

# 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

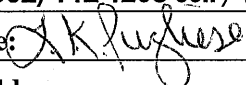
Date Submitted: <b>3/28/2019</b>	Case No. <b>CD19-09R2CU</b>
Project Name: <b>Safe &amp; Secure Self-Storage at Oakland Park</b>	
Folio No(s). <b>494220040071, 0080</b>	

## GENERAL DATA – COMPLETE ALL SECTIONS

Address of property: <b>2203 W. Oakland Park Blvd. Oakland Park, FL 33311</b>	
Legal Description: (or attach description) <b>see attached.</b>	
Gross Acres: <b>2.53</b>	Net Acres: <b>2.53</b>
Title to this Property has been held since: <b>9/2016</b>	Existing Zoning: <b>B-1</b>
Existing Use of Property [include no. and sq. ft. of existing structure(s)]: <b>Vacant Land</b>	
Proposed Use of Property (include no. and sq. ft. of proposed structure(s)): <b>110,050 S.F. self storage facility</b>	
Type of Development Permit(s) requested: <b>Request for rezoning from B-1 to B-3, Conditional Use and site plan approval for 110.050 SF, limited-access self-storage facility.</b>	

## 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: <b>Oakland Lakes Blvd, LLC</b>		Title:
Address: <b>101 Pugliese Way, 2nd Floor</b>		
City: <b>Delray Beach</b>	State: <b>Florida</b>	Zip Code: <b>33444</b>
Phone: <b>(561) 441-4203 cell / (561) 454-1625 direct line</b>		<b>(Alejandro Zurita, authorized representative)</b>
Signature: 		Signature:
Email Address:		Email Address: <b>azurita@puglieseco.com</b>
Name of Applicant's Representative: <b>Jay Huebner, P.E. - HSQ Group, Inc.</b>		
Address: <b>1001 Yamato Road, Suite 105</b>		
City: <b>Boca Raton</b>	State: <b>Florida</b>	Zip Code: <b>33431</b>
Office Phone: <b>561-392-0221</b>	Cell Phone:	
Email Address: <b>Jay@hsqgroup.net</b>		

**RECEIVED**

**MAR 28 2019**

**City of Oakland Park  
Planning & Zoning Division**

## **EXHIBIT A**

Property Description: 2203 West Oakland Park Blvd., Oakland Park, FL 33311

Legal Description:

A portion of Tracts G and H, OAKLAND LAKES, according to the Plat thereof as recorded in Plat Book 111, Page(s) 7, of the Public Records of Broward County, Florida; being more particularly described as follows:

Commencing at the Southeast corner of said Tract H; thence South 89°05'55" West, along a line parallel with and 72.00 feet North of as measured at right angles to the South line of the Southeast One-Quarter (SE 1/4) of Section 20, Township 49 South, Range 42 East, a distance of 53.40 feet; thence North along a line parallel with and 53.39 feet West of the East line of said Tract H, a distance of 131.02 feet to the Point of Beginning of this description; said point also being on the South line of that certain Ingress and egress easement described in Official Records Book 13439, Pages 730 through 787 of the Public Records of Broward County, Florida; thence South 89°05'40" West, a distance of 425.63 feet to the point of curvature of a circular curve to the left; thence Southwesterly and Southerly along the arc of said curve, having a radius of 26.00 feet, a central angle of 89°02'10" and an arc distance of 40.40 feet to the point of tangency; thence South 00°03'30" West, a distance of 31.22 feet to the point of curvature of a circular curve to the right; thence Southwesterly and Westerly along the arc of said curve having a radius of 50.00 feet, a central angle of 82°39'45" and an arc distance of 72.14 feet, the last four described courses being coincident with the South line of said certain Ingress and egress easement described in Official Records Book 13439, Pages 730 through 787; thence South 00°00'02" East, a distance of 33.34 feet; thence South 89°05'55" West, along a line parallel with and 64.00 feet North of as measured at right angles to the South line of the Southeast One-Quarter (SE 1/4) of Section 20 a distance of 24.68 feet; thence North 00°00'002" West, along a line parallel with and 113.18 feet West of as measured at right angles to the West line of said Tract H, a distance of 336.00 feet; thence North 89°05'44" East, along the North line of said Tracts G and H, a distance of 519.76 feet; thence South 00°02'40" West, along a line parallel with and 53.39 feet West of as measured at right angles to the West line of said Tract H, a distance of 197.01 feet to the Point of Beginning.



