DEVELOPMENT REVIEW COMMITTEE (DRC)
SITE PLAN APPLICATION

PRE-APPLICATION MEETING REQUEST: Prior to formal submittal of a Development Review Committee site plan application, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals, rezoning and right-of-way vacation requests, as well as any other considerable development projects. This meeting provides the applicant with an opportunity to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

DEADLINE: Submittals must be received by 12:00 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.

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.

☐ Planned Districts (PUD/PDD) $12,760.00
☐ Site Plan Level IV $4,590.00
☐ Site Plan Level III $3,500.00
☐ Site Plan Level II in Regional Activity Center $4,290.00
☐ Site Plan Level I $2,470.00
☐ Change of Use (requiring Development Review) $930.00
☐ Parking Reduction (in addition to Site Plan fee) $970.00
☐ Flexibility Units/Acreage (in addition to site plan fee) $60.00

NOTES: 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 954-828-5020 latest by Friday at 12:00 noon prior to the meeting date.

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply. To obtain information on a property such as land use, zoning, ownership, folio, lot size, etc., please visit http://gis.fortlauderdale.gov/zoninggis.
A. DEPARTMENT INFORMATION: (FOR STAFF USE ONLY)

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Submittal Date</th>
<th>Intake By</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Civic Association</td>
<td>City Commission District</td>
<td></td>
</tr>
</tbody>
</table>

B. OWNER/APPLICANT CONTACT INFORMATION: For purpose of identification, the PROPERTY OWNER is the APPLICANT

<table>
<thead>
<tr>
<th>Property Owner's Name</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOWN DEVELOPMENT CO.</td>
<td></td>
</tr>
<tr>
<td>Address, City, State, Zip</td>
<td>2649 NE 26 PL, FORT LAUDERDALE, FL 33306</td>
</tr>
<tr>
<td>Phone Number</td>
<td>Email</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Proof of Ownership</td>
<td>Tax Record</td>
</tr>
</tbody>
</table>

C. AGENT CONTACT INFORMATION: if AGENT is to represent OWNER, notarized letter of consent is required

<table>
<thead>
<tr>
<th>Agent's Name</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stephanie Toothaker</td>
<td></td>
</tr>
<tr>
<td>Address, City, State, Zip</td>
<td>901 Ponce de Leon, Fort Lauderdale, FL 33316</td>
</tr>
<tr>
<td>Phone Number</td>
<td>Email</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Letter of Consent Submitted</td>
<td>Yes or No</td>
</tr>
</tbody>
</table>

D. DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Sherwin Williams on NE 4th Ave</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Address</td>
<td>Provide, agent in notification letter 1051, 1071 NE 4th Ave</td>
</tr>
<tr>
<td>Legal Description</td>
<td>For all parcels 4942 34 04 8370, 4942 34 04 8380, 4942 34 04 8471, 4942 34 04 8560</td>
</tr>
<tr>
<td>Tax ID Folio Numbers</td>
<td>14,650 SF of Commercial Space</td>
</tr>
<tr>
<td>Description of Project</td>
<td>14,650 SF of Commercial Space</td>
</tr>
<tr>
<td>Total Estimated Cost of Project</td>
<td>$ (including land costs)</td>
</tr>
<tr>
<td>Site Adjacent to Waterway</td>
<td>No</td>
</tr>
</tbody>
</table>

E. PROPERTY USE INFORMATION

<table>
<thead>
<tr>
<th>Land Use Designation</th>
<th>Existing</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>Commercial</td>
<td></td>
</tr>
<tr>
<td>Zoning Designation</td>
<td>CB &amp; RD-15</td>
<td>CB &amp; XP</td>
</tr>
<tr>
<td>Use of Property</td>
<td>Commercial - Surface Parking Lot</td>
<td>Retail</td>
</tr>
<tr>
<td>Number of Residential Units</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Non-Residential SF (and type)</td>
<td>None</td>
<td>14,650 SF - Retail</td>
</tr>
<tr>
<td>Bldg Sq.Ft. (include structured parking)</td>
<td>None</td>
<td>14,650 SF</td>
</tr>
</tbody>
</table>

F. DIMENSIONAL REQUIREMENTS

<table>
<thead>
<tr>
<th>Lot Size (SF / Acreage)</th>
<th>Required Per ULD</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
<td>None</td>
<td>67,067 SF</td>
</tr>
<tr>
<td>Lot Density (Units/Acres)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Lot Width</td>
<td>None</td>
<td>Varies</td>
</tr>
<tr>
<td>Building Height (Feet / Floors)</td>
<td>A: 30' B: 28'</td>
<td>1 story</td>
</tr>
<tr>
<td>Structure Length</td>
<td>None</td>
<td>A: 80' x 94', B: 55' x 130'</td>
</tr>
<tr>
<td>Floor Area Ratio (F.A.R.)</td>
<td>None</td>
<td>0.26</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>None</td>
<td>14,650 SF (26%)</td>
</tr>
<tr>
<td>Vehicular Use Area</td>
<td>None</td>
<td>32,088 SF (47.8%)</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>59</td>
<td>59</td>
</tr>
</tbody>
</table>

Setbacks (Indicate direction N.E.,W)

<table>
<thead>
<tr>
<th>Required Per ULD</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>5'</td>
</tr>
<tr>
<td>Side</td>
<td>5'</td>
</tr>
<tr>
<td>Side</td>
<td>15'</td>
</tr>
<tr>
<td>Rear</td>
<td>None</td>
</tr>
</tbody>
</table>
Required Documentation / Submittal Checklist

One (1) copy of the following documents:

- COMPLETED APPLICATION with all pages filled out as applicable;
- PROOF OF OWNERSHIP (warranty deed or tax record), including corporation documents and SunBiz verification if applicable;
- PROPERTY OWNER’S SIGNATURE and/or agent letter signed by the property owner;
- PROJECT DESCRIPTION NARRATIVE describing project specifics. Please provide as much detail as possible. These project specifics may include: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, multi-modal experience, site improvements, etc.;
- ULDR CODE NARRATIVE response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Reference ULDR language that requires project to go through the Development Review Committee process. Narratives must be on letterhead, dated, and with author indicated;
- ADDRESS VERIFICATION FORM (To obtain for please contact Devon Anderson at 954-828-5233 or DAnderson@fortlauderdale.gov); and,

Additional documentation required for specific projects

- TRAFFIC STATEMENT/STUDY for projects that trigger vehicular trip threshold (See ULDR Section 47-24)
- PUBLIC PARTICIPATION ORDINANCE acknowledgment for Site Plan Level III or IV
- 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.
- FOR PUD AND POD (See ULDR Sections 47-37 and 47-37A for specific application requirements)

The following number of Plans:

- One (1) original set, signed and sealed at 24” x 36”
- Seven (7) copy sets, with plans at 11” x 17”

**NOTE:** For initial submittal one signed and sealed set is required. Copied sets will be requested after review for completion. All copy sets must be clear and legible and should include any graphic material in color. 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:

