PROJECT:
HOOVER ARCHITECTURAL
SITE ADDRESS: 844 NW 9TH AVENUE, FORT LAUDERDALE, FL 33311
SUBMITTAL DATE: APRIL 26TH, 2019

LAND DESCRIPTION:

SHEET INDEX:

SURVEY
PLAT
AERIAL
C1.0 SITE PLAN
D-01a DEMO FIRST FLOOR PLAN
D-01b DEMO SECOND FLOOR PLAN
A-01a FIRST FLOOR PLAN
A-01b SECOND FLOOR PLAN
A-01c FLOOR PLAN - FABRIC STRUCTURE
A-01d FLOOR PLAN - RENO TO SOUTHEAST EXISTING BUILDING
A-02a LIFE SAFETY PLAN - FIRST FLOOR
A-02b LIFE SAFETY PLAN - SECOND FLOOR
A-03a SITE ELEVATIONS
A-03b SITE ELEVATIONS
A-03c ELEVATIONS - SOUTHEAST EXISTING BUILDING
A-04 SITE SECTIONS
L1 LANDSCAPE PLAN
L2 LANDSCAPE DETAILS
EPH0.1 ELECTRICAL NOTES, DETAILS, AND SHEET INDEX
EPH1.1 PHOTOMETRIC PLAN
C2.0 CONCEPTUAL PAVING, GRADING, AND DRAINAGE PLAN

LOCATION SKETCH
DEVELOPMENT REVIEW COMMITTEE (DRC)
Site Plan Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet
Page 2: Required Documentation / Submittal Checklist
Page 3: Technical Specifications for Plan Submittal
Addendum: DRC Rezone with Flex Allocation <<if applicable>>
Addendum: Parking Reduction Information <<if applicable>>

DEADLINE: Submittals must be received by 4:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

NOTES: Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals, especially rezoning and right-of-way vacation requests, as well as any other considerable development projects. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, 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.

- Innovative Development (ID) $12,760.00
- Site Plan Level IV $4,590.00
- Site Plan Level III $3,500.00
- Site Plan Level II $2,470.00
- Site Plan Level II in DRAC/SRAC-SA $4,290.00
  (DRAC – includes all requests for residential units and/or new construction only; SRAC-SA – includes all new construction and/or changes to existing structures subject to 47.3.8)
- Change of Use $930.00
- Requiring DRC review
- Parking Reduction $970.00
  (In addition to above site plan fee)
- Request for Flexibility Units/Acreage $60.00
  (In addition to above site plan fee)
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 it does not apply.

CASE NUMBER
Date of complete submittal

NOTE: To be filled out by Department.

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

Property Owner's Name: MATTALI LLC
Property Owner's Signature: [Signature]
Address, City, State, Zip: 844 NW 9th Ave, Fort Lauderdale FL 33311
Legal Address:
Phone Number:
Proof of Ownership: [ ] Warranty Deed or [ ] Tax Record

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

Applicant / Agent's Name: Flynn Engineering Services, P.A.
Applicant / Agent's Signature: [Signature]
Address, City, State, Zip: 241 Commercial Blvd, Lauderdale-by-the-sea, FL 33308
Email Address: dtfricks@flynnengineering.com
Letter of Consent Submitted: [ ] See attached

Development / Project Name: Hoover Architectural
Development / Project Address: Existing: 844 NW 9th Ave, New: N/A
Legal Description: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 8, 9, 40, 41, 42, 43, 44, 45, 46, 47, and 49, Block 268, PROGRESSO, according to the plat thereof, as recorded Plat Book 2, Page 18, of the public records of Dade County, Florida.

Tax ID Parcel Numbers:
1A. [Area Number]
2A. [Address Information]
4942 34 06 5690, 4942 34 06 5970, 4942 34 06 5640, 4942 34 06 6000, 4942 34 05 3680, 4942 34 05 3680

Request / Description of Project: Renovate existing buildings, enclose existing outdoor manufacturing area, improve surface parking and associated storm drainage

Total Estimated Cost of Project: $1 (Including land costs)

Current Land Use Designation: NW-RAC
Proposed Land Use Designation: NW-RAC
Current Zoning Designation: I - General Industrial
Proposed Zoning Designation: I - General Industrial
Current Use of Property: Industrial
Number of Residential Units: None
Non-Residential SF (Land Type): 4,699 SF Office, 4,977 SF Warehouse, 10,322 SF Manufacturing
Total BLIG. SF (In City Structure only): 20,999 SF

Site Adjacent to Waterway: [ ] Yes or [ ] No

Dimensional Requirements:

