF / 1.62 AC	70,573 SF / 1.62 AC
Lot Density	0	0
Lot Width	147'	147'
Building Height (Feet / Levels)	200' Max	13.3' Bldg/1 Fl & 15' Accessory Canopy
Structure Length	200' Max	70'
Floor Area Ratio	4 max	0.027
Lot Coverage	N/A	1913 Bldg
Open Space	N/A	68,660 SF
Landscape Area	2,760 SF Interior	22,746 SF
Parking Spaces	12 Spaces = 6 Beds X 2 Shifts	92 Spaces with 4 Van ADA Accessible

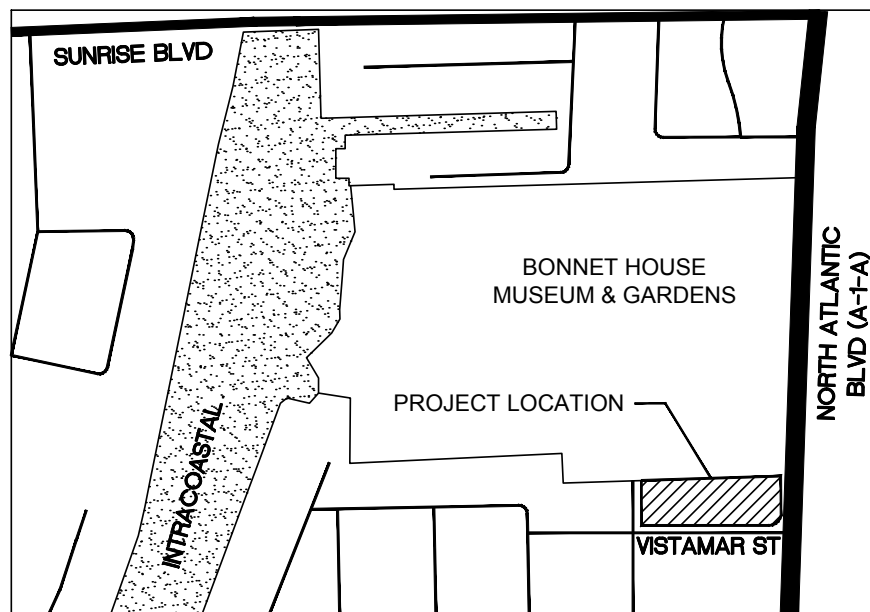
NOTE: State north, south, east or west for each yard.

Setbacks/Yards*	Required	Proposed
Front [S]	10'	57.50'
Side [E]	20'	334.10'
Side [W]	10'	68.10'
Rear [N]	20'	62.41'

Updated: 3/20/2015

PZB_SitePlanApp

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N.T.S.

SITE PLAN DATA CALCULATIONS			
JURISDICTION:	CITY OF FORT LAUDERDALE, FL		
CURRENT USE:	VACANT		
LAND USE:	CENTRAL BEACH REGIONAL ACTIVITY CENTER		
ZONING DISTRICT:	ABA - A-1-A BEACHFRONT AREA DISTRICT		
WATER/ WASTE WATER PROVIDER:	CITY OF FORT LAUDERDALE, FL		
SITE AREA:		AREA:	% OF SITE:
GROSS SITE AREA:		1.62 Ac.	
OPEN SPACE		68,660 sf	
TOTAL BLDG. COVERAGE:		1,913 sf	2.7%
LANDSCAPE:		22,746 sf	32.30%
VEHICULAR USE:		42,210 sf	59.8%
SIDEWALK/ PLAZA:		3,704 sf	5.2%
NET SITE AREA:		70,573 SF (1.62 Ac.)	100%
ARCHITECTURAL DATA:		REQUIRED	PROVIDED
FLOOR AREA RATIO (FAR)		4 MAX.	0.03
BUILDING HEIGHT		200' MAX.	13.3'
BUILDING LENGTH		NA	70' x 27.3'
ACCESSORY STRUCTURE HEIGHT		NA	15'
ACCESSORY STRUCTURE LENGTH		NA	50' x 34'
STORIES		NA	1
PARKING DATA:		REQUIRED	PROVIDED
TYP. SPACE (9'X18')		N/A	88 SPACES
ADA VAN ACCESSIBLE SPACE (12'X18')		4 SPACES	4 SPACES
		TOTAL	92 SPACES TOTAL
FIRE STATION SPACE (9'X18')		12 SPACES	11 SPACES

