



**BOARD OF ADJUSTMENT MEETING NOTICE:**

JUNE 23, 2021

A Public Hearing will be held before the Board of Adjustment on Wednesday, **July 14, 2021 at 6:00 P.M.**

This meeting will be held in the City Commission Chambers, City Hall, 1<sup>st</sup> Floor, 100 North Andrews Avenue, to determine whether the following application should be granted:

**CASE:** PLN-BOA-21060002  
**OWNER:** RIVERBEND STORAGE PROPERTY LLC  
**AGENT:** ANDREW J. SCHEIN ESQ. / LOCHRIE & CHAKAS, P.A.  
**ADDRESS:** 2401 WEST BROWARD BOULEVARD

**LEGAL DESCRIPTION:** RIVERBEND CORPORATE PARK 175-95 B PORTION OF PARCEL A DESC AS:COMM AT S MOST SE COR PAR A,W 134.16, NW 50.98, W 319.86 TO POB, W 84.44, SW 23.56, W 22.69 TO P/C, SWLY 35.65 TO P/R/C, SWLY 14.01, N 248.46, W 100.06, N 120, E 286.30, S 205 TO P/C,SWLY 19.20, S 132.88 TO POB, LESS POR DESC IN INSTR # 116549084 AKA:PARCEL A4, LESS FDOT PARCEL NO 171.1 PER SECT 86006-2501

**ZONING:** B-3  
**COMMISSION DISTRICT:** 3

**REQUESTING:** **Sec. 47-19.2.Z.1 - Accessory buildings, structures and equipment, general and Sec. 47-25.3.A.3.b.iii - Neighborhood compatibility requirements.**

**Requesting a variance to allow the existing permitted parapet and screening, which ranges in height from 56' – 6" to 63', to serve as adequate mechanical equipment screening in lieu of the requirements of Sections 47-19.2.Z.1 and 47-25.A.3.b.iii of the ULDR, which requires that the rooftop mechanical equipment screening be at least six (6) inches high above the top most surface of the roof mounted structure, for a total**

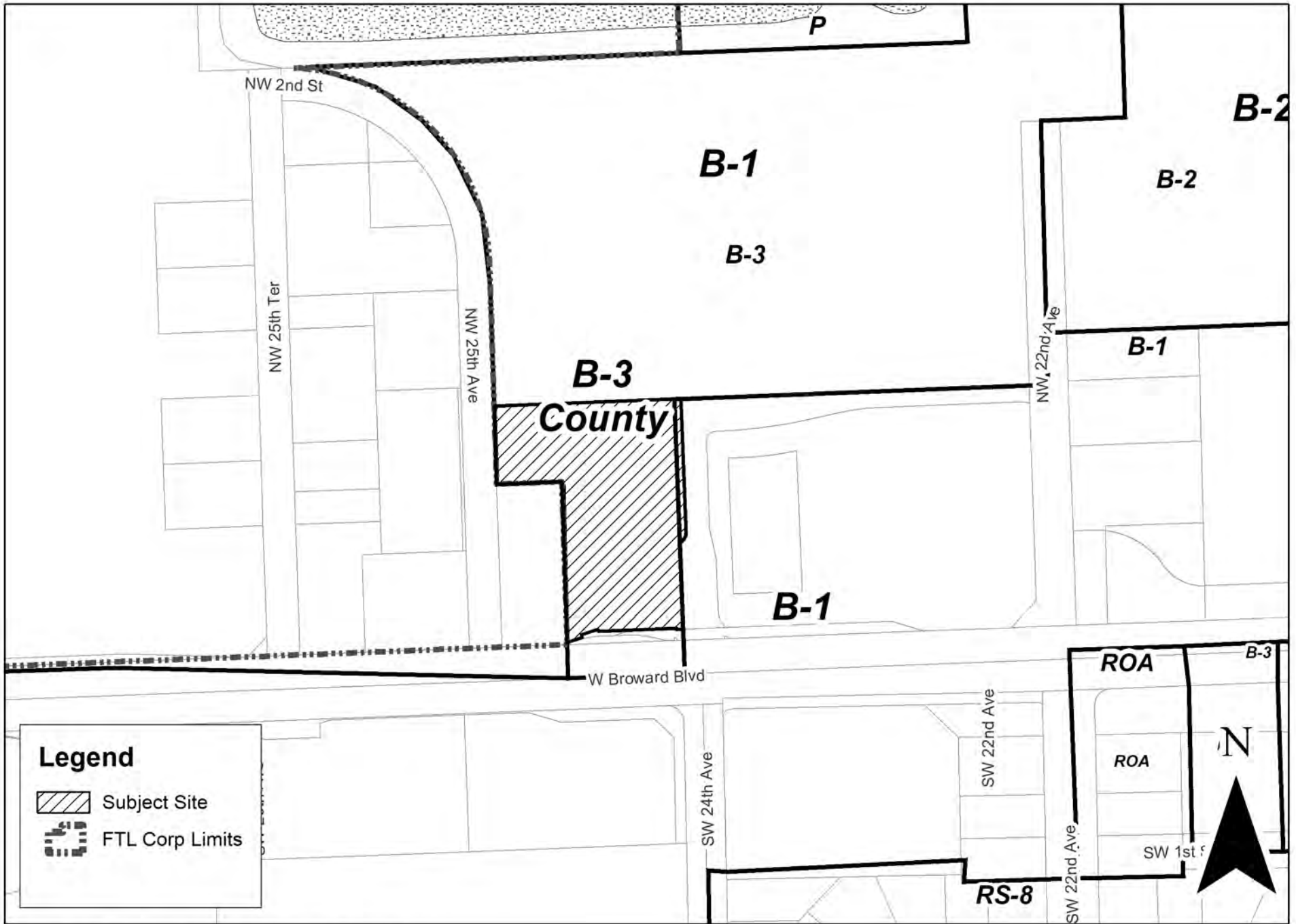
If you have any questions, please feel free to contact me directly at 954-828-6342.

**MOHAMMED MALIK  
ZONING ADMINISTRATOR**

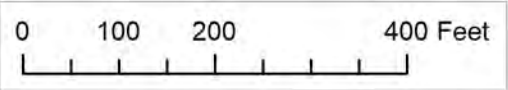
Florida Statutes, Sec. 286.0105

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





# PLN-BOA-21060002



Graphic Scale



CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**

# BOARD OF ADJUSTMENTS MEETING

DATE: JULY 14, 2021

TIME: 6:00 PM

CASE: PLN-BOA-21060002

Requesting: Sec. 47-19.2.Z.1 - Accessory buildings, structures and equipment, general and Sec. 47-25.3.A.3.b.iii - Neighborhood compatibility requirements.

Requesting a variance to allow the existing permitted parapet and screening, which ranges in height from 56' – 6" to 63', to serve as adequate mechanical equipment screening in lieu of the requirements of Sections 47-19.2.Z.1 and 47-25.A.3.b.iii of the ULDR, which requires that the rooftop mechanical equipment screening be at least six (6) inches high above the top most surface of the roof mounted structure, for a total variance of a maximum range of 2' – 2.75".

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

INFORMATION: CONTACT (954) 828-6506  
<http://www.fortlauderdale.gov>

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

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



# BOA

DATE: 07/14/2021

AGENDA ITEM:

CASE: 2

PLN-BOA-21060002



# SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

## BOARD OF ADJUSTMENT (BOA) APPLICATION

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

### BOARD OF ADJUSTMENT (BOA) Application

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

**DEADLINE:** Submittals must be received prior to 4:00 PM each business day. Pursuant to Section 47-24.12, the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if plans do not meet the submittal requirements and if changes are required.

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

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

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

## Page 1: BOA - Applicant Information Sheet

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

**NOTE:** To be filled out by Department

Case Number	
Date of complete submittal	

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

Property Owner's Name	Riverbend Storage Property LLC
Property Owner's Signature	<small>If a signed agent letter is provided, no signature is required on the application by the owner</small>
Address, City, State, Zip	
E-mail Address	
Phone Number	
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

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

Applicant / Agent's Name	Andrew J. Schein, Esq. / Lochrie & Chakas, P.A.
Applicant / Agent's Signature	
Address, City, State, Zip	1401 East Broward Boulevard, Suite 303, Fort Lauderdale, FL 33301
E-mail Address	ASchein@Lochrielaw.com
Phone Number	954-617-8919
Letter of Consent Submitted	Yes

Development / Project Name	Riverbend Storage
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: 2401 West Broward Boulevard
Legal Description	See survey
Tax ID Folio Numbers <small>(For all parcels in development)</small>	504205500010
Request / Description of Project	Variance to allow constructed and approved mechanical equipment screening/parapets to serve as adequate screening
Applicable ULDR Sections	47-19.2.Z.1 and 47-25.3.A.b.iii

Current Land Use Designation	Commercial
Current Zoning Designation	B-3
Current Use of Property	Self-storage
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front [ S ]	5'	101.7' (EXISTING)
Side [ W ]	5'	33.5' (EXISTING)
Side [ E ]	0'	4' (EXISTING)
Rear [ N ]	0'	4.8' (EXISTING)

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

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

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

Requesting a variance to allow the existing permitted parapet and screening, which ranges in height from 56' - 6" to 63', to serve as adequate mechanical equipment screening in lieu of the requirements of Sections 47-19.2.Z.1 and 47-25.3.A.b.iii of the ULDR, which required that the rooftop mechanical equipment screening be at least six (6) inches high above the top most surface of the roof mounted structure, for a total variance of a maximum of 2' - 2.75"

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

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

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

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

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

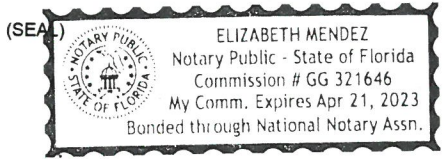
e. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise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

**AFFIDAVIT:** I, Andrew Schein the Owner/Agent of said property ATTEST that I am aware of the following:

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

\_\_\_\_\_  
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 4 day of June, 2021



\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

### Page 3: Required Documentation & Mail Notice Requirements

One (1) original set, signed and sealed, with plans at 24" x 36"