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<th>Required</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>Lot Size (SF/Acreage)</td>
<td>None</td>
<td>50,625 SF / 1.16 Acres</td>
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<tr>
<td>Lot Density</td>
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<tr>
<td>Building Height (ft.)</td>
<td>45'</td>
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<td>Lot Coverage</td>
<td>None</td>
<td>19,998 SF / 39.5%</td>
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<td>Open Space</td>
<td>None</td>
<td>10,018 SF / 19.8%</td>
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<td>Landscape Area</td>
<td>None</td>
<td>7,947 SF / 15.7%</td>
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<tr>
<td>Parking Spaces</td>
<td>39</td>
<td>54 (see site plan)</td>
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</table>

Setbacks (Indicate direction N,S,E,W):

<table>
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<tr>
<th>Setback (in)</th>
<th>Required</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td>Front (N)</td>
<td>5'</td>
<td>5' Existing</td>
</tr>
<tr>
<td>Side (W)</td>
<td>5'</td>
<td>0' Existing</td>
</tr>
<tr>
<td>Side (E)</td>
<td>5'</td>
<td>10' Existing</td>
</tr>
<tr>
<td>Rear (S)</td>
<td>0'</td>
<td>0' Existing</td>
</tr>
</tbody>
</table>

Updated: 3/2/2015
Page 2: Required Documentation / Submittal Checklist

One (1) copy of the following documents:
- Completed application (all pages filled out as applicable)
- Proof of ownership (warranty deed or tax record), including corporation documents if applicable
- Property owners signature and/or agent letter signed by the property owner.
- Address verification letter (954-828-5233)
- Traffic study for projects that trigger vehicular trip threshold (See ULDR Sec. 47-24, contact Engineering Rep re: methodology)
- Color photographs of the property and surrounding properties, dated, labeled and identified as to orientation, may be submitted by applicant to aid in project analysis.

The following number of Plans:
- One (1) original set, signed and sealed at 24" x 36"
- Three (3) copy sets, with plans at 24" x 36"
- Five (5) copy sets, with plans at 11" x 17"
- One (1) electronic version of complete application and plans in PDF format

NOTE: For initial submittal one signed and sealed set is required. Copied sets will be requested after review for completion. If the development site is separated by a public right-of-way, including alley or alley reservations, a separate application must be completed for each parcel.

Plan sets should include the following:
- Narrative describing project specifics, to include: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, etc. Narrative response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Narratives must be on letterhead, dated, and with author indicated.
- Cover sheet including project name and table of contents.
- 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.
- Current survey(s) of property, signed and sealed, showing existing conditions. The survey should consist of the proposed project site alone excluding adjacent properties or portions of lands not included in the proposal.
- Most current recorded plat including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. Note: Not required for Change of Use applications.
- Aerial photo indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- Plans "A" thru "H" with all elements as listed under Technical Specifications.
  - Site Plan
  - Details*
  - Floor Plans (typical floor plan may be submitted for like floors)
  - Building Elevations*
  - Additional Renderings*
  - Landscape Plans*
  - Photometric Diagram*
  - Engineering Plans*

*Only required for Change of Use applications if proposed changes affect the plans, otherwise latest approved plans from Property Records may be submitted if showing current conditions.

NOTES:
- All plans and documents must be bound, stapled and folded to 8 ½" x 11";
- All copy sets must be clear and legible and should include any graphic material in color;
- For examples of project narratives, site plan data tables, and renderings required as part of the application, please refer to the "Submittal Reference Book" available at the Urban Design & Planning office or on the City's website:
  - http://www.fortlauderdale.gov/planning_zoning/dev_applications.htm
- Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details;
- If proposing residential, public School Concurrency Verification Letter from the Broward County School Board (754-321-8350) will be required prior to Planning & Zoning Board, City Commission or final DRC submittal.

Applicant's Affidavit
I acknowledge that the Required Documentation and Technical Specifications of the application are met:

Damon Ricks

Print Name

Signature

Date

Staff Intake Review
For Urban Design & Planning Division use only:

Date

Received By

Tech. Specs Reviewed By

Case No.

