

## 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

<b>Case Number</b>	
<b>Date of complete submittal</b>	

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

<b>Property Owner's Name</b>	Maroone Ford, LLC (contract purchaser SC 1413 FED, LLC)*
<b>Property Owner's Signature</b>	If a signed agent letter is provided, no signature is required on the application by the owner.
<b>Address, City, State, Zip</b>	*301 East Las Olas Boulevard, 7th Floor, Ft. Lauderdale, Fl 33301
<b>E-mail Address</b>	*Jessica.Joly@stiles.com
<b>Phone Number</b>	*954-627-9295
<b>Proof of Ownership</b>	[ ] Warranty Deed or [ X ] Tax Record

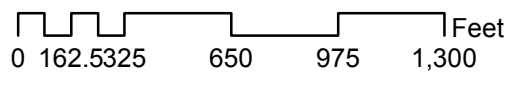
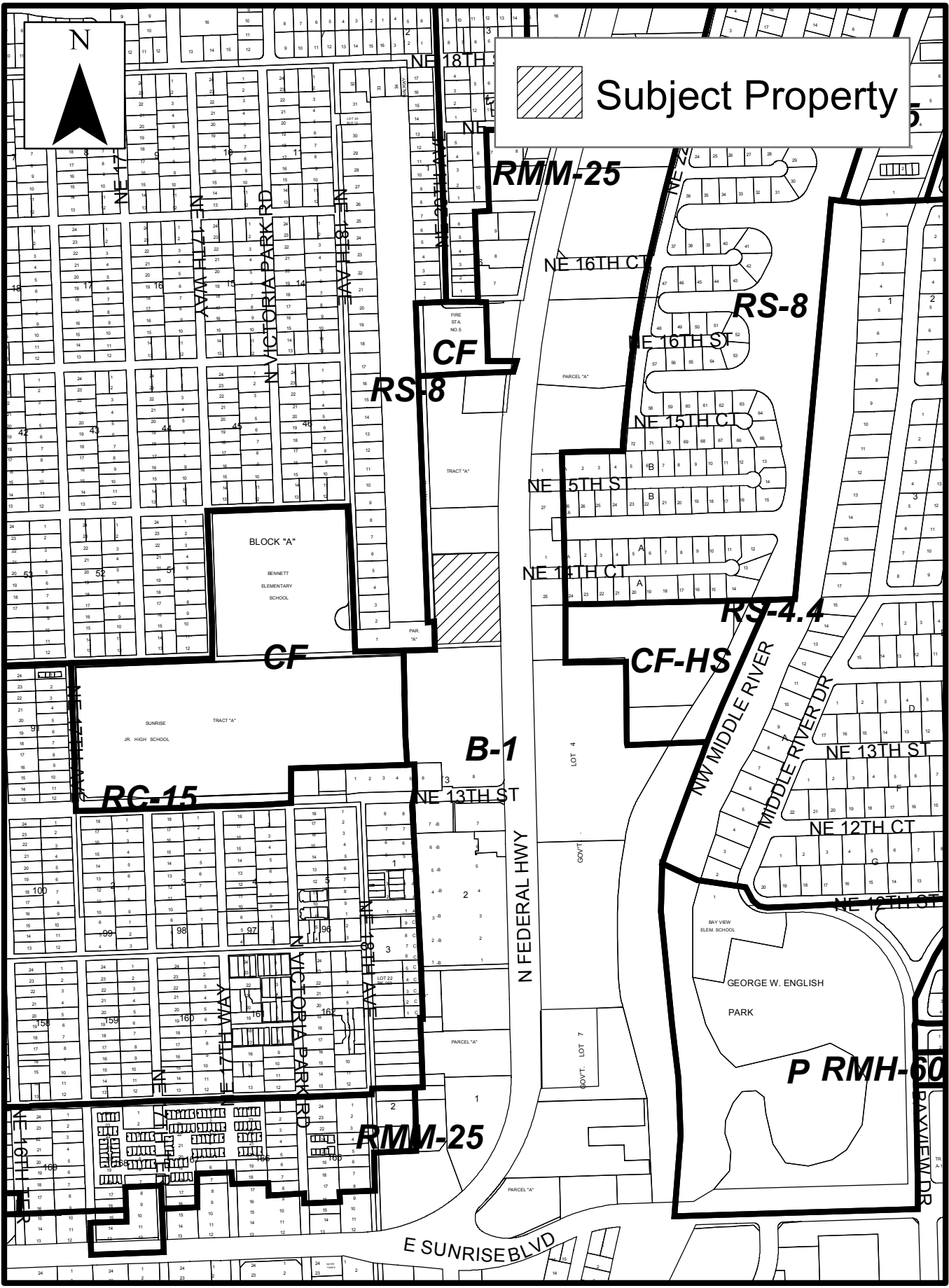
**NOTE:** If **AGENT** is to represent **OWNER**, notarized letter of consent is required

