



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

PLANNING & ZONING BOARD (PZB)

Plat Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet
Page 2: Required Documentation / Submittal Checklist
Page 3: 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 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.

✓ Plat

\$ 480.00

Page 1: PZB Plat - Applicant Information Sheet

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

NOTE: To be filled out by Department

Case Number	PROJECT NO. PL16004
Date of complete submittal	

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

Property Owner's Name	SR 84, Inc.
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	1815 Cordova Rd #210, Ft. Lauderdale, FL 33316
E-mail Address	FirstLauderdale@aol.com
Phone Number	9-522-4500 x. 122
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	Leigh Robinson Kerr & Associates, Inc.
Applicant / Agent's Signature	
Address, City, State, Zip	808 E. Las Olas Blvd. #104, Fort Lauderdale, FL 33301
E-mail Address	Lkerr808@bellsouth.net
Phone Number	954-467-6308
Letter of Consent Submitted	Yes

Development / Project Name	Furniture Consignment Warehouse Plat
Development / Project Address	Existing: S. side of SR84 west of SW 18 Terr New: Same
Legal Description	Please see attached.
Tax ID Folio Numbers (For all parcels in development)	504221170020
Request / Description of Project	Plat approval.
Applicable ULDR Sections	47-24.5 47-25.2
Total Estimated Cost of Project	\$ (Including land costs)

Future Land Use Designation	Commercial
Proposed Land Use Designation	Same
Current Zoning Designation	B-2
Proposed Zoning Designation	Same
Current Use of Property	Vacant
Residential SF (and Type)	None existing
Number of Residential Units	None proposed
Non-Residential SF (and Type)	Existing: cell tower buildings 586 sq. ft., Proposed: 6,500 sq. ft. Commercial
Total Bldg. SF (include structured parking)	To be determined.
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	None	+/- 0.3 acres
Lot Density	None	To be determined
Lot Width	None	varies +/- 92 feet – 130 feet

Page 2: Required Documentation

One (1) copy of the following documents:

- Original Pre-PZB signed-off plat 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 specifics of plat. 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.
- Proposed plat**, with site highlighted.
- 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 ½" x 11". All non-plan documents should be 8 ½" x 11" and stapled or bound.

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

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

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.

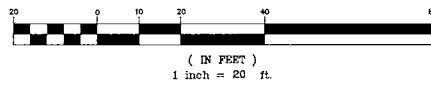
prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
 1700 N.W. 64th STREET, FORT LAUDERDALE, FLORIDA 33309
 PHONE: (954) 763-7611 FAX: (954) 763-7615
 EMAIL: MEC0400@AOL.COM



RECORD LAND SURVEY

**A PORTION, BLOCK "B", CLAIR LAKE,
 (PLAT BOOK 28, PAGE 26, B.C.R.)
 LYING IN SECTION 21, TOWNSHIP 50 SOUTH, RANGE 42 EAST,
 CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA**