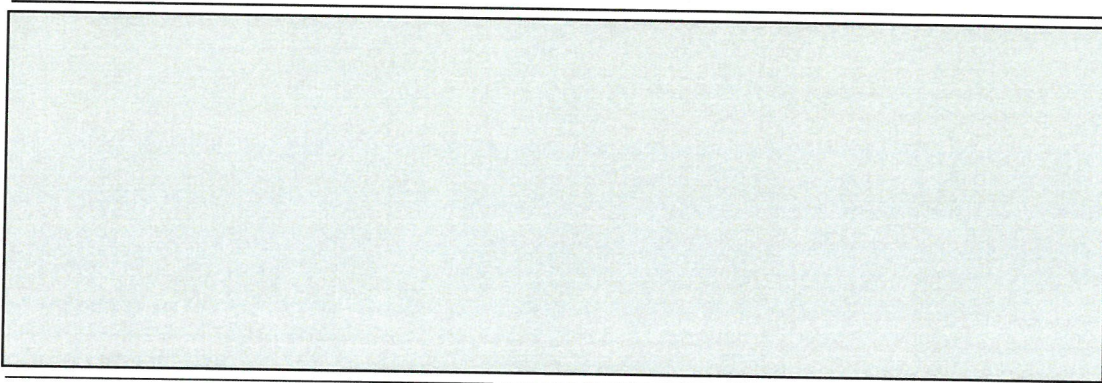
One (1) electronic version (CD or USB) of complete application and plans in PDF format

Fourteen (14) copy sets of each item below and plans at half-size scale 11" x 17"

- Completed application** (all pages must be filled out where applicable)
- Mail notification documents** (mail notification instructions at bottom of page)
- Proof of ownership** (warranty deed or tax record), including corporation documents if applicable
- Property owners notarized signature** and/or notarized agent letter signed by the property owner (if applicable).
- Color photographs** of the entire property and all surrounding properties, dated and labeled and identified as to orientation.
- Narrative** describing specific request and outlining ULDR sections that are applicable. Narratives must be on letterhead, dated, and with author indicated.
- Cover sheet** on plan set to state project name and table of contents.
- Current survey(s)** of property, signed and sealed, showing existing conditions; survey must be As-Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City. If the survey is not signed and sealed, a zoning affidavit is required and shall only be used for the structures listed in the affidavit.
- Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- Site Plan (a survey may be substituted if the requested variance is clearly indicated)**
- Landscape Plan (if applicable)**
- Elevations (if applicable)**
- Additional plan details as needed**

**Note:** All copy sets must be clear and legible.

**Note:** Plans must be folded to 8 ½" x 11". All non-plan documents should be 8 ½" x 11".



**MAIL NOTIFICATION:** Pursuant to Section 47-27.2 Types of Public Notice and 47-27.9 Variance, Special Exception, Temporary Non-Conforming Use, Interpretation requires the following notice:

- **MAIL NOTICE:** Mail notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing.
  - **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot 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 three hundred (300) foot radius. The list shall also include all homeowners associations, condominium associations, municipalities and counties noticed, 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 three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The return address shall be listed on all envelopes as follows:

City of Fort Lauderdale  
Urban Design & Development -BOA  
700 NW 19<sup>th</sup> Avenue, Fort Lauderdale, FL 33311.

- **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Development will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

## Page 4: Sign Notification Requirements and Affidavit

### SIGN NOTICE

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

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

### AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. \_\_\_\_\_

APPLICANT: \_\_\_\_\_

PROPERTY: \_\_\_\_\_

PUBLIC HEARING DATE: \_\_\_\_\_

BEFORE ME, the undersigned authority, personally appeared \_\_\_\_\_, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission** Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the **Board or Commission**.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the **Board or Commission**. **Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.**
5. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Development **five(5)** calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefore.

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

\_\_\_\_\_  
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

## Page 5: Technical Specifications

### A. SITE PLAN

1. Title Block including project name and design professional's address and phone number
2. Scale (1" = 30' min., 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
  - Land Use designation
  - Zoning designation
  - Site area (sq. ft. and acres)
  - Setback table (required vs. provided)
  - Open space
8. Site Plan Features (graphically indicated)
  - Setbacks and building separations (dimensioned)
  - Project signage (if applicable)
  - Easements (as applicable)

(Please note additional site plan information may be necessary to fully address the requested variance)

### B. BUILDING ELEVATIONS (as applicable)

1. All building facades 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. Include proposed signage

February 24, 2021

Jeffrey Modarelli, City Clerk  
City of Fort Lauderdale  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301

Re: Land Use, zoning and permitting for property located at 2401 W Broward  
Boulevard, Fort Lauderdale Fl 33311

Dear City Clerk:

We hereby authorize Lochrie & Chakas, P.A. to act as agents in connection with land  
use, zoning and permitting matters related to the properties referenced above.

Sincerely,

Riverbend Storage Property, LLC

By: [Signature]

Printed Name: ALEX HERNANDEZ

Title: MANAGING MEMBER

Date: 2/25/21

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of (check one):  X  
physical presence or \_\_\_ only  
ne notarization, this 25 day of FEBRUARY, 2021, by  
ALEX HERNANDEZ, who is the MANAGING MEMBER of Riverbend  
Storage Property, LLC, who is personally known to me or who has produced  
\_\_\_\_\_ as identification.

[Signature]  
Notary Public

Typed, printed or stamped name of Notary Public

My Commission Expires:

 DAVID M. GROSS  
Commission # GG 311019  
Expires July 12, 2023  
Bonded Thru Budget Notary Services

**Applicant:** Andrew J. Schein / Lochrie & Chakas, P.A.  
**Owner:** Riverbend Storage Property LLC  
**Address:** 2401 West Broward Boulevard  
**Request:** Variance from ULDR Sections 47-19.2.Z.1 and 47-25.3.A.3.b.iii

### Application for Variance

#### 1. General Information and Request

Riverbend Storage Property LLC (“Owner”) is the owner of the property located at 2401 West Broward Boulevard (“Property”). The Property contains a 131,609 square foot building containing self-storage uses (“Project”). The Project, which is part of the larger Riverbend Corporate Park development, was submitted to the City as a Site Plan Level III in September 2016.

As background, the review process for a Site Plan Level III begins with a review by the City’s Development Review Committee (“DRC”). Under Section 47-24.2.A.3.c.iii of the ULDR, a Site Plan Level III cannot move forward to Planning and Zoning Board review until the applicant requests Planning and Zoning Board consideration and the DRC determines that the proposed development meets the standards and requirements of the ULDR. Under Section 47-24.2.A.3.c.v of the ULDR, the Planning and Zoning Board may approve a Site Plan Level III application if the Planning and Zoning Board determines that the proposed development or use meets the standards of the ULDR.

On October 11, 2016, the DRC reviewed the Project and issued comments. The comments totaled nineteen (19) pages. Among other comments, the City explicitly issued a comment regarding the rooftop mechanical equipment as shown in the excerpt below.

17. Depict/label all mechanical equipment including spot elevations of all mechanical equipment to verify proposed screening adequately shields all equipment from view and/or incorporate these elements onto a seamless design treatment solution. Equipment should be centralized to the extent possible so it’s not visible. In addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable.

Owner addressed this comment and all other comments by making all City-requested changes to the plans. In February of 2017, after all comments were addressed and the DRC determined that the Project met the standards and requirements of the ULDR, the applicant requested Planning and Zoning Board consideration. On March 15, 2017, the Planning and Zoning Board also determined that the Project met the standards and requirements of the ULDR and approved the site plan for the Project. On or about November 4, 2019, the City issued the master building permit for the Project (Permit No. PM-19050004) and construction began shortly

thereafter. The Project was constructed in strict accordance with the plans approved by the DRC and Planning and Zoning Board.

In January of 2021, Owner sought approval of a Temporary Certificate of Occupancy (“TCO”) for the Project. During the zoning inspection for the TCO, a City zoning reviewer indicated that Owner needed to process a site plan amendment to the Project to add additional details on the plans detailing the spot elevation heights of the mechanical equipment and the mechanical equipment screening. On February 26, 2021, Owner submitted a site plan amendment adding additional spot elevations of the mechanical equipment and mechanical equipment screening. The site plan amendment was approved by the City on or around March 25, 2021.

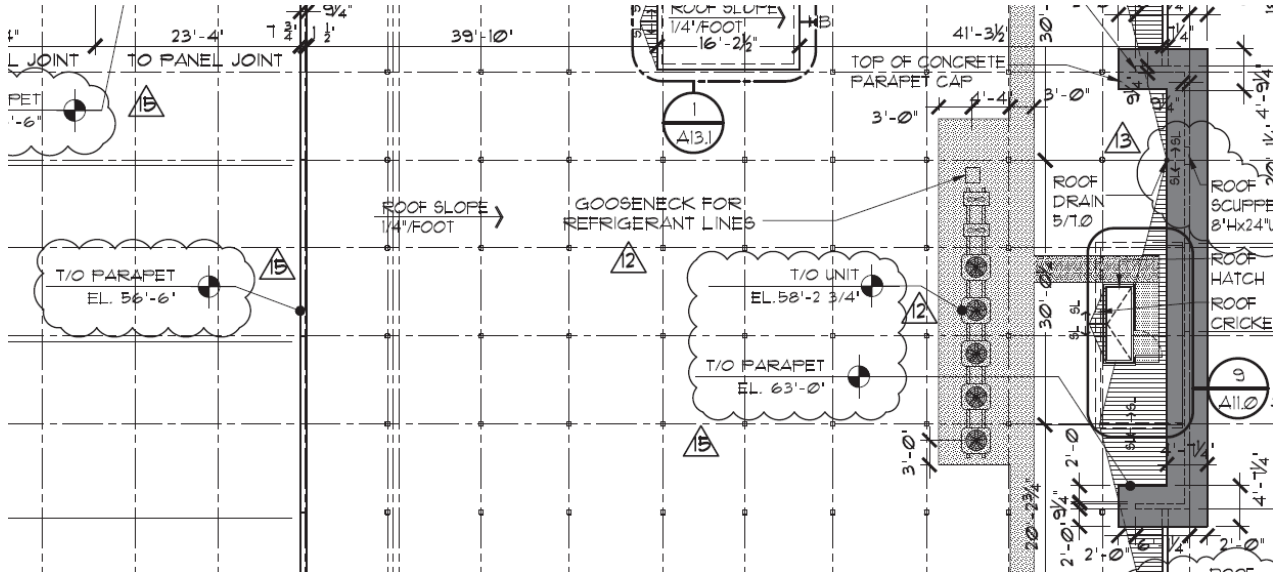
After the approval of the site plan amendment, Owner sought approval of a final Certificate of Occupancy (“CO”). During the zoning inspection for the CO, a City zoning reviewer indicated that the layout of the rooftop, which was originally approved by the City’s DRC and Planning and Zoning Board (both of which determined that the Project met the standards and requirements of the ULDR), and then subsequently approved again as a site plan amendment, was not adequate to screen the rooftop mechanical equipment in accordance with Sections 47-19.2.Z.1 and 47-25.3.A.3.b.iii of the ULDR.