<b>Applicant / Agent's Name</b>	Calvin, Giordano & Associates, Inc.
<b>Applicant / Agent's Signature</b>	
<b>Address, City, State, Zip</b>	1800 Eller Drive, Suite 600 Fort Lauderdale, FL 33316
<b>E-mail Address</b>	hholden@cgasolutions.com
<b>Phone Number</b>	954-266-6468
<b>Letter of Consent Submitted</b>	YES

<b>Development / Project Name</b>	SC 1413 FED
<b>Development / Project Address</b>	<b>Existing:</b> 1413 N. Federal Highway <b>New:</b> Same
<b>Legal Description</b>	See Attached Exhibit for full Legal Description
<b>Tax ID Folio Numbers</b> (For all parcels in development)	4942 36 00 0120
<b>Request / Description of Project</b>	2.486 acre Perimeter Plat for 40,000 square feet of Commercial Use
<b>Applicable ULDR Sections</b>	47-24.5
<b>Total Estimated Cost of Project</b>	\$ 10,000,000.00 (Including land costs)

<b>Future Land Use Designation</b>	Commercial
<b>Proposed Land Use Designation</b>	Commercial
<b>Current Zoning Designation</b>	B-1
<b>Proposed Zoning Designation</b>	B-1
<b>Current Use of Property</b>	Vehicle sales
<b>Residential SF (and Type)</b>	N/A
<b>Number of Residential Units</b>	N/A
<b>Non-Residential SF (and Type)</b>	3.5 acres Commercial (Automotive Sales); 2.486 acres proposed
<b>Total Bldg. SF</b> (include structured parking)	Existing 13,247SF Proposed 40,000 SQ.FT.Furniture Store.
<b>Site Adjacent to Waterway</b>	[ X ] Yes [ ] No

Dimensional Requirements	Required	Proposed
<b>Lot Size (SF / Acreage)</b>	15,000 square feet	108,288 square feet (2.486 acres)
<b>Lot Density</b>	No Maximum FAR	Less than 1.0 FAR
<b>Lot Width</b>	100 feet	approximately 378 feet



PL15001



PREPARED BY:  
**Sun-Tech Engineering, Inc.**  
 Engineers - Planners - Surveyors  
 Certificate of Authorization Number LB 7019