**MARTY KIAR**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

Site Address	NW 23 TERRACE, OAKLAND PARK FL 33309	ID #	4942 20 04 0080
Property Owner	OAKLAND LAKES BOULEVARD LLC	Millage	1712
Mailing Address	101 PUGLIESE WAY 2FL DELRAY BEACH FL 33444	Use	10
Abbr Legal Description	OAKLAND LAKES 111-7 B TR H LESS POR OF SAID TR & VACATED OAKLAND PARK BLVD ADJ DESC AS COMM SE COR OF H,W 53.40 TO POB,W 17.95,S 12,W 142,NW 78.23,NWLY 101.81,WLY 154.97,NLY 33.32,NELY ARC DIST 72.11,N 31.20,NELY ARC DIST 40.43,ELY 425,SLY 131.02 TO POB & LESS E 53.39 OF TR H		

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					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$480,890		\$480,890	\$480,890	
2018	\$480,890		\$480,890	\$480,890	\$10,151.75
2017	\$480,890		\$480,890	\$480,890	\$10,351.66

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$480,890	\$480,890	\$480,890	\$480,890
Portability	0	0	0	0
Assessed/SOH	\$480,890	\$480,890	\$480,890	\$480,890
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$480,890	\$480,890	\$480,890	\$480,890

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/22/2016	SW*-E	\$660,000	113952500	\$6.00	80,148	SF
9/10/2010	D*-T	\$100	47385 / 826			
4/5/1994	SW*	\$3,000,000	21976 / 679			
12/1/1985	TD*	\$866,800	11295 / 965			
				Adj. Bldg. S.F.		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
17						OP		
L								
1						6.53		



**MARTY KIAR  
BROWARD  
COUNTY  
PROPERTY APPRAISER**

Site Address	W OAKLAND PARK BOULEVARD, OAKLAND PARK FL 33309	ID #	4942 20 04 0071
Property Owner	OAKLAND LAKES BOULEVARD LLC	Millage	1712
Mailing Address	101 PUGLIESE WAY 2FL DELRAY BEACH FL 33444	Use	10
Abbr Legal Description	OAKLAND LAKES 111-7 B PORTION OF TR G DESC AS,BEG SE COR OF SAID TR,NLY 328.04,WLY 113.19,S 340.04,ELY 83.18,NLY 12 ELY 30.19 TO POB LESS POR OF TR G & VACATED OAKLAND PARK BLVD ADJ DESC WITHIN THE FOL, COMM AT SE COR TR H,W 71.35, S 12,W 142,WLY 78.23 TO POB, NWLY 101.81,WLY 154.97,NLY 33.32,NELY ARC DIST OF 72.11, N 31.20 TO P/C,NELY ARC DIST OF 40.43 TO P/T,ELY 187.60,S 141.28 TO POB		

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					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$247,780	\$2,500	\$250,280	\$250,280	
2018	\$247,780		\$247,780	\$247,780	\$5,475.63
2017	\$247,780		\$247,780	\$247,780	\$5,578.62

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$250,280	\$250,280	\$250,280	\$250,280
Portability	0	0	0	0
Assessed/SOH	\$250,280	\$250,280	\$250,280	\$250,280
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$250,280	\$250,280	\$250,280	\$250,280

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/22/2016	SW*-E	\$660,000	113952500	\$8.25	30,034	SF
9/10/2010	D*-T	\$100	47385 / 826			
4/5/1994	SW*	\$3,000,000	21976 / 679			
7/1/1986	QCD	\$100	11295 / 965			
				Adj. Bldg. S.F. (Card, Sketch)		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
17						OP		
L								
1						6.28		