Updated: 3/20/2015
CONTRACTOR GENERAL CONDITIONS NOTES

- All work shall be in accordance with the approved plans and specifications.
- The contractor shall verify the concrete pole burial requirements with a Florida Registered Structural Engineer.
- WP J-box per NEC 300-12 & 110-3B.
- Conduit to next pole. Wire & conduit size as specified @ panel schedule.
- Pull box 12"W x 20"L x 12"D by Brooks.
- 10' - 0" COPPER GROUND ROD TO PULL BOX.
- Wire to LTG. fixture.
- (2) #10 & #6 GND THWN WIRE TO LTG. J-BOX.
- 10'-0" Copper GROUND ROD TO PULL BOX.
- Wire to LTG. fixture.
- Ungrounded in-line fixture.
- #6 GND.
- Site lighting/photometric notes.
- Wind load calculations and site pole structural details are to be submitted to the building department for approval prior to construction. (By contractor and his delegated FL P.E. structural engineer).
- Site pole note.
- Scale: Drawn by: Project no.: Drawing title: Date: Issue no. - Date - Description -
- MW 19156
- 04-24-19
- AS NOTED
- MW
- 19156
- DRAWING TITLE: EPH0.1
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS AND SHALL INCLUDE IN THE BID TO CORRECT THE SAME AS DIRECTED.
- THE ENGINEER AND THE ARCHITECT, ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED.
- NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION.
- NOT FOR BID UNTIL PERMIT HAS BEEN ISSUED.
- Fire safety Florida statutes: To the best of the engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with F.B.C. 2017 Section 110.8.4.4 and Chapter 633, Florida statutes.
The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building / Improvement</th>
<th>Just / Market Value</th>
<th>Assessed / SOH Value</th>
<th>Tax</th>
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<tr>
<td>2019</td>
<td>$67,500</td>
<td>$310,290</td>
<td>$377,790</td>
<td>$365,820</td>
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### 2019 Exemptions and Taxable Values by Taxing Authority

<table>
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### Homestead

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</table>

### Taxable

|          | $365,820 | $377,790 | $365,820 | $365,820 |

### Date & Type

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<th>Type</th>
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<th>Book/Page or CIN</th>
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* Denotes Multi-Parcel Sale (See Deed)
### Property Assessment Values

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<tr>
<th>Year</th>
<th>Land</th>
<th>Building / Improvement</th>
<th>Just / Market Value</th>
<th>Assessed / SOH Value</th>
<th>Tax</th>
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### Sales History

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### Land Calculations

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Adj. Bldg. S.F. (Card, Sketch)

### Special Assessments

<table>
<thead>
<tr>
<th>Fire</th>
<th>Garb</th>
<th>Light</th>
<th>Drain</th>
<th>Impr</th>
<th>Safe</th>
<th>Storm</th>
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<td>Add. Homestead</td>
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<td>Exempt Type</td>
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<td>9400 / 162</td>
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</tbody>
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* Denotes Multi-Parcel Sale (See Deed)

### Special Assessments

<table>
<thead>
<tr>
<th>Fire</th>
<th>Garb</th>
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</tbody>
</table>

### Land Calculations

<table>
<thead>
<tr>
<th>Adj. Bldg. S.F. (Card, Sketch)</th>
<th>7088</th>
</tr>
</thead>
</table>
The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

### Property Assessment Values

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building / Improvement</th>
<th>Just / Market Value</th>
<th>Assessed / SOH Value</th>
<th>Tax</th>
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<tbody>
<tr>
<td>2019</td>
<td>$135,000</td>
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<td>$155,230</td>
<td>$2,818.12</td>
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<td>2018</td>
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<td>$20,230</td>
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### 2019 Exemptions and Taxable Values by Taxing Authority

<table>
<thead>
<tr>
<th>Just Value</th>
<th>County</th>
<th>School Board</th>
<th>Municipal</th>
<th>Independent</th>
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</thead>
<tbody>
<tr>
<td>$155,230</td>
<td>$155,230</td>
<td>$155,230</td>
<td>$155,230</td>
<td>$155,230</td>
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<td>0</td>
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<tr>
<td>Assessed/SOH</td>
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<td>$155,230</td>
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<tr>
<td>Homestead</td>
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<tr>
<td>Add. Homestead</td>
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<td>0</td>
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<tr>
<td>Wid/Vet/Dis</td>
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<tr>
<td>Senior</td>
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</tr>
<tr>
<td>Exempt Type</td>
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<td>Taxable</td>
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### Sales History

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<th>Price</th>
<th>Book/Page or CIN</th>
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<td>8/12/2003</td>
<td>TD*</td>
<td>$344,800</td>
<td>35840 / 1</td>
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<tr>
<td>12/1/1987</td>
<td>WD</td>
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<td>19400 / 165</td>
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<tr>
<td>4/1/1964</td>
<td>WD</td>
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* Denotes Multi-Parcel Sale (See Deed)

### Land Calculations

<table>
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<th>Price</th>
<th>Factor</th>
<th>Type</th>
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</thead>
<tbody>
<tr>
<td>$10.00</td>
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**Adj. Bldg. S.F.** (Card, Sketch)