1600 West Oakland Park Boulevard  
 Ft. Lauderdale, FL 33311  
 E-Mail: suntech@suntech.com

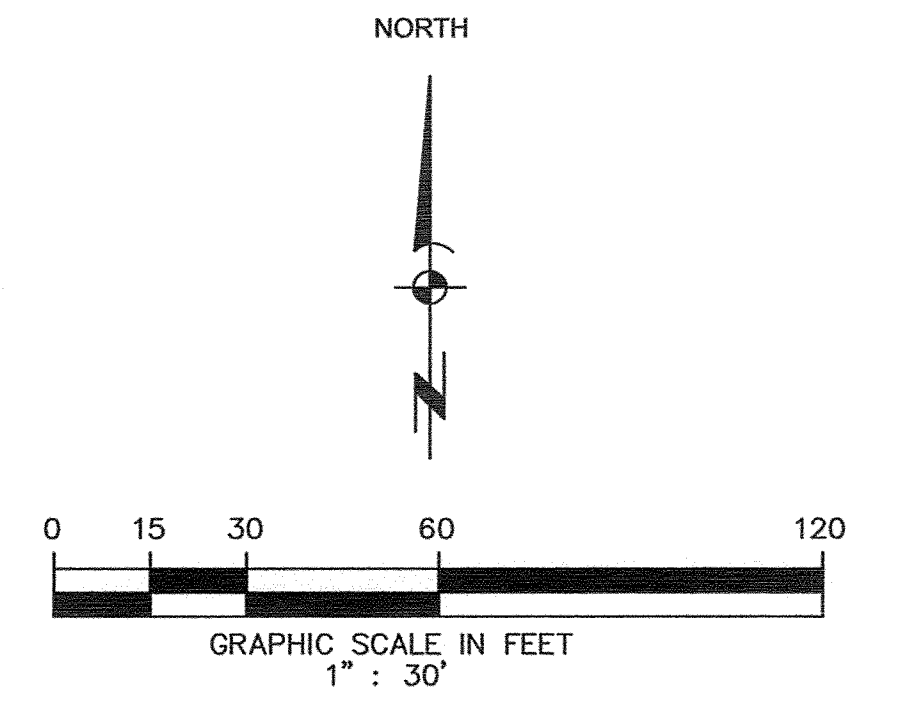
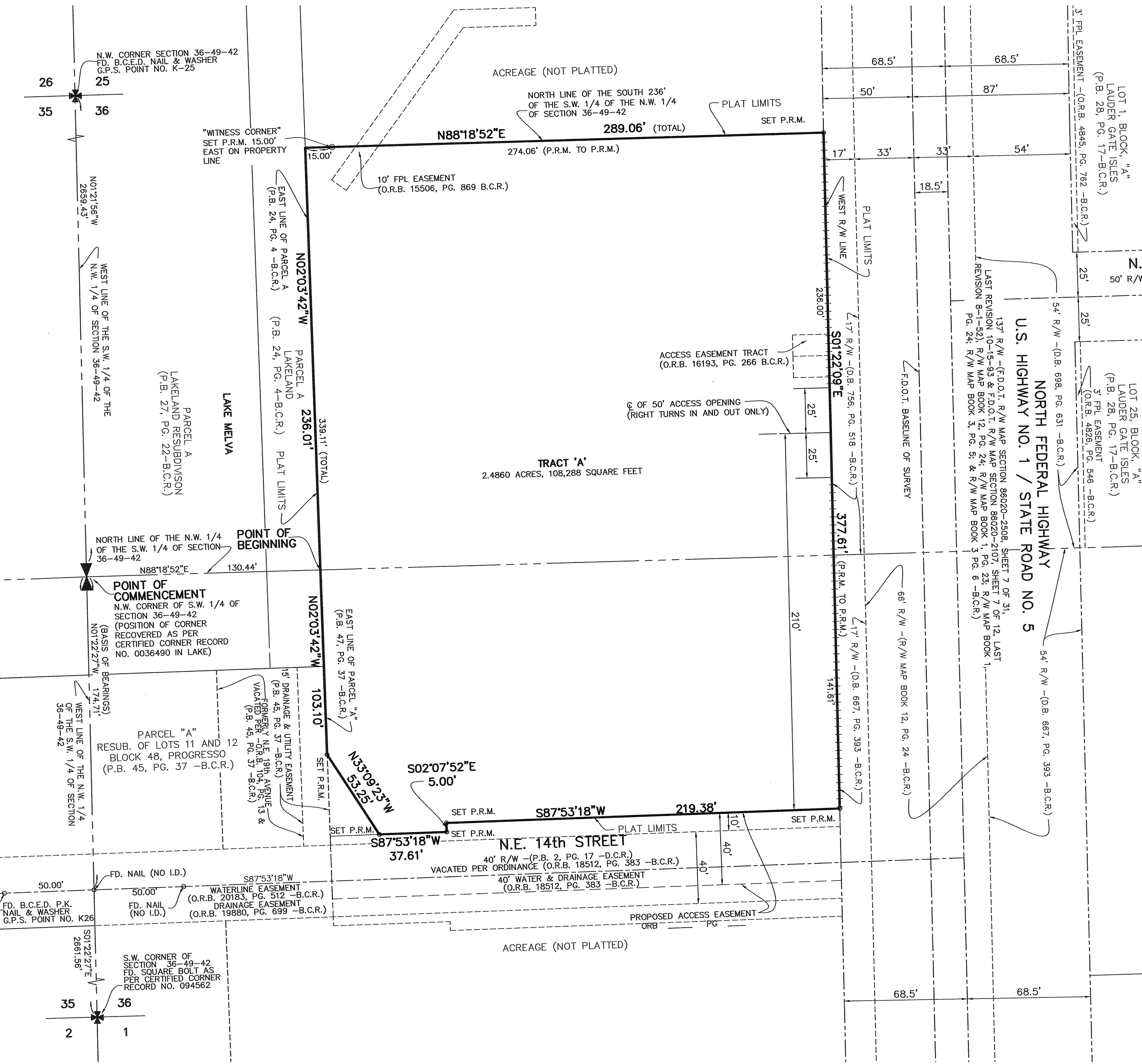
Phone (954)777-3123  
 Fax (954)777-3114