BUILDING SETBACKS:		REQUIRED	PROVIDED
BACK (NORTH):		20'	62.41'
FRONT (SOUTH):		10'	57.50'
SIDE (EAST):		20'	334.10'
SIDE (WEST):		10'	68.10'
ACCESSORY STRUCTURE SETBACKS:		REQUIRED	PROVIDED
BACK (NORTH):		5'	10.00'
FRONT (SOUTH):		5'	84.83'
SIDE (EAST):		5'	334.67'
SIDE (WEST):		5'	89.35'
ZONING OF ADJACENT PROPERTIES			
BACK (NORTH):	P	Parks, Recreation & Open Space	
FRONT (SOUTH):	ABA	A-1-A Beachfront Area District	
SIDE (EAST):	P	Parks, Recreation & Open Space	
SIDE (WEST):	NBRA	North Beach Residential Area District	
SEC. 47-21.12 VUA AREA		REQUIRED	PROVIDED
1. 20% of Gross VUA area	VUA area=	42,548 sf	42,548 sf
2. Interior Landscape area	30 sf per parking space (92 spaces)=	2,760 sf	16,503 sf
3. 1 Tree and 6 Shrubs per 1,000 sf VUA area	VUA area=	42,548 sf	43 Trees 255 Shrubs

Alexander D. Scheffer, State of Florida
Professional Engineer, License No. 73802.

This item has been electronically signed and
sealed by Alexander D. Scheffer, P.E. on
August 7, 2020 using SHA Authentication
code.

Printed copies of this document are not
considered signed and sealed and the SHA
authentication code must be verified on any
electronic copies.



CRAVEN + THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 33RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6409 TEL: (954) 739-6400
FLORIDA LICENSED ENGINEERING SURVEYING & MAPPING BUSINESS NO. 371
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C000114

DRC

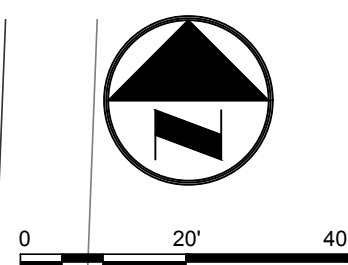
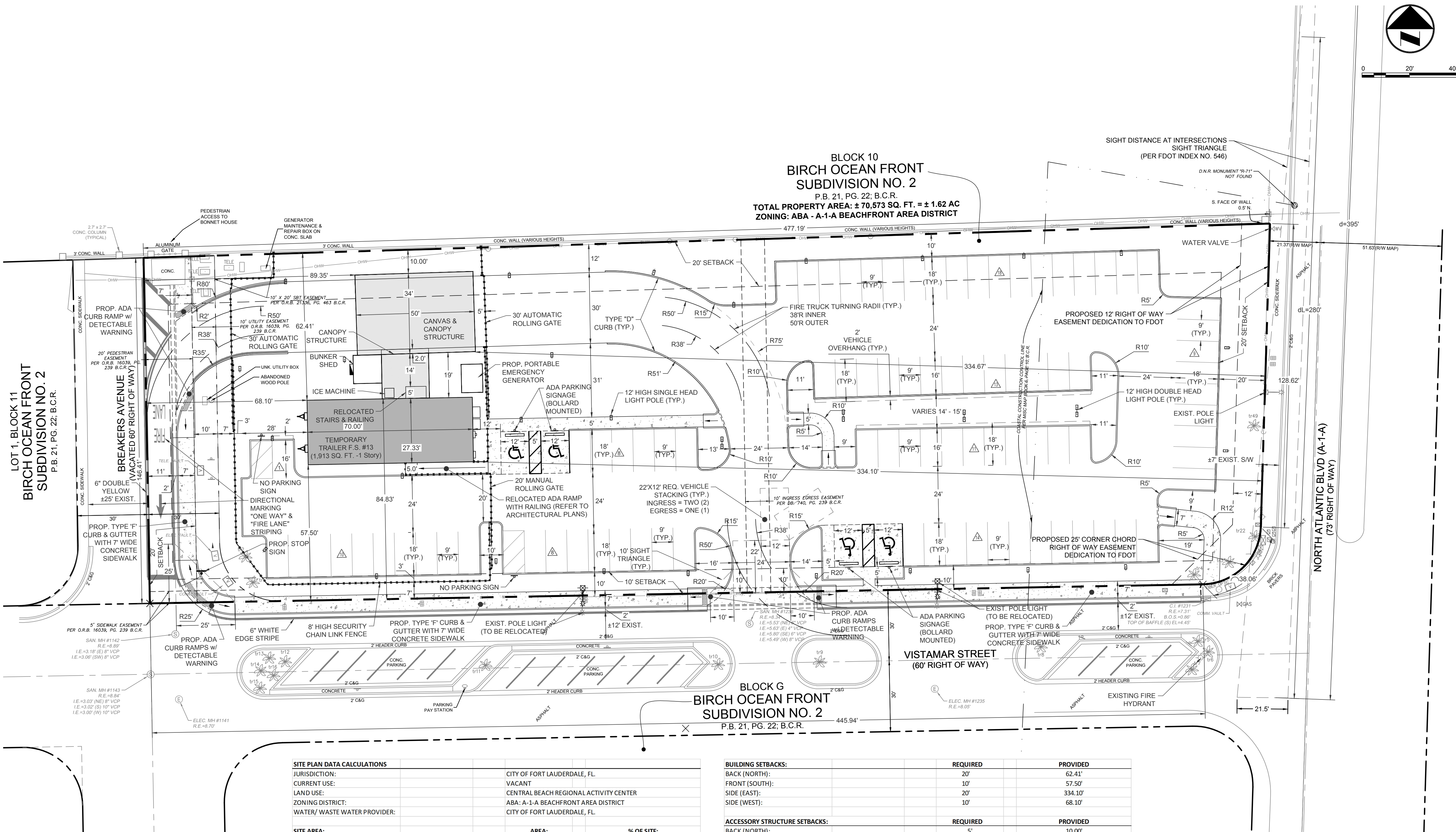
PROJECT # P12509
TEMP. FIRE STATION #13 & PARKING LOT
FIRE STATION & PARKING FACILITY
SITE PLAN
3109 VISTAMAR ST., FORT LAUDERDALE

