

DEVELOPMENT PERMIT APPLICATION

The type of development permit(s) for which this form is applicable to as well as the corresponding fee schedule are described on Pages 5-7. Mandatory application documents and the required ancillary attachments for each type of request are on Pages 8-10. **Prior to the submission of an application, the applicant must contact the Planning and Zoning Division for an appointment at 954-630-4572.**

STAFF USE ONLY

Date Submitted: <u>10/10/2018</u>	Case No.
Project Name: <u>URBANA LOFTS</u>	
Folio No(s). <u>LOTS 23, 24, 25, 26 AND 27, BLOCK 47, OAKLAND PARK SECOND ADDITION, DAT BOOK 1, PAGE 39, BC, FLORIDA</u>	

GENERAL DATA - COMPLETE ALL SECTIONS

Address of property: <u>1027 - 1047 NE 34CT, OAKLAND PARK FL 33334</u>	
Legal Description: (or attach description) <u>ATTACHED</u>	
Gross Acres: <u>34,510 SQFT. 0.79 AC</u>	Net Acres: <u>27,509 SQFT. 0.63 AC</u>
Title to this Property has been held since: <u>JAN 2018</u>	Existing Zoning: <u>NEIGHBORHOODS</u>
Existing Use of Property [include no. and sq. ft. of existing structure(s)]: <u>1400 SQFT HOUSE, 1400 SQFT TRIPLEX</u>	
Proposed Use of Property (include no. and sq. ft. of proposed structure(s):	
Type of Development Permit(s) requested: <u>NEW CONSTRUCTION, 10 TOWNHOMES</u>	

OWNER/APPLICANT INFORMATION

(The undersigned has reviewed all instructions concerning the application and understands the application must be complete and accurate **prior** to staff review or Public Hearing(s). **Attach proof of ownership and owner's authorization for representative.**

Name of Property Owners: <u>ILL DOWNTOWN LLC</u>		Title: <u>ROBERT SAVORITI / MANAGING MEMBER</u>
Address: <u>2341 SW 27 TERRACE</u>		
City: <u>FT LAUDERDALE</u>	State: <u>FL</u>	Zip Code: <u>33312</u>
Phone: <u>954-224-5767</u>		
Signature: <u>[Signature]</u>		Signature: <u>[Signature]</u>
Email Address: <u>illdoitinc@aol.com</u>		Email Address: <u>illdoitinc@aol.com</u>
Name of Applicant's Representative: <u>SAME AS ABOVE</u>		
Address:		
City:	State:	Zip Code:
Office Phone:	Cell Phone:	
Email Address:		

URBANA lofts

Development Narrative

Here at IDI it is with great pleasure we propose our latest multi-family development directly in the “Neighborhoods” of your downtown district, our third within recent years. We started building in your communities in 1999 and now have over 130 units entitled, built and delivered over 6 developments in the area, all meeting and exceeding the guidelines of your development code. Urbana is a smart, walkable, livable and vibrant urban development that will bring life to Oakland Park’s downtown and vitality to all its occupants. Urbana is the kind of signature project that every “city on move” deserves, offering well-crafted affordable luxury and affordable pricing.

Urbana is located in the heart of the Oakland Park Main Street District on the beautiful 34 CT corridor at (1027 – 1047 NE 34 CT). Our new homeowners will enjoy all of what Oakland Park has to offer, walking parks, signature clay tennis courts, Jaco Pastorius Park events, main street shops and dining and easy access to mass transportation.

Urbana will consist of a (10) unit development which will include two types of living options within its unique urban architecture. Our “Urban Loft” will be constructed along the 34 CT corridor and will provide the true urban lifestyle experience of minimal maintenance, direct interaction with the community and front door access to all amenities the downtown district has to offer while meeting the city’s requirements for bringing the buildings closer to the street and taking all the parking out of direct view.

We are equally excited about the “Urban Home”, our more traditional town home living space on the inside of the property. This space essentially has no interaction with the street and will feature large backyards, a genuine expression of urban living with all the comforts of a traditional home with yard, yet all the benefits of a downtown lifestyle.

The units are two-story townhome offering approximately 2000 sq. feet under air, (2300 total), 3 bedrooms, 2 ½ baths and offer a full size two car garage. Our third bedroom/home office option will be open to the stairwell creating the loft. Having this work from home option is the niche in real estate and is an integral part of new urbanism and smart growth movement. The space typically most appropriate for “incubator” businesses, startups and professionals that do not have employees, making the purchase remarkably affordable considering that you can purchase a residence and eliminate the

need for an outside office at one reasonable price. We have seen a large portion of our clients taking advantage of this option, saving a lot of money and just as important offering the homeowner the opportunity to pursue two very important traditional American dreams, owning your own home and being your own boss.