# SC 1413 FED, LLC

A PORTION OF THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 49 SOUTH, RANGE 42 EAST  
 BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA  
 (DECEMBER 2014)

**PLAT NOTES:**

- ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, AND ARE RELATIVE TO THE CITY OF FORT LAUDERDALE BENCHMARK NE 274; DESCRIBED AS FOLLOWS: P.K. NAIL IN BRASS DISC STAMPED CITY OF FORT LAUDERDALE BM NE 274, LOCATED AT THE TOP OF CURB AT WEST SIDE OF U.S. HIGHWAY NO. 1, AT CENTERLINE OF DRIVEWAY, AT NO.1055, ELEVATION=5.625. NOTE: THE PUBLISHED ELEVATION BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, (N.A.V.D. 29), FOR BENCHMARK NO. NE 274 IS ELEVATION= 5.625. THE ELEVATION BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, (N.A.V.D. 88), IS ELEVATION= 4.045. THE CONVERSION PER NATIONAL GEODETIC SOCIETY (N.G.S.) VERTCON IS (-)1.58.
  - NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - GROSS AREA OF PLATTED LANDS IS 108,288 SQUARE FEET (2.4860 ACRES), MORE OR LESS.
  - IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY \_\_\_\_\_, 201, WHICH IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR
  - IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY \_\_\_\_\_, 201, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
  - BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 86020-2107, DATED APRIL, 1951, AND ARE RELATIVE TO THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 49 SOUTH, RANGE 42 EAST, AN ESTABLISHED AND MONUMENTED LINE, HAVING A BEARING OF NORTH 01°22'27" WEST.
  - THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
  - THIS PLAT IS RESTRICTED TO 40,000 SQUARE FEET OF FURNITURE STORE USE ON TRACT 'A'. NO FREE STANDING OR DRIVE-THRU BANK FACILITIES ARE PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.
- THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THIS NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAT, REGARDING HAZARDS TO AIR NAVIGATION.



