



BOARD OF ADJUSTMENT MEETING NOTICE:

January 26, 2021

A Public Hearing will be held before the Board of Adjustment on Wednesday, **February 10, 2021 at 6:30 P.M.**

This meeting will be held in-person and virtually to determine whether the following application should be granted. To view more information about this item, please visit: www.fortlauderdale.gov/government/BOA.

CASE: PLN-BOA-20120001
OWNER: ROBERT L ELMORE REV TR HAYES, PAMELA KAY TRSTEE
AGENT: DEENA GRAY, ESQ./ GREENSPOON MARDER LLP
ADDRESS: 2980 W STATE ROAD 84; ACCESS RD, FORT LAUDERDALE, FL 33312
LEGAL DESCRIPTION: 20-50-42 POR OF W1/2 OF SEC 20-50-42 DESC AS COMM AT W1/4 COR OF SEC 20,N 44.58,NE 1018.19 TO POB,NE 126.71,SLY 405.98,SW 32.40 WLY 200.15,NW 55.21,NE 26.62,SE 59.55,NE 182.20,NE 161.66 TO POB; 20-50-42 POR OF SW1/4 SEC 20-50-42 DESC AS BEG AT SW COR OF N1/2 OF SW 1/4 OF SEC 20,E 1233.71,N 209.60 NWLY ARC DIST 626.40,SW 10.10,W 263+/- ,SWLY MEANDERING ALG SOUTH BANK OF SOUTH FORK OF NEW RIVER 420+/-,S 160+/- TO POB,LESS R/W DESC IN INSTR#114486609; 20-50-42 PORTION SW1/4 DESC AS COMM AT W 1/4 COR SEC 20,N 44.58,NE 761.59 SE 390,SW 196.80 TO POB,SW 9.70, W 350,NW 47.33,SELY 391.04 TO POB,LESS POR DESC IN INSTR# 114486609 FOR PAR 102 & LESS POR LYING IN THE NEW RIVER CANAL

ZONING: I *Rezoned By Ordinance
COMMISSION DISTRICT: 4
REQUESTING: **Sec. 47-19.3(c) No boat slips, docks, boat davits, hoists, and similar mooring structures**

- Requesting variances to allow for the construction of boat slips, docks, boat davits, hoists, and similar mooring structures, piles, and a seawall without a principal building and to allow such improvements to be constructed, placed, erected or built prior to the construction of a principal building and to allow such improvements to be used if a principal structure is no longer in use.

Sec. 47-19.1.A.1. - No accessory use or structure shall be permitted to be constructed, placed, erected or built on any parcel of land or water, prior to the start of construction of the principal building, except the following: A fence as permitted by Section 47-19.5. (Temporary Fences).

- Requesting variances to allow for the construction of boat slips, docks, boat davits, hoists, and similar mooring structures, piles, and a seawall without a principal building and to allow such



improvements to be constructed, placed, erected or built prior to the construction of a principal building and to allow such improvements to be used if a principal structure is no longer in use.

Sec. 47-19.1.C- No accessory use or structure shall be permitted to be used if the principal structure is no longer in use.

- Requesting variances to allow for the construction of boat slips, docks, boat davits, hoists, and similar mooring structures, piles, and a seawall without a principal building and to allow such improvements to be constructed, placed, erected or built prior to the construction of a principal building and to allow such improvements to be used if a principal structure is no longer in use.

To Attend In-Person:

City of Fort Lauderdale, City Hall Commission Chambers, 100 N. Andrews Avenue, Fort Lauderdale, FL 33301

To Attend Virtually:

Visit: www.fortlauderdale.gov/FLTV to watch and listen to the meeting

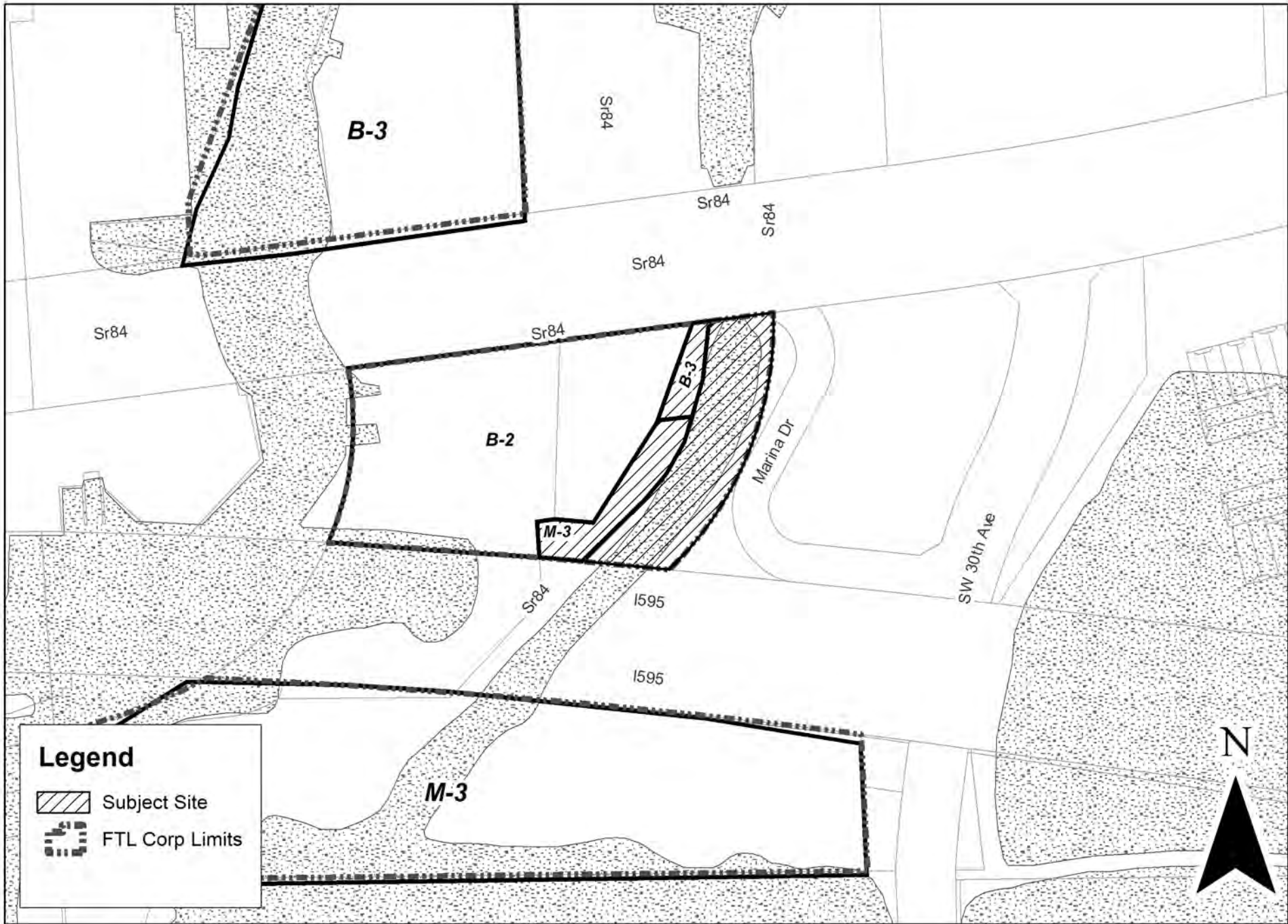
Visit: <https://www.fortlauderdale.gov/government/BOA> to sign up to speak. Should you desire to speak on this item, please fill out the speaker form available at the link on the City's website.

If you have any questions, please feel free to contact me directly at 954-828-6342.



**MOHAMMED MALIK
ZONING ADMINISTRATOR**

Florida Statutes, Sec. 286.0105

NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

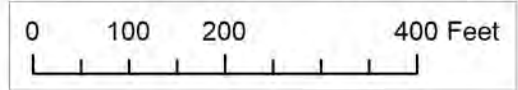


Legend

-  Subject Site
-  FTL Corp Limits

PLN-BOA-20120001

Path: J:\DSD\DRCLocationMaps_16_RM\ArcMap\BOA20210210\1 - PLN-BOA-20120001.mxd



Graphic Scale

City of Fort Lauderdale

<https://fortlauderdale.legistar.com/Calendar.aspx>

www.fortlauderdale.gov/fltv

www.youtube.com/cityoffortlauderdale

Cable Television - Comcast Channel 78 and AT&T U-verse Channel 99



Action Summary

Tuesday, January 5, 2021

6:00 PM

City Hall - City Commission Chambers
100 North Andrews Avenue, Fort Lauderdale, FL 33301

City Commission Regular Meeting

FORT LAUDERDALE CITY COMMISSION

DEAN J. TRANTALIS Mayor

STEVEN GLASSMAN Vice Mayor - Commissioner - District II

HEATHER MORAITIS Commissioner - District I

ROBERT L. McKINZIE Commissioner - District III

BEN SORENSEN Commissioner - District IV

CHRIS LAGERBLOOM, City Manager

JOHN HERBST, City Auditor

JEFFREY A. MODARELLI, City Clerk

ALAIN E. BOILEAU, City Attorney

The City of Fort Lauderdale is hosting Commission Meetings in both a virtual and in-person format. Any member of the public that is interested in speaking before the Commission virtually is required to complete the virtual speaker card. Any member of the public that is interested in speaking before the Commission in-person may sign up to speak at the meeting or by using the virtual speaker card. Due to COVID-19 distance requirements, there is very limited seating available; therefore, we are encouraging members of the public to participate virtually when possible.

The public will be able to listen to and view Commission Meetings at www.fortlauderdale.gov/fltv, www.youtube.com/cityoffortlauderdale, as well as Comcast Channel 78 and AT&T U-verse Channel 99.