GRAPHIC SCALE

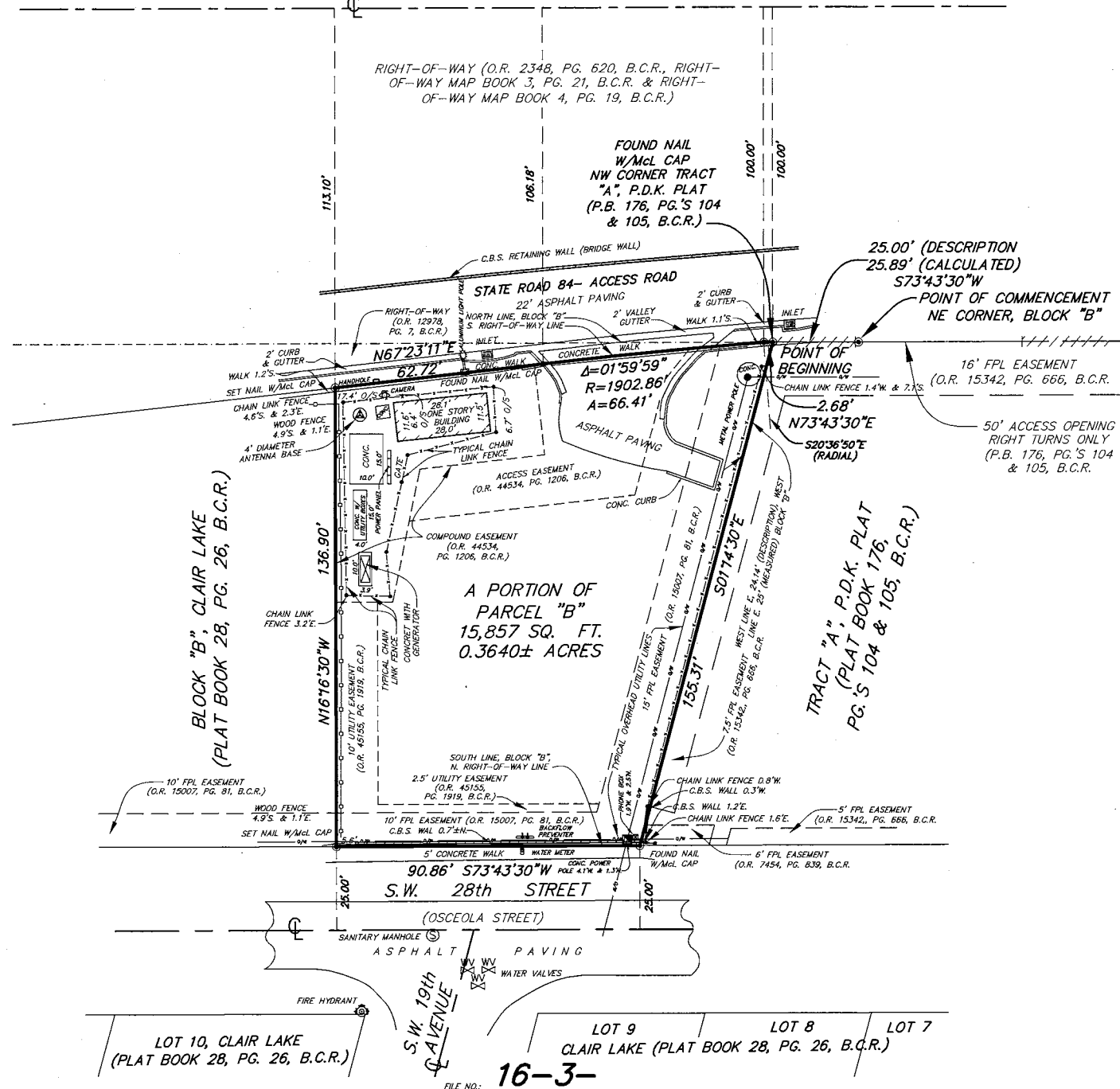


STATE ROAD 84

200' RIGHT-OF-WAY
 FLORIDA DEPARTMENT OF TRANSPORTATION
 RIGHT-OF-WAY MAP, SECTION 86095-2405, SHEET 16 OF 22
 208' RIGHT-OF-WAY
 FLORIDA DEPARTMENT OF TRANSPORTATION
 RIGHT-OF-WAY MAP, SECTION 86080-2104 SHEET 2 OF 5

RIGHT-OF-WAY (O.R. 2348, PG. 620, B.C.R., RIGHT-
 OF-WAY MAP BOOK 3, PG. 21, B.C.R. & RIGHT-
 OF-WAY MAP BOOK 4, PG. 19, B.C.R.)

FOUND NAIL
 W/MCL CAP
 NW CORNER TRACT
 "A", P.D.K. PLAT
 (P.B. 176, PG.'S 104
 & 105, B.C.R.)