After the City zoning reviewer issued the latest permit comment, Owner sought solutions to add additional screening to the rooftop. After careful and thorough review of their options, Owner determined that the structure cannot support additional mechanical equipment screening without the risk of ruining the structural integrity and waterproofing of the rooftop or the voiding of warranties for certain rooftop equipment. Owner’s only feasible solution is to seek a variance.

Owner is requesting approval of a variance for the screening of mechanical rooftop equipment pursuant to Sections 47-19.2.Z.1 and 47-25.3.A.3.b.iii of the ULDR, which in sum state that rooftop equipment is required to be screened with material that matches the material used for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure. Traditionally, this screening is accomplished with parapet walls.

As shown in the plan excerpt on the following page and the plans submitted with this narrative, the rooftop equipment is screened in accordance with the ULDR on the east and south sides of the Project. On the west side of the Project, the parapet measures 56’ – 6” in height, while the air conditioning units (approximately 72’ east of the parapet) measure 58’ – 2.75” in height.

**Approved Plan Excerpt Showing Spot Elevations**



The picture below shows the west elevation of the Project, where the City indicated that the mechanical equipment is not adequately screened in accordance with the ULDR. The picture is a ground level perspective from the adjacent property to the west. Applicant has not found a ground level perspective within the City where the mechanical equipment is visible.

**West Elevation – Constructed as Approved**



## **2. Code Provisions**

*ULDR Section 47-19.2.Z.1: “Roof mounted structures such as air conditioners and satellite dish antennae shall be required to be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structure. Vent pipes, skylights, cupolas, solar collectors and chimneys shall not be subject to this provision.”*

*ULDR Section 47-25.3.A.3.b.iii: “All rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and shall be required to be screened with material that matches the material used for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure.”*

## **3. Variance Criteria**

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

**RESPONSE:** The purpose of Sections 47-19.2.Z.1 and 47-25.3.A.3.b.iii of the ULDR is to mitigate the visibility of rooftop mechanical equipment. If rooftop mechanical equipment is close to the edge of the building and isn't screened with material 6 inches above the highest point of the equipment, the mechanical equipment would be visible from the street. Providing screening 6 inches above the mechanical equipment for the Project would have little to no effect on the visibility of the equipment from adjacent properties if the adjacent buildings are higher than the Project (e.g. if the mechanical equipment is at 85' in height and the adjacent building is 150' in height, the mechanical equipment would clearly be visible from the upper floors of the adjacent building regardless of the additional 6" screening).

The purposeful placement of the mechanical equipment on the roof is unique. Owner placed the equipment on the east side of the roof and screened the equipment with parapets and other metal screening to shield the equipment from view on the east and south sides of the Project. The distance from the mechanical equipment to the north and west edges of the Project provided inherent screening of the mechanical equipment from grade-level view.

Additionally, the series of approvals for the Project is a special circumstance. During the initial site plan approval process, both the City's DRC and Planning and Zoning Board determined that the Project met the standards and requirements of the ULDR. After construction of the Project, the City issued an additional approval for a site plan amendment which explicitly showed the heights of the mechanical equipment and screening. Owner relied on these determinations and approvals from the City.

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

**RESPONSE:** Although it happens from time to time, it is rare for both the City's DRC and Planning and Zoning Board to determine that a Project meets the standards and requirements of the ULDR only for the City to determine at the time of CO inspections that the previous determinations were incorrect. This is a peculiar situation that constitutes a marked exception to other properties in the City.

In most circumstances, revisions can be made to address the City's comments. The Project originally received nineteen (19) pages of comments from the DRC, and the Owner addressed all comments to the City's satisfaction. In this case, the Project was fully constructed at the time the City rescinded their previous determinations, and the City's comment cannot be addressed without the risk of ruining the structural integrity and waterproofing of the rooftop or the voiding of warranties for certain rooftop equipment. Had the DRC made a comment regarding the mechanical

- c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district;

**RESPONSE:** Property owners in all zoning districts generally have a right to construct their developments as approved by the City. The rooftop mechanical equipment screening wasn't merely overlooked by a single reviewer at the City - the Project was approved as a Site Plan Level III and received preliminary approval by the DRC, approval by the Planning and Zoning Board, final approval by the DRC, and an additional site plan amendment approval. Inherent in their approvals, the City determined that the rooftop layout met the requirements of the ULDR.

Other property owners in all zoning districts are generally able to rely on the multiple approvals by various City entities and Boards, especially when those various entities and boards explicitly state that the application meets the requirements of the City's code. However, the Owner is not able to enjoy that same property right in this case.

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

**RESPONSE:** The Owner went through the proper procedures to receive site plan approval, which took approximately six (6) months from the date of submission. The Owner complied with every request made by the DRC regarding changes to the plans. The Owner then complied with every request and condition imposed by the Planning and

**Zoning Board. At the end of construction, more than 4 years after explicitly determining that the Project met the requirements of the ULDR, the City rescinded their previous determinations, failed the Project on a zoning inspection, and issued an additional comment regarding the equipment screening. In order to address the City's new zoning comment, the Owner would need to make changes to the rooftop that would risk the structural integrity and waterproofing of the rooftop or the voiding of warranties for certain rooftop equipment.**

**The Owner has suffered a hardship by relying on the numerous approvals and approval safeguards issued by the City, only for the City to rescind their previous determinations once construction was completed. This hardship was not created by the applicant and is not a mere disregard for the ULDR. Had the City determined that the rooftop layout was not adequate to meet the requirements of the ULDR prior to construction of the Project, Owner would have addressed the comments (as they addressed all other comments) and would have made structural changes to the rooftop to allow additional screening.**

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

**RESPONSE: The Owner understands that the intent of the mechanical equipment screening provisions of the ULDR is to shield mechanical equipment from public view, as Owner explicitly included numerous screening elements to screen the equipment. Owner is not aware of any pedestrian vantage point in the City where the equipment is visible. The Project is located in an industrial area of the City, and permitting the rooftop equipment screening as-is will not be incompatible with adjoining properties or the surrounding neighborhood, nor would it otherwise be detrimental to the public welfare.**

**The Owner is merely asking for the Project to be constructed as approved by the City, with the parapets shown lower than the mechanical equipment and the mechanical equipment placed far enough away from the north and west edges of the Project to prevent visibility of the equipment from the street. This is the minimum variance necessary to make reasonable use of the Project as constructed, and is in harmony with the general purpose of these screening provisions.**

Riverbend Storage Property LLC  
300' Mailing BOARD OF ADJUSTMENT - Name Listing

	FOLIO_NUMB	NAME_LINE_	ADDRESS_LI	CITY	STATE	ZIP	LEGAL_TOTAL
1	504205440010	111 NW 25TH AVENUE LLC	3782 W LAKE ESTATES DR	DAVIE	FL	33328	KIEFHABER PLAT NO 2 128-7 BPARCEL A
2	504205120160	128 NW 25TH TERRACE LLC	3782 W LAKE ESTATES DR	DAVIE	FL	33328	WEST BROWARD CENTER 24-18 BLOT 10 N1/2,11 TO 13 BLK 2
3	504205500013	201 NW 22ND AVE OWNER LLC %ASB CAPITAL MANAGEMENT	7501 WISCONSIN AVE STE 1300W	BETHESDA	MD	20814	RIVERBEND CORPORATE PARK175-95 BPORTION OF PARCEL A DESC AS: BEGAT NW COR PAR A, E ON N/L 1050,N 238 M/L TO S MHWL OF N FORK OFNEW RIVER, MEANDER SLY ALG MHWL277 M/L TO NLY E/L OF PAR A, S225 M/L, W 160.30, S 405, W820.82 TO W/L PAR A, N 220, NWLY485.89 TO POB
4	504208330060	2451 SUNRISE HOLDINGS LLC	5302 BOCA MARINA CIR N	BOCA RATON	FL	33487	RIVERBEND MARKETPLACE 181-111 BPORTION TRACT A DESC AS:COMM ATSE CORNER OF TRACT A, N 1079.83,W 16 TO POB, W 317.29, N 209.78E 98.87, SE 52.40, E 141.72, SE42.80, S 162.28 TO POBAKA: PARCEL F (AKA OUTPARCEL DINSTR # 115875211)
5	504205120110	2549 WEST BROWARD LLC	3782 W LAKE ESTATES DR	DAVIE	FL	33328	WEST BROWARD CENTER 24-18 BLOT 4 W 10LOTS 5,6 & 7,BLK 2
6	504205120170	ATLANTIC PROPERTIES	3782 W LAKE ESTATES DR	DAVIE	FL	33328	WEST BROWARD CENTER 24-18 BLOT 14 BLK 2
8	504205500014	AW RIVERBEND LLC & RMC RIVERBEND LLC	11780 US HIGHWAY ONE STE 305	NORTH PALM BEACH	FL	33408	RIVERBEND CORPORATE PARK 175-95BPORTION PARCEL A DESC AS BEG ATWLY SE COR OF PAR A,W 134.16,NW50.98,W 254.62,NWLY 27.53,N81.65,NW 47.18,N 133.75,(REF PT)NELY 23.27,NE 28.28,ELY118.07,NE 39.63,ELY 71.33,E217.01,ELY 11.11,S 302.53,SW56.94 TO POB,LESS POR DESC ASCOMM AT SAID REF
7	504205500011	AW RIVERBEND LLC & RMC RIVERBEND LLC %AW PROPERTY	11780 US HIGHWAY 1 STE 305	NORTH PALM BEACH	FL	33408	RIVERBEND CORPORATE PARK175-95 BPOR OF PAR A DESC AS COMM AT NWCOR PAR A,E 662.45,S 623.74 TOPOB,NELY ARC DIST 105.84,S215.65,W 105.42,N 208.15 TO POB
9	504205120100	BROWARD 2501 LLC	90 N COMPASS DR	FORT LAUDERDALE	FL	33308	WEST BROWARD CENTER 24-18 BLOT 1,2,3,4 E 30 BLK 2
11	504205000320	BROWARD COUNTY BOARD OF COUNTY	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	5-50-42POR OF SE1/4 DESC AS:COMM AT SWCOR OF SE1/4,E
10	504208030012	BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	WOODLAND PARK AMD PLAT 29-18 BTHAT PT OF TR DESIGNATED ASPARKING AREA LYING N OF LINE,SAID LINE DESC AS COMM AT
12	504205000197	ESS-NYFL JV FLORIDA SUB II LLC	PO BOX 800729	DALLAS	TX	75380	5-50-42COMM AT SW COR OF SE1/4 OF SEC,E 990 ALG S/L,N PARA
13	504205120190	ESS-NYFL JV FLORIDA SUB II LLC	PO BOX 800729	DALLAS	TX	75380	WEST BROWARD CENTER 24-18 BLOTS 15 TO 18 BLK 2,TOG WITH
14	504205000220	FASHION CLEANERS INC	2427 W BROWARD BLVD	FORT LAUDERDALE	FL	33312	5-50-42N 250 OF S 300 OF E 100 OFW 1140 OF SW1/4 OF SE1/4
20	504205000221	FLORIDA DEPT OF TRANSPORTATION	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	5-50-42COMM AT S1/4 COR OF SEC 5-50-42,E ALG S/L OF SAID SEC
15	504205000011	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	5-50-42PARCEL 127 AS DESC IN OR6883/593 FOR R/W
16	504205000011	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	5-50-42PARCEL 127 AS DESC IN OR6883/593 FOR R/W
19	504205000011	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	5-50-42PARCEL 127 AS DESC IN OR6883/593 FOR R/W
17	504205000380	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	5-50-42PORTION OF RIGHT OF WAY FORBROWARD BLVD LYING WITHIN SEC 5AS PER R/W MAP 8-15
21	504205500016	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	RIVERBEND CORPORATE PARK175-95 BA POR OF PAR "A" DESC AS: BEG ATMOST SLY SW COR OF SAID PAR "A",N ALG W/L 1.68, NE
18	504208000410	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	8-50-42PORTION OF RIGHT OF WAY FORBROWARD BLVD LYING WITHIN SEC 8AS PER R/W MAP 8-15