- PLANS “A” thru “J” with all elements as listed under Technical Specifications.
  A. Cover Sheet
  B. Survey
  C. Site Plan
  D. Details
  E. Floor Plans
  F. Building Elevations
  G. Additional Renderings
  H. Landscape Plan
  I. Photometric Diagram
  J. Civil Plans

ONE DIGITAL SUBMITTAL (CD OR USB) OF THE FOLLOWING:

- DOCUMENTS containing the signed application, proof of ownership, property owner’s signature or agent authorization letter, and address verification form combined into one PDF file named the following: “InsertProjectName”Documents.pdf
- NARRATIVES containing the project description narrative and Unified Land Development Regulations (ULDR) Narrative combined into one PDF file named the following: “InsertProjectName”Narratives.pdf
- PLANS containing the cover sheet, survey, site plan, details, floor plans, building elevations, renderings, landscape plan, photometric diagram, and civil plans combined into one PDF file named the following: “InsertProjectName”Plans.pdf
A. COVER SHEET
1. Project Name
2. Location map including section, township and range
3. Index of plans submitted including sheet name and number
4. List of all consultants including contact information
5. List of franchise and utility service providers for project

B. SURVEY
1. Signed and sealed boundary and topographic survey
   - Show existing conditions of project site alone excluding adjacent properties or portions or land not included
   - Existing above ground improvements including valve boxes, manholes, grates, and other similar utility features
   - Existing easements and referencing of recorded documents
   - This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale.
   - Provide spot elevations on site, at property corners, along property lines (50' min. interval), existing roadway crowns and pavement edges adjacent to property as appropriate. Elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD 88).

C. SITE PLAN
1. Title Block including project name and design professional’s address, email, and phone number
2. Scale (1" = 30’ minimum, must be engineer’s scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
   - Current use of property and intensity
   - Land Use designation
   - Zoning designation
   - Water/wastewater service provider
   - Site area (sq. ft. and acres)
   - Building footprint coverage

- Residential development: number of dwelling units, type, floor area(s), site density (gross and net)
- Non-residential development: uses, gross floor area
- Parking data: parking required (#), parking provided (#), loading zones (if applicable), ADA spaces, bicycle spaces
- Floor Area Ratio (FAR) (total building square footage, including structured parking, divided by site area)
- Building height (expressed in feet above grade)
- Structure length
- Number of stories
- Setback table (required by ULDR and Design Standards vs. provided)
- Open space
- Vehicular use area (as defined by ULDR Section 47-58.2, in sq. ft.)
- Open space (in sq. ft.)
- Landscape area (in sq. ft.)

8. Site Plan Features (graphically indicated)
   - Municipal boundaries (as applicable)
   - Zoning designation of adjacent properties with current use listed
   - Adjacent right-of-way to opposite property lines (indicate all nearby curb cuts)
   - Waterway width, if applicable
   - Outline of adjacent buildings (indicate height in stories and approximate feet)
   - Property lines (dimensioned)
   - Building outlines of all proposed structures (dimensioned)
   - Ground floor plan
   - Dimension of grade at center line of road, at curb, and finished floor elevation
   - Dimension for all site plan features (i.e. sidewalks, building lengths and widths, balconies, parking spaces, street widths, etc.)
   - Mechanical equipment dimensioned from property lines
   - Setbacks and building separations (dimensioned)
   - Driveways, parking areas, pavement markings (including parking spaces delineated and dimensioned as well as handicapped spaces as applicable)
   - On-site light fixtures
   - Proposed right of way improvements (i.e. bus stops, curbs, tree plantings, etc.)
   - Pedestrian walkways (including public sidewalks and onsite pedestrian paths)
   - Project signage
   - Traffic control signage
   - Catch basins or other drainage control devices
   - Fire hydrants (including on-site and adjacent hydrants)
   - Easements (as applicable)
D. DETAILS
1. Provide details of: (Scale ½" = 1’-0"
   - Ground floor elevation
   - Storefronts, awnings, entryway features, doors, windows
   - Fences/walls
   - Dumpster
   - Light fixtures
   - Balconies, railings
   - Trash receptacles, benches, other street furniture
   - Pavers, concrete, hardscape ground cover material
   - Line of sight from sidewalk to roof (If mechanical equipment is on roof)

E. FLOOR PLANS (TYPICAL FLOOR PLAN MAY BE SUBMITTED FOR LIKE FLOORS)
1. Delineate and dimension, indicating use of spaces
2. Show property lines and setbacks on all plans
3. Typical floor plan for multi-level structure
4. Floor plan for every level of parking garage
5. Roof plan with mechanical equipment depicted

F. BUILDING ELEVATIONS (IN COLOR)
1. All building facades in color with directional labels (ie. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required setbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Indicate architectural elements, materials and colors
6. Include proposed signage
7. Building cross section with dimensions and use type per level

G. ADDITIONAL RENDERINGS (as applicable)
For projects in a Regional Activity Center zoning district and/or subject to ULDR Section 47-25.3 Neighborhood Compatibility, and/or new buildings 55’ or five stories or more in height, the following are required:

- Street-level perspective renderings of project in context of surroundings, as viewed from a pedestrian level, with ground elements and references to depict and determine appropriate scale of project
- Oblique aerial perspectives from opposing views, which indicate the mass outline of all proposed structures, including the outlines of adjacent existing structures
- Context site plan indicating proposed development and outline of nearby properties with uses and height labeled

NOTE: Please provide the .KML, .KML or .DAE files with submittal when providing renderings.

H. LANDSCAPE PLAN (PREPARED BY A CERTIFIED LANDSCAPE ARCHITECT)
1. Landscape plan drawn at a scale no less than one (1) inch equals thirty (30) feet. (ULDR Section 47-21). An overall project plan may be provided at a smaller scale when using it to reference section sheets provided. Landscape plan to be designed so that landscaping shall not be adversely affected by salt exposure, prevailing winds, deep shadows, unusual soil conditions, tidal fluctuations, etc.
2. Landscape plan must provide:
   - Title block including name and address of project
   - RLA contact information, RLA seal and dated signature, original and sequential revision delta with revision date and narrative
   - North indicator, plans oriented to correctly correspond with survey and site plan
   - Site information and landscape information, in tabular form, sorting required vs. provided calculations
   - Property boundaries and dimensions, depth of landscape islands and perimeters and buffers, property easements, adjacent right or way with street tree planting and parallel parking if applicable, existing and proposed structures, vehicular use areas, location of site amenities, dumpster, walls and fencing, location of plantings, adjacent hardscape, curbing, walks, etc.
   - All underground and overhead utilities, light poles, ground mounted signs, billboards, transformers, generators, fire hydrants, Siamese connections, adjacent or existing photovoltaic systems for photovoltaic systems, etc.
   - Site and right of way grading including swales, retention areas, berms, bio swales, rain gardens, etc.
   - Structural soil, silva cell, or similar, illustrated and labeled
   - Appropriate clear sight distance areas at intersections, cross section of street tree planting showing pedestrian clearance and underground soil structure and overhead obstructions, etc.
   - Landscape material schedule listing all plants and material. This will include key, botanical name, common name, quantity, overall height for hardwood and clear trunk for palms, plant spacing, native and/or Florida Friendly Landscaping indicator, existing vs. proposed, etc.
   - Hydrozone plantings illustrated and labeled
   - Installation, planting, staking, pruning, grading, protection, root pruning, relocation, etc. details and specification for trees, palms, shrubs, groundcover, hydrozone, mulch, structural soil or similar, etc.
3. ISA Certified Arborist report for specimen trees. This report shall be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc.; and a written assessment of existing tree characteristics.