A PORTION OF
 PARCEL "B"
 15,857 SQ. FT.
 0.3640± ACRES

- LEGEND**
- | | |
|---|--------------------------------------|
| Δ = CENTRAL ANGLE (DELTA) | ELEV. = ELEVATION |
| R = RADIUS | O/S = OFFSET |
| A OR L = ARC LENGTH | A/C = AIR CONDITIONING |
| CH.BRG. = CHORD BEARING | CL = CENTERLINE OF RIGHT-OF-WAY |
| TAN.BRG. = TANGENT BEARING | F.P.L. = FLORIDA POWER AND LIGHT CO. |
| P.O.C. = POINT OF COMMENCEMENT | S.B.T. = SOUTHERN BELL TELEPHONE |
| P.O.B. = POINT OF BEGINNING | B.C.R. = BROWARD COUNTY RECORDS |
| W/MCL CAP = WITH McLAUGHLIN ENGINEERING CO. CAP | D.C.R. = DADE COUNTY RECORDS |
| P.R.M. = PERMANENT REFERENCE MONUMENT | P.B.R. = PALM BEACH COUNTY RECORDS |
| CONC. = CONCRETE | O.R. = OFFICIAL RECORDS BOOK |
| C.B.S. = CONCRETE, BLOCK AND STUCCO | PG. = PAGE |
| I.C.V. = IRRIGATION CONTROL VALVE | R/W = RIGHT-OF-WAY |
| W.M. = WATER METER | C.O. = CLEAN OUT |
| B.F.P. = BACK FLOW PREVENTER | C.L.F. = CHAIN LINK FENCE |
| | P.C.D. = POLLUTION CONTROL DEVICE |

LEGAL DESCRIPTION:
 A portion of Block "B", CLAIR LAKE, according to the plat thereof, recorded in Plat Book 28, Page 26, of the Public Records of Broward County, Florida, more particularly described as follows:

Commencing at the Northeast corner of said Block "B"; thence South 73°43'30" West, as assumed bearing along the North line of said Block "B", a distance of 25.00 feet to the Point of Beginning; thence South 01°14'30" East along a line 24.14 feet West of and parallel with the East line of said Block "B", for a distance of 155.31 feet to a point on the South line of said Block "B", also being the North Right-of-Way line of S.W. 28 Street; thence South 73°43'30" West along the South line of said Block "B", for a distance of 90.86 feet; thence North 16°16'30" West for a distance of 136.90 feet to the South Right-of-Way line of State Road 84; thence North 67°23'11" East along said Right-of-Way for a distance of 62.72 feet to a point of curvature; said curve concave to the Southeast, having a radius of 1902.86 feet and a central angle of 01°59'59", thence along said curve to the right, an arc distance of 66.41 feet to a Point of non-tangency from which a radial bearing at said point bears South 20°36'50" East; thence North 73°43'30" East a distance of 2.68 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 15,857 square feet or 0.3640 acres more or less.

CERTIFICATION:
 We hereby certify that this survey meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 25th day of March, 2016.

McLAUGHLIN ENGINEERING COMPANY
 JERALD A. McLAUGHLIN
 Registered Land Surveyor, No. 5269
 State of Florida.

- LEGEND:**
- L.B. - indicates Licensed Business Number
 - P.B. PG. - indicates Plat Book & Page
 - B.C.R. - indicates Broward County Records
 - CL - indicates centerline of Right-of-way
 - O.R., PG. - indicates Official Record, Page
 - R/W - indicates Right-of-Way
 - indicates Non-Vehicular Access Line
 - ⊙ NAIL W/MCL CAP - indicates nail with McLaughlin Engineering Co. cap #285
 - SQ. FT. - indicates square feet

- NOTES:**
- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
 - 2) Underground improvements if any not located.
 - 3) This drawing is not valid unless sealed with an embossed surveyors seal.
 - 4) Boundary survey information does not infer Title or Ownership.
 - 5) All iron rods 5/8", unless otherwise noted.
 - 6) Bearing shown resume the South right-of-way line of State Road 84 at East end of property and Easterly extension thereof, as South 73°43'30" West.