To speak on an agenda item, please click on the link below:

bit.ly/virtualccmeetings

Pledge of Allegiance

ROLL CALL

Present: 5 - Vice Mayor Steven Glassman, Commissioner Robert L. McKinzie, Commissioner Ben Sorensen, Commissioner Heather Moraitis and Mayor Dean J. Trantalis

Approval of MINUTES and Agenda

[21-0066](#) Minutes for December 15, 2020 Commission Conference Meeting and December 15, 2020 Commission Regular Meeting - (Commission Districts 1, 2, 3 and 4)

APPROVED

Aye: 5 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen, Commissioner Moraitis and Mayor Trantalis

PRESENTATIONS

PRES- [21-0058](#) Recognition of Community Members' Participation in the Virtual Teen
1 Town Hall Forum - City of Fort Lauderdale Teen Recreation
Intramural Passport/Bridge Builders Program in Collaboration with
the Central Broward Teen Alliance Coalition

PRESENTED

CONSENT AGENDA PUBLIC COMMENT

CONSENT AGENDA

CONSENT MOTION

CM-1 [21-0070](#) Motion Approving an Event Agreement and Related Road Closures for the 33rd Annual Las Olas Art Fair - (Commission District 4)

APPROVED

Aye: 5 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen, Commissioner Moraitis and Mayor Trantalis

CM-2 [21-0055](#) Motion Approving Recommendations from the Walk of Fame Committee for 2019 Walk of Fame Inductees - (Commission Districts 1, 2, 3 and 4)

APPROVED

Aye: 5 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen, Commissioner Moraitis and Mayor Trantalis

Approval of the Consent Agenda

Approve the Consent Agenda

Aye: 5 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen, Commissioner Moraitis and Mayor Trantalis

CM-3 [21-0006](#) Motion Authorizing Purchase of Property Insurance - Underwriters at Lloyd's of London, et al. - \$2,377,111 - (Commission Districts 1, 2, 3 and 4)

APPROVED

Aye: 5 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen, Commissioner Moraitis and Mayor Trantalis

CM-4 [21-0008](#) Motion Authorizing Settlement of Workers' Compensation Claim in the Matter of Philip Seguin v. City of Fort Lauderdale, Case No. 20-004967MJR - \$117,500 - (Commission Districts 1, 2, 3 and 4)

APPROVED

Aye: 5 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen, Commissioner Moraitis and Mayor Trantalis

CM-5 [21-0038](#) Motion Approving a Licensed Training Provider Agreement for Red Cross Training Courses - (Commission Districts 1, 2, 3, and 4)

APPROVED

Aye: 5 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen, Commissioner Moraitis and Mayor Trantalis

CM-6 [21-0040](#) Motion Accepting a Grant of up to \$400,000 from the Florida Inland Navigation District (FIND) for George English Park Boat Ramp Renovation Ph-II Replacement - (Commission District 1)

APPROVED

Aye: 5 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen, Commissioner Moraitis and Mayor Trantalis

CM-7 [21-0023](#) Motion Accepting FY2020 National Sexual Assault Kit Initiative Grant - \$218,496 - (Commission Districts 1, 2, 3 and 4)

APPROVED

Aye: 5 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen, Commissioner Moraitis and Mayor Trantalis

CM-8 [21-0051](#) Motion Approving an Interlocal Agreement with the City of Pompano Beach for Upgrading Three Water Distribution System Interconnects - \$299,455 - (Commission Districts 1, 2, 3 and 4)

APPROVED

Aye: 5 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen, Commissioner Moraitis and Mayor Trantalis

CM-9 [21-0019](#) Motion Authorizing Execution of a Revocable License with RD East Las Olas, LLC for Temporary Right-of-Way Closures on SE 2nd Street, and Adjacent Alley, in Association With the RD Las Olas Development Located at 201 South Federal Highway - (Commission District 4)

APPROVED

Aye: 5 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen, Commissioner Moraitis and Mayor Trantalis

CONSENT RESOLUTION

CR-1 [21-0001](#) Resolution Adopting the 2021 State Legislative Priorities for the City of Fort Lauderdale - (Commission Districts 1, 2, 3 and 4)

ADOPTED AS AMENDED - Support Visit Florida

Aye: 5 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen, Commissioner Moraitis and Mayor Trantalis

CR-2 [21-0060](#) Resolution Amending Lease Agreement with the Florida Department of Transportation to Extend the Lease Terms for the Use of Various

Right of Ways along A1A from SE 5th Street to Sunrise Blvd for the Purposes of Sidewalk Cafes - (Commission District 2)

ADOPTED

Aye: 5 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen, Commissioner Moraitis and Mayor Trantalis

CR-3 [21-0050](#)

Resolution Approving Brightline Crossroads Improvements Public Purpose Participation Agreement - \$500,000 - (Commission Districts 1, 2 and 4)

ADOPTED

Aye: 5 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen, Commissioner Moraitis and Mayor Trantalis

CR-4 [21-0044](#)

Resolution Approving the Consolidated Budget Amendment to Fiscal Year 2021 - Appropriation - (Commission Districts 1, 2, 3 and 4)

ADOPTED

Aye: 5 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen, Commissioner Moraitis and Mayor Trantalis

CONSENT PURCHASE

CP-1 [21-0011](#)

Motion Approving Agreements for Annual Traffic and Transportation Engineering and Planning Services- Various Contractors - \$5,100,000.00 - (Commission Districts 1, 2, 3 and 4)

APPROVED

Aye: 5 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen, Commissioner Moraitis and Mayor Trantalis

CP-2 [21-0012](#)

Motion Approving Final Ranking, Negotiated Fee Schedule and Agreement for Construction Manager at Risk Phase I Preconstruction Services for a New Police Headquarters - Moss & Associates, LLC. - \$205,408 - (Commission District 2)

APPROVED

Aye: 5 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen, Commissioner Moraitis and Mayor Trantalis

CP-3 [21-0013](#)

Motion Approving Agreement for the Fort Lauderdale Executive Airport Parcel 21B Mitigation and Maintenance Services Project - Sagaris Corp. - \$340,705 - (Commission District 1)

APPROVED

Aye: 5 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen, Commissioner Moraitis and Mayor Trantalis

CP-4 [21-0045](#) Motion Approving Purchase of Parking Meter Technology with Maintenance and Support - IPS Group, Inc., - \$2,596,940 (estimated four-year total) - (Commission Districts 1, 2, 3 and 4)

APPROVED

Aye: 4 - Commissioner McKinzie, Commissioner Sorensen, Commissioner Moraitis and Mayor Trantalis

Nay: 1 - Vice Mayor Glassman

NEIGHBOR PRESENTATIONS

NP-1 [21-0077](#) Hy Montero - Locking beach access gate north of Point of Americas between sunset and sunrise

NOT PRESENT

RESOLUTIONS

R-1 [21-0061](#) Appointment of Board and Committee Members - (Commission Districts 1, 2, 3 and 4)

ADOPTED

Aye: 5 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen, Commissioner Moraitis and Mayor Trantalis

R-2 [21-0009](#) Resolution Dissolving the Complete Count Advisory Committee 2020 Decennial Census - (Commission Districts 1, 2, 3 and 4)

ADOPTED

Aye: 5 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen, Commissioner Moraitis and Mayor Trantalis

PUBLIC HEARINGS

PH-1 [21-0068](#) Resolution Adopting a Public Hearing Date to Consider an Award and Sale of City-Owned Property Located at 4270 SW 11 Street, Plantation, Florida 33317 to the City of Plantation - (Commission Districts 1, 2, 3 and 4)

ADOPTED

Aye: 5 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen, Commissioner Moraitis and Mayor Trantalis

- PH-2** [21-0015](#) Public Hearing and Adoption of Resolution Approving the Parks, Recreation and Beaches Advisory Board's Recommendation for Approval of the LauderTrail/Linear Trail Project as Provided in the Parks and Recreation Bond Resolutions - (Commission Districts 1, 2, 3 and 4)

ADOPTED

Aye: 5 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen, Commissioner Moraitis and Mayor Trantalis

- PH-3** [21-0048](#) Public Hearing - Quasi-Judicial Resolution Approving the Rescission of a Historic Landmark Designation of the Property Commonly Known as the Phil Resnik House Located at 742 NE 17th Avenue - Historic Preservation Board Case No. UDP-HPD20002 - (Commission District 2)

Anyone wishing to speak must be sworn in. Commission will announce any site visits, communications or expert opinions received and make them part of the record.

ADOPTED - Approving Rescission

Aye: 5 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen, Commissioner Moraitis and Mayor Trantalis

ORDINANCE FIRST READING

- OFR-1** [21-0007](#) First Reading - Ordinance Amending the Pay Plan of the City of Fort Lauderdale, Florida by Amending the Non-Bargaining Compensation Table and Schedule VI Providing a One and One-Half Percent General Wage Increase Effective October 4, 2020 - (Commission Districts 1, 2, 3 and 4)

PASSED FIRST READING

Aye: 5 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen, Commissioner Moraitis and Mayor Trantalis

- OFR-2** [21-0005](#) First Reading - Ordinance Creating Article XI. - Landlord Registration Program, of Chapter 9 - Buildings and Construction of the Code of Ordinances of the City of Fort Lauderdale - (Commission Districts 1, 2, 3 and 4)

PASSED FIRST READING

Aye: 5 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen, Commissioner Moraitis and Mayor Trantalis

- OFR-3** [21-0016](#) First Reading - Ordinance Amending the Code of Ordinances

Chapter 9, Building and Construction Fees - (Commission Districts 1, 2, 3 and 4)

PASSED FIRST READING

Aye: 5 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen, Commissioner Moraitis and Mayor Trantalis

OFR-4 [21-0021](#)

First Reading - Ordinance Rescinding the Commons at Cypress Creek Development of Regional Impact (Formerly Known as the Lightspeed Broward Center Development of Regional Impact) - Florida Department of Transportation - Case No. 109R00R - (Commission District 1)

PASSED FIRST READING

Aye: 5 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen, Commissioner Moraitis and Mayor Trantalis

ORDINANCE SECOND READING

OSR-1 [21-0053](#)

Second Reading - Ordinance Amending Chapter 2 Entitled "Administration" of the Code of Ordinances of the City of Fort Lauderdale, Florida Relating to Procurement - (Commission Districts 1, 2, 3 and 4)

ADOPTED ON SECOND READING

Aye: 5 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen, Commissioner Moraitis and Mayor Trantalis

OSR-2 [21-0059](#)

Second Reading - Quasi-Judicial Ordinance Approving a Rezoning From Intense Manufacturing/ Industrial (M-3) of the Broward County Zoning Code & Heavy Commercial/Light Industrial Business District (B-3) to City General Industrial (I) District - Known as 2980 W State Road 84 Rezoning - Located at 2980 West State 84 - Robert L. Elmore, Pamela Kay Hayes Trustee - Case No. PLN-REZ-20050001 - (Commission District 4)

Anyone wishing to speak must be sworn in. Commission will announce any site visits, communications or expert opinions received and make them part of the record.