I. PHOTOMETRIC DIAGRAM
1. Title Block including project name and design professional's address, email, and phone number
2. Date of initial plan preparation and any amendments
3. Site plan indicating the location of property lines and improvements
4. Location and description of all existing over story landscaping
5. Location and height of all lighting on the property
6. Lighting control description and schedule
7. Foot-candle readings must extend to all property lines
8. Note on plan stating that proposed lighting will be designed and installed so as to reflect the light away and prevent any glare or excessive light on any adjacent property

J. CIVIL PLANS
1. Engineering Site Plan
   - Investigate existing utilities to determine any proposed conflicts with site improvements. Contact Engineering Records Tech - Steve Plummer at StevePl@fortlauderdale.gov or (954) 828-5031 for as-built information
   - Driveway connections - dimension to established survey reference points (i.e. property corners)
   - Concrete, pavers, and asphalt clearly differentiated
   - Identification of all existing easements and referencing of recorded documents (i.e. OR book & page)
   - Right-of-way adjacent to parcel including labels, width, and referencing of recorded documents
   - Abbreviated legal descriptions for adjacent parcels
   - Finished floor elevation for all buildings, including all existing buildings referenced in NAVD 88
   - Location of existing and proposed fire hydrants
   - Inclusion of monument sign note: “Approved under separate permit.”
   - Impervious and pervious areas, both area and percentage are identified
   - Relationship of existing above ground features with site improvements
   - Location of dumpster with relationship to easements and existing underground utilities

   ID Number: DS.U.UDP.SP
   Revision Number: 4
   Revision Date: 5/20/2019
   Page: Page 6 of 6

Approved by: Elia Parker, Urban Design and Planning Manager
Uncontrolled in hard copy unless otherwise marked
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>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>$212,820</td>
<td>$212,820</td>
<td>$212,820</td>
<td>$212,820</td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td>$195,090</td>
<td>$195,090</td>
<td>$195,090</td>
<td>$195,090</td>
<td>$3,541.77</td>
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<tr>
<td>2017</td>
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<td>$118,240</td>
<td>$118,240</td>
<td>$2,184.50</td>
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### 2019 Exemptions and Taxable Values by Taxing Authority

<table>
<thead>
<tr>
<th>Exemption</th>
<th>County</th>
<th>School Board</th>
<th>Municipal</th>
<th>Independent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Just Value</td>
<td>$212,820</td>
<td>$212,820</td>
<td>$212,820</td>
<td>$212,820</td>
</tr>
<tr>
<td>Portability</td>
<td>0</td>
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<tr>
<td>Assessed/SOH</td>
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<td>$212,820</td>
<td>$212,820</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>
</tr>
<tr>
<td>Wid/Vet/Dis</td>
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<td>0</td>
<td>0</td>
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<tr>
<td>Senior</td>
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<td>Exempt Type</td>
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<tr>
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<td>$212,820</td>
<td>$212,820</td>
<td>$212,820</td>
<td>$212,820</td>
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</table>

### Sales History

<table>
<thead>
<tr>
<th>Date</th>
<th>Type</th>
<th>Price</th>
<th>Book/Page or CIN</th>
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<tbody>
<tr>
<td>5/22/2017</td>
<td>QCD-T</td>
<td>$100</td>
<td>114406079</td>
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<td>3/25/2011</td>
<td>QCD-T</td>
<td>$100</td>
<td>47808 / 1141</td>
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<tr>
<td>3/9/2009</td>
<td>SWD-Q-DS</td>
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<td>46203 / 599</td>
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<tr>
<td>11/12/2008</td>
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<tr>
<td>9/30/2004</td>
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### Special Assessments

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<thead>
<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>
</tr>
</thead>
<tbody>
<tr>
<td>03</td>
<td>L</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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<tbody>
<tr>
<td>2019</td>
<td>$28,150</td>
<td>$28,150</td>
<td>$28,150</td>
<td>$28,150</td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td>$25,810</td>
<td>$25,810</td>
<td>$25,810</td>
<td>$468.58</td>
<td>$476.84</td>
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<tr>
<td>2017</td>
<td>$25,810</td>
<td>$25,810</td>
<td>$25,810</td>
<td></td>
<td></td>
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<tbody>
<tr>
<td>Just Value</td>
<td>$28,150</td>
<td>$28,150</td>
<td>$28,150</td>
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### Sales History

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* Denotes Multi-Parcel Sale (See Deed)

### Special Assessments

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<tr>
<th>Fire</th>
<th>Garb</th>
<th>Light</th>
<th>Drain</th>
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<th>Storm</th>
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**Property Assessment Values**

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**2019 Exemptions and Taxable Values by Taxing Authority**

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**Land Calculations**

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*Denotes Multi-Parcel Sale (See Deed)*
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).

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<thead>
<tr>
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<tr>
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<td>Fire</td>
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</table>
May 30, 2019

Town Development Co
2649 NE 26 PL
FORT 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 NE 4th Avenue, Fort Lauderdale, FL 33304, also identified by Property tax ID numbers listed.

Property ID # 4942 34 04 8370, 4942 34 04 8380, 4942 34 04 8471, 4942 34 04 8560

Sincerely,

[Signature]
Justin Greenbaum, President

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 21st day of June, 2019, by Justin Greenbaum, as Owner of the property. He is personally known to me and who did not take an oath.