**KEY TO ABBREVIATIONS LEGEND**

- D.B. = DEED BOOK
- C = CENTERLINE
- BLVD. = BOULEVARD
- B.C.E.D. = BROWARD COUNTY ENGINEERING DIVISION
- B.C.R. = BROWARD COUNTY RECORDS
- CONC. = CONCRETE
- O.R.B. = OFFICIAL RECORDS BOOK
- ELEV. = ELEVATION
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- FPL = FLORIDA POWER & LIGHT COMPANY
- BM = BENCHMARK
- PRM. = PERMANENT REFERENCE MONUMENT (4" x 4" x 24" CONCRETE MONUMENT & 1 1/4" x 24" ALUMINUM DISC WITH LB7019 PRM)
- NO. = NUMBER
- PAGE = PAGE
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- FD. = FOUND
- R/W = NON-VEHICULAR ACCESS LINE
- R = RIGHT-OF-WAY
- R = RADIUS
- Δ = CENTRAL ANGLE
- L = ARC LENGTH
- MON. = MONUMENT
- SR = STATE ROAD
- HWY = HIGHWAY
- W/ = WITH
- P.K. = PARKER KAYLON
- U.S. = UNITED STATES
- I.D. = IDENTIFICATION
- STATE PLANE COORDINATES
- PRM. = PERMANENT REFERENCE MONUMENT (NAIL & 1 1/4" ALUMINUM DISC LB7019 PRM)
- G.P.S. = GLOBAL POSITIONING SYSTEM
- R/W M.B. = RIGHT-OF-WAY MAP BOOK

**REQUEST:** Plat Approval; Reserve at Edgewood Plat.

<b>Case Number</b>	PL15001
<b>Applicant</b>	Maroone Ford, LLC (contract purchaser SC 1413 FED, LLC)
<b>Location</b>	1413 N Federal Hwy
<b>Legal Description</b>	A parcel of land being a portion of the southwest one-quarter (S.W. ¼) of the northwest (N.W. ¼) of section 36, township 49 south, range 42 east, together with a portion of the northwest one-quarter (N.W. ¼) of the southwest one-quarter (S.W. ¼) of said section 36, township 49 south, range 42 east. Said lands situate lying and being in the City of Fort Lauderdale, Broward County, Florida, and containing 2, 4860 acres (108288 square feet) more or less).
<b>Property Size</b>	108,288 SF (2.486 acres)
<b>Zoning</b>	Boulevard Business (B-1)
<b>Existing Use</b>	Automotive Sales
<b>Future Land Use Designation</b>	Commercial
<b>Applicable ULDR Sections</b>	47-24.5 Subdivision Regulations 47-25.2 Adequacy Requirements
<b>Notification Requirements</b>	Sign notice 15 days prior to meeting (Sec. 47-27.4.A.1)
<b>Action Required</b>	Recommend approval or denial of the Plat to the City Commission
<b>Other Required Approvals</b>	City Commission, by resolution
<b>Project Planner</b>	Karlanne Grant, Planning Assistant

**PROJECT DESCRIPTION:**

The applicant proposes to plat a portion of land comprising of 108,288 square feet (2.486 acres) located on the west side of Federal Hwy between NE 14 Street and NE 16 Street. The applicant intends to construct a 40,000-square foot furniture store on the site.

The proposed plat includes the following plat note restriction: "This plat is restricted to 40,000 square feet of furniture store use on tract 'A.' No freestanding or drive-thru bank facilities are 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 DRC on January 13, 2015. All comments have been addressed and are available on file with the Department of Sustainable Development.

**REVIEW CRITERIA:**

Pursuant to Table I, Development Permits and Procedures of ULDR Section 47-24, the following criteria shall be used to evaluate the request:

**ULDR Section 47-24.5, Subdivision Regulations**

The applicant has addressed all applicable criteria and provided narrative responses, which are included with the plan package. The proposed plat was reviewed for adequacy including conformity with criteria associated with layout of right-of-ways, blocks and lots. The internal layout of the site was established and is currently being reviewed by the Development Review Committee.

**ULDR Section 47-25.2, Adequacy Requirements**

The proposed plat will allow for a development of the property with a furniture store. Criteria specific to the proposed development plan were applied at the time of site plan review. The applicant has provided narrative responses, which are included with the plan package that address the adequacy criteria.

If approved as submitted, all uses allowed in ULDR Sec. 47-6.11, List of permitted and conditional uses, Boulevard Business (B-1) could be applied for, consistent with the Comprehensive Plan and subject to all applicable criteria of the Unified Land Development Regulations (ULDR).

**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

The applicant has provided a narrative response to the criteria, which are attached to the plan sets. Staff concurs with applicant's assessment.

**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.