ADOPTED ON SECOND READING

Aye: 5 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen, Commissioner Moraitis and Mayor Trantalis

ADJOURNMENT

NOTICE TO MEMBERS OF THE PUBLIC:



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENTS MEETING

DATE: FEBRUARY 10, 2021

TIME: 6:30 PM

CASE: PLN-BOA-20120001

Sec. 47-19.3.C- No boat slips, docks, boat davits, hoists, and similar mooring structures

- Requesting variances to allow for the construction of boat slips, docks, boat davits, hoists, and similar mooring structures, piles, and a seawall without a principal building and to allow such improvements to be constructed, placed, erected or built prior to the construction of a principal building and to allow such improvements to be used if a principal structure is no longer in use.

Sec. 47-19.1.A.1. - No accessory use or structure shall be permitted to be constructed, placed, erected or built on any parcel of land or water, prior to the start of construction of the principal building, except the following: A fence as permitted by Section 47-19.5. (Temporary Fences)

- Requesting variances to allow for the construction of boat slips, docks, boat davits, hoists, and similar mooring structures, piles, and a seawall without a principal building and to allow such improvements to be constructed, placed, erected or built prior to the construction of a principal building and to allow such improvements to be used if a principal structure is no longer in use.

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**LOCATION: CITY COMMISSION CHAMBERS
CITY HALL, 100 N ANDREWS AVENUE**

CONTACT: 954-828-6506

You Can Still Attend The Meeting Virtually:

Visit www.fortlauderdale.gov/fltv to watch and listen to the meeting.

Visit <https://www.fortlauderdale.gov/government/BOA> to sign up to speak.

This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-29, It shall be unlawful for any person to injure, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons marring or removing the Notice may be subject to fine and/or imprisonment.

In accordance with City Code Section 47-27.2A. H The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearing by another body. The sign information shall be changed as provided in subsection A.3.a



Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

Applicant must POST SIGNS (for Board of Adjustment) according to Sec. 47-27.2 Types of Public Notice and 47-27.9 Variance, Special Exception, Temporary Non-Conforming Use, Interpretation requires the following 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.
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

BOA CASE NO. PLN-BOA-2020001

APPLICANT: Deena Gray, Esq./Greenspoon Marder LLP

PROPERTY: 2980 W. State Road 84

PUBLIC HEARING DATE: February 10, 2021

BEFORE ME, the undersigned authority, personally appeared DEENA GRAY, 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 & Development 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.

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.2.j of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit.

Affiant: [Signature]

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 26th day of January, 2021


(SEAL)

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:



Julie Wysocki
Comm. # GG343882
Expires: June 21, 2023
Bonded Thru Aaron Notary

 **NO TRESPASSING**
PRIVATE PROPERTY
UNAUTHORIZED ENTRY
PROHIBITED
VIOLATORS WILL BE PROSECUTED
Authority
Florida State Statute Chapter 810

 CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENTS MEETING

DATE: FEBRUARY 10, 2021 TIME: 6:30 PM CASE: PLN-BOA-20120001

Sec. 47-19.3.C. No boat slips, docks, boat davits, hoists, and similar mooring structures
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LOCATION: CITY COMMISSION CHAMBERS
CITY HALL, 100 N ANDREWS AVENUE
CONTACT: 954-828-6506

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 Visit <https://www.fortlauderdale.gov/government/BOA> to sign up to speak.



This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-29, it shall be unlawful for any person to injure, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons marring or removing the Notice may be subject to fine and/or imprisonment.
 In accordance with City Code Section 47-27.2A, if the sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review, or hearing by any other body. The sign situation shall be changed as provided in subsection A.3.c





SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

BOARD OF ADJUSTMENT (BOA) APPLICATION

Rev: 2 | Revision Date: 10/2/2020 | Print Date: 10/2/2020
I.D. Number: Z&L-BOA

BOARD OF ADJUSTMENT (BOA) Application

Cover:	Deadline, Notes, and Fees
Page 1:	Applicant Information Sheet
Page 2:	Variance Request Criteria
Page 3:	Required Documentation & Mail Notice Requirements
Page 4:	Sign Notice Requirements & Affidavit
Page 5:	Technical Specifications

DEADLINE: Submittals must be received prior to 4:00 PM each business day. Pursuant to Section 47-24.12, 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.

NOTES: Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding proposals. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on preparation of submittal documents.

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.

- Variance/Special Exception/Interpretation: Before \$2,200
- Variance/Special Exception/Interpretation: After \$2800
- Parking Variance (per space) \$2600
- Variance/Special Exception/Interpretation Before- Residential Homesteaded Only- Accessory Structures & Existing Non-Conforming Structures \$650
- Variance/Special Exception/Interpretation After- Residential Homesteaded Only- Accessory Structures & Existing Non-Conforming Structures \$850
- Request for Continuance \$900
- Rehearing before the Board \$1150
- Request for Rehearing \$300

Page 1: BOA - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). While the information requested in this application is the minimum required to proceed please be aware additional information may be required to fully address the variance requested. The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

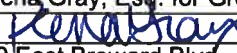
NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

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

Property Owner's Name	Pamela Kay Hayes, as trustee of the Robert L. Elmore July 2010 Recovable Trust
Property Owner's Signature	
Address, City, State, Zip	900 NW 8 Avenue, Fort Lauderdale, FL 33311-7208
E-mail Address	
Phone Number	
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	Deena Gray, Esq. for Greenspoon Marder LLP
Applicant / Agent's Signature	
Address, City, State, Zip	200 East Broward Blvd., Suite 1800, Fort Lauderdale, FL 33301
E-mail Address	Deena.Gray@gmlaw.com
Phone Number	(954) 527-2443
Letter of Consent Submitted	Please see attached.

Development / Project Name	2980 W. State Road 84
Existing / New	Existing: <input type="checkbox"/> 2980 W. State Road 84 New: <input type="checkbox"/>
Project Address	Address: 2980 W. State Road 84, Fort Lauderdale, FL 33312
Legal Description	Please see attached Personal Representative's Deed
Tax ID Folio Numbers (For all parcels in development)	504220000200, 504220000240, and 504220000245
Request / Description of Project	Variance to allow for the construction of the docks without a principle building on the Fort Lauderdale portion of the Overall Development Project
Applicable ULDR Sections	ULDR Sections 47-19.3(c), 47-19.1.A.1, and 47-19.1.C

Current Land Use Designation	Industrial
Current Zoning Designation	County Intense Manufacturing/Industrial ("M-3")
Current Use of Property	Vacant
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Setbacks (Indicate direction N,S,E,W)	Required	Proposed
Front [N]	5' Min.	10'
Side [E]	0'	10.80'
Side [W]	0'	-
Rear [S]	0'	23.05'

Page 2: Board of Adjustment (BOA) Criteria for Variance Request

This page must be filled in. An attached narrative may be included if additional space is required.

SPECIFIC REQUEST: State the specific request according to the ULDR or other provisions of the Code.

Please see attached narrative.

CRITERIA: Applicant must demonstrate a unique hardship attributable to the land by proving by a preponderance of the evidence for all of the following criteria. Please answer the following criteria completely. While some criteria may seem duplicative the response should be tailored specifically to each. Per section 47-24.12.A.4,

- a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and

- b. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district; and

- c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and

- d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

- e. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

AFFIDAVIT: I, Deena Gray for Greenspoon Marder LLP the Owner/Agent of said property ATTEST that I am aware of the following:

1. In order to be entitled to the relief requested in the application an affirmative vote of a majority plus one of the Board of Adjustment is required;
2. That in granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULDR and that the Board may not grant the relief requested unless the applicant proves all the criteria specified in the ULDR have been met;
3. That the granting of relief by the Board does not exempt the applicant or owner of record from the responsibilities of obtaining all applicable permits or approvals as may be required by law for both new and existing structures;
4. That if the relief requested is granted by the Board, the applicant must secure a building permit to implement the relief requested within one hundred eighty (180) days of the entry of the final order of the Board, or within such lesser time as the Board may proscribe and that failure to procure the necessary permits within the time so proscribed shall render the variance or special exception null and void;
5. That if the Board denies the request for relief, then no additional application for the same or substantially the same relief may be entertained by the Board within two (2) years of the date of entry of the final order of denial.

Deena Gray
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 11th day of January, 2021

(SEAL)

Julie Wysocki
NOTARY PUBLIC
MY COMMISSION EXPIRES:



Julie Wysocki
Comm. # GG343882
Expires: June 21, 2023
Bonded Thru Aaron Notary

May 4, 2020

To Whom It May Concern:

We hereby authorize Greenspoon Marder LLP to act as lobbying agents in connection with obtaining governmental permits and approvals necessary for the properties identified as Folio Numbers: 504220000200; 504220000240; and 504220000245 located in the City of Fort Lauderdale and Folio Numbers: 504219000122 and 504219000123 located in the City of Dania Beach

Pamela Kay Hayes, as trustee of the Robert L. Elmore July 2010 Revocable Trust

Pamela Kay Hayes, Trustee
By: _____

PAMELA KAY HAYES

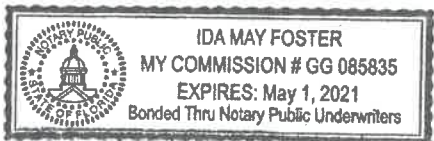
Print Name
TRUSTEE

Title

STATE OF) ss
COUNTY OF)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by PAMELA KAY HAYES by means of physical presence or online notarization, and who is personally known to me or who has produced DRIVERS LICENSE as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 7 day of MAY, 2020.



Ida May Foster

Notary Public

IDA MAY FOSTER

Typed, printed or stamped name of Notary Public

My Commission Expires:

Prepared by and return to:

Romney C. Rogers, Esq.

Attorney at Law

Rogers, Morris & Ziegler LLP

1401 East Broward Boulevard Suite 300

Fort Lauderdale, FL 33301-2116

954-462-1431

File Number:

Parcel ID #5042-20-00-0240

[Space Above This Line For Recording Data]

Corrective Personal Representative's Deed

This Corrective Personal Representative's Deed made this 9th day of October, 2018 between **Pamela Kay Hayes, as Personal Representative for the Estate of Robert L. Elmore, deceased** whose post office address is 900 N.W. 8th Avenue, Fort Lauderdale, Florida 33311-7208, grantor, and **Pamela Kay Hayes, as Trustee of the Robert L. Elmore July 2010 Revocable Trust Agreement**, whose post office address is 900 N.W. 8th Avenue, Fort Lauderdale, Florida 33311-7208, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in **Broward County**, Florida, to-wit:

See Legal Descriptions attached as Exhibit "A"

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And This conveyance is intended to vest in and grant unto Grantee, as Trustee, full rights of ownership over the real property or interest therein with full power and authority to deal in and with the property or interest therein with the intent to confer on said Trustee complete and absolute power and authority to protect, conserve, and to sell or to lease, or to encumber or otherwise to manage and dispose of the real property described herein to the full extent as may be permitted pursuant to Section 689.071, Fla. Stat. and by law.