[Signature]
Notary Public

My Commission Expires:
<table>
<thead>
<tr>
<th>LAST NAME</th>
<th>FIRST NAME</th>
<th>FIRM</th>
<th>NAME OF PRINCIPAL</th>
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<td>toothaker.org</td>
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</tbody>
</table>

1 Record
Entity Name: TOWN DEVELOPMENT CO.

Current Principal Place of Business:
3000 N. FEDERAL HIGHWAY
1-A
FORT LAUDERDALE, FL 33306

Current Mailing Address:
3000 N. FEDERAL HIGHWAY
1-A
FORT LAUDERDALE, FL 33306

FEI Number: NOT APPLICABLE

Name and Address of Current Registered Agent:
GREENBAUM, JUSTIN
3000 N. FEDERAL HIGHWAY
1-A
FORT LAUDERDALE, FL 33306 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: 
Electronic Signature of Registered Agent

Officer/Director Detail:
Title: P
Name: GREENBAUM, JUSTIN
Address: PO BOX 11535
City-State-Zip: FORT LAUDERDALE FL 33339

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JUSTIN GREENBAUM
PRESIDENT
04/08/2019

Electronic Signature of Signing Officer/Director Detail

Date
July 25, 2019

DRC – Project Overview
Sherwin Williams on NE 4th Ave
1051, 1071 NE 4th Avenue, Fort Lauderdale FL

This project is generally located within a portion of the block bounded by NE 4th Avenue to the east, NE 3rd Avenue to the west and NE 11th Street to the north. The scope of the project includes a rezoning request for the western half of the property abutting NE 3rd Ave. from the existing zoning designation of RD-15 to a proposed designation of XP. Along with the proposed construction of 14,650 square feet of retail space divided between two single story buildings fronting NE 4th Ave.

Parking for the project is included within the the surface parking lot to the rear of the buildings. Loading and solid waste collection will both occur on-site within the area between the two buildings.

The NE 11th Street right of way will provide a 5’ right-of-way easement to satisfy City Engineering Department requirements. Also, a 25’ corner chord at NE 11th Street and NE 4th Avenue will be provided to satisfy Broward County & FDOT requirements.

Respectfully submitted,

[Signature]

Stephanie J. Toothaker, Esq.
July 25, 2019

DRC – Adequacy Requirements Narrative
Sherwin Williams on NE 4th Ave
1051, 1071 NE 4th Avenue, Fort Lauderdale FL

Sec. 47-25.2. - Adequacy Requirements.

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.

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 project is not anticipated to interfere with the city's communications 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: The project will comply.

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.
2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.
RESPONSE: The site has been previously developed. The proposed re-development shall not impact any 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: Adequate fire protection will be provided as required.

F. Parks and open space.
1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.
2. No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.
RESPONSE: N/A. No residential units are proposed.

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 project will comply.

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.
RESPONSE: Existing potable water facilities are available on site and outreach will be made to the city's public works department to verify capacity availability. All applicable easements and fees will be provided as required.

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: Potable water service to this area is provided by The City of Fort Lauderdale. Adequate capacity of the city's potable water system to service the project will be obtained from the city's public works department.**

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 and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.
**RESPONSE: Sanitary sewer service to this area is provided by The City of Fort Lauderdale. Adequate capacity of the city's sewer system to service the project will be obtained from the city's public works department.**

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: N/A. No residential units are proposed.**

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:** Solid waste & recycling collection will be provided by a private contractor licensed with The City of Fort Lauderdale.

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:** The project will comply with all applicable code requirements and obtain all required licenses.

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:** This project is not anticipated to impact 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: This has been taken under advisement.

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 (½) 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 (½) 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: N/A. This project is not anticipated to generate over 1,000 daily trips.

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: All applicable right-of-way easements will be provided to meet the county, city & FDOT standards.

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: A continuous 7’ sidewalk around the site is proposed along NE 11th Street and NE 4th Ave. A 5’ sidewalk will be provided along NE 3rd Ave to match the DRC Approved Cumberland Farms property to the south.

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: The project will comply as applicable.

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: Signage and pavement marking improvements will be provided as applicable.

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: Street trees will be provided with the DRC site plan application for compliance with the ULDR.

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 and accepted applicable engineering standards.

RESPONSE: This site is serviced by The City of Fort Lauderdale. The existing 10” sanitary sewer mains will be utilized and maintained. A capital expansion fee of $16,413.00 is estimated.

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: N/A. No prepackaged food or beverages will be sold on site.

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: The site was previously developed and has not been identified as having any archaeological or historical significance.

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: Not applicable. This site is located west (inland) of the Intracoastal Waterway.

Respectfully submitted,

[Signature]

Stephanie J. Toothaker, Esq.
ADDRESS VERIFICATION

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

PROJECT ADDRESS: 1051,1071 NE 4 AVE

PREVIOUS ADDRESS: 1015,1051,1055 NE 4 AVE / 1024 NE 3 AVE

NOTES: NEW COMMERCIAL BUILDINGS

ZONING: RD-15

FOLIO #: 494234048370, 494234048380, 494234048471, 494234048560

LEGAL DESCRIPTION: PROGRESSO 2-18 D LOT 36 THRU 42,LOTS 3 THRU 20,LESS E 10 FOR ST, 28 THRU 35, LOT 2 LESS E 10 FOR ST, LOT 1 LESS E 10 FOR ST BLK 183

DRC #: 

AUTHORIZED SIGNATURE: 

DATE: 07/18/2019
# Project:
**SHERWIN WILLIAMS ON 4TH AVE**
1051, 1071 NE 4TH AVENUE, Fort Lauderdale FL 33304

## Project Team:

**Architect**
DAVIDSON ARCHITECTURE AND ENGINEERING
4301 Indian Creek Parkway, Overland Park, KS
913.451.9380

**Civil Engineer**
FLYNN ENGINEERING SERVICES, PA
241 Commercial Blvd., Lauderdale-by-the-Sea, FL
954.522.1004

**Landscape Architect**
ECO PLAN
888 S Andrews Ave, Suite 303, Ft. Lauderdale, FL
954.524.3722

## DRC Sheet Index

<table>
<thead>
<tr>
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</tr>
<tr>
<td>A2.2</td>
<td>GROUND FLOOR PLAN - BUILDING B</td>
</tr>
<tr>
<td>A3.1</td>
<td>BUILDING ELEVATIONS - BUILDING A</td>
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<tr>
<td>A3.2</td>
<td>BUILDING ELEVATIONS - BUILDING B</td>
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<td>COLOR BUILDING ELEVATIONS - BUILDING A</td>
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<td>COLOR BUILDING ELEVATIONS - BUILDING B</td>
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<td>LAPL-0</td>
<td>TREE DISPOSITION PLAN</td>
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<tr>
<td>LAPL-1</td>
<td>LANDSCAPE PLAN</td>
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<td>LAPL-2</td>
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<td>E-1</td>
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<tr>
<td>C2.0</td>
<td>CONCEPTUAL PAVING GRADING &amp; DRAINAGE PLAN</td>
</tr>
<tr>
<td>C3.0</td>
<td>CONCEPTUAL WATER &amp; SEWER PLAN</td>
</tr>
</tbody>
</table>
RD-15 ZONING

EXISTING 1 STORY RESIDENTIAL

Bldg A
FFE = 7.00
7,500 sq. ft.

Bldg B
FFE = 7.00
7,150 sq. ft.