SHEET NO.
SP-1
TOTAL:
CAD FILE:
DRAWING FILE NO.
4-XXXX-XX

DATE:
12/18/2020
DESIGNED BY: SCALE:
1"=20'
CHECKED BY:
AJS
FIELD BOOK:

CITY OF FORT LAUDERDALE
PUBLIC WORKS DEPARTMENT
ENGINEERING & ARCHITECTURE
100 North Andrews Avenue, Fort Lauderdale, Florida 33301

REVISIONS		DESCRIPTION
NO.	DATE	BY



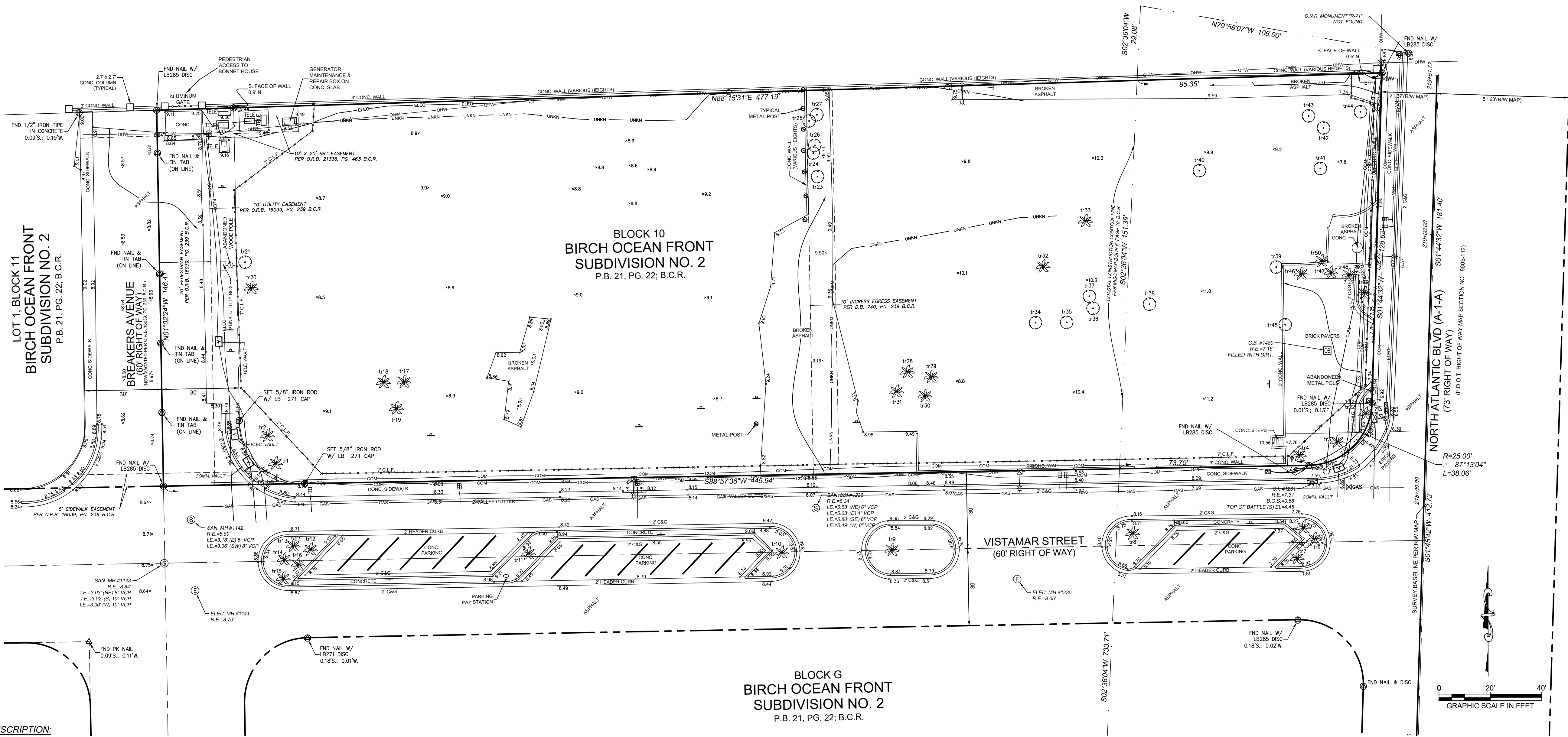
Alexander D. Scheffer
Florida P.E. No. 73802
August 7, 2020

SKETCH OF SURVEY

BOUNDARY & TOPOGRAPHIC SURVEY

NOTE: The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, right-of-way, set back lines, reservations, agreements and other similar matters, and this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and further, confirmed by others through appropriate title verification.

NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.



DESCRIPTION.

BLOCK 10, BIRCH OCEAN FRONT SUBDIVISION NO.2, FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21 PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH THE EAST HALF OF THAT PORTION OF VACATED BREAKERS AVENUE LYING ADJACENT TO BLOCK 10, BIRCH OCEAN FRONT SUBDIVISION NO. 2, AS VACATED PER OFFICIAL RECORDS BOOK 16039, PAGE 239, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

SAID LANDS SITUATE IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 70,572 SQUARE FEET (1.620 ACRES) MORE OR LESS.

SURVEYOR'S NOTES.

1. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE UNDERSIGNED AND BASED ON THE LEGAL DESCRIPTION AS RECORDED IN PLAT BOOK 21, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
2. ADDITIONS AND/OR DELETIONS TO THIS SURVEY DRAWING BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. THE INTENT OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY OF THE PROPERTY DESCRIBED HEREON BASED ON THE LEGAL DESCRIPTION AND FOUND MONUMENTATION AND TO SHOW THE IMPROVEMENTS WITHIN THE SITE AS THEY RELATE TO THE PROPERTY BOUNDARY.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM (FLORIDA EAST ZONE), NORTH AMERICAN DATUM OF 1983/1980 (NAD 83/90), AND BASED ON A CALCULATED BEARING OF N 85°57'36".E BASED ON FOUND MONUMENTATION ALONG VISTAMAR STREET.
5. 0.5' IS LIMITED TO THE LOCATION OF ABOVE GROUND, VISIBLE UTILITIES ONLY. UNDERGROUND UTILITIES WERE NOT INCLUDED IN THE PREPARATION OF THIS SURVEY.
6. THIS SURVEY DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT: CITY OF FORT LAUDERDALE, FOR THE EXPRESS PURPOSES STATED HEREON AND/OR CONTAINED IN THE CONTRACT WITH THE AFORESAIDED CLIENT FOR THIS PROJECT. COPYING, DISTRIBUTING OR REUSE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN PERMISSION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING SHOWN HEREON SHALL BE CONSTRUED TO GIVE RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
7. HORIZONTAL FEATURE LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ELARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
8. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD88) AND REFERENCED TO THE FOLLOWING BENCHMARK, CITY OF FORT LAUDERDALE BENCHMARK N665, A PK NAIL IN BRASS DISK STAMPED CITY OF FT., LAUD BM N 565, ELEVATION = 6.631'.
9. TREE TYPES ARE DETERMINED TO THE BEST OF OUR KNOWLEDGE. EXACT SPECIES SHOULD BE DETERMINED BY A LICENSED BOTANIST, DENDROLOGIST OR OTHER PROFESSIONAL WITH SUCH CAPACITY.
10. THIS SKETCH OF SURVEY AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A LICENSED PROFESSIONAL SURVEYOR AND MAPPER.

TREE NAME	FULL DESCRIPTION	TREE NAME	FULL DESCRIPTION
tr1	12" SABAL PALM BH=12"	tr26	UNKNOWN\$1 UNKNOWN
tr2	12" SABAL PALM BH=15"	tr27	8" GUMBO LIMBO
tr3	12" SABAL PALM BH=13"	tr28	10" SABAL PALM BH=12"
tr4	10" SABAL PALM BH=12"	tr29	10" SABAL PALM BH=12"
tr5	10" SABAL PALM BH=12"	tr30	10" SABAL PALM BH=12"
tr6	10" SABAL PALM BH=12"	tr31	10" SABAL PALM BH=10"
tr7	10" SABAL PALM BH=12"	tr32	10" SABAL PALM BH=18"
tr8	10" COCONUT PALM BH=25"	tr33	15" ROYAL PALM BH=25"
tr9	10" COCONUT PALM BH=12"	tr34	UNKNOWN TREE STUMP
tr10	10" COCONUT PALM BH=15"	tr35	UNKNOWN TREE STUMP
tr11	12" COCONUT PALM BH=12"	tr36	UNKNOWN TREE STUMP
tr12	12" SABAL PALM BH=15"	tr37	UNKNOWN TREE STUMP
tr13	12" SABAL PALM BH=15"	tr38	UNKNOWN TREE STUMP
tr14	12" SABAL PALM BH=15"	tr39	UNKNOWN TREE STUMP
tr15	12" SABAL PALM BH=15"	tr40	UNKNOWN TREE STUMP
tr16	12" SABAL PALM BH=18"	tr41	UNKNOWN TREE STUMP
tr17	12" SABAL PALM BH=10"	tr42	UNKNOWN TREE STUMP
tr18	10" SABAL PALM BH=12"	tr43	UNKNOWN TREE STUMP
tr19	10" SABAL PALM BH=12"	tr44	4" SEA GRAPE
tr20	12" SABAL PALM BH=15"	tr45	4" SEA GRAPE
tr21	8" GUMBO LIMBO	tr46	8" SABAL PALM BH=12"
tr22	12" SABAL PALM BH=12"	tr47	8" SABAL PALM BH=12"
tr23	7" GUMBO LIMBO	tr48	12" SABAL PALM BH=12"
tr24	7" GUMBO LIMBO	tr49	12" SABAL PALM BH=12"
tr25	72-300 5 15	tr50	12" SABAL PALM BH=10"



