And the grantor hereby covenants with said grantee that the grantor has good right and lawful authority to sell and convey said land; that the grantor warrants the title to said land for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

This Deed is executed for the purpose of correcting the previously recorded deed (instrument #115197475). The changes herein pertain to the legal description and inclusion of language regarding the Trustee's power.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Perry C. Rogers Jr.
Witness Name: Perry C. Rogers Jr
Lisa Aprea
Witness Name: Lisa Aprea

Pamela E. Hayes
Pamela Kay Hayes, as Personal Representative
aka Pamela Kay Hayes

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 9th day of October, 2018 by Pamela Kay Hayes, Personal Representative for the estate of Robert L. Elmore, deceased, who [] is personally known or [] has produced a FL DRIVER'S driver's license as identification.

[Notary Seal]



LISA APREA
MY COMMISSION # GG 046256
EXPIRES: December 2, 2020
Bonded Thru Budget Notary Services

Lisa Aprea
Notary Public

Printed Name: Lisa Aprea

My Commission Expires: Dec. 2, 2020

EXHIBIT A

PARCEL

A portion of the Southwest one—quarter (SW1/4) of said Section 20, Township 50 South, Range 42 East, more fully described as follows:

BEGINNING at the Southwest corner of the North one—half (N1/2) of the Southwest one—quarter (SW1/4) of said Section 20; thence North 89°20'00" East, on the South line of said North one—half (N1/2) of the Southwest one—quarter (SW1/4) of Section 20, a distance of 1233.71 feet; thence North 02°43'29" West on the West line of PORT 95 COMMERCE PARK, according to the plot thereof; as recorded in Plat Book 144, Page 2, of the Public Records of Broward County, Florida, a distance of 209.60 feet to a point on a curve; thence Northwesterly on the South right—of—way line of Interstate 595, and on a curve to the left, whose tangent bears North 82°30'45" West, with a radius of 11,350.66 feet and a central angle of 03°09'43", an arc distance of 626.40 feet; thence South 42°57'40" West, a distance of 10.10 feet; thence South 89°27'40" West, a distance of 263.00 feet, more or less; thence Southwesterly meandering the South bank of the South Fork of the New River, a distance of 420.00 feet more or less; thence South 03°32'20" East on the West line of said Section 20, a distance of 160.00 feet more or less to the point of beginning, LESS additional right-of-way, per instrument # 114486609, Broward County Records.

AND TOGETHER WITH:

A portion of the Southwest one-quarter (SW1/4) of Section 20, Township 50 South, Range 42 East, more particularly described as follows:

Commencing at the West quarter corner of said Section 20; thence North 03°32'20" West on an assumed bearing along the West line of said Section 20, 44.58 feet to a point of intersection with the South Right-of-Way line of State Road 84; thence North 82°30'40" East along the South Right-of-Way line of State Road 84, 761.59 feet; thence South 03°32'20" East along a line parallel to the West line of said Section 20, 390.00 feet; thence South 42°57'40" West, 196.80 feet to the Point of Beginning of this parcel; thence continue South 42°57'40" West, 9.70 feet; thence South 89°27'40" West, 350.00 feet; thence North 45°32'20" West, 47.33 feet to a point of intersection with the South Right-of-Way line of Interstate Highway 595; thence run Southeasterly along said Interstate Highway 595 Right-of-Way along a curve concave to the South, having a central angle of 01°58'26", a radius of 11,350.66 feet, and a chord bearing of South 86°39'47" East for an arc distance of 391.04 feet to the Point of Beginning of the parcel, LESS additional Right-of-Way, per instrument #114486609, Broward County Records.

The above described parcel of land, contains 307,145 square feet or 7.0511 acres more or less.

December 9, 2020

To Whom It May Concern:

We hereby authorize Greenspoon Marder LLP to act as lobbying agents in connection with obtaining governmental permits and approvals necessary, including for the Fort Lauderdale Board of Adjustment variance application PLN-BOA-20120001, for the properties identified as Folio Numbers: 504220000200, 504220000240, and 504220000245 located in the City of Fort Lauderdale.

Pamela Kay Hayes, as trustee of the Robert L. Elmore July 2010 Revocable Trust

By: Pamela Kay Hayes

Pamela Kay Hayes
Print Name

Trustee

Title aka Pamela E Hayes

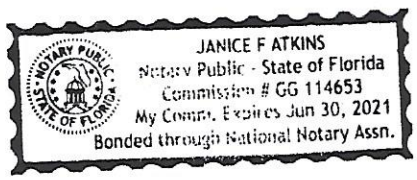
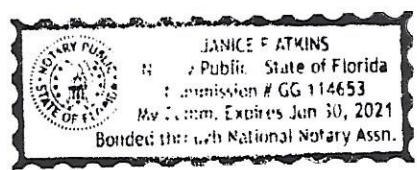
STATE OF)
COUNTY OF) ss

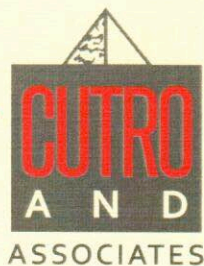
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Pamela K. Hayes by means of physical presence or online notarization, and who is personally known to me or who has produced known to me. as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of December, 2020.

Janice F. Atkins
Notary Public
JANICE F. ATKINS
Typed, printed or stamped name of Notary Public

My Commission Expires:





NOTICE AFFIDAVIT

STATE OF FLORIDA, BROWARD COUNTY
CITY OF FORT LAUDERDALE

PLN-BOA-20120001

BEFORE ME THIS DAY PERSONALLY APPEARED CHRISTINA MATHEWS
WHO BEING DULY SWORN, DEPOSES AND SAYS:

1. The attached property owners list is, to the best of my knowledge, a complete and accurate list of all property owners, mailing addresses and property control numbers as recorded in the latest official tax rolls obtained from the Property Appraisers Office for all property within 300 feet of Portion of Un-Platted portion of land in Section 20 Township 50 Range 40 in the City of Fort Lauderdale, Broward County, Florida. 2980 W. State Road 84.
2. The attached property owners list includes, to the best of my knowledge, all affected property owners, municipalities, counties, homeowner associations, and property owner associations in accordance with the requirements of the UDLR and the City of Fort Lauderdale.

Signature

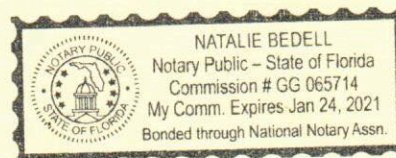
The foregoing instrument was acknowledged before me this 7th day of
December, 2020.

Signature of Person Taking Acknowledgement

Notary Public

Notary's Seal

1025 Yale Drive
Hollywood, Florida 33021
954-920-2205
Email: cutroplanning@yahoo.com



Record #	Description	Application Name	Record Type	Balance	Planner	Street #	Dir	Street Name	Type	Opened Date	Status
PLN-BOA-20120001		2980 W. State Road 84	Z- Board of Adjustment (BOA)	0		2980 W		State Road 84		12/4/2020	In Process
PLN-PLAT-20060001	Plat	2980 W State Road 84 - Plat Application	DRC- Plat	0	Karlanne Grant	2980 W		STATE ROAD 84		6/3/2020	Open
PLN-SITE-20050001	Dry dock storage with vehicular parking and site improvements associated rezoning PLN-REZ-20050001	2980 W State Road 84	DRC- Site Plan (Level II, III, IV)/Planned Development District	0	Karlanne Grant	2980 W		STATE ROAD 84		5/6/2020	Open
PLN-REZ-20050001	Rezone from County M-3 to City Industrial for Dry Dock storage site plan PLN-SITE-20050001	2980 State Road 84 rezoning	M- Rezoning	0	Karlanne Grant	2980 W		STATE ROAD 84		5/4/2020	Open

BOA CASE: PLN-BOA-20120001

Sec. 47-19.3.c - Boat slips, docks, boat davits, hoists and similar mooring structures.

No boat slips, docks, boat davits, hoists, and similar mooring structures not including mooring or dolphin piles or a seawall, may be constructed by any owner of any lot unless a principal building exists on such lot and such lot abuts a waterway. Mooring structures, not including mooring or dolphin piles, shall not extend into the waterway more than twenty-five (25) percent of the width of the waterway or twenty-five (25) feet whichever is less as measured from the property line.

Sec. 47-19.1.A.1 - General requirements.

No accessory use or structure shall be permitted to be constructed, placed, erected or built on any parcel of land or water, prior to the start of construction of the principal building, except the following: 1. A fence as permitted by Section 47-19.5. (Temporary Fences).

Sec. 47-19.1.C - General requirements.

No accessory use or structure shall be permitted to be used if the principal structure is no longer in use.

Sec. 47-19.5. - Fences, walls and hedges.

- A. The purpose and intent for the regulations in this section is to promote safety, create buffers, ease the transition between public ways and private property, and promote aesthetics while allowing flexibility and variety in the design of a fence or wall.
- B. Dimensional Requirements. The setback for a fence, wall or hedge shall depend on the height and percentage of transparency as shown in Table 1.

TABLE 1

FENCES, WALLS AND HEDGES (Note D)	HEIGHT	PERCENT TRANSPARENT (Note B)	SETBACK (Note A & G)		
	MAX. Measured from Grade According to Section 47-2.2.G		STREET	SIDE	REAR
Residential Zoning Districts					
1a. FENCE/WALL	Up to 2'-6"	N/A	0'-0"	0'-0"	0'-0"
1b. FENCE/WALL	2'-6"—4'-4"	75—100% transparency	0'-0"	0'-0"	0'-0"
1c. FENCE/WALL	2'-6"—4'-4"	Below 75% transparency	Min. Average 3'-0" (Note C, E, & F)	0'-0"	0'-0"
1d. FENCE/WALL	4'-4"—6'-6"	N/A	Min. Average 3'-0" (Note C, E, & F)	0'-0"	0'-0"
2. CHAIN LINK FENCE	Up to 6'-6"	N/A	Min. Average 3'-0" (Note C, E, & F)	0'-0"	0'-0"
Residential/Non-Residential Zoning Districts					
3. FENCE/WALL	Up to 10'-0"	N/A	Min. Average 3'-0" (Note C, E, & F)	0'-0"	0'-0"

4. CHAIN LINK FENCE	Up to 10'-0"	N/A	Min. Average 3'-0" (Note C, E, & F)	0'-0"	0'-0"
5. HEDGES	Up to 10'-0"	N/A	0'-0"	0'-0"	0'-0"

Note A: Setbacks shall be measured from property lines, except when property abuts a waterway, the setback for the waterway shall be measured in accordance with Section 47-2 of the ULDR.