OFFICE NOTES

FIELD BOOK NO. TDS, Print, LB# 347-64

JOB ORDER NO. U-1175

CHECKED BY: JMM

DRAWN BY: JMM

C:\JMM\2016\1175 (SURVEY PLAT)\dwg\1175 (SURVEY FOR PLAT).dwg 3/28/2016 12:50:43 PM EDT

REQUEST: Plat Approval; Furniture Consignment Warehouse Plat

Case Number	PL16004
Applicant	SR 84, Inc.
Location	1900 W State Road 84
Legal Description	A portion of Block "B" CLAIR Lake, according to the plat thereof, recorded in Plat Book 28, Page 26, of the Public Records of Broward County, Florida, more particularly described as follows: Commencing at the Northeast corner of said Block "B"; thence South 73°43'30" West, as assumed bearing along the North line of said Block "B", a distance of 25.00 feet to the Point of Beginning; thence South 01°14'30" East along a line 24.14 feet West of and parallel with the East line of said Block "B", for a distance of 155.31 feet to a point on the South line of said Block "B", also being the North Right-of-Way line of S.W. 28 Street; thence South 73°43'30" West along the South line of said Block "B", for a distance of 90.86 feet; thence North 16°16'30" West for a distance of 136.90 feet to the South Right-of-Way of State Road 84
Property Size	15,857 SF (0.3640 acres)
Zoning	General Business (B-2)
Existing Use	Vacant with a cell tower
Future Land Use Designation	Commercial
Applicable ULDR Sections	47-24.5 Subdivision Regulations 47-25.2 Adequacy Requirements
Notification Requirements	Sign notice 15 days prior to meeting (Sec. 47-27.4.A.1)
Action Required	Recommend approval or denial of the Plat to the City Commission
Other Required Approvals	City Commission, by resolution
Project Planner	Karlanne Grant, Planner II KG GG

PROJECT DESCRIPTION:

The applicant proposes to plat a portion of land comprising of 15,857 square feet (0.3640 acres) located on the south side of State Road 84, between SW 19th Terrace and SW 18th Terrace. The applicant intends to construct a 6,500 square foot commercial use on the site.

The proposed plat includes the following plat note restriction: "This plat is restricted to 6,500 square feet of commercial use. No free standing or drive-thru bank facilities and/or other commercial/ retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts."

PRIOR REVIEWS:

The plat was reviewed by the Development Review Committee (DRC) on April 26, 2016. All comments have been addressed and are available on file with the Department of Sustainable Development.

REVIEW CRITERIA:

Pursuant to the City's Unified Land Development Regulations (ULDR) Section 47-24, Table I, Development Permits and Procedures, the following criteria shall be used to evaluate the request:

- Section 47-24.5, Subdivision Regulations
- Section 47-25.2, Adequacy Requirements

The proposed plat was reviewed for adequacy, including conformity with criteria associated with layout of right-of-ways, blocks and lots.

The proposed plat will allow for a development of the property with a 6,500 square foot commercial use. Criteria specific to the proposed development plan will be applied at the time of site plan review. If approved as submitted, all uses permitted pursuant to ULDR Sec. 47-6.12, List of Permitted and Conditional Uses, General Business (B-2) District could be applied for, subject to all applicable ULDR criteria and consistent with the City's Comprehensive Plan.

The applicant has addressed all applicable criteria and provided narrative responses, which are included with the plan package. Staff concurs with applicant's assessment.

STAFF FINDINGS:

Staff recommends the Board approve this request consistent with:

ULDR Section 47-24.5, Subdivision Regulations; and
ULDR Section 47-25.2, Adequacy Requirements

STRATEGIC CONNECTIONS

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the following:

Business Development Cylinder of Excellence, specifically advancing:

- **Goal 7:** Be a well- positioned City within the global economic and tourism markets of the South Florida region, leveraging our airports, port, and rail connections
- **Objective 2:** Facilitate a responsive and proactive business climate.

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are Community*.

Comprehensive Plan Consistency:



Staff has determined the proposed amendments described herein are consistent with the City's Comprehensive Plan. The specific Goals and Objectives are as follows:

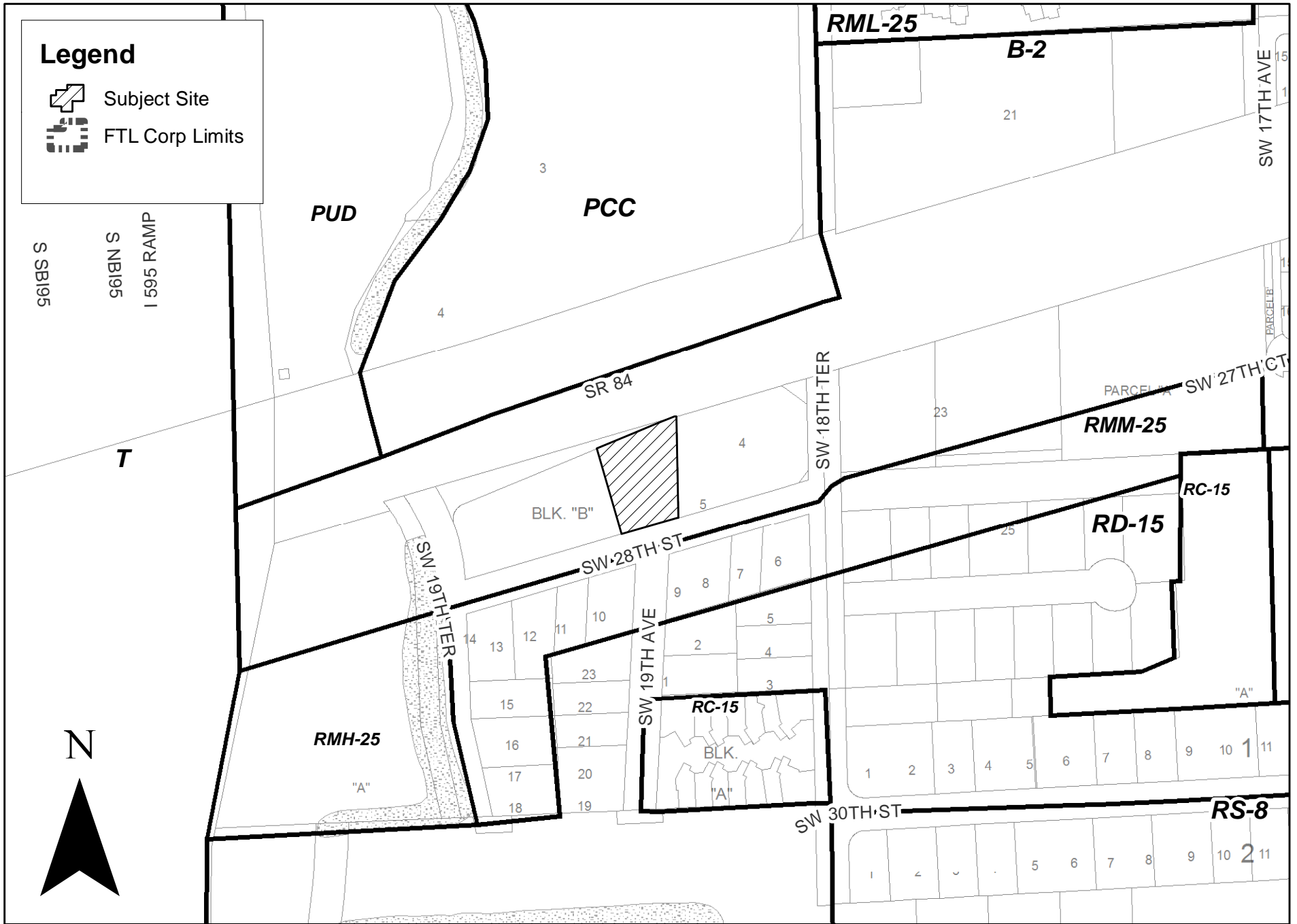
ELEMENT:	Future Land Use Element
GOAL:	Goal 1
OBJECTIVE:	Objective 1.5 Subdivision Regulations
POLICY:	Policy 1.5.1

PLANNING & ZONING BOARD REVIEW OPTIONS:

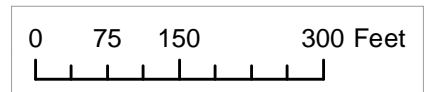
The Planning & Zoning Board shall determine whether the proposed plat meets the provisions of the ULDR and other applicable land development regulations and shall forward its recommendation to the City Commission.

Legend

-  Subject Site
-  FTL Corp Limits



PL16004



Graphic Scale