Riverbend Storage Property LLC  
300' Mailing BOARD OF ADJUSTMENT - Name Listing

22	504208330010	NBIM RIVERBEND US LP % NORTHBRIDGE INVESTMENT MGMT INC	1220 YONGE ST 4TH FLR	*TORONTO ON	CA	M4T 1	RIVERBEND MARKETPLACE 181-111 BTRACT A LESS POR DESC AS:COMM SECOR TR A,N 137.01 TO POB,W 39.76,WLY ALG ARC 107.98, WLY ALG ARC46.07,W 13.88,S 12.67,W 122,N12.67,W 202.73,NWLY ALG ARC44.68,NWLY ALG ARC 147.24,NWLYALG ARC 52.96,N 585.79,E 27.51,N 248.84,E 723.17,S 942.82 TOPOB,LESS OUTPARCELS A,B,C,D ININSTR# 115875211,LESS POR OF TRA FOR STORMWATER MANAGEMENTTRACT
23	504205120140	PINNACLE TOWERS INC ATTN: PROPERTY TAX	4017 WASHINGTON RD PMB 353	MCMURRAY	PA	15317	WEST BROWARD CENTER 24-18 BLOT 8 BLK 2
24	504205000196	PRIME PROPERTY INVESTMENTS LLC	1210 NE 15 ST UNIT 20	FORT LAUDERDALE	FL	33304	5-50-42PT OF SW1/4 OF SE1/4,BOUNDEDAS FOL:ON W BY E/L OF LOTS 17 &18 BLK 2 OF WEST BROWARD CENTER24-18 B,ON N BY ELY EXT OF N/LOF LOT 18,ON S BY ELY EXT OF S/LOF LOT 17,ON E BY W R/W/L OF NW25 AVE
26	504205500012	PUBLIC LAND % CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	RIVERBEND CORPORATE PARK 175-95BR/W DEDICATED BY THIS PLAT
25	504208330030	PUBLIC LAND % CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	RIVERBEND MARKETPLACE 181-111 BTRACT C
27	504208030030	RACETRAC PETROLEUM % SILVER OAK ADVISORS	PO BOX 2437	SMYRNA	GA	30081	WOODLAND PARK AMD PLAT 29-18 BPARCEL M & PART OF PARKING AREANORTH OF PARCEL M & PART OFPLANTING AREA LYING EAST OF &SOUTH OF & ADJ TO PARCEL M DESCAS,COMM AT INTERSEC OF C/L OF SW24 AVE WITH N/L OF SEC 8,S ALGC/L 319.66,E 30.00 TO NW COR OFLOT 35 BLK L,N 246.08 TO P/C,NE20.17,ELY ALG S R/W/L BROWARDBLVD FOR 300.26,SE 73.94,SLY209.56,WLY 359.73 TO POB
28	504205500015	RIVERBEND MASTER ASSN INC	2434 E LAS OLAS BLVD	FORT LAUDERDALE	FL	33301	RIVERBEND CORPORATE PARK 175-95BPORTION PARCEL A DESC AS COMM ATNLY SE COR OF PAR A,N 302.53 TOPOB,NWLY 11.11,W 217.01,WLY71.33,SW 39.63,WLY 118.07,SW28.28,SWLY 23.27,S 133.75,SE47.16,S 81.65,SELY 27.16,W 65.24N 132.88,NELY 19.20,N 205,E534.52,S 27.41 TO POB,AKA:COMMONACCESS ROAD
29	504205500010	RIVERBEND STORAGE PROPERTY LLC	301 E LAS OLAS BLVD #200	FORT LAUDERDALE	FL	33301	RIVERBEND CORPORATE PARK175-95 BPORTION OF PARCEL A
30	504205120150	USA PLASTERING INC	22 NW 25 TER	FORT LAUDERDALE	FL	33311	WEST BROWARD CENTER 24-18 BLOT 9,10 S1/2 BLK 2

Riverbend Storage Property LLC  
300' Mailing BOARD OF ADJUSTMENT - Folio Listing

	FOLIO_NUMB	NAME_LINE_	ADDRESS_LI	CITY	STATE	ZIP	LEGAL_TOTAL
15	504205000011	FLORIDA DEPT OF TRANSPORTATION OFFICE OF	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	5-50-42PARCEL 127 AS DESC IN OR6883/593 FOR R/W
16	504205000011	FLORIDA DEPT OF TRANSPORTATION OFFICE OF	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	5-50-42PARCEL 127 AS DESC IN OR6883/593 FOR R/W
19	504205000011	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	5-50-42PARCEL 127 AS DESC IN OR6883/593 FOR R/W
24	504205000196	PRIME PROPERTY INVESTMENTS LLC	1210 NE 15 ST UNIT 20	FORT LAUDERDALE	FL	33304	5-50-42PT OF SW1/4 OF SE1/4,BOUNDEDAS FOL:ON W BY E/L OF LOTS 17 &18 BLK 2 OF WEST BROWARD CENTER24-18 B,ON N BY ELY EXT OF N/LOF LOT 18,ON S BY ELY EXT OF S/LOF LOT 17,ON E BY W R/W/L OF NW25 AVE
12	504205000197	ESS-NYFL JV FLORIDA SUB II LLC	PO BOX 800729	DALLAS	TX	75380	5-50-42COMM AT SW COR OF SE1/4 OF SEC,E 990 ALG S/L,N PARA TO W/L OFSEC 450 TO POB,CONT N 150,W 130TO NE COR OF LOT
14	504205000220	FASHION CLEANERS INC	2427 W BROWARD BLVD	FORT LAUDERDALE	FL	33312	5-50-42N 250 OF S 300 OF E 100 OFW 1140 OF SW1/4 OF SE1/4
20	504205000221	FLORIDA DEPT OF TRANSPORTATION	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	5-50-42COMM AT S1/4 COR OF SEC 5-50-42,E ALG S/L OF SAID SEC 5, 1123.48,N 50 TO P/C & POB, ELY ALGSAID CUR 16.80, S 1.51, W ALGEXISTING N R/W/L FOR BROWARDBLVD 16.70 TO POBAKA:
11	504205000320	BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	5-50-42POR OF SE1/4 DESC AS:COMM AT SWCOR OF SE1/4,E 990,N 50 TO POB,CONT N 590.30,NWLY 407.06,WLY.30,N 50,SELY 485.89,S 590,W50 TO POB
17	504205000380	FLORIDA DEPT OF TRANSPORTATION OFFICE OF	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	5-50-42PORTION OF RIGHT OF WAY FORBROWARD BLVD LYING
9	504205120100	BROWARD 2501 LLC	90 N COMPASS DR	FORT LAUDERDALE	FL	33308	WEST BROWARD CENTER 24-18 BLOT 1,2,3,4 E 30 BLK 2
5	504205120110	2549 WEST BROWARD LLC	3782 W LAKE ESTATES DR	DAVIE	FL	33328	WEST BROWARD CENTER 24-18 BLOT 4 W 10LOTS 5,6 & 7,BLK 2
23	504205120140	PINNACLE TOWERS INC ATTN: PROPERTY TAX	4017 WASHINGTON RD PMB 353	MCMURRAY	PA	15317	WEST BROWARD CENTER 24-18 BLOT 8 BLK 2
30	504205120150	USA PLASTERING INC	22 NW 25 TER	FORT LAUDERDALE	FL	33311	WEST BROWARD CENTER 24-18 BLOT 9,10 S1/2 BLK 2
2	504205120160	128 NW 25TH TERRACE LLC	3782 W LAKE ESTATES DR	DAVIE	FL	33328	WEST BROWARD CENTER 24-18 BLOT 10 N1/2,11 TO 13 BLK 2
6	504205120170	ATLANTIC PROPERTIES	3782 W LAKE ESTATES DR	DAVIE	FL	33328	WEST BROWARD CENTER 24-18 BLOT 14 BLK 2
13	504205120190	ESS-NYFL JV FLORIDA SUB II LLC	PO BOX 800729	DALLAS	TX	75380	WEST BROWARD CENTER 24-18 BLOTS 15 TO 18 BLK 2,TOG WITH APOR OF SE1/4 OF 5-50-42 BOUNDEDAS FOLL,ON W BY LOTS 15 &
1	504205440010	111 NW 25TH AVENUE LLC	3782 W LAKE ESTATES DR	DAVIE	FL	33328	KIEFHABER PLAT NO 2 128-7 BPARCEL A
29	504205500010	RIVERBEND STORAGE PROPERTY LLC	301 E LAS OLAS BLVD #200	FORT LAUDERDALE	FL	33301	RIVERBEND CORPORATE PARK175-95 BPORTION OF PARCEL A DESC AS:COMMAT S MOST SE COR PAR A,W 134.16,NW 50.98, W
7	504205500011	AW RIVERBEND LLC & RMC RIVERBEND LLC %AW PROPERTY	11780 US HIGHWAY 1 STE 305	NORTH PALM BEACH	FL	33408	RIVERBEND CORPORATE PARK175-95 BPOR OF PAR A DESC AS COMM AT NWCOR PAR A,E 662.45,S 623.74 TOPOB,NELY ARC DIST