ABBREVIATION LEGEND

B.C.R.	BROWARD COUNTY RECORDS
B.H.	BUD HEIGHT
C.B.	CATCH AND GUTTER
C&G	CURB BASIN
C.I.	CURB INLET
C.L.F.	CHAIN LINK FENCE
COMM.	COMMUNIKATIONS
CONC.	CONCRETE
D.B.	DEED BOOK
ELEC.	ELECTRIC
ELEV.	ELEVATION
FND	FOUND
I.E.	INVERT ELEVATION
L	ARC LENGTH
LB	LICENSED BUSINESS
MH	MANHOLE
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.G.	PAGE
R	RADIUS
R.E.	RIM ELEVATION
SAN	SANITARY SEWER
VP	VITRIFIED CLAY PIPE
Δ	CENTRAL ANGLE

CONTROL LEGEND

 IRON PIPE
 IRON ROD
 NAIL&TAB
 PKNAIL/SPIKE

SYMBOL LEGEND

	ANCHOR		SANITARY MANHOLE
	BACK FLOW PREVENTER		SIGN
	CATCH BASIN		SQUARE COLUMN
	CONCRETE LIGHT POLE		TRAFFIC CONTROL
	CONCRETE POWER POLE		TRAFFIC PULL BOX
	ELECTRICAL OUTLET		WATER METER
	ELECTRICAL PULL BOX		WATER VALVE
	ELECTRICAL MANHOLE		WOOD LIGHT POLE
	FIRE HYDRANT		WOOD POWER POLE
	FIBER OPTIC PEDESTAL		PALM TREE
	GAS VALVE		SHADE TREE
	PEDESTRIAN SIGNAL		OVER HEAD WIRES
	PIPE		
	PARKING METER		

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 51-17.051 AND 51-17.052, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION IN JULY, 2019.

DATE OF LAST FIELD WORK: NOVEMBER 19, 2019

RAYMOND YOUNG - FOR THE FIRM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO 5795
CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

DATE:	11/19/19
SCALE:	1"=20'
DRAWN BY:	KEL
CHECKED BY:	RY
FIELDBOOK:	3049
PAGE(S):	16-24
DATE:	
BY:	
DESCRIPTION:	
REV. ENDY ADD SITE ESMTS PER PREV. SURV.	JDR 04/14/20
ADD SITE ACREEAGE TO DESCRIPTION	RY 02/05/20

CRAVEN • THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6409 TEL: (954) 739-6400

FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114

FORT LAUDERDALE
TEMPORARY FIRE STATION #13

PREPARED FOR:
CITY OF FORT LAUDERDALE

BOUNDARY & TOPOGRAPHIC SURVEY

SEAL

PROJECT NO.

54-001-01

V-1

1 OF 1

**FORT LAUDERDALE FIRE DEPARTMENT
TEMPORARY FIRE STATION #13 & PARKING LOT
Fort Lauderdale, Florida**

**ULDR Code Narrative
PZB Submittal
August 14, 2020**

The subject site is five parcels (folio numbers: 504201060130, 504201060120, 504201060110, 504201060100, and 504201060140).

The applicant proposes to develop this vacant parcel to accommodate a temporary fire station along with a public surface parking lot. Ninety-two (92) total spaces with eleven (11) secured spaces dedicated for fire department staff and four (4) accessible parking spaces.

The site is located within the ABA (A-1-A Beachfront Area District) zoning district along Fort Lauderdale Beach.