A written explanation of how common site areas are to be maintained:

The common areas are to be maintained under the guidance of the soon to be drafted Urbana Lofts Home Owners Association, which would include but not limited to, weekly maintenance of the grass and landscaping, irrigation repairs, site lighting maintenance, etc. A management company will be placed under contract to oversee the associations operations. In addition, reserves will be collected in order to make capital improvements down the road, which could include painting, cleaning and roof replacement.

A written statement of methods that would be used to conserve energy for the built project

Urbana meets will meet and exceed the required energy calculation's regarding insulation and mechanical equipment. We are using LED bulbs inside and for the outside lighting, zero blacktop all paver drives to eliminate the blacktop effect., low flow faucets and toilets, Low E impact glass, majority of windows are on the north and south side of the buildings only receiving indirect light and limited east and west window exposure to take advantage of daylighting. All appliances will meet energy star rating and over 2 dozen trees and palms that will offer shading to buildings.

An elevation certificate for the site:

The proposed site elevation is 7.5 and can be found on C-1 of the civil drawings. Average grade currently at site is 6.0 which can be seen on the civil plans as well as the survey.

The location of the nearest fire hydrants on a plan drawing

Will provide

Fire truck turning radius on a plan drawing:

We had a few preliminary meetings with Mr. John Preston and Mrs. Pam Archacki in regards to the improvements needed and direction that we would need in order to create a preliminary site plan adequate to meet the Oakland Park Fire Code.

In our efforts to maximize the use of the development we determined a one way in access and one way out access was the most efficient. With that said we determined that the fire trucks would not have to pass through the development but rather just need to pull up into the development and then backing out, therefore, no turning radius on plan.

In return we re-located some of the front doors on the back building to meet the fire code that all front doors would be within 50 ft. of the truck and we will be sprinkling the center unit which did not meet the requirement.

Working closely with Mr. Preston's team we were able to come up with a plan that will have as minimal impact as possible to the city improvements that are already in place and available to us.

You can see where we proposed the extra meter to the center back unit on C-1 of the civil drawings.

Locations of trash/recycling areas and screening methods

As we have in all our multifamily developments the city has approved and we require our homeowners through the homeowner documents to keep their trash and recyclable receptacles in their garage space then brought out to the street side for pick up day of pick up.

Fencing plan (location and fence types with diagrams)

Fencing plan is on the site plan, attached you will find a detail of the wooden fence (board on board) to be used.

Additional mentions:

Landscape note to Kevin Woodall. Mr. Woodall in your tree mitigation process please note that tree # 1 and #2 on the plan were listed, but are not on the proposed site and to not calculate into your replacement plan, we will not be removing, thank you.

Thank you and we look forward to building another amazing product in the city.

IDI Downtown llc.

Robert Saporiti

Prepared by:

Mary M. Earnest, Esq.
Earnest Tighe Law Firm, P.A.
103 NE 4th Street
Fort Lauderdale, FL 33304
954-525-5644
File Number: 2017-0509

Return to:

Tyler A. Gold, P.A.
1250 South Pine Island Road
Suite 450
Plantation, FL 33324
954-565-5577
TG18-1527
Parcel Identification No. 4942-23-05-0920

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 12th day of January, 2018 between Gregory Love, a married man and Richard W. Love, a married man whose post office address is 2341 SW 27th Terrace, Fort Lauderdale, FL 33312 of the County of Broward, State of Florida, grantor*, and IDI Downtown, LLC, a Florida Limited Liability Company whose post office address is 1027 NE 34th Court, Oakland Park, FL 33334 of the County of Broward, State of Florida, grantee*,

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

Lots 25, 26 and 27, Block 47 of OAKLAND PARK SECOND ADDITION, according to the Plat thereof as recorded in Plat Book 1, Page 39, of the Public Records of Broward County, Florida.

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor, Gregory Love, warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Gregory Love's residence and homestead address is: 1042 NE 34th Court, Oakland Park, FL 33334.