Riverbend Storage Property LLC  
300' Mailing BOARD OF ADJUSTMENT - Folio Listing

26	504205500012	PUBLIC LAND % CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	RIVERBEND CORPORATE PARK 175-95BR/W DEDICATED BY THIS PLAT
3	504205500013	201 NW 22ND AVE OWNER LLC %ASB CAPITAL MANAGEMENT	7501 WISCONSIN AVE STE 1300W	BETHESDA	MD	20814	RIVERBEND CORPORATE PARK175-95 BPORTION OF PARCEL A DESC AS: BEGAT NW COR PAR A, E ON N/L 1050,N 238 M/L TO S MHWL OF N FORK OFNEW RIVER, MEANDER SLY ALG MHWL277 M/L TO NLY E/L OF PAR A, S225 M/L, W 160.30, S 405, W820.82 TO W/L PAR A, N 220, NWLY485.89 TO POB
8	504205500014	AW RIVERBEND LLC & RMC RIVERBEND LLC	11780 US HIGHWAY ONE STE 305	NORTH PALM BEACH	FL	33408	RIVERBEND CORPORATE PARK 175-95BPORTION PARCEL A DESC AS BEG ATWLY SE COR OF PAR A,W 134.16,NW50.98,W 254.62,NWLY 27.53,N81.65,NW 47.18,N 133.75,(REF PT)NELY 23.27,NE 28.28,ELY118.07,NE 39.63,ELY 71.33,E217.01,ELY 11.11,S 302.53,SW56.94 TO POB,LESS POR DESC ASCOMM AT SAID REF PT,SE 42.31 TOPOB,ELY 105.84,S 215.65,W 105.42N 208.15 TO POB
28	504205500015	RIVERBEND MASTER ASSN INC	2434 E LAS OLAS BLVD	FORT LAUDERDALE	FL	33301	RIVERBEND CORPORATE PARK 175-95BPORTION PARCEL A DESC
21	504205500016	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	RIVERBEND CORPORATE PARK175-95 BA POR OF PAR "A" DESC AS: BEG ATMOST SLY SW COR OF SAID PAR "A",N ALG W/L 1.68, NE 24.69, NW4.47, NE 24.92, SE 4.18, E118.89, S 1.68, W 74.33, SW23.56, W 22.69 TO P/C, WLY ALGSAID CUR 35.65 TO P/R/C,
18	504208000410	FLORIDA DEPT OF TRANSPORTATION OFFICE OF	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	8-50-42PORTION OF RIGHT OF WAY FORBROWARD BLVD LYING
10	504208030012	BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	WOODLAND PARK AMD PLAT 29-18 BTHAT PT OF TR DESIGNATED ASPARKING AREA LYING N OF LINE,SAID LINE DESC AS COMM AT
27	504208030030	RACETRAC PETROLEUM % SILVER OAK ADVISORS	PO BOX 2437	SMYRNA	GA	30081	WOODLAND PARK AMD PLAT 29-18 BPARCEL M & PART OF PARKING AREANORTH OF PARCEL M & PART OFPLANTING AREA LYING EAST OF &SOUTH OF & ADJ TO PARCEL M DESCAS,COMM AT INTERSEC OF C/L OF SW24 AVE WITH N/L OF SEC 8,S ALGC/L 319.66,E 30.00 TO NW COR OFLOT 35 BLK L,N 246.08 TO P/C,NE20.17,ELY ALG S R/W/L BROWARDBLVD FOR 300.26,SE 73.94,SLY209.56,WLY 359.73 TO POB
22	504208330010	NBIM RIVERBEND US LP % NORTHBRIDGE INVESTMENT MGMT INC	1220 YONGE ST 4TH FLR	*TORONTO ON	CA	M4T 1	RIVERBEND MARKETPLACE 181-111 BTRACT A LESS POR DESC AS:COMM SECOR TR A,N 137.01 TO POB,W 39.76,WLY ALG ARC 107.98, WLY ALG ARC46.07,W 13.88,S 12.67,W 122,N12.67,W 202.73,NWLY ALG ARC44.68,NWLY ALG ARC 147.24,NWLYALG ARC 52.96,N 585.79,E 27.51,N 248.84,E 723.17,S 942.82 TOPOB,LESS OUTPARCELS A,B,C,D ININSTR# 115875211,LESS POR OF TRA FOR
25	504208330030	PUBLIC LAND % CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	RIVERBEND MARKETPLACE 181-111 BTRACT C
4	504208330060	2451 SUNRISE HOLDINGS LLC	5302 BOCA MARINA CIR N	BOCA RATON	FL	33487	RIVERBEND MARKETPLACE 181-111 BPORTION TRACT A DESC

EXHIBIT "B"

**Parcel Information**

Parcel Id: [504205500010](#)

Owner: RIVERBEND STORAGE PROPERTY LLC

Situs Address: 2401 W BROWARD BLVD FORT LAUDERDALE FL 33311

RIVERBEND CORPORATE PARK  
175-95 B PORTION OF PARCEL  
A DESC AS: COMM AT S MOST

Legal: SE COR PAR A, W 134.16, NW 50.98, W 319.86 TO POB, W 84.44, SW 23.56, W 22.69 TO P/C,

Millage Code: 0312

Use Code: 10

Land Value: \$ 1,382,330

Building Value: 0

Other Value: 0

Total Value: \$ 1,382,330

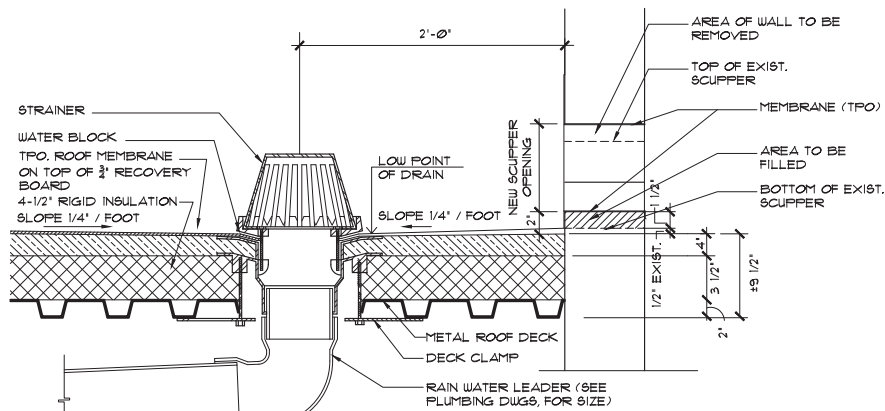
SOH Capped Value: \$ 1,382,330

Homestead Exempt Amt: \$ 0

WVD Exempt Amt: \$ 0

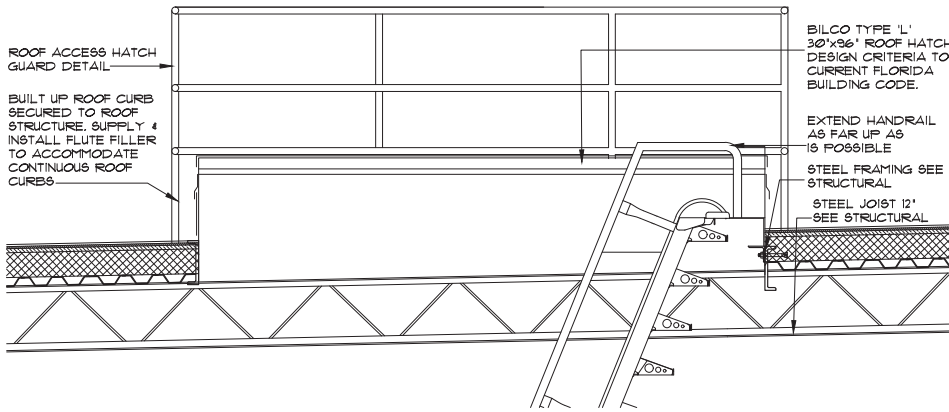
Other Exempt Amt: \$ 0



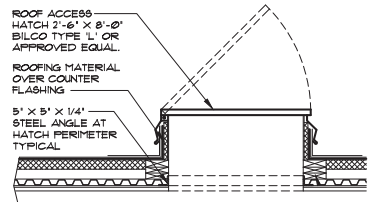


- NOTE:**
1. A FIELD WELD CANNOT PASS WITHIN 9" OF THE CLAMPING, OR WITHIN THE DRAIN SUMP ITSELF.
  2. MEMBRANE MUST EXTEND MINIMUM 1" BEYOND THE BOLT HOLES, THE CLAMPING RING BOLTS MUST PENETRATE THE MEMBRANE.
  3. TAPERED INSULATION TO CREATE A ROOF SUMP MINIMUM 36" X 36" IN SIZE.
  4. USE ONE FULL TUBE OF WATER BLOCK PER DRAIN.