RAMP

N.E. 11TH ST.
(40' PUBLIC RIGHT-OF-WAY)

N.E. 4TH AVENUE
(110' PUBLIC RIGHT-OF-WAY)

N.E. 3RD AVENUE
(40' PUBLIC RIGHT-OF-WAY)

S 89°52'53" E  124.69'(M)
N 00°00'07" W  335.8'(M)
N 89°59'57" E  259.95'(M)
N 89°55'00" W  134.90'(M)
S 00°09'05" W  150.18'(M)
N 00°00'27" W  185.8'(M)

future multi-tenant space

storage
retail showroom
dock
trash
coma paint
mixing
room
office

SETBACK TABLE

SITE PLAN INFORMATION

DOCUMENTS

LOCATION MAP

NTS
a new development for Sherwin Williams
NW Corner of E. Sunrise Blvd. & NE 4th St.
Fort Lauderdale, Florida
07.10.2019
DAE

scale: 1/8" = 1'-0" north
exterior 3-coat stucco finish with elastomeric paint, color: SW6141
exterior 3-coat stucco finish with elastomeric paint, color: SW6143
stucco wrapped trim, color: SW6143
stucco wrapped cornice molding, color: SW6143
b.o. canopy 111'-0" t.o. finish floor 100'-0" t.o. parapet 124'-0" t.o. parapet 128'-0"

pre-finished aluminum canopy with hanger rods per manufacturer

pre-finished Lumishade sun control canopy, Mapes Industries, color: Mapes Bronze

flashing: pre-finished metal cap flashing, color to match ST1 - SW6144 Dapper Tan

mortar: integral color: buff

storefront: anodized aluminum frame, color: dark bronze

glass: 1" insulated tinted glass with argon fill *use SOLARBAN 60 as basis

hollow metal door: Sherwin Williams, painted to match ST1 - SW6144 Dapper Tan

brick: Glen-Gery, color: Elyria or approved equal

metal canopies: pre-finished Lumishade sun control canopy, Mapes Industries, color: Mapes Bronze

flashing: pre-finished metal cap flashing, color to match ST1 - SW6144 Dapper Tan

mortar: integral color: buff

stucco: ST1 - fine texture finish, Sherwin Williams, color: SW 6144 Dapper Tan
ST2 - fine texture finish, Sherwin Williams, color: SW 6141 Softer Tan
ST3 - fine texture finish, Sherwin Williams, color: SW 6143 Basket Beige

exterior materials and finishes: stucco
MULCH AND SOIL COUNCIL (MSC). SUBMIT PROOF OF CERTIFICATION TO THE FDOT DISTRICT OPERATIONS PERMIT LANDSCAPE INSPECTOR UPON INSPECTION. ALL ON SITE PLANTING BEDS SHALL BE MULCHED WITH 3" OF RECYCLED MULCH. NO RED COLORED MULCH WILL BE ACCEPTED.

14. ALL SHRUBS, GROUNDCOVERS, AND SOD SHALL BE GUARANTEED FROM NINETY (90) DAYS AFTER FINAL PLANTING AROUND ALL LANDSCAPE ISLANDS AND AS A SEPARATOR BETWEEN ALL LANDSCAPED AREAS THAT ARE NOT ADJACENT TO VEHICULAR USE AREAS UNLESS SUCH CURBING WILL INTERFERE WITH THE DRAINAGE.

20. REPLACE EXISTING SOD WHERE DAMAGED BY CONSTRUCTION ACTIVITIES.

21. ALL PLANT MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.

23. SOD AND IRRIGATION SHALL BE PROVIDED WITHIN THE UNPAVED PORTION OF THE DRIVEWAY.


2. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.


4. PLANT MATERIALS WILL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AT THE JOB SITE PRIOR TO PLANTING. THE OWNER'S REPRESENTATIVE WILL NOT CONSENT TO THE INSTALLATION OR USE OF ANY PLANT MATERIAL WHICH, IN HIS OPINION, DO NOT CONFORM TO THE SPECIFICATIONS OR WHICH ARE IN ANY WAY DEFICIENT. IN ACCORDANCE WITH THE SPECIFICATIONS, THE OWNER'S REPRESENTATIVE WILL INSPECT AND REJECT PLANT MATERIALS UNTIL INSPECTED AND FOUND TO BE ACCEPTABLE. REJECTED PLANT MATERIALS SHALL NOT BE INSTALLED.

5. ALL PLANTS AND MATERIALS SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. THE OWNER OR HIS REPRESENTATIVE RESERVES THE RIGHT TO DIRECT THE REMOVAL AND REPLACEMENT OF ANY PLANTS WHICH, IN HIS OPINION, DO NOT CONFORM TO THE SPECIFICATIONS OR WHICH ARE IN ANY WAY DEFICIENT. IN ACCORDANCE WITH THE SPECIFICATIONS, THE OWNER'S REPRESENTATIVE WILL INSPECT AND REJECT PLANT MATERIALS UNTIL INSPECTED AND FOUND TO BE ACCEPTABLE. REJECTED PLANT MATERIALS SHALL NOT BE INSTALLED.

6. ALL PLANT MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. THE OWNER OR HIS REPRESENTATIVE RESERVES THE RIGHT TO DIRECT THE REMOVAL AND REPLACEMENT OF ANY PLANTS WHICH, IN HIS OPINION, DO NOT CONFORM TO THE SPECIFICATIONS OR WHICH ARE IN ANY WAY DEFICIENT. IN ACCORDANCE WITH THE SPECIFICATIONS, THE OWNER'S REPRESENTATIVE WILL INSPECT AND REJECT PLANT MATERIALS UNTIL INSPECTED AND FOUND TO BE ACCEPTABLE. REJECTED PLANT MATERIALS SHALL NOT BE INSTALLED.

7. ALL TREES 6' TALL OR LARGER SHALL BE STAKED AND GUARANTEED TO STAND UPRIGHT. STAKES AND GUARDIANS SHALL BE 2" X 2" X 6' TOE IN THE SOIL AND GUARDIANS SHALL BE 4" X 4" X 6' TOE IN THE SOIL.

8. PLANTING SOIL FOR ALL PLANT MATERIALS SHALL CONSIST OF TWO (2) PARTS OF TOPSOIL WITH ONE (1) PART ORGANIC SOILS. THE SOIL WILL BE THOROUGHLY MIXED AND WATERED PRIOR TO INSTALLATION.

9. ALL PLANT MATERIALS SHALL BE WATERED BY THE CONTRACTOR THOROUGHLY WHEN PLANTED AND DURING THE WARRANTY PERIOD.

10. PROVIDE NEW TOPSOIL FOR TURF IN ALL SODDED AREAS. TOPSOIL SHALL BE FERTILE, WELL DRAINED, GOOD IN COLOR, FERTILE, NATURAL LOAM, SURFACE SOIL, BLANDY RED DIRT OF SUBJECT, CLAY LOAM, CLAY MARTIAL AND OTHER SUBSOILS, SLONGER THAN 3" OR 300, AND OTHER EXTRASOLS OR SOIL MATERIAL VARIANTS TO SOIL-GROWN. DEEPER TOPSOIL ONLY SHALRTS FROM NATURE, WILL BE PROVIDED BY THE CONTRACTOR AS SPECIFIED. THE CONTRACTOR WILL PROVIDE A SOIL TEST REPORT SHOWING pH AND NUTRIENTS AND OTHER REQUIRED INFORMATION TO THE OWNER.