CRANEN THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects

Sec. 47-12.5 Adequacy Requirements

B. A-1-A Beachfront Area (ABA) District.

1. Setbacks

- a. No structure shall be constructed, remodeled or reconstructed so that any part of the structure is located within 20 feet of the proposed public right-of-way along A-1-A as shown in the revitalization plan, and within 20 feet of any other public right-of-way, unless the development or redevelopment of the structure is approved as if it were a development of significant impact. In addition, those yards fronting on People Streets must meet the requirements of Section 47-12.4.C.
- b. Yards not abutting a public right-of-way.
 - i. Side yard: ten feet.
 - ii. Rear yard: twenty feet.
- c. The side and rear yard setbacks are the minimum requirements. Unless otherwise approved as a development of significant impact, in no case shall the yard setback requirements be less than an amount equal to one-half the height of the building when this is greater than the above minimums.

Response: Acknowledged. Minimum setbacks meet the minimum requirements and are as follows:

Temporary Fire Station Setbacks

	<u>Required</u>	<u>Provided</u>
<i>Back (North)</i>	<i>20'</i>	<i>62.41'</i>
<i>Front (South)</i>	<i>10'</i>	<i>57.50'</i>
<i>Side (East)</i>	<i>20'</i>	<i>334.10'</i>
<i>Side (West)</i>	<i>10'</i>	<i>68.10'</i>

3563 N.W. 53rd Street
Fort Lauderdale, FL 33309-6311
(954)739-6400
Fax (954) 739-6409

Canopy Structure Setbacks

	<u>Required</u>	<u>Provided</u>
<i>Back (North)</i>	<i>5'</i>	<i>10'</i>
<i>Front (South)</i>	<i>5'</i>	<i>84.83'</i>
<i>Side (East)</i>	<i>5'</i>	<i>334.67'</i>
<i>Side (West)</i>	<i>5'</i>	<i>89.35'</i>

The proposed structure meets all setback requirements. The north yard does not abut a public right-of-way while meeting the required setback. The accommodation criteria for "people streets" along Vistamar Street does not apply given the proposed site design.

2. *Height.*

- a. Except as expressly provided for in subsection B.2.b, no structure shall be constructed, remodeled or redeveloped so that any part of the structure exceeds the following height standards:
 - i. Within 20 feet of the proposed public right-of-way along A-1-A as shown in the revitalization plan and along any other public right-of-way, thirty-five (35) feet;
 - ii. No structure shall exceed 200 feet in height.
- b. Notwithstanding the height limitation set out in subsection B.2.a, a beach development permit may be issued that exceeds the height limitations set out therein according to the following provisions:
 - i. An increase in the maximum height on any parcel of land proposed for development of five percent (5%) if the proposed development has a rating of at least a five on the design compatibility and community character scale in subsection B.6.
 - ii. An increase in the maximum height on any parcel of land proposed for development of ten percent (10%) if the proposed development has a rating of at least a seven on the design compatibility and community character scale in subsection B.6.
 - iii. An increase in the maximum height on any parcel of land proposed for development of twenty percent (20%) if the proposed development has a rating of at least nine on the design compatibility and community character scale in subsection B.6.
- c. No structure shall exceed two hundred forty (240) feet in height.
- d. No portion of a structure in excess of thirty-five (35) feet in height shall exceed the height limitations provided in Section 47-23.6, Beach Shadow Restrictions.

Response: As a single story, temporary structure the proposed building does not exceed the height requirement set for the ABA District.

3. *Floor area ratio.*

- a. Except as expressly provided in subsections B.3.b, no structure shall be developed or redeveloped so that the floor area ratio is more than four.
- b. Notwithstanding the floor area ratio limitations of subsection B.3.a, a beach development permit may be issued for development that exceeds the floor area ratios set out herein according to the following provisions:

- i. An increase in the floor area ratio on any parcel of land proposed for development of five percent (5%) if the proposed development has a rating of at least a five on the design compatibility and community character scale in subsection B.6 of this district.
- ii. An increase in the floor area ratio on any parcel of land proposed for development of ten percent (10%) if the proposed development has a rating of at least a seven on the design compatibility and community character scale in subsection B.6 of this district.
- iii. An increase in the floor area ratio on any parcel of land proposed for development of twenty percent (20%) if the proposed development has a rating of at least a nine on the design compatibility and community character scale in subsection B.6 of this district.

Response: Floor area ratio does not exceed four.

4. *Required parking.* Except as expressly provided in Section 47-20, Parking and Loading Requirements, no structure shall be developed or redeveloped so that the off-street parking available to service the parcel proposed for development is less than that required pursuant to Section 47-20, Parking and Loading Requirements.

Response: Required parking onsite is twelve (12) spaces to accommodate the staff of the temporary fire facility, based on the requirements of the Deputy Fire Chief. This is calculated as 1 bed per shift member X 2 shifts daily (1 bed X 6 crew X 2 shifts = 12 spaces). There are eleven (11) secured spaces dedicated for the fire department of the ninety-two (92) total spaces provided on site.