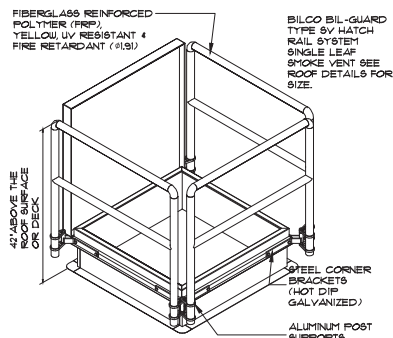
**5 ROOF DRAIN DETAIL**  
1 1/2" x 1'-0"



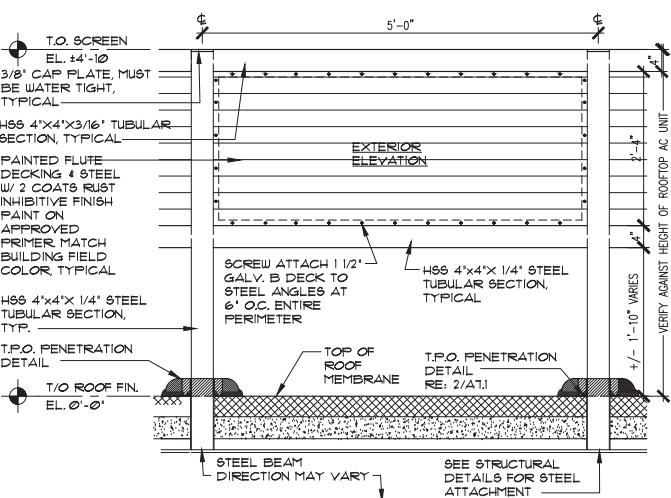
**4 ROOF HATCH TOP DETAIL**  
N.T.S.



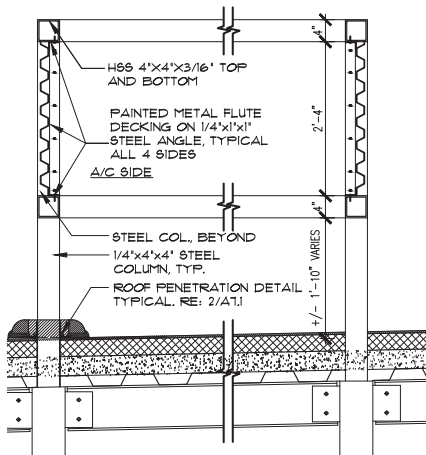
**2 ROOF HATCH-SECTION**  
N.T.S. ROOF HATCH- NOA 12-0232023 SERIES 'HURRICANE ZONE' STEEL ROOF HATCH



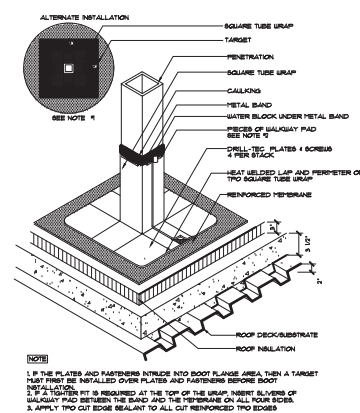
**3 HATCH GUARD**  
N.T.S.



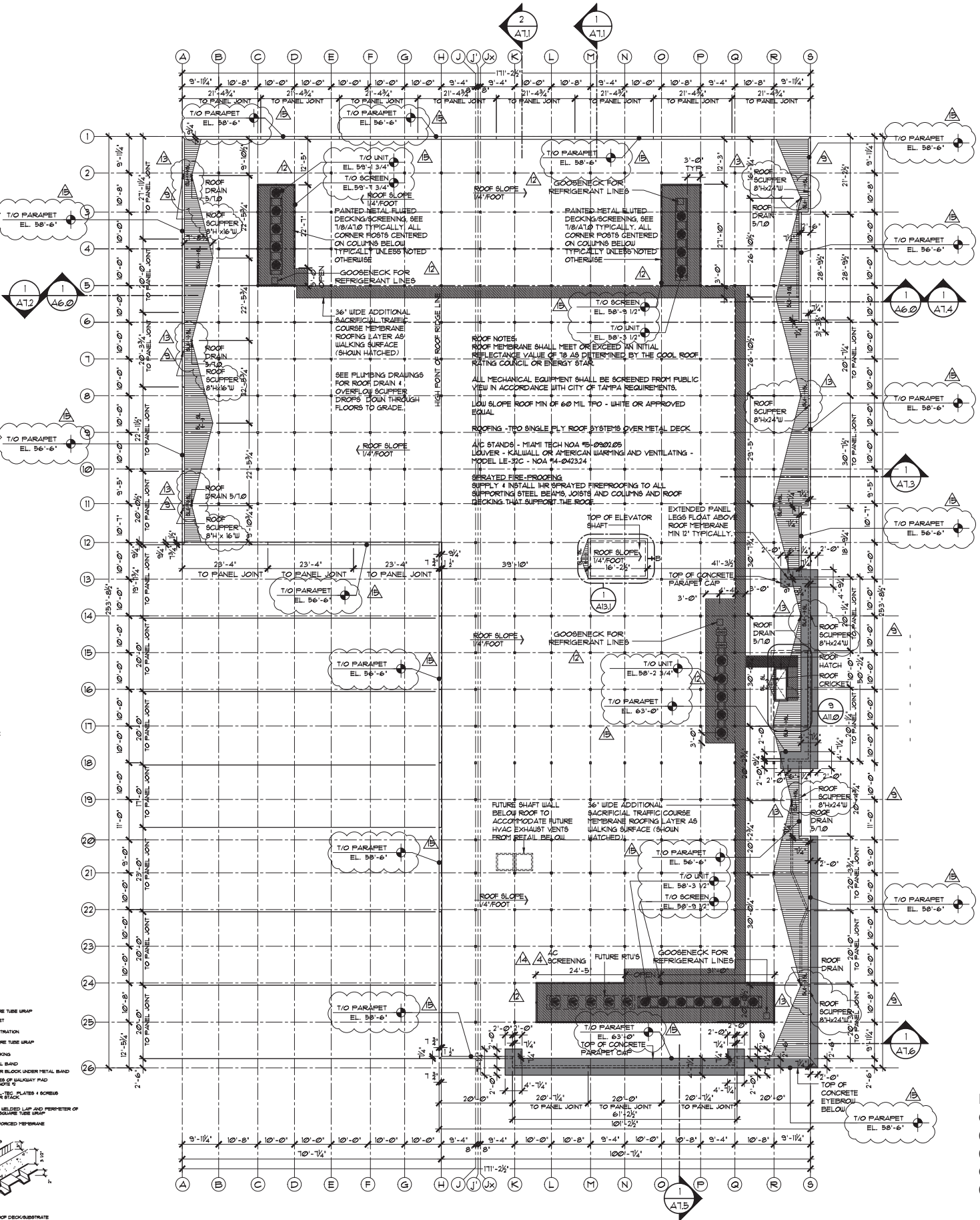
**7 ROOF TOP AC SCREEN**  
3/4" x 1'-0"



**8 AC ROOF TOP SCREEN**  
3/4" x 1'-0"



**9 AC ROOF POST SEAL**  
3/4" x 1'-0"



**1 ROOF PLAN**  
1/16" x 1'-0"

**RIVERBEND**  
2401 WEST BROWARD  
FORT LAUDERDALE, FLORIDA 33312

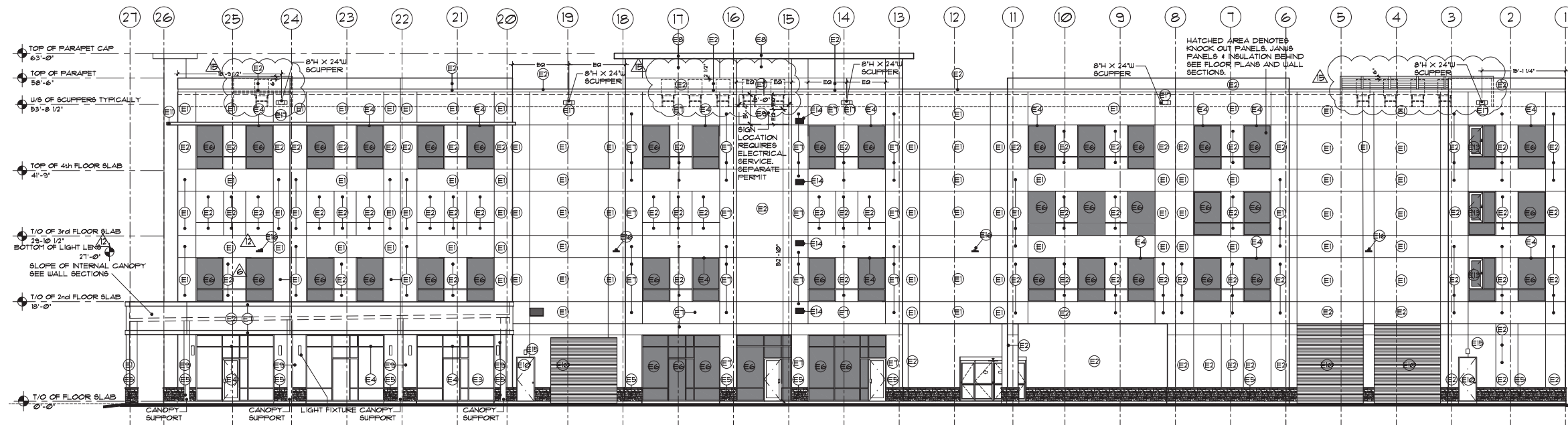
**KENNETH R. CARLSON - ARCHITECT, P.A.**  
1166 W. NEWPORT CENTER DR. SUITE 311  
DEERFIELD BEACH, FLORIDA 33442  
PH. (954) 421 - 8848 FAX (954) 421 - 9929  
e-mail: kencar@carlson.com

- Revisions:**
- 11-19-18 ISSUED FOR COORDINATION
  - 12-18-18 ISSUED FOR 50% COORDINATION
  - 02-18-19 ISSUED FOR BUILDING PERMIT
  - 11-10-19 ISSUED FOR FIELD RESPONSE RE(10)
  - 06-03-2020 FIELD CHANGE
  - 08-21-2020 FIELD CHANGE
  - 01-23-2021 COORDINATION
  - 02-05-2021 AHJ SCREEN COORD.