Note B: Transparency (openness) is calculated based on the fence or wall being viewed at ninety (90) degrees to the street property line. Percent is determined as follows: Total square feet of openings in fence being divided by the total fence area utilizing the top of the fence in all of its positions for varying heights.

Note C: The linear distance of any one (1) segment of the indicated accessory structure along a given property line abutting a street which is parallel to the property line and closer than three (3) feet zero (0) inches from the property line cannot exceed thirty (30) percent of the length of the property line.

Note D: Handrails or safeguards when required by federal or state codes shall be exempt from this section.

Note E: Landscaping is required between the property line and accessory structure. See subsection C. below for specific landscape requirements.

Note F: To determine the average setback distance for fences, walls, and planters, multiply the total length of the fence, wall or planter, as viewed at ninety (90) degrees to the property line, by a factor of three (3), where three (3) represents the required minimum average setback. The resulting product must be equal to or greater than the total which results when adding the sum of each fence, wall, or planter segment multiplied by its setback from the property line. Walls, fences or planters constructed at an angle to the property line shall use the distance to the center of the structure to determine the actual setback of the segment.

Note G: Exceptions to setbacks:

1. *Residential districts:*

- a. In order to maintain sight visibility, the following shall apply:
 - i. For properties abutting a right-of-way, no opaque fence, hedge or wall shall be permitted to exceed two and one-half (2½) feet in height when located within a sight triangle.
 - ii. For properties abutting a waterway, no opaque fence, hedge or wall shall be permitted to exceed two and one-half (2½) feet in height as measured in accordance with Section 47-2.2.G, when located within ten (10) feet of the edge of the waterway.

2. *Nonresidential districts:*

- a. In order to maintain sight visibility, no opaque fence, hedge or a wall shall be permitted to exceed two and one-half (2½) feet in height when located within a sight triangle.
- b. Existing nonconforming fences and walls in nonresidential districts shall be brought into full compliance with the requirements of this Section 47-19.5 within five (5) years of the

effective date of such ordinance adopting a provision of this section (Ordinance No. C-78-103 and Ordinance No. C-97-19).

- c. Fences or walls abutting residentially zoned property which are required to be constructed by the ULDR, or when deemed necessary by the department to provide lateral support or protect adjoining property from dirt, dust, flying debris, noise, offensive odors or deleterious effects, shall be erected before or contemporaneously with the construction of the exterior walls of a building.
- d. For fences in the Downtown RAC, see Section 47-13.20.B.

C. *Landscaping Requirements:*

1. *Residential Districts:* Unless a fence is permitted to be located at the property line pursuant to Table 1, all walls and fences, including chain link, shall be required to be planted with hedges, shrubs, groundcover or a combination thereof, in the area between the property line abutting a street and the fence or wall. The plantings shall consist of varied species.
2. *Nonresidential Districts:* In nonresidential districts, all fences and walls, including chain link fence, shall be required to be planted with hedges, shrubs, groundcover, trees, or a combination thereof. These plantings shall consist of varied species, and be located in the area between the property line abutting a street and the fence or wall. Trees may be standard, flowering or palms and shall be installed in accordance with Section 47-21.6, and planted an average of one (1) tree per twenty (20) lineal feet or portion thereof along such fence or wall. All fences and walls which do not provide this landscaping shall be brought into compliance no later than two (2) years of the effective date of the ULDR (June 28, 1997). Such perimeter landscaping shall not be required when a designated conservation area parcel is being fenced.

D. *Standards for walls.*

1. Except when a new wall directly abuts an existing wall or fence preventing access, walls shall be finished on both sides, with materials satisfying industry standards, such as painted stucco, prefinished block, or other prefinished materials, and shall be compatible with proposed or existing buildings. Walls shall include finishing features, such as, but not limited to, changes in texture or color, variety of materials, capstones, decorative painting or bands of tile.
2. The top of a wall may contain architectural features and light fixtures, however such features shall not exceed eighteen (18) inches above the maximum height of a wall. The combined width of the features shall not exceed twenty percent (20%) of the total linear length of the wall.
3. Gates and entrance features shall be permitted as follows:
 - a. A wall may have a pedestrian entrance with a gate. Such an entranceway, including any archway, may be no greater than eleven (11) feet in height, no more than eight (8) feet in width, and no thicker than eighteen (18) inches in depth and may be contiguous with the wall. Gates must swing or slide in a manner which does not obstruct public ways.
 - b. All openings in a required wall shall have a gate of the same or greater opacity and the same height as the wall. The gate shall be kept closed, except when opening is necessary for ingress and egress.
4. If a wall is located within the required yard adjacent to a street, the side of the wall facing the street shall be subject to the following criteria:
 - a. Decorative treatments shall be required to continue around the corner of the wall for a dimension equal to the height of the feature.
 - b. The wall shall be designed with changes in material, color, texture, or profile to avoid the massive, linear aspect and monotony of otherwise plain walls. Walls shall not be in a continuous straight line without an offset, change of direction, or significant vertical feature to break up the length of the wall as required by Table 1 of this subsection.

5. All walls shall be maintained in good repair and in a secure manner. All defective structural and decorative elements shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of the wall. All walls shall have all graffiti and loose material removed; any damaged portion of a wall shall be repaired or replaced in a manner consistent with these standards and any patching or resurfacing shall match the existing materials and shall be impervious to the elements, when possible.

E. *Standards for Fences.*

1. Required fences shall not be constructed of chain link unless specifically permitted herein, and shall be a minimum height of five (5) feet above grade, as measured in accordance with Section 47-2.2.G.2.
2. All fences may include architectural features and light fixtures along the top of the fence and gate, however such features shall not exceed eighteen (18) inches above the maximum height of a fence. The combined width of the features shall not exceed twenty percent (20%) of the total linear length of the fence.
3. A fence may have a pedestrian entrance feature with a gate. Such an entranceway, including any archway, may be no greater than eleven (11) feet in height, no more than eight (8) feet in width, and no thicker than eighteen (18) inches in depth and may be contiguous with the fence. Gates must swing or slide in a manner which does not obstruct public ways.
4. All fences shall be finished on the side facing the neighboring property or right-of-way, except when a new fence directly abuts an existing wall or fence preventing access. When a fence is located in a manner where both sides are visible from a right-of-way, both sides of the fence shall be finished.
5. If a fence is located within the required yard adjacent to a street, it shall be designed to reduce the linear aspect and monotony of fences. Fences shall not be in a continuous straight line without an offset or change of direction to break up the length of the fence, as described in Table 1 of this subsection.
6. In RAC districts, see Section 47-13.20.B.5.
7. All fences shall be maintained in good repair and in a secure manner. All defective structural and decorative element shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of the fence. All fences shall have all graffiti and loose material removed; any damaged portion of a fence shall be repaired or replaced in a manner consistent with these standards and any repairs shall match the existing materials and shall be impervious to the elements, when possible.

- F. *Fences, walls, hedges and structures around swimming pools.* Portions of fences, walls and structures may be erected and hedges or landscaping installed, to the waterline of a swimming pool; provided, however, that no portion of any such item may exceed six (6) feet in length, measured along the perimeter of the pool. A clear path of a minimum width of twenty-four (24) inches shall be provided to separate one (1) portion of fence, wall or hedge from any other and a clear path of the same width shall also be provided through each portion, or around each portion, which path shall be located within fifteen (15) feet of the pool perimeter.

G. *Exception to requirement for bufferyard wall.*

1. Walls required in accordance with neighborhood compatibility, bufferyard requirements, as provided in Section 47-25.3.C.4 shall not be required for a nonresidential use when:
 - a. The abutting residential parcel has a wall which is a minimum of five (5) feet in height along the length of the shared property line and which is no greater than five (5) feet from the shared property line; and
 - b. There is no street, alley or waterway separating the nonresidential parcel from the residential parcel; and

- c. There is a recorded agreement between the city and the nonresidential property owner(s) whereby the nonresidential property owner agrees to construct a wall in accordance with this section should the existing wall on the abutting residential parcel be removed or destroyed in such a manner so as to no longer comply with the minimum bufferyard requirements.
 - 2. In a B-3 or I district, when a wall is required to screen outdoor storage of goods and materials, as described in Section 47-19.9, Outdoor Uses, an opaque fence of durable wood species may be used to screen such outdoor storage by special exception approval, in accordance with Section 47-24.12, if it is found that the nature of the storage will not have adverse effects on surrounding property or the public if the requested exception is granted. However, in no instance may a fence be used to replace a required wall along the property line abutting residential property.
- H. *Barbed wire fencing* shall not be permitted, except as follows:
- 1. Temporary barbed wire fencing may be permitted on a construction site where there is an active building permit, provided that said fencing does not obstruct any public easement or right-of-way.
 - 2. Barbed wire fencing may be permitted in the I, U, B-2, and B-3 zoning districts, at a height not exceeding ten (10) feet as measured in accordance with this Section, where outdoor storage of goods and materials is permitted as an accessory use, except where the nonresidential use is abutting residential property.
 - 3. Barbed wire fencing shall not be visible from any street.
- I. All property zoned in a PEDD or within the Port Everglades boundaries shall be exempted from the provisions of this section, except where it abuts property or streets outside the district.
- J. *Temporary fences*.
- 1. A temporary construction fence may be permitted in conjunction with construction on a site in accordance with requirements determined by the department. The height, setback, landscaping and other requirements for a fence may be waived by the department subject to safety concerns. Such fence shall not be placed on the development site prior to final site plan approval or prior to issuance of the first building permit, whichever occurs first; and must be removed within two (2) weeks after issuance of a certificate of occupancy (CO) or termination of site plan approval, whichever occurs first; and shall be removed if the building permit has expired and has not been issued within one hundred eighty (180) days of expiration.
 - 2. A fence may be permitted to be located parallel to the property lines of a vacant lot subject to the following:
 - a. The fence must be non-opaque; and
 - b. Is not required to meet the standards for fences provided in the ULDR while the property on which it is located is vacant, except as provided herein; and
 - c. Must meet site triangle requirements; and
 - d. Must have an opening at least ten (10) feet wide which may be gated.