5. *List of permitted uses—ABA district.*
- a. Site Plan Level IV Development.
 - i. Hotels and suite hotels.
 - ii. Restaurants.
 - iii. Moped/scooter rental as a conditional use. See Section 47-24.3.
 - b. Site Plan Level III Development.
 - i. Commercial retail uses offering services or goods for sale to tourists and visitors such as gifts, souvenirs, clothes and other tourist commodities.
 - ii. Parking garages.
 - iii. Other uses catering to tourists as approved by the planning and zoning board.
 - iv. Residential units, in association with multifamily use, alone or together with non-residential uses subject to the following:
 - a) A development with residential units shall have on the side of the building facing the street at street level architectural detail and uses such as residential, restaurant, cultural or recreational uses that attract interaction with the public and minimize visual exposure of parking facilities.
 - b) A development with residential units abutting Fort Lauderdale Beach Boulevard (A-1-A) must have on the ground floor facing A-1-A non-residential uses that offer goods or services to residents and tourists seeking, restaurant, entertainment, cultural or commercial recreation destinations.

- c) In addition to meeting the requirements of a) and b), development with residential units that exceeds 200 feet in height by meeting the provisions of Section 47-12.5.B.6. must include hotel units comprising a minimum of sixty percent (60%) of the total number of units.
- c. Site Plan Level II Development with City Commission Request for Review subject to Section 47-26.A.2.
 - i. In that portion of the ABA district located within the North Beach Area as defined in Section 47-12.3, Definitions,
 - a) uses provided in Section 47-12.5.1.
- d. Site Plan Level I Development with City Commission approval.
 - i. In that portion of the ABA district within the North Beach Area as defined in Section 47-12.3, Definitions, see Section 47-12.10, North Beach for permitted uses.
- e. Site Plan Level I Development.
 - i. Parking lots.
 - ii. Accessory buildings and structures; improvements outside of the principal structure including but not limited to fences, walls, landscaping, parking, signs and nonstructural alterations to the exterior of structures located on a parcel; and expansion or change of a permitted use within an existing structure.
 - iii. Automobile rental limited to 12 cars per development site as an accessory to a hotel or marina and Section 47-18.3 shall not be applicable.
 - iv. Active and Passive Park, see Section 47-18.44.

Response: The proposed use of fire station is not permitted under this section. Section 47-18.26 Public Purpose Uses outlines the processing for fire station approval.

Sec. 47-18.26 Public Purpose Uses

Sec. 47-18.26. - Public purpose uses.

- A. Any provision to the contrary notwithstanding, publicly owned structures may be erected and lands used for public purposes, in any zoning district in the city unless prohibited by the city comprehensive plan; provided, however, no building or use permit shall be issued by the city for any such plans, locations or use without the prior approval of the city commission as provided herein.

Response: Acknowledged.

- B. Consideration of the approval of a use or structure for public purposes which requires relief from a zoning regulation of the city shall be initiated by filing an application for approval with the department by the property owner or the person or entity wishing to use the property for a public purpose.

Response: Acknowledged.

- C. An application for a public use or structure shall include:

1. A conceptual site plan showing the size and location of all structures on or to be located on the property, including but not limited to elevations, location of vehicular and pedestrian ingress and egress, landscaping and floor plans. If the public purpose is to utilize property as a social service residential facility, the site plan shall show how the use or structure meets the requirements of Section 47-18.32;

Response: Refer to the submitted Site Plan, provided within the DRC application package. A social service residential facility (SSRF) is not proposed.

2. A legal description of the property;

Response: Refer to the submitted Survey, provided within the DRC application package.

3. A description of the zoning regulation from which relief is necessary to conduct the public use or construct the public structure;

Response: Relief from section 47-12.5 is requested, a fire station is not a permitted use within the ABA District.

4. A description of the need for the public use or structure including a description of other similar uses or structures and their locations in the city;

Response: An existing fire station (FS #13) is currently located at 2871 East Sunrise Boulevard. The purpose of this project is to construct a temporary fire station facility in the vicinity of the existing fire station 13 to allow for the existing fire station 13 facility to be demolished and reconstructed at the existing location. In order to maintain emergency & fire services for the area, the construction of the temporary fire station is needed.

5. A description of the reason why the proposed location is necessary in relation to the need for the use or structure;

Response: The proposed location is necessary in order to maintain emergency & fire services for the area, this location was selected as the temporary fire station needs to be located on City owned/controlled property in the immediate vicinity of the existing fire station #13.

6. A description of what makes the location of the use or structure on the property desirable;

Response: The proposed location is desirable as it is located within close proximity to the existing fire station #13.

7. A description of the economic and environmental impact on the area as a result of permitting the use or structure;

Response: There are very minor economic and environmental impacts expected as a result of permitting the use of a fire station on this property.

The City may generate revenue off of the proposed 92 space parking lot proposed, if it is decided to meter the parking spaces constructed.