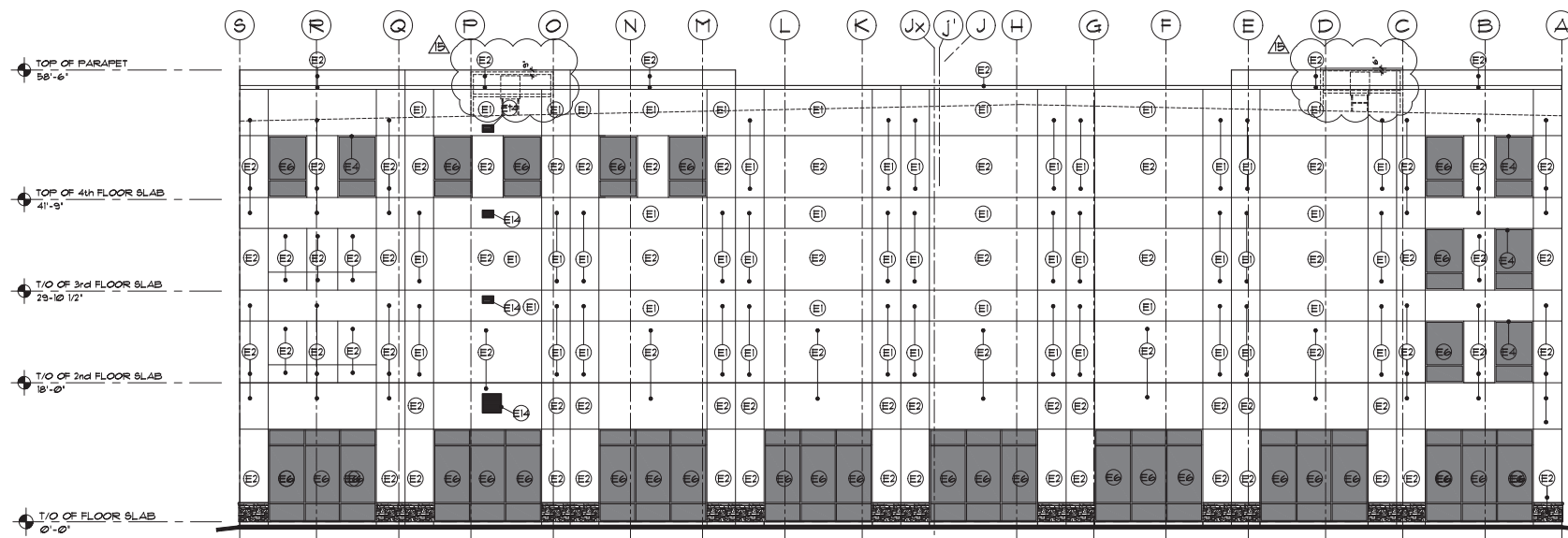
DRAWN BY: GG/AS  
CHECKED BY: KRC  
DATE: 07-24-19  
SCALE: AS NOTED  
PROJECT #: 18078  
CAD DWG FILE: A4.1

Digitally signed by Kenneth R. Carlson  
01094E00  
00017353  
CBBDC0  
0003DEZ

SHEET OF  
**A4.2**  
PAGE OF



**1 EAST BUILDING ELEVATION**  
 3/32'-11'-0"



**2 SOUTH BUILDING ELEVATION**  
 3/32'-11'-0"

MARK	DESCRIPTION	MATCH MANUF.	FINISH SCHEDULE					REMARKS	
			CATALOG NO.	COLOR	TYPE	FINISH	COATS		
E1	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 1063	NEBULOUS WHITE	EXTERIOR ACRYLIC	FLAT	2 OVER 1 PRIMER	TEX-COTE XL10 ON TEX-COTE PRIMER - SOLVENT BASED	WHITE
E2	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 1065	ARGOS	EXTERIOR ACRYLIC	FLAT	2 OVER 1 PRIMER	TEX-COTE XL10 ON TEX-COTE PRIMER - SOLVENT BASED	LIGHT GRAY
E3	STOREFRONT GLAZING	YKK	-	LIGHT GRAY	IMPACT	-	-	IMPACT RATED	
E4	STOREFRONT FRAME	YKK	-	MILL	ANODIZED	-	BY MANUF.	BY MANUF.	MILL
E5	CULTURED STONE	BORAL	-	-	-	-	-	STONE TO MATCH EXISTING RIVERBEND SIGN	
E6	SPANDREL GLAZING	YKK 150	-	DARK GRAY	TEMP.	-	-	TEMP.	DARK GRAY
E7	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 1061	CITYSCAPE	EXTERIOR ACRYLIC	FLAT	2 OVER 1 PRIMER	TEX-COTE XL10 ON TEX-COTE PRIMER - SOLVENT BASED	MEDIUM GRAY
E8	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 1069	IRON ORE	EXTERIOR ACRYLIC	FLAT	2 OVER 1 PRIMER	TEX-COTE XL10 ON TEX-COTE PRIMER - SOLVENT BASED	DARK GRAY
E9	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	CUSTOM	WASABI GREEN	EXTERIOR ACRYLIC	FLAT	2 OVER 1 PRIMER	TEX-COTE XL10 ON TEX-COTE PRIMER - SOLVENT BASED	LIGHT GREEN
E10	PAINTED DOORS AND FRAMES	SHERWIN WILLIAMS	SW 1065	ARGOS	EXTERIOR ENAMEL	GLOSS	2 OVER 1 PRIMER	2 COATS SHER-CRYL HIGH PERFORMANCE ON 1 COAT KEM BOND H8 PRIMER COLOR TO MATCH FINISH COAT	LIGHT GRAY
E11	CANTILEVERED CONC CANOPY	SHERWIN WILLIAMS	TO MATCH SW 1069	IRON ORE	KYNAR	GLOSS	BY MANUF.	PREFINISHED	DARK GRAY
E12	CONC. TILT-UP CANOPY	SHERWIN WILLIAMS	SW 1065	ARGOS	EXTERIOR ACRYLIC	FLAT	2 OVER 1 PRIMER	TEX-COTE XL10 ON TEX-COTE PRIMER - SOLVENT BASED	LIGHT GRAY
E13	STANDARD YCW FRAME W/ SPANDREL IMPACT	-	-	-	-	-	-	-	
E14	ALUMINUM WALL GRILL SEE MECHANICAL DRAWINGS	-	-	TO MATCH PANEL COLOR	-	-	-	PAINTED ALUMINUM - NOA REQUIRED	
E15	EXTERIOR VAGRANCY LIGHTING	-	-	-	-	-	-	-	
E16	EXTERIOR VAGRANCY LIGHTING	-	-	-	-	-	-	-	
E17	OVERFLOW SCUPPERS	-	-	-	-	-	-	-	FIXTURE TYPE SA SEE PHOTO-METRICS PLAN CONFIRM MIN 2" MAX 4" FROM TOP OF ROOF MEMBRANE

**RIVERBEND**  
 2401 WEST BROWARD  
 FORT LAUDERDALE, FLORIDA 33312

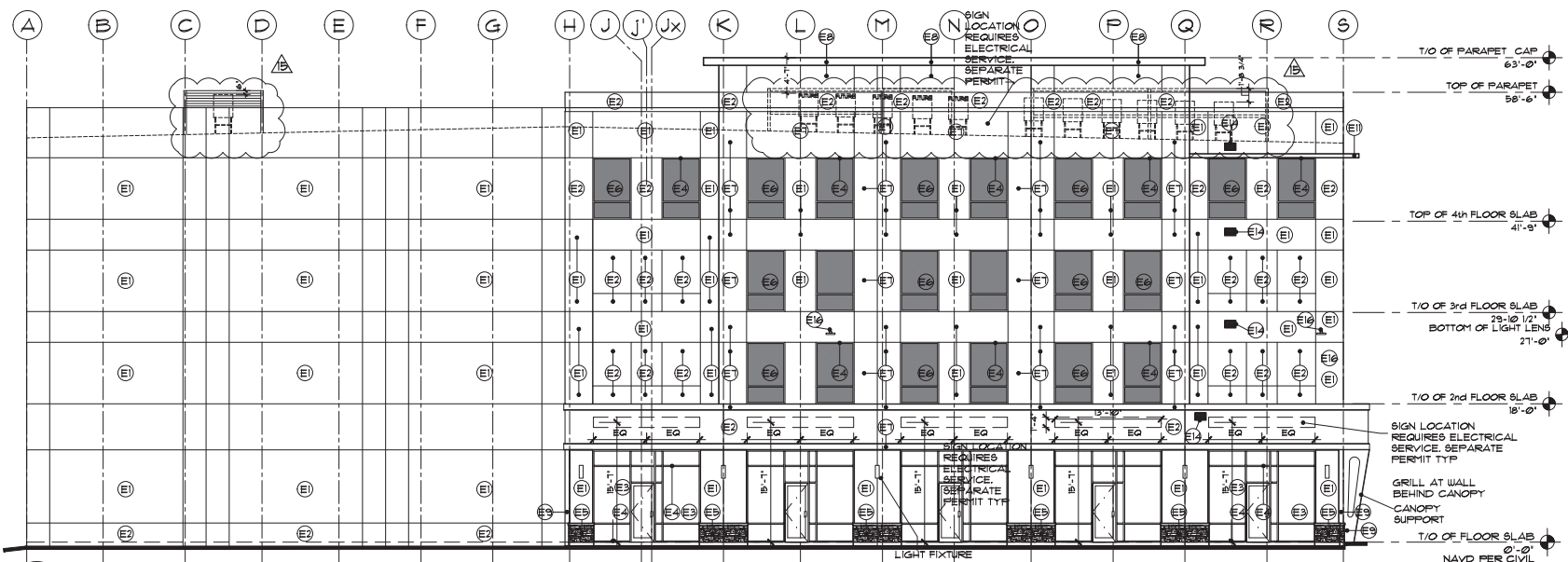
**KENNETH R. CARLSON - ARCHITECT, P.A.**  
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 DEERFIELD BEACH, FLORIDA 33442  
 PH. (954) 421 - 8848 FAX (954) 421 - 9929  
 e-mail: krc@krcarlson.com

- 11-18-18 ISSUED FOR COORDINATION
- 07-18-18 ISSUED FOR 85% COORDINATION
- 07-18-18 ISSUED FOR BUILDING PERMIT
- 10-11-18 ISSUED FOR FIELD RESPONSE
- 10-21-18 ISSUED FOR FIELD RESPONSE
- 11-10-18 ISSUED FOR FIELD RESPONSE RFI03
- 04-15-20 FIELD CHANGE
- 05-28-20 FIELD CHANGE
- 07-29-20 FIELD CHANGE
- 08-21-2020 FIELD CHANGE
- 7-09-2021 A44 SCREEN COORD.