(Ord. No. C-97-19, § 1(47-19.5), 6-18-97; Ord. No. C-99-18, § 6, 3-16-99; Ord. No. C-00-15, § 3, 2-15-00; Ord. No. C-03-19, § 8, 4-22-03; Ord. No. C-04-3, § 3, 2-3-04; Ord. No. C-05-10, § 1, 6-21-05)

North Site Entrance from Marina Drive & Adjacent Property



Southward View along 30th – Property to the West; Existing Industrial to the East



Northward View along SW 30th – Property to the West; Existing Industrial to the East



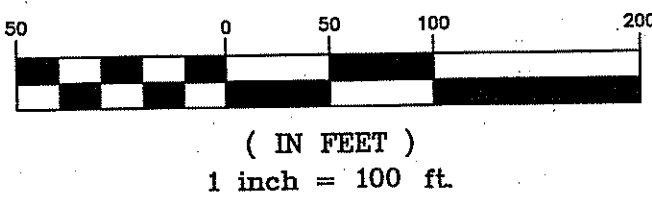
Aerial View of Fort Lauderdale and Dania Beach Property





prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
 1700 N.W. 64th STREET, SUITE 400
 FORT LAUDERDALE, FLORIDA, 33309
 PHONE: (954) 763-7611 FAX: (954) 763-7615

GRAPHIC SCALE



NOTES:

- 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.
- Underground improvements if any not located.
- This drawing is not valid unless sealed with an embossed surveyors seal.
- Boundary survey information does not infer Title or Ownership.
- All iron rods 5/8", unless otherwise noted.
- Reference Bench Mark: Square Cut on Northeast corner of headwall in median of S.R. 84 at S.W. 25th Terrace Crossover
Elevation= 6.814 (NGVD29) converted to 5.224 (NAVD83).
- Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: $\text{N.A. Elev.} = 9.87$.
- This property lies in Flood Zones "AE", Elev.=3.0, "A", Elev.=5.0, "AC", Elev.=6.0, "AH", Elev.=6.0, "X", 0.2% Annual Chance of Flood Hazard, "X", 0.2% Minimal Chance of Flood Hazard "Per Flood Insurance Rate Map No. 120110055H H, dated August 18, 2014, Community Panel No. 120034.
- Underground Utility locations shown hereon, if any, are based upon paint marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
- Bearings shown hereon refer to an assumed datum and assume the West line of Section 20-50-42 as North 03°32'20" West.
- Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpcas 6.0.1) obtained from <http://www.tech.army.mil/>
- Bathymetric Survey Information supplied by True Depths LLC
- Mean High Water Elevation supplied by Florida Department of Environmental Protection Data Sheet, dated 3/6/2020, Elevation=0.08 NAVD 88.

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF SECTIONS 19 & 20, TOWNSHIP 50 SOUTH RANGE 42 EAST Broward County, Florida.

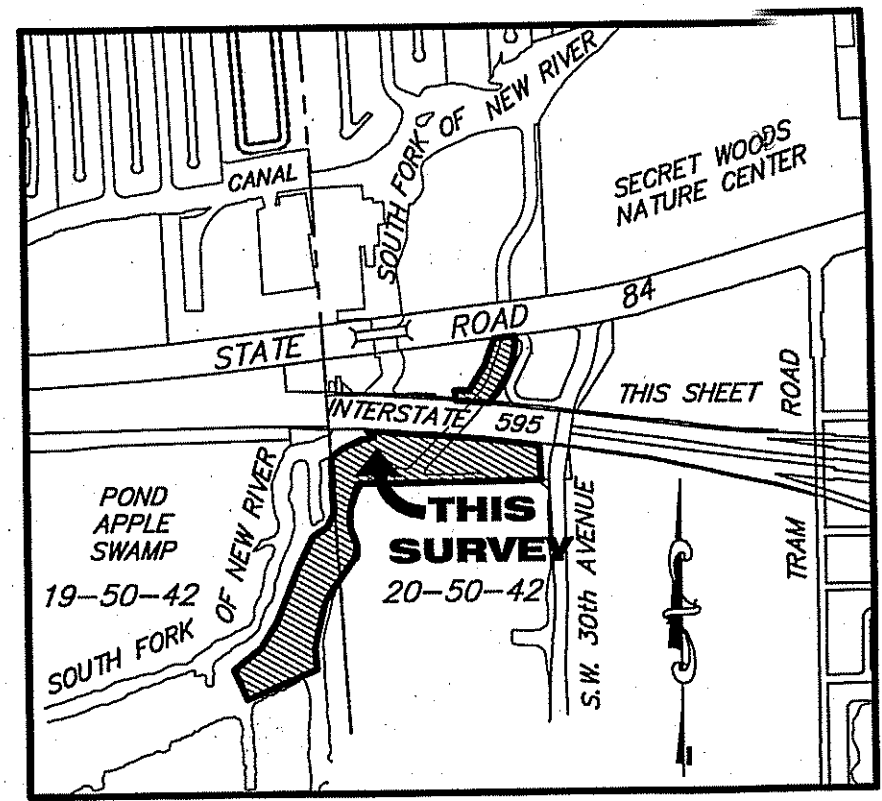
LEGAL DESCRIPTION (IDENTICAL LANDS DESCRIBED AS FOLLOWS):

A portion of the West one-half (1/2) of Section 20, Township 50 South, Range 42 East, more fully described as follows:
 Commencing (1) at the West quarter corner of said Section 20; thence North 03°32'20" West, on the West line of said Section 20, a distance of 44.58 feet; thence North 82°29'59" East, on the South line of said Section 20, a distance of 1018.19 feet to the Point of Beginning (1); thence continuing North 82°29'59" East, on said South right-of-way line, a distance of 126.71 feet to a point of tangency of a circular curve to the right, whose radius point bears South 89°58'46" West, with a radius of 11567.66 feet, a central angle of 0°09'29", an arc distance of 405.98 feet to a point of tangency of a circular curve to the right, whose radius point bears South 05°21'15" West, with a radius of 11567.66 feet, a central angle of 0°09'29", an arc distance of 202.15 feet; thence North 03°32'20" West, a distance of 44.58 feet; thence North 82°30'40" East, a distance of 26.62 feet; thence South 85°01'25" East, a distance of 59.55 feet; thence North 19°34'25" East, a distance of 182.20 feet to the Point of Beginning (1).

TOGETHER WITH:

A portion of the Southeast one-quarter (SE 1/4) of Section 19, Township 50 South, Range 42 East, Broward County, Florida AND a portion of the Southwest one-quarter (SW 1/4) of Section 20, Township 50 South, Range 42 East, Broward County, Florida, more fully described as follows:
 Commencing (2) at the Southeast corner of said Section 19, being the Southwest corner of said Section 20; thence North 03°32'20" West, on the East line of said Section 19, being the West line of said Section 20, a distance of 1470.74 feet to the Point of Beginning (2); thence South 35°36'39" West, a distance of 104.75 feet to a point of tangency of a circular curve to the left, with a radius of 200.00 feet, a central angle of 22°34'20", an arc distance of 122.85 feet; thence South 04°32'20" East, a distance of 123.61 feet; thence South 02°11'14" West, on the West line of said Section 19, a distance of 180.00 feet; thence South 86°27'17" West, on the South line of said Section 19, a distance of 336.00 feet; thence North 22°01'19" East, on the West line of said Section 19, a distance of 371.74 feet; thence North 26°03'35" East, a distance of 185.00 feet; thence North 52°49'15" East, a distance of 103.92 feet; thence North 26°03'35" East, a distance of 62.26 feet; thence North 03°32'20" West, on a line 5.00 feet wide and parallel with the said East line of Section 19, a distance of 103.92 feet; thence North 26°03'35" East, a distance of 185.00 feet; thence North 52°49'15" East, a distance of 103.92 feet; thence North 26°03'35" East, a distance of 62.26 feet; thence North 03°32'20" West, on the said East line of Section 19, a distance of 371.74 feet to a point of tangency of a circular curve to the right, whose radius point bears South 05°21'15" West, with a radius of 11567.66 feet, a central angle of 0°09'29", an arc distance of 405.98 feet to a point of tangency of a circular curve to the right, whose radius point bears South 89°58'46" West, with a radius of 11567.66 feet, a central angle of 0°09'29", an arc distance of 202.15 feet; thence North 03°32'20" West, a distance of 44.58 feet; thence North 82°30'40" East, a distance of 26.62 feet; thence South 85°01'25" East, a distance of 59.55 feet; thence North 19°34'25" East, a distance of 182.20 feet to the Point of Beginning (2).