11. CONTRACTOR TO VISIT ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ANY DIGGING. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO ANY DIGGING. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO ANY DIGGING.

12. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICT OR DISCREPANCY IN PLANTS PRIOR TO PERFORMANCE ANY WORK IN THE INJURED AREA.

13. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICT OR DISCREPANCY IN PLANTS PRIOR TO PERFORMANCE ANY WORK IN THE INJURED AREA.

14. FINAL INSPECTION WILL NOT TAKE PLACE UNTIL ALL MATERIALS ARE PLANTED/INSTALLED CORRECTLY.

15. CONTRACTOR WILL REQUEST A FINAL INSPECTION IN WRITING PRIOR TO SUBMITTAL OF THE SUBMISSION.
Bldg A
FFE = 7.00
7,500 sq. ft.

Bldg B
FFE = 7.00
7,150 sq. ft.

RAMP
N.E. 11TH ST.
(40' PUBLIC RIGHT-OF-WAY)

N.E. 4TH AVENUE
(110' PUBLIC RIGHT-OF-WAY)

N.E. 3RD AVENUE
(40' PUBLIC RIGHT-OF-WAY)

S 89°52'53" E  124.69'(M)
N 00°00'07" W  335.8'(M)
N 89°59'57" E  259.95'(M)
N 89°55'00" W  134.90'(M)
S 00°09'05" W  150.18'(M)
N 00°00'27" W  185.8'(M)

future multi-tenant space
storage
retail showroom
dock
trash
enclosure
warehouse paint
mixing
room
office

DOCUMENTS
LOCATION MAP
CONCEPTUAL
Job Title
Sheet Title
CONCEPTUAL WATER AND SEWER PLAN
PLANNING & ZONING BOARD (PZB)

Rezoning Application
(For a rezone only, not tied to a site plan and/or not requiring flexibility units or acreage.)

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet
Page 2: Applicant Information Sheet, continued
Page 3: Required Documentation & Mail Notice Requirements
Page 4: Sign Notification Requirements & Affidavit

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

NOTE: If your development site is separated by any public right-of-way (alley, alley reservation, or ROW easement) you must complete a separate application for each parcel.

NOTE: Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, for general project inquiries or to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre- City Commission and Final DRC plans) from all representatives at one time in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-6531 latest by Friday at 12:00 noon prior to the meeting date.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

$ 1,010.00
Page 1: PZB Rezone - Applicant Information Sheet

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

NOTE: To be filled out by Department

Case Number

Date of complete submittal

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

Property Owner’s Name Town Development Co.

Property Owner's Signature

Address, City, State, Zip 2649 NE 26 PL, Fort Lauderdale FL 33306

E-mail Address

Phone Number

Proof of Ownership [ ] Warranty Deed or [X] Tax Record

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

Applicant/Agent’s Name Stephanie Toothaker

Applicant/Agent’s Signature

Address, City, State, Zip 2001 Ponce de Leon Drive, Fort Lauderdale, FL 33301

E-mail Address stephanie@toothaker.org

Phone Number 954.648.9376

Letter of Consent Submitted see attached

Development/Project Name Sherwin Williams on 4th Ave Rezone

Development/Project Address Existing: 1024 NE 3 AVE New: 1051 & 1071 NE 4th Ave

Legal Description see sketch & legal attached

Tax ID Folio Numbers (For all parcels in development) 4942 34 04 8471, 4942 34 04 8560

Request/Description of Project Rezone from RD-15 to XP

Applicable ULDR Sections 47-25.2 & 47-24.4

Total Estimated Cost of Project $ (Including land costs)

Future Land Use Designation Commercial

Proposed Land Use Designation Commercial

Current Zoning Designation CB

Proposed Zoning Designation XP

Current Use of Property Surface parking lot

Residential SF (and Type) None

Number of Residential Units None

Non-Residential SF (and Type) N/A

Total Bldg. SF (include structured parking) N/A

Site Adjacent to Waterway [ ] Yes [X] No

Dimensional Requirements

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<tr>
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<th>Proposed</th>
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<tbody>
<tr>
<td>Lot Size (SF / Acreage)</td>
<td>none</td>
<td>25,084 SF, 0.576 AC</td>
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<tr>
<td>Lot Density</td>
<td>N/A</td>
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<tr>
<td>Lot Width</td>
<td>none</td>
<td>134.9' x 185.8'</td>
</tr>
<tr>
<td>Building Height (Feet / Levels)</td>
<td>150'</td>
<td>N/A</td>
</tr>
<tr>
<td>Structure Length</td>
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<td>N/A</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
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<td>N/A</td>
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<tr>
<td>Lot Coverage</td>
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<td>N/A</td>
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<tr>
<td>Open Space</td>
<td>none</td>
<td>N/A</td>
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<tr>
<td>Landscape Area</td>
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<td>N/A</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>59</td>
<td>N/A</td>
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NOTE: State north, south, west or west for each yard.

Setbacks/Yards

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<tr>
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</tr>
<tr>
<td>Side [E]</td>
<td>5'</td>
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</tr>
<tr>
<td>Side [W]</td>
<td>15'</td>
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</tr>
<tr>
<td>Rear [S]</td>
<td>None</td>
<td>N/A</td>
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</table>

Updated: 12/10/2015

PZB_RezoneApp
APPLICANT MUST INDICATE:
Provide a narrative indicating satisfaction of the following:

1. The zoning district proposed is consistent with the City's Comprehensive Plan.
   See attached

2. Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning.
   See attached

3. The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.
   See attached

All applications pursuant to UDB Sec. 47-2.21 (Rezoning) shall be submitted:

A. Application. Rezoning to an X district may only be initiated by application of the owner(s) of the property proposed to be rezoned and when the property to be rezoned will be used for business uses with the owner of the business property as co-applicant. The application shall include the following:

   1. All information required for an application for a site plan level II permit pursuant to Section 47-24.
      Development Permits and Procedures, and for a rezoning development permit.

   2. Identification of the permitted use or uses proposed for the property to be rezoned.
3. A general vicinity map consisting of an eight and one-half (8½) inch by eleven (11) inch street map at a scale of not less than one (1) inch equals five hundred (500) feet identifying the parcel proposed to be rezoned and, if business is proposed, the business property to which the exclusive use property is to be joined, and all lots located within a seven hundred (700) foot radius of the parcel to be rezoned. The map shall show existing zoning, all residential uses and the heights of all structures in the seven hundred (700) foot area.

4. An area map showing the parcel proposed for rezoning and all new, existing or proposed redevelopment. If the parcel to be rezoned exclusive use is to be used as a parking facility which will serve a particular use, the area map shall show all new, existing or proposed redevelopment on the site which the parking is intended to serve. If the parcel is to be used for a business use, the area map shall show the business property to which the property proposed for exclusive use will be joined.