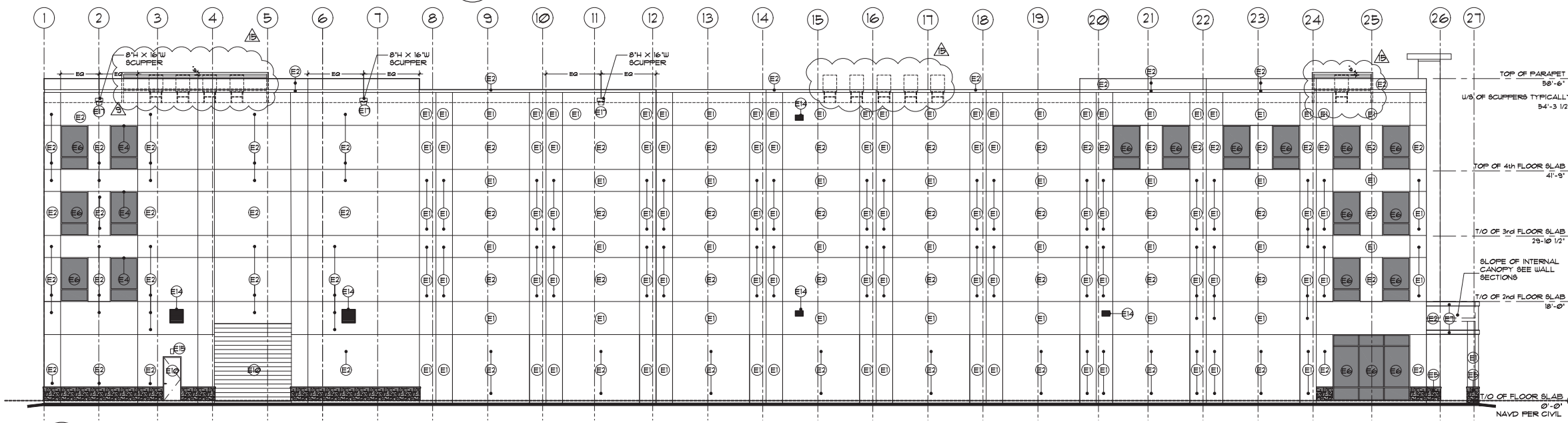
DRAWN BY: GGS/AS  
 CHECKED BY: KRC  
 DATE: 07-24-19  
 SCALE: AS NOTED  
 PROJECT #: 1909  
 CAD DWG FILE: A5.0

**Kenneth R. Carlson: A01094E00**  
 Digitally signed by Kenneth R. Carlson: A01094E00  
 E0000017353C  
 B8BDC0000000  
 Date: 2021.02.19  
 AR20190732-0507

SHEET OF  
**A5.0**  
 PAGE OF



**1 NORTH BUILDING ELEVATION**  
3/32"=1'-0"



**2 WEST BUILDING ELEVATION**  
3/32"=1'-0"

MARK	DESCRIPTION	MATCH MANUF.	FINISH SCHEDULE					REMARKS
			CATALOG NO.	COLOR	TYPE	FINISH	COATS	
E1	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 7063	NEBULOUS WHITE	EXTERIOR ACRYLIC	FLAT	2 OVER 1 PRIMER TEX-COTE XL10 ON TEX-COTE PRIMER - SOLVENT BASED	WHITE
E2	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 7065	ARGOS	EXTERIOR ACRYLIC	FLAT	2 OVER 1 PRIMER TEX-COTE XL10 ON TEX-COTE PRIMER - SOLVENT BASED	LIGHT GRAY
E3	STOREFRONT GLAZING	YKK	-	LIGHT GRAY	IMPACT	-	- IMPACT RATED	
E4	STOREFRONT FRAME	YKK	-	MILL	ANODIZED	-	BY MANUF. BY MANUF.	MILL
E5	CULTURED STONE	BORAL	-	-	-	-	STONE TO MATCH EXISTING RIVERBEND SIGN	-
E6	SPANDREL GLAZING	YKK 750	-	DARK GRAY	TEMP.	-	TEMP.	DARK GRAY
E7	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 7067	CITYSCAPE	EXTERIOR ACRYLIC	FLAT	2 OVER 1 PRIMER TEX-COTE XL10 ON TEX-COTE PRIMER - SOLVENT BASED	MEDIUM GRAY
E8	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 7069	IRON ORE	EXTERIOR ACRYLIC	FLAT	2 OVER 1 PRIMER TEX-COTE XL10 ON TEX-COTE PRIMER - SOLVENT BASED	DARK GRAY
E9	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	CUSTOM	WASABI GREEN	EXTERIOR ACRYLIC	FLAT	2 OVER 1 PRIMER TEX-COTE XL10 ON TEX-COTE PRIMER - SOLVENT BASED	LIGHT GREEN
E10	PAINTED DOORS AND FRAMES	SHERWIN WILLIAMS	SW 7065	ARGOS	EXTERIOR ENAMEL	GLOSS	2 OVER 1 PRIMER 2 COATS SHER-CRYL HIGH PERFORMANCE ON 1 COAT KEM BOND H5 PRIMER COLOR TO MATCH FINISH COAT	LIGHT GRAY
E11	CANTILEVERED CONC CANOPY	SHERWIN WILLIAMS	TO MATCH SW 7069	IRON ORE	KYNAR	GLOSS	BY MANUF. PREFINISHED	DARK GRAY
E12	CONC. TILT-UP CANOPY	SHERWIN WILLIAMS	SW 7065	ARGOS	EXTERIOR ACRYLIC	FLAT	2 OVER 1 PRIMER TEX-COTE XL10 ON TEX-COTE PRIMER - SOLVENT BASED	LIGHT GRAY
E13	STANDARD YCW FRAME W/ SPANDREL IMPACT	-	-	-	-	-	-	-
E14	ALUMINUM WALL GRILL SEE MECHANICAL DRAWINGS	-	-	TO MATCH PANEL COLOR	-	-	-	PAINTED ALUMINUM - NOA REQUIRED
E15	EXTERIOR VAGRANCY LIGHTING	-	-	-	-	-	-	-
E16	EXTERIOR VAGRANCY LIGHTING	-	-	-	-	-	-	-
E17	OVERFLOW SCUPPERS	-	-	-	-	-	-	FIGURE TYPE SA SEE PHOTOMETRICS PLAN CONFIRM MIN 2" MAX 4" FROM TOP OF ROOF MEMBRANE

RIVERBEND  
2401 WEST BROWARD  
FORT LAUDERDALE, FLORIDA 33312

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DEERFIELD BEACH, FLORIDA 33442  
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e-mail: krc@krcarlson.com

- Revisions:
- 11-19-18 ISSUED FOR COORDINATION
  - 12-18-18 ISSUED FOR 95% COORDINATION
  - 02-18-19 ISSUED FOR BUILDING PERMIT
  - 11-10-19 ISSUED FOR FIELD RESPONSE RFI031
  - 04-15-20 FIELD CHANGE
  - 05-28-20 FIELD CHANGE
  - 07-23-20 FIELD CHANGE
  - 08-21-2020 FIELD CHANGE
  - 02-05-2021 AHU SCREEN COORD.

DRAWN BY: GG/SAB  
CHECKED BY: KRC  
DATE: 07-24-19  
SCALE: AS NOTED  
PROJECT #: 19078  
CAD DWG FILE: A5.1

Kenneth R. Carlson signed  
Digitally signed by Kenneth R. Carlson: A010104E001094E0000017353CBBDDC0003DE7  
Date: 2021.02.19 12:22:58 -0500



ExtraSpace  
Storage

ExtraSpace Storage

South Elevation



East Elevation



East Elevation



North Elevation



West Elevation

Sec. 47-19.2.Z.1 - Accessory buildings, structures and equipment, general and Sec. 47-25.3.A.3.b.iii - Neighborhood compatibility requirements.

Requesting a variance to allow the existing permitted parapet and screening, which ranges in height from 56' – 6" to 63', to serve as adequate mechanical equipment screening in lieu of the requirements of Sections 47-19.2.Z.1 and 47-25.3.A.3.b.iii of the ULDR, which requires that the rooftop mechanical equipment screening be at least six (6) inches high above the top most surface of the roof mounted structure, for a total variance of a maximum range of 2' – 2.75."



<b>Site Address</b>	2401 W BROWARD BOULEVARD, FORT LAUDERDALE FL 33311	<b>ID #</b>	5042 05 50 0010
<b>Property Owner</b>	RIVERBEND STORAGE PROPERTY LLC	<b>Millage</b>	0312
<b>Mailing Address</b>	301 E LAS OLAS BLVD #200 FORT LAUDERDALE FL 33301	<b>Use</b>	10
<b>Abbr Legal Description</b>	RIVERBEND CORPORATE PARK 175-95 B PORTION OF PARCEL A DESC AS:COMM AT S MOST SE COR PAR A,W 134.16, NW 50.98, W 319.86 TO POB, W 84.44, SW 23.56, W 22.69 TO P/C, SWLY 35.65 TO P/R/C, SWLY 14.01, N 248.46, W 100.06, N 120, E 286.30, S 205 TO P/C,SWLY 19.20, S 132.88 TO POB, LESS POR DESC IN INSTR # 116549084 AKA:PARCEL A4, LESS FDOT PARCEL NO 171.1 PER SECT 86006-2501		

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)**.

\* 2021 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$1,382,330		\$1,382,330	\$1,382,330	
2020	\$1,382,330		\$1,382,330	\$1,382,330	\$26,512.10
2019	\$929,540	\$60,500	\$990,040	\$705,610	\$15,030.42

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$1,382,330	\$1,382,330	\$1,382,330	\$1,382,330
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$1,382,330	\$1,382,330	\$1,382,330	\$1,382,330
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$1,382,330	\$1,382,330	\$1,382,330	\$1,382,330

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/15/2019	SWD-D	\$2,500,000	115646247	\$18.00	76,796	SF
3/13/2014	SWD-D	\$5,900,000	112173106			
12/3/2013	QCD-D	\$310,800	112173104			
7/18/2012	CET-T	\$100	48969 / 29			
8/8/2003	WD	\$6,450,000	36614 / 734			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						77461		