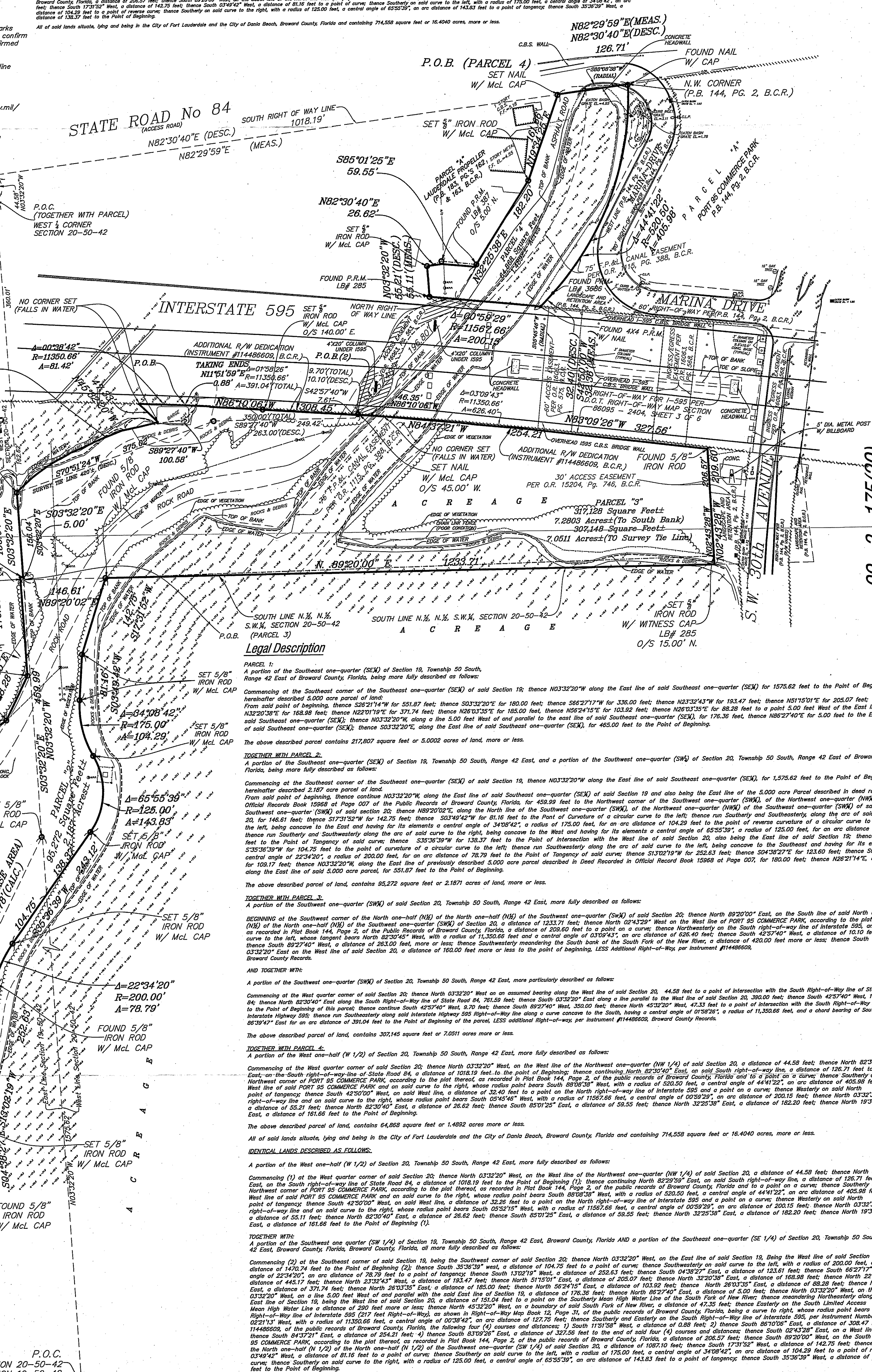
All of said lands situate, lying and being in the City of Fort Lauderdale and the City of Danis Beach, Broward County, Florida and containing 714,558 square feet or 16,404 acres, more or less.



Location Map
 NOT TO SCALE

LEGEND

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



OFFICE NOTES

FIELD BOOK NO. EFB, Print
 JOB ORDER NO. V-1305, V-5107, V-5302
 CHECKED BY: RDR, RT
 DRAWN BY: RDR, RT

ALTA/NSPS CERTIFICATION

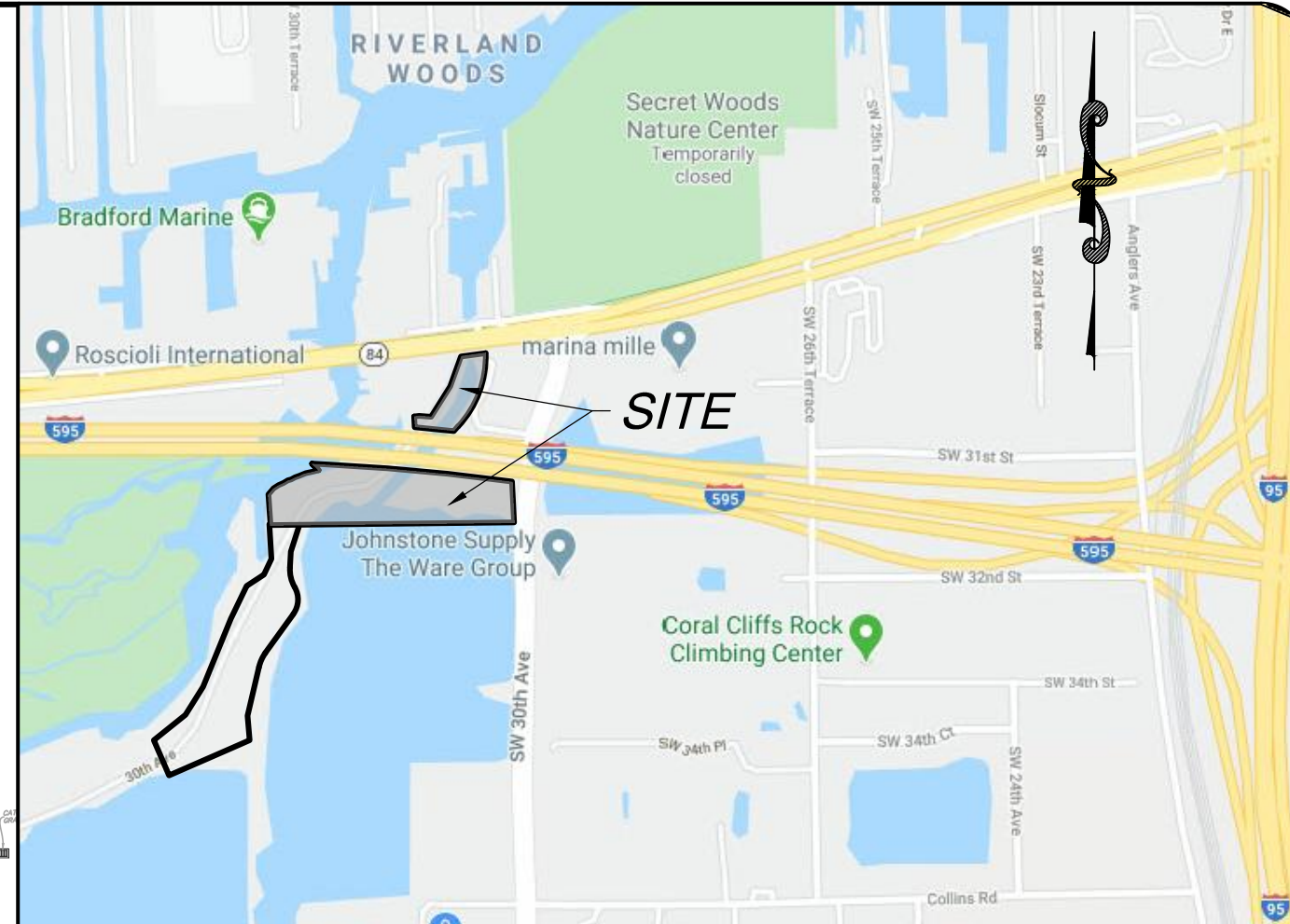
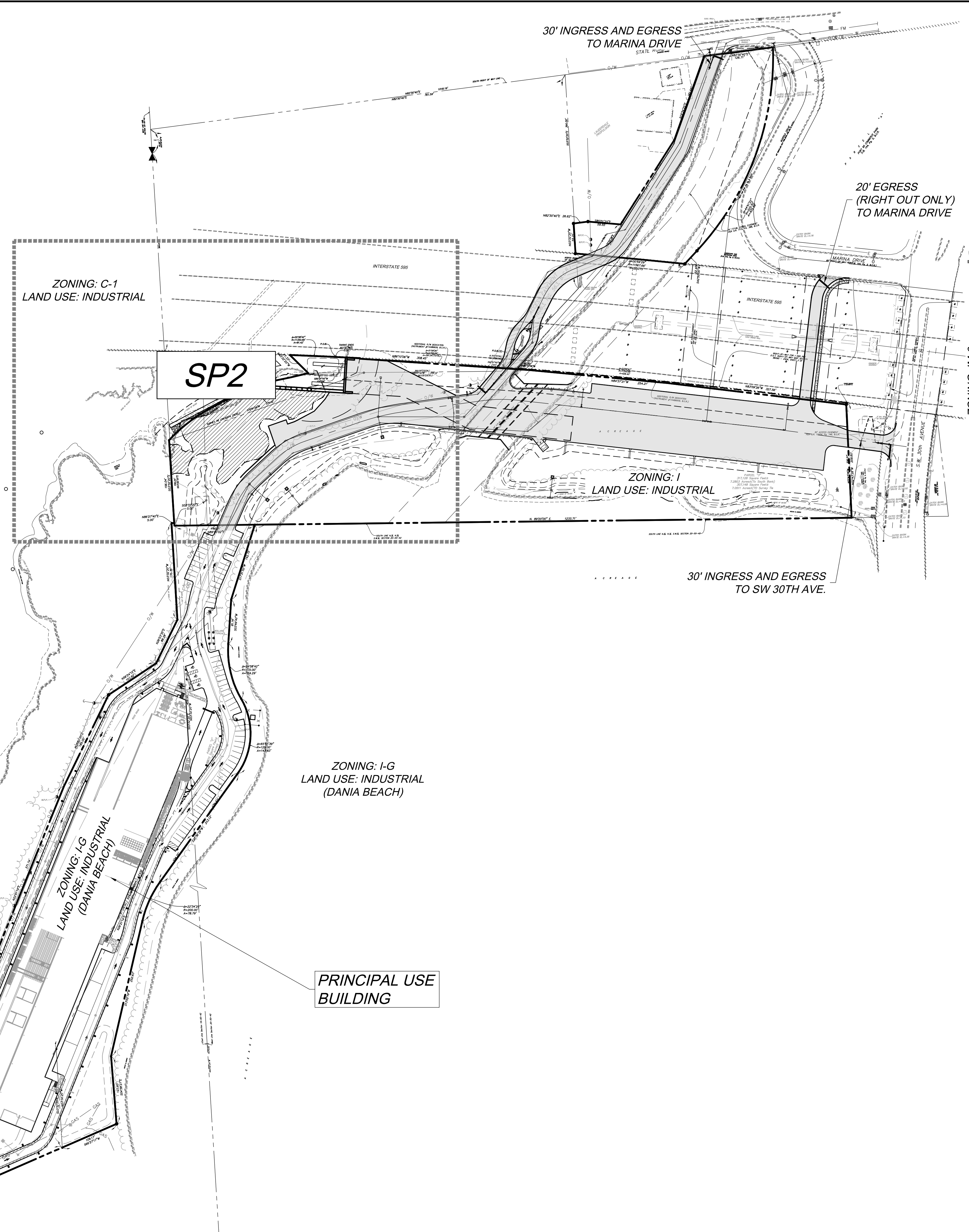
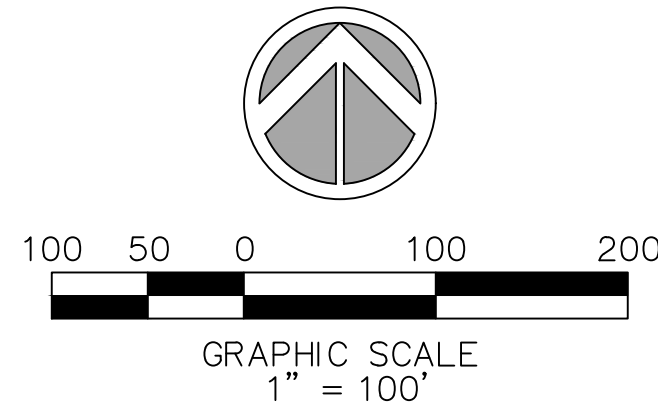
To: 2980 W State Road, LLC, 1595 Danis, LLC, Pamela Hayes, as Trustee of the Robert L. Elmore July, 2010 Revocable Trust U/A/D July 25, 2010, Fidelity National Title Insurance Company and Greenspoon Marder LLP.
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, the fieldwork was completed on January 10, 2020.