The proposed construction will heavily consider the environment and will meet or exceed all environmental permitting requirements, including but not limited to FWC – Site Lighting, Broward County EPGMD – Stormwater & Sanitary Sewer & FDEP – Coastal Construction Line (CCL) & Domestic Water & Irrigation requirements.

8. A description of the impact of the use or structure on neighboring properties;

Response: The use and structure will have a minor impact on neighboring properties, the Site Plan is designed to provide truck access ingress through the middle of the site at an existing median and curb cut and egress directly out to a dead end driveway, which terminates at the Bonnet House. No traffic impacts are expected while the fire station is in use at this location.

There will be positive impact on the neighboring properties and community as a whole, as there will be new curb & gutter with 7' wide sidewalks along the entire perimeter of the site. Also, included are street trees and landscaping.

9. A description of how the site plan addresses any negative impacts which might occur as a result of permitting the use or structure;

Response: The Site Plan was carefully laid out to provide the most effective ingress & egress situation in regards to the existing traffic flow. There are no additional curb cuts proposed along A-1-A or Vistamar Street, which are the primary pedestrian corridors along the site. The existing 5' sidewalk will be replaced with a much larger 7' wide sidewalk.

10. A description of off-site or on-site factors which mitigate any negative impacts which might occur as a result of permitting the public use or structure; and

Response: The on-site & off-site factors which mitigate any negative impact that might occur as a result of permitting the public use are the following:

- ***Decrease in emergency services response time to the immediate surrounding area.***
- ***Increase in safety for the area with an increase in City presence to the immediate surrounding area.***
- ***Improved ADA / pedestrian accessibility with new sidewalk proposed along Vistamar Street & Breakers Avenue.***
- ***Improvement to the appearance of the property with the addition of street trees, fencing, turtle friendly lighting & landscaping.***

11. A description of the efforts to locate other sites for the use or structure and reasons why other sites are not as desirable as the site proposed (factors in considering feasibility may include land use, zoning, economic, geographic factors and size).

Response: The proposed location is the closest in proximity from the existing fire station #13 east of the Sunrise Blvd. bridge. The other City owned or accessible locations are not located on the East side of the Sunrise Blvd. bridge and are location in further proximity. There are no feasible alternative locations for the temporary facility.

- D. The application shall be reviewed by the city department responsible for review of development permits for a determination that the application is complete and forwarded to the development review committee (DRC). After review and comments by the DRC, the application shall be forwarded to the planning and zoning board for review. The recommendation of the DRC and the planning and zoning board shall be forwarded to the city commission.

Response: Acknowledged, the applicant will present the project to the Planning & Zoning Board for review as required.

- E. The city commission shall hold two (2) public hearings to consider an ordinance approving a public purpose use or structure and shall provide notice of hearing utilizing the same notice requirements as for a rezoning.

Response: Acknowledged, the applicant will present the project to the City Commission over the course of two (2) public hearings with the applicable public notices as required.

- F. The city commission may approve or approve with conditions the application for location of a public use or structure based on the following findings:

1. There is a need for the use or structure to be located where proposed.

Response: Yes, there is a need for the temporary fire station #13 to be located within the existing service area of the existing fire station #13 that will be demolished and reconstructed.

2. The use meets a valid municipal purpose.

Response: Yes, to provide emergency City services.

3. The location of the use or structure is not in conflict with the city comprehensive plan.

Response: Yes.

4. Off-site or on-site conditions exist which reduce any impact of permitting the public use or structure.

Response: No on-site or off-site conditions exist which reduce the impact of the public use.

5. On-site improvements have been incorporated into the site plan which minimize any adverse impact as a result of permitting the public use or structure.

Response: Yes, the following on-site improvements are proposed:

- ***On-site drainage improvements that meet stormwater criteria from Broward County & City requirements.***
- ***On-site landscaping to enhance the site and provide an additional buffer for the Bonnet House.***
- ***On-site sidewalk to provide full ADA access and connectivity throughout the site.***
- ***On-site turtle friendly lighting including CPTED design elements to improve safety and security around the property.***

6. Alternative locations have been identified and reviewed or it has been determined that no feasible alternative locations are available.

Response: No alternative City-owned locations are available.

7. The proposed site is found to be the most feasible for location of the public use or structure.

Response: Yes, the location of the proposed site is the most feasible location.

8. The public purposes to be met by the location of the use or structure outweigh the application of the zoning regulation and prohibiting the location of the public use or structure.

Response: To be determined by City Commission.

- G. The approval of a public use or facility shall terminate when the use or facility is no longer publicly owned or used, and the property upon which the use or facility is located shall be subject to the requirements of the zoning district within which it is located.

Response: Acknowledged. The public use shall terminate when the construction of the new Fire Station #13 is completed, fire department staff has mobilized at the new location and is fully operational.

Prepared by:

CRAVEN THOMPSON & ASSOCIATES, INC.



ALEXANDER D. SCHEFFER, P.E., LEED GREEN ASSOCIATE
Senior Supervising Engineer

ADS/bw