Grantor, Richard W. Love, warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Richard W. Love's residence and homestead address is: 5160 Highland Road, Gainesville, GA 30506.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Marta Esquivel
Witness Signature: Marta Esquivel
Witness Name: Marta Esquivel

Richard W. Love
Richard W. Love

Jessica Reddick
Witness Signature: Jessica Reddick
Witness Name: Jessica Reddick

State of Georgia
County of Hall

The foregoing instrument was acknowledged before me this 3th day of January, 2018 by **Richard W. Love**, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Marta Esquivel
Notary Public
Printed Name: Marta Esquivel
My Commission Expires: May 7, 2021

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Signed, sealed and delivered in our presence:

[Signature]
Witness Signature: Diana Ruiz
Witness Name: Diana Ruiz

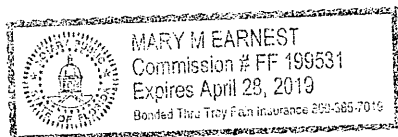
[Signature]
Gregory Love

[Signature]
Witness Signature:
Witness Name: MARY M EARNEST

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 9th day of January, 2018 by Gregory Love, who ☐ is personally known or [X] has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: MARY M EARNEST

My Commission Expires: 4/28/2019

Prepared by:

Mary M. Earnest, Esq.
Earnest Tighe Law Firm, P.A.
103 NE 4th Street
Fort Lauderdale, FL 33304
954-525-5644
File Number: 2018-0286

Return to:

Tyler A. Gold, P.A.
1250 South Pine Island Road
Suite 450
Plantation, FL 33324
954-565-5577

Ten 181560
Parcel Identification No. 4942-23-05-0910

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 13th day of June, 2018 between Gregory Love, a married man whose post office address is 1042 NE 34th Court, Oakland Park, FL 33334 of the County of Broward, State of Florida, grantor*, and Robert Saporiti, a single man whose post office address is 2341 S.W. 27th Terrace, Fort Lauderdale, FL 33312 of the County of Broward, State of Florida, grantee*,

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

Lot(s) 23 and 24, Block 47. of OAKLAND-PARK SECOND ADDITION, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 39 of the Public Records of Broward County, Florida.

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 1042 NE 34th Court, Oakland Park, FL 33334.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Witness Name: Mary M. Earnest

Witness Name: Cathy Mitchell

Gregory Love (Seal)

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 13 day of JUNE, 2018 by Gregory Love, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: Mary M. Earnest

My Commission Expires: 4/28/2019

Lobbyist Portal

Lobbyist Portal (/)

Lobbyist Portal

Name	Tait, Ralph
Company	Ralph Tait Architect, Inc
Phone	954-592-2841
Address	11820 Miramar Parkway Suite 121 Miramar, FL 33025
Email	rtait@rtarchitectinc.com
Created	10/05/2018

No Contacts Registered

Project Name: Urbana Lofts

Application No.: CD-

**CITY OF OAKLAND PARK
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR A CONCURRENCY REVIEW**

SERVICE DEMAND ANALYSIS

In order to ensure compliance (consistency and concurrency) with the requirements of the Comprehensive Plan, a development permit shall not be approved unless there is sufficient available design capacity to sustain the required levels of service as established in the City of Oakland Park Comprehensive Plan. In addition to all other requirements, all requests or applications for development permits, unless exempt, must be reviewed for impact on the following public services. REFER TO ATTACHED TABLES.

(Complete the following:)

<u>SERVICE DEMANDS BY TYPE</u>	<u>CURRENT USE</u>	<u>PROPOSED USE</u>
1. Potable Water - Consumption	<u>915</u> gpd	<u>2700</u> gpd
2. Potable Water - Fire Flow Contact Fire Marshal at 561-6113 & see attached)	<u>1000</u> gpm	<u>1500</u> gpm
3. Sanitary Sewer	<u>765</u> gpd	<u>2250</u> gpd
4. Solid Waste	<u>26.7</u> lbs	<u>89</u> lbs
5. Traffic - Broward County TRIPS Table, or Traffic Study (applicant attach)	<u>2.12</u> trips <u> </u> trips	<u>6.6</u> trips <u> </u> trips
6. Drainage - 1st Floor Elevation (per Article X of Chapter 24)	<u>7.5</u> feet	<u>7.5</u> feet
Roadway Crown above mean sea level	<u>6.5</u> feet	<u>6.5</u> feet
7. Recreation at 3 acres per 1,000 population	<u>0.0285</u> acres	<u>0.09</u> acres
8. School Sites and Facilities (see attached application)	*The City cannot approve a development permit that generates one (1) or more students or is not exempt or vested from the requirements of public school concurrency, until the School Board has reported that the school concurrency requirement has been satisfied.	

(Complete 7. Above for residential development only)

ADDITIONAL INFORMATION:

A BUILDING PERMIT APPLICATION MUST BE SUBMITTED WITHIN 18 MONTHS OF SITE PLAN APPROVAL TO PRESERVE ANY APPROVED CONCURRENCY RESERVATION.