### Special Assessments

<table>
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<tr>
<th>Fire</th>
<th>Garb</th>
<th>Light</th>
<th>Drain</th>
<th>Impr</th>
<th>Safe</th>
<th>Storm</th>
<th>Clean</th>
<th>Misc</th>
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</thead>
<tbody>
<tr>
<td>03</td>
<td>L</td>
<td>1</td>
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<td></td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

http://www.bcpa.net/RecInfo.asp?URL_Folio=494234065640
April 25, 2019

MATTALI LLC
2860 NE 28TH ST
FT LAUDERDALE, FL 33306

To Whom It May Concern:

Please accept this letter as authorization for Flynn Engineering Services, P.A. to serve as agent for the Development Review Committee (DRC), Planning & Zoning Board and any other governmental approvals related thereto for the property located at 844 NW 9th Ave., Fort Lauderdale, FL 33311, also identified by Property tax ID numbers listed.

Property ID # 4942 34 06 6000, 4942 34 06 5640, 4942 34 06 5970, 4942 34 06 5690, 4942 34 05 3680

Sincerely,

[Signature]

MATTHEW R. CARROLL

[TYPE NAME OF AGENT HERE]

STATE OF FLORIDA

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 25th day of April, 2019, by

[Signature]

Susy Parsons, as Owner of the property. He is personally known to me and who did not take an oath.

Notary Public

My Commission Expires:
CITY OF FORT LAUDERDALE
DEPARTMENT OF SUSTAINABLE DEVELOPMENT • BUILDING SERVICES DIVISION

ADDRESS VERIFICATION

CONTACT: Devon Anderson
Phone: 954-828-5233
Email: DAnderson@fortlauderdale.gov

PROJECT ADDRESS: 844 NW 9 AVE, 831/833 NW 8 AVE, 33311

PREVIOUS ADDRESS: 844 NW 9 AVE, 831/833 NW 8 AVE, 33311

NOTES: RENVOATION

ZONING: I - General Industrial

FOLIO #: 494234065970, 494234066000, 494234065690

LEGAL DESCRIPTION: PROGRESSO 2-18 D LOT 8,9,40-48 BLK 268

DRC #: 

AUTHORIZED SIGNATURE: 

DATE: 04/26/2019
Project: Hoover Architectural
FES Project No.: 18-1451.00
Site Address: 844 NW 9th Ave., Fort Lauderdale
Request: Site Plan Level II

April 24, 2019

Project Narrative

Hoover Architectural is an awning manufacturing company that has been family owned and operated in Fort Lauderdale since 1949. The project is a CRA funded improvement project. The project is located at 844 NW 9th Avenue. The land use designation is NW-RAC and is in zoning district I – General Industrial. The project includes (2) existing buildings to be renovated, and the existing outdoor manufacturing area adjacent to the existing building to be enclosed. The project also includes improved surface parking with associated storm drainage, landscape, and parking lot lighting. The project will have positive impact on the adjacent right of ways (NW 9th Ave., NW 9th St., NW 8th Ave.) by providing on-street parking, landscaping, and pedestrian walks consistent with the NW-RAC design guidelines.

Respectfully,

Nick Harrison
Flynn Engineering Services, P.A.
April 24, 2019

Site Plan – Level II
Hoover Architectural
844 NW 9th Ave.
Ft. Lauderdale, FL

NARRATIVE: ADEQUACY REQUIREMENTS - SEC. 47-25.2

A. *Applicability*. The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.

RESPONSE: Plans are in accordance with requirements.

B. *Communications network*. Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

RESPONSE: The proposed building is one (1) story in height. The new building is single story in height and not expected to interfere with the City's communication network.

C. *Drainage facilities*. Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2½) inches of runoff from the impervious surface whichever is greater.

RESPONSE: Application shall be made to Broward County DERD and the applicant shall satisfy all current criteria for surface water requirements and obtain all local and state licenses.

D. *Environmentally sensitive lands*.

1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:
   a. Broward County Ordinance No. 89-6.
   b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
   c. Broward County Ordinance No. 84-60.

RESPONSE: The site is currently developed and the proposed improvements will not impact environmentally sensitive lands.

2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

RESPONSE: The development will not impact environmentally sensitive lands.
E. Fire protection. Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.
RESPONSE: All fire protection services will be provided as required by current regulations.

F. Parks and open space.
RESPONSE: There are no open space requirements listed for the current use in NW-RAC.

G. Police protection. Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention Through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.
RESPONSE: The developer will take into account all the recommended CPTED principles and incorporate the appropriate improvements into the design.