5. A site plan for the proposed use which shows how the proposed use will meet the performance criteria provided herein including if applicable, elevations, surrounding commercial and residential areas, location and sizes of signs, location of landscaping and other buffers, and vehicular and pedestrian movement between the proposed parcel to be rezoned and the surrounding areas.

6. All studies required to be submitted as provided in this section

<table>
<thead>
<tr>
<th>Additional property owners who wish to be included in the request, if applicable. Use additional sheets if necessary.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name and Signature</strong></td>
</tr>
<tr>
<td>-------------------------</td>
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<tr>
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</tbody>
</table>
Page 3: Required Documentation / Mail Notice Requirements

One (1) copy of the following documents:

- Completed application (all pages must be filled out where applicable)  Mail notification
- 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
- Color photographs of the entire property and all surrounding properties, dated and labeled and identified as to orientation.
- One (1) electronic version of complete application and plans in PDF format

Two (2) original sets, signed and sealed, of Pre-PZB plans at 24" x 36"
Thirteen (13) copy sets, of Pre-PZB half-size scaled plans at 12" x 18"

- Narrative describing project request. Narratives must be on letterhead, dated, and with author indicated.
- Narrative quoting all applicable sections of the UDR, with point-by-point responses of how project complies with such criteria. Narratives must be on letterhead, dated, and with author indicated.
- Land Use and Zoning maps indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- Cover sheet on plan set to state project name, date, and table of contents.
- Current survey(s) of property, signed and sealed, showing existing conditions; survey must be As-Built and Topographic with Right-of-Way and Easement Exclusions. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City.
- Provide separate sketch and legal description of portion of property to be rezoned (if different than entire site).
- Most current recorded plat including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. Note: for Change of Use applications, this is not required.
- Aerial photo indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.

Note: All copy sets must be clear and legible. If original set is in color, copy sets must also be in color.

Note: Plans must be bound, stapled and folded to 8 ½" x 11". All non-plan documents should be 8 ½" x 11" and stapled or bound.

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

Note: For examples of project narratives, site plan data tables, and renderings required with your application, please refer to the “Submittal Reference Book” available at the Planning & Zoning Department office.

---

**Applicant’s Affidavit**

I acknowledge that the Required Documentation and Technical Specifications of the application are met:

**Staff Intake Review**

For Urban Design & Planning staff use only:

<table>
<thead>
<tr>
<th>Print Name</th>
<th>Date</th>
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<tbody>
<tr>
<td>STEPHANIE TOOTHAKER</td>
<td>7/25/19</td>
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<tr>
<th>Signed</th>
<th>Tech. Specs</th>
<th>Case No.</th>
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<tbody>
<tr>
<td>STEPHANIE TOOTHAKER</td>
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**MAIL NOTIFICATION**

Notice shall be in the form provided by the department and mailed on the date the application is accepted by the department. The names and addresses of homeowner associations shall be those on file with the City Clerk.

- **REQUIREMENT**: Mail notice of development proposal shall be provided to real property owners within 300 feet of applicant’s property, as listed in the most recent ad valorem tax records of Broward County.
- **TAX MAP**: Applicant shall provide a tax map of all property within the required notification radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
- **PROPERTY OWNERS NOTICE LIST**: Applicant shall provide a property owners notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required notification radius. The list shall also include all homeowners associations, condominium associations, municipalities and counties, as indicated on the tax roll.
- **ENVELOPES**: The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required notification radius, and mailing addresses must be typed or labeled; no hand written addresses will be accepted. Indicate the following as the return address on all envelopes. City of Fort Lauderdale, Urban Design & Planning, 700 NW 19th Avenue, Fort Lauderdale, FL 33311.

Updated: 12/10/2015
DISTRIBUTION: The City of Fort Lauderdale, Urban Design & Planning will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.
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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<tr>
<td>2019</td>
<td>$212,820</td>
<td>$212,820</td>
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### 2019 Exemptions and Taxable Values by Taxing Authority

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<td>Assessed/SOH</td>
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### Sales History

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### Land Calculations

Adj. Bldg. S.F.

### Special Assessments

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<tr>
<th>Fire</th>
<th>Garb</th>
<th>Light</th>
<th>Drain</th>
<th>Impr</th>
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### Property Assessment Values

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<td>$28,150</td>
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### 2019 Exemptions and Taxable Values by Taxing Authority

<table>
<thead>
<tr>
<th>Exemption</th>
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### Sales History

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<tbody>
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* Denotes Multi-Parcel Sale (See Deed)

### Land Calculations

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### Special Assessments

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</table>
May 30, 2019

Town Development Co
2649 NE 26 PL
FORT 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 NE 4th Avenue, Fort Lauderdale, FL 33304, also identified by Property tax ID numbers listed.

Property ID: # 4942 34 04 8370, 4942 34 04 8380, 4942 34 04 8471, 4942 34 04 8560

Sincerely,

Justin Greenbaum, President

STATE OF FLORIDA                     )
COUNTY OF Broward                    ) SS

The foregoing instrument was acknowledged before me this 21th day of June, 2019, by Justin Greenbaum, as Owner of the property. He is personally known to me and who did not take an oath.

My Commission Expires:

MARK IRWIN
Notary Public - State of Florida
 Commissioners # GC.007401
My Comm. Expires Apr 30, 2021
Becored through National Notary Assn.
<table>
<thead>
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<th>LAST NAME</th>
<th>FIRST NAME</th>
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<th>NAME OF PRINCIPAL</th>
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<th>STREET LOCATION</th>
<th>APP RCVD</th>
<th>FRNC PND</th>
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<th>PAID</th>
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<tr>
<td>Toothaker</td>
<td>Stephanie</td>
<td>toothaker.org</td>
<td>Greenbaum, Justin</td>
<td>Then Development Co.</td>
<td>3000 N. Federal Highway, SA</td>
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July 25, 2019

Sherwin Williams on 4th Ave
1051 & 1071 NE 4th Avenue, Fort Lauderdale FL
REZONE (FES Project #19-1523.00)
REZONE NARRATIVE OVERVIEW

A rezone application is being submitted for the site located within the block between NE 4th Avenue, NE 11th Street & Ne 3rd Avenue. At the existing address of 1024 NE 3 Ave & NE 4th Ave in the City of Fort Lauderdale. (folio numbers 494234048471 & 494234048650)

Please note, the lots directly abutting the southern boundary have been rezoned from RD-15 to XP per ordinance # C-19-09. The site is currently under the zoning designation of RD-15. The zoning designations of the properties directly adjacent the site are B-2 to the south, RD-15 to the west, CB & RD-15 to the north and CB & B-2 to the east. We are requesting a rezoning from the existing RD-15 designation to X-P (Exclusive Use Parking).