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 Statute, as of May 1, 2016. Dated at Fort Lauderdale, Florida, this 11th day of September, 2018. Additional Access Easement added this 17th day of September, 2018. General Revisions added this 26th day of September, 2018. General Revisions added this 8th day of October, 2018. Resurveyed, Topography & Soundings added this 10th day of March, 2020. General Revisions added this 22nd day of April, 2020. Elevations added this 23rd day of June, 2020.

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

99-3-175(20) (OVERALL PARCELS)
 FILE NO.: 99-3-175(20)



LOCATION MAP

SITE DATA			
	AREA (S.F.)	AREA (ACRES)	PERCENTAGE
LANDSCAPE	152,353	3.50 AC.	41.0%
LAKE/CANAL	100,582	2.31 AC.	27.1%
PAVEMENT (VUA)	118,484	2.72 AC.	31.9%
BUILDING AREA (N/A)	0	0.00 AC.	0.0%
TOTAL SITE AREA	371,419	8.53 AC.	100.0%

PERVIOUS CALCULATION			
	PERVIOUS	IMPERVIOUS	
PERVIOUS	152,353	3.50 AC.	41.0%
IMPERVIOUS	219,066	5.03 AC.	59.0%

ZONING	I (GENERAL INDUSTRIAL)
LAND USE	INDUSTRIAL

GENERAL INFORMATION		
	REQUIRED	PROVIDED
LOT SIZE	NONE	371,419 S.F.
LOT WIDTH	NONE	VARIES-126.7' MIN.
BUILDING HEIGHT	150' MAX.	N/A
LANDSCAPE AREA	74,284 S.F. (20%)	139,883 S.F. (37.7%)
20% LANDSCAPE VUA	23,697 S.F.	119,109 S.F.

SETBACKS		
	REQUIRED	PROVIDED
FRONT (NORTH)	5' MIN.	N/A
SIDE (EAST)	0'	N/A
SIDE (WEST)	0'	N/A
REAR (SOUTH)	0'	N/A

WATER & SEWER PROVIDED BY BROWARD COUNTY WATER AND WASTEWATER

NOTE: ALL PROPOSED ELEVATIONS IN N.A.V.D. 88

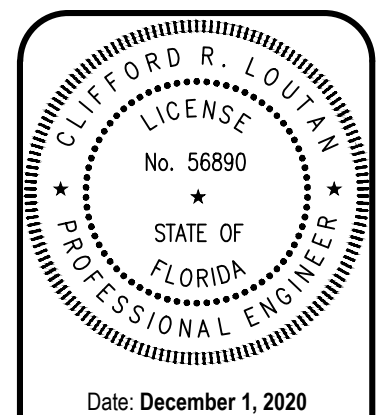
4577 Nob Hill Road, Suite 102
 Sunrise, FL 33351
 www.suntecheng.com
 Certificate of Auth. #7057LB 7019
 Phone (954) 777-3123
 Fax (954) 777-3114

STE Sun-Tech Engineering, Inc.
 Engineers - Planners - Surveyors

REVISIONS	
NO.	DESCRIPTION

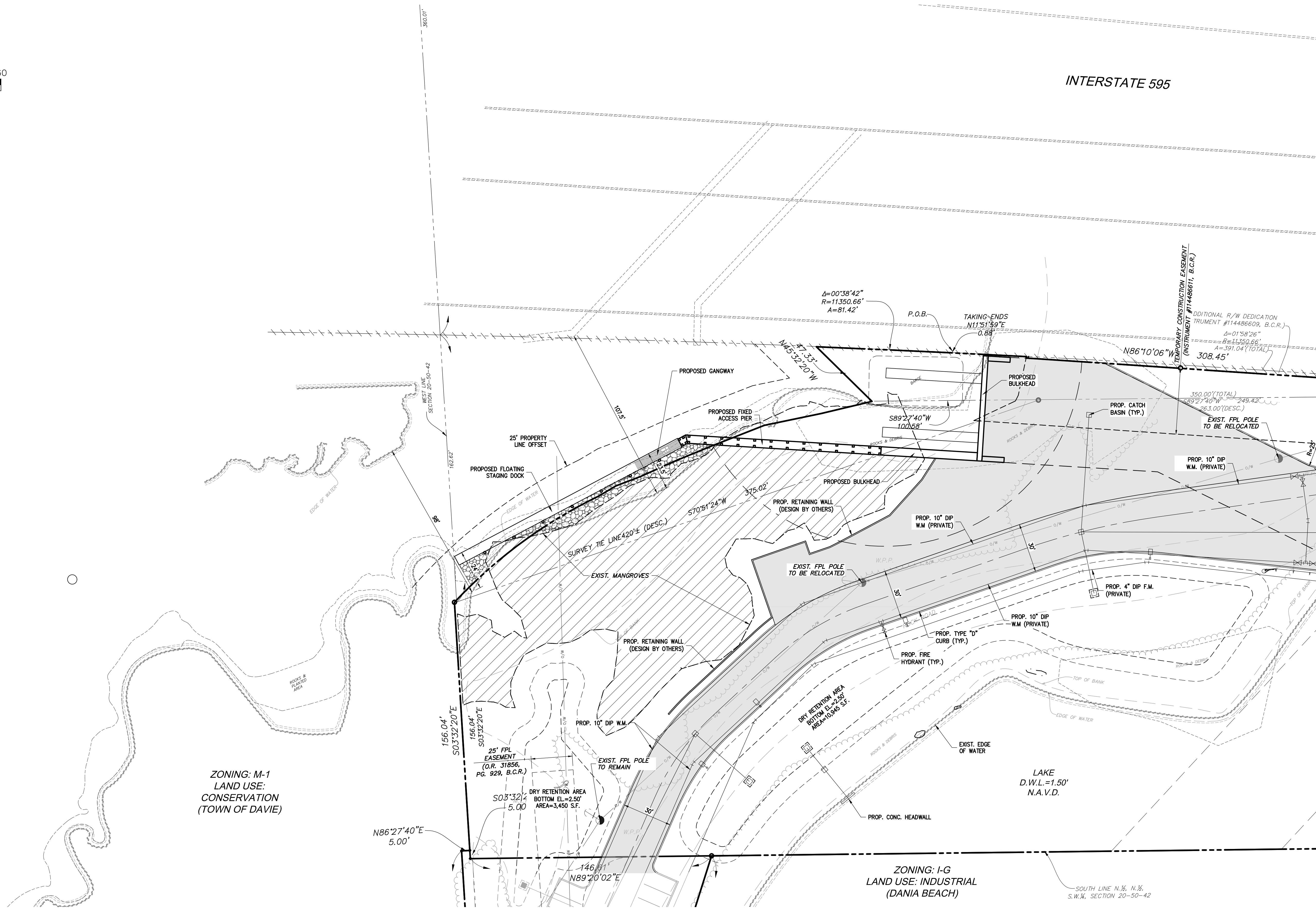
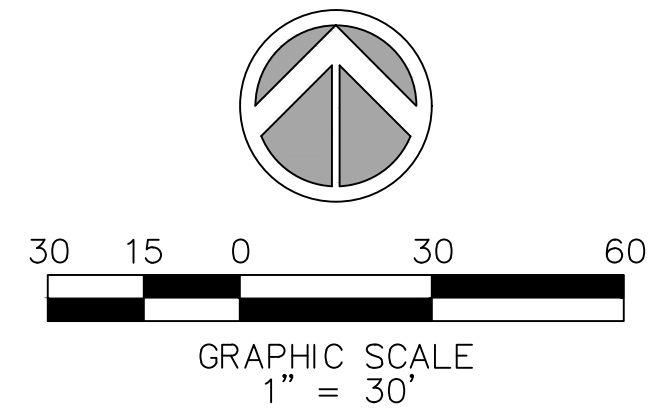
2980 WEST STATE ROAD 84
 CITY OF FORT LAUDERDALE
 FLORIDA
SITE PLAN KEYMAP

DATE: APRIL 27, 2020
 SCALE: 1"=100'
 DESIGNED BY: M.G.
 DRAWN BY: M.A.S.
 JOB #: 20-4005



Date: December 1, 2020

K:\PROJECTS\20-xxx\20-4005\dwg_4005exhibit-sp-N.dwg
 FILE: K:\PROJECTS\20-xxx\20-4005\dwg_4005exhibit-sp-N.dwg
 PLOT DATE: 12/1/2020 2:16 PM BY: Miguel A. Sosa
 LAYOUT: [SP1]



ZONING: M-1
LAND USE:
CONSERVATION
(TOWN OF DAVIE)

ZONING: I-G
LAND USE: INDUSTRIAL
(DANIA BEACH)

INTERSTATE 595

LAKE
D.W.L.=1.50'
N.A.V.D.

K:\PROJECTS\20-xxx\20-4005\dwg_4005\site\sp-1.dwg, SP2, 12/1/2020 2:07 PM, L1, Sun-Tech Engineering, Inc. (MSS)

FILE: K:\PROJECTS\20-xxx\20-4005\dwg_4005\site\sp-1.dwg
PLOT DATE: 12/1/2020 2:07 PM BY: Miguel A. Sosa
LAYOUT: [SP2]

4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com

STE Sun-Tech Engineering, Inc.
Engineers - Planners - Surveyors

Certificate of Auth. #7057LB 7019
Phone: (954) 777-3123
Fax: (954) 777-3114

NO.	DATE	DESCRIPTION

2980 WEST STATE ROAD 84
CITY OF FORT LAUDERDALE
FLORIDA
SITE PLAN

DATE: APRIL 27, 2020
SCALE: 1"=30'
DESIGNED BY: M.G.
DRAWN BY: M.A.S.
JOB #: 20-4005



Date: December 1, 2020

SHEET No.
SP2