H. Potable water.
1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.
2. Potable water facilities.
   a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
   b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
   c. Where the county is the projected service provider, a similar written assurance will be required.
RESPONSE: Existing potable water facilities are to remain. The purpose of the proposed additional building is to enclose the existing outdoor manufacturing area adjacent to the existing building. Thus, no new additional demand will be created.
I. **Sanitary sewer.**
   1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
   2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.
   3. Where the county is the projected service provider, a written assurance will be required.
   4. Where septic tanks will be utilized, the applicant shall secure & submit to the city a certificate from the Broward County Health Unit that certifies that the site is/can be made suitable for an on-site sewage disposal system for the proposed use.
   **RESPONSE:** The site is currently on a septic system and as part of the improvement the project will include connection to the city sanitary sewer. The existing septic system will be abandoned and removed.

J. **Schools.** For all development including residential units, the applicant shall be required to mitigate the impact of such development on public school facilities in accordance with the Broward County Land Development Code or section 47-38C. Educational Mitigation, as applicable and shall provide documentation to the city that such education mitigation requirement has been satisfied.
   **RESPONSE:** The project does not include a residential use and therefore imposes no impact to schools.

K. **Solid waste.**
   1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.
   2. **Solid waste facilities.** Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.
   **RESPONSE:** Existing solid waste program to remain. There will be no additional impact to collection services.

L. **Stormwater.** Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.
   **RESPONSE:** Civil drawings will be prepared by a licensed civil engineer for stormwater compliance. All applicable licenses will be obtained prior to submittal for building permit.

M. **Transportation facilities.**
1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.

2. **Regional transportation network.** The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.

**RESPONSE:** The project design will provide no adverse impact to the regional transportation network.

3. **Local streets.** Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.

**RESPONSE:** The project design will provide no adverse impact to the local streets. The street will be designed per the current NW-RAC streetscape plan.

4. **Traffic impact studies.**
   a. When the proposed development may generate over one thousand (1,000) daily trips; or
   b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (%) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (%) hour period; the applicant shall submit to the
city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:

i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.

ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.

iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.

iv. A further detailed analysis and any other information that the review committee considers relevant.

v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.

vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

RESPONSE: Utilizing ITE code General Light Industrial at 19,998ksf, the proposed project would be estimated at 139 trips per day (that includes 19 pm peak hour trips). The peak hour traffic impacts for the uses proposed will not exceed 20% of the total daily trips generated for the site, nor will these trips be generated within one-half hour period. The site is existing use to remain.

5. Dedication of rights-of-way. Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

RESPONSE: A 25' corner chord at NW 9th Street and NW 8th Avenue will be dedicated per city Engineering Department Requirements. A 5' Right of Way easement and 11' Right of Way easement will be granted in accordance with the Broward County Trafficways Plan.

6. Pedestrian facilities. Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.

RESPONSE: Sidewalks are designed along NW 9th Avenue, NW 9th Street, and NW 8th Avenue in accordance with NW-RAC streetscape guidelines.
7. **Primary arterial street frontage.** Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

**RESPONSE:** Primary access is provided from local street.

8. **Other roadway improvements.** Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic.

**RESPONSE:** Acknowledged.

9. **Street trees.** In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

**RESPONSE:** Landscape drawings will be prepared by a licensed landscape architect and will be in compliance with current regulations.

N. **Wastewater.**

1. **Wastewater.** Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering & accepted applicable engineering standards.

**RESPONSE:** Existing wastewater facilities are to remain. The purpose of the proposed additional building is to enclose the existing outdoor manufacturing area adjacent to the existing building. Thus, no new additional demand will be created.
O.  *Trash management requirements.* A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

**RESPONSE:** All trash will be kept within the consolidated trash enclosure and collected by private contractor as required.

P.  *Historic and archaeological resources.*

1.  If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

**RESPONSE:** Neither the property nor the existing structures have been designated historic and do not appear on the City of Fort Lauderdale Historic Resources Map, which delineates historically and archaeologically significant lands at the local and national levels.

Q.  *Hurricane evacuation.* If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.

**RESPONSE:** N/A. This project is west of the Intracoastal Waterway.

Sincerely,

[Signature]

Flynn Engineering Services, P.A.
THE EXISTING BUILDING FROM
THE NW CORNER OF 9TH ST & 9TH
AVE
THE EXISTING BUILDING
FRONTAGE ALONG NW 9TH AVE
(POWERLINE ROAD)
THE PROPERTY ALONG NW 9TH AVE (POWERLINE ROAD)
THE EXISTING BUILDING ALONG
NW 9TH STREET
THE PROPERTY FROM THE NE CORNER OF NW 8TH AVE & 9TH STREET
THE PROPERTY ALONG NW 8TH AVE