Respectfully submitted,

Stephanie J. Toothaker, Esq.
July 25, 2019

Sherwin Williams on 4th Ave Rezone
1051 & 1071 NE 4th Avenue, Fort Lauderdale FL
FES Project #19-1523.00
Sec. 47-25.2. REZONE NARRATIVE - Adequacy Requirements.

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.

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: N/A. Rezone application.

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 (2 1/2) inches of runoff from the impervious surface whichever is greater.

Response: N/A. Rezone application.

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 well field protection which ordinances are incorporated herein by reference:
      a. Broward County Ordinance No. 89-6.
      b. Section 5-198(1), Chapter 5, Article IX of the Broward County Code of Ordinances.
      c. Broward County Ordinance No. 84-60.

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

Response: There are no environmentally sensitive lands on this site.

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: N/A. Rezone application.
F. **Parks and open space.**
   1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.
   2. No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.
   **Response: N/A. Rezone application.**

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: N/A. Rezone application.**

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: N/A. Rezone application.**

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 and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.
   Response: N/A. Rezone application.

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 47-38.C Educational Mitigation, as applicable and shall provide documentation to the city that such education mitigation requirement has been satisfied.
   Response: N/A. No residential units are proposed.

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: N/A. Rezone application.

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: N/A. Rezone application.

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.

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.

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 (1/2) 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 (1/2) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in traffic ways 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 traffic ways.
      iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local traffic ways, 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: N/A. Rezone application.
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:** N/A. Rezone application.

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:** N/A. Rezone application.

7. **Primary arterial street frontage.** Where a proposed development abuts a primary arterial street either existing or proposed in the traffic ways 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:** N/A. Rezone application.

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:** N/A. Rezone application.

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:** N/A. Rezone application.

**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 and accepted applicable engineering standards.

Response: N/A. Rezone Application.

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: N/A. Rezone application.

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: The site was previously developed and no historic or archaeological resources have been identified.

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. The site is not located east of the Intracoastal Waterway.

Respectfully submitted,

Stephanie J. Toothaker, Esq.
July 25, 2019

Sherwin Williams on 4th Ave Rezone Application
1051 & 1071 NE 4th Avenue, Fort Lauderdale FL
FES Project #19-1523.00
Sec. 47-24.4 REZONING – Narrative

B. Application. An application for a rezoning shall be made to the department. The application shall include the information provided in Sec. 47-24.1.F.
Response: Acknowledged.

C. Review process.

1. An application for rezoning shall be submitted to the department for review to consider if the application meets the rezoning criteria.
2. The department shall forward its recommendations to the planning and zoning board for consideration.
3. The planning and zoning board shall hold a public hearing to consider the application and the record and recommendations forwarded by the department and shall hear public comment on the application.
4. If the planning and zoning board determines that the application meets the criteria as provided in this section, the planning and zoning board shall recommend that the rezoning be approved or recommend a rezoning to a more restrictive zoning district than that requested in the application if necessary to ensure compliance with the criteria for the rezoning and if consented to by the applicant.
5. If the planning and zoning board determines that the application does not meet the criteria provided for rezoning or if the applicant does not consent to a more restrictive zoning district, the planning and zoning board shall deny the application and an appeal to the city commission may be filed by the applicant in accordance with Section 47-268, Appeals.
6. If the rezoning application is recommended for approval or if an appeal of a denial of an application has been filed by the applicant in accordance with this section, the planning and zoning board shall forward its record and recommendations to the city commission for consideration.
7. The city commission shall hold a public hearing to consider the application and the record and recommendations forwarded by the department and the planning and zoning board and shall hear public comment on the application.
8. If the city commission determines that the rezoning meets the criteria for rezoning the city commission shall approve the change in zoning as requested in the application or approve a change to a more restrictive zoning district than that requested in the application if necessary to meet the criteria provided for rezoning and if consented to by the applicant. If the city commission determines that the proposed rezoning does not meet the criteria in, or if the applicant does not consent to a more restrictive zoning district, the city commission shall deny the application.
9. Approval of a rezoning shall be by ordinance adopted by the city commission.
10. If an application is for rezoning of more than ten (10) contiguous acres, the application shall be considered in accordance with Sec. 47-27.5.B, Notice Procedures for Public Hearings.
Response: Acknowledged.
D. **Criteria.** An application for a rezoning shall be reviewed for compliance with Section 47-25, Development Review Criteria. In addition, an application for a rezoning shall be reviewed in accordance with the following criteria:

1. The zoning district proposed is consistent with the city's comprehensive plan.
2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration.
3. The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.

Response: Acknowledged.

E. **Effective date of approval.** A rezoning shall take effect at the time provided in the ordinance approving the rezoning.

Response: Acknowledged.

F. **Withdrawal of an application.** An applicant may withdraw an application for rezoning at any time prior to a vote by the planning and zoning board on the application. If two (2) applications for rezoning of the same parcel of property are withdrawn by the same applicant within one (1) year, no other application to rezone the tract of land shall be considered by the city for at least two (2) years after the date of withdrawal of the second application.

Response: Acknowledged.

G. **New application after denial.** No application for a rezoning which has been previously denied by the planning and zoning board or by the city commission shall be accepted for at least two (2) years after the date of denial. An application to rezone property to a designation that is different than the designation which was applied for and denied and is different than a designation that was considered and denied as part of an application by the planning and zoning board, city commission or both, will be accepted and considered without consideration of time since a previous application was denied.

Response: Acknowledged.

H. **Appeal.** If the planning and zoning board or city commission denies the rezoning and the applicant desires to appeal the denial, the provisions of Section 47-26B, Appeals, shall apply.

Response: Acknowledged.

Respectfully submitted,

Stephanie J. Toothaker, Esq.
PROJECT:
SHERWIN WILLIAMS ON 4TH AVE
REZONE
1051, 1071 NE 4TH AVENUE Fort Lauderdale FL 33304
LEGAL DESCRIPTION:
THE NORTH 11.00 FEET OF LOT 35 AND ALL OF LOTS 36 THROUGH 42, INCLUSIVE, IN BLOCK 183 OF "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 25,110 SQUARE FEET (0.5764 ACRES) MORE OR LESS.

REZONING FROM RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM DENSITY (RD 15) TO COMMUNITY BUSINESS (CB).

NOTES:
1) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR THE EAST RIGHT-OF-WAY LINE OF NE 3RD AVENUE BEING NO2°07'10"W.
2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4) ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, UNLESS OTHERWISE NOTED.

LEGEND:
- CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- D.C.R. MIAMI-DADE COUNTY RECORDS

FILE: PLAZA STREET PARTNERS
SCALE: 1"=80'
DRAWN BY: B.E.
ORDER NO.: 66258
DATE: 08/08/19
REZONING EXHIBIT
FORT LAUDERDALE, BROWARD COUNTY, FL
FOR: SHERWIN WILLIAMS

E JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
E BETH BURRIS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
E VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
STATE OF FLORIDA