This instrument prepared by:  
Adrienne Fonticciella Torres, Esquire  
FirstBank Florida  
701 Waterford Way, Suite 800  
Miami, Florida 33126

Property ID # 4942 20 04 0071 and  
#4942 20 04 0080

## **SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 22<sup>nd</sup> day of September, 2016, between **FIRSTBANK PUERTO RICO**, a banking corporation organized under the laws of the Commonwealth of Puerto Rico, successor by merger with FirstBank Florida, doing business in Florida as FirstBank Florida, whose address is 701 Waterford Way, Suite 800, Miami, Florida 33126 as **GRANTOR**, and **OAKLAND LAKES BOULEVARD, LLC**, , a Florida limited liability company, whose address is 101 Pugliese's Way, 2<sup>nd</sup> Floor, Delray Beach, FL 33444, as **GRANTEE**.

(WHEREVER used herein, the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

WITNESSETH: The GRANTOR, for in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE all that certain land situated in Broward County, Florida, to wit:

**See Exhibit "A" attached hereto and made a part hereof**

This conveyance is subject to the following:

1. Taxes for the year 2016 and subsequent years.
2. Applicable Zoning, restrictions and provisions imposed by governmental authority, if any.
3. Conditions, limitations, restrictions, and easements in the public record, but this provision shall not operate to re-impose same.

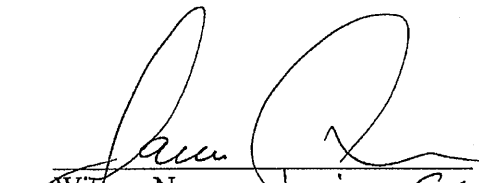

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

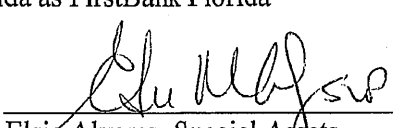
TO HAVE AND TO HOLD the same in fee simple forever.

AND the GRANTOR hereby covenants with said GRANTEE that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land for any acts of GRANTOR and will defend the same against the lawful claims of all persons claiming by, through or under the said GRANTOR.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to execute in its name, and its corporate seal to be hereunto, by its proper officers thereunto duly authorized, the day and year first above written.

FIRSTBANK PUERTO RICO, a banking corporation organized under the laws of the Commonwealth of Puerto Rico, successor by merger with FirstBank Florida, doing business in Florida as FirstBank Florida


  
 Witness Name: Javier Gruneiro  
  
 Witness Name: Lourdes F. Cardona

By:   
 Elsie Alvarez, Special Assets  
 Senior Vice President

(Corporate Seal)

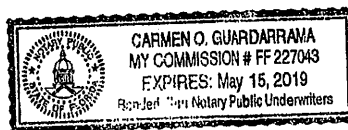
State of Florida                    }  
 County of Miami-Dade         }

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of September, 2016, by Elsie Alvarez, as Special Assets Senior Vice President of FIRSTBANK PUERTO RICO, a banking corporation organized under the laws of the Commonwealth of Puerto Rico, successor by merger with FirstBank Florida, doing business in Florida as FirstBank Florida, on behalf of corporation. She [x] is personally known to me or [ ] produced a driver's license as identification.

  
 Notary Public, State of Florida  
 Printed Name: \_\_\_\_\_

My Commission Expires:

(SEAL)



## EXHIBIT A

Property Description: 2203 West Oakland Park Blvd., Oakland Park, FL 33311

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To Whom It May Concern:

Sincerely,

By: L.K. Pugliese  
Laura K. Pugliese, Manager

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Laura K. Pugliese, as the manager of Oakland Lakes Boulevard, LLC, who is personally known to me.

\_\_\_\_\_  
Notary Public


 Notary Public State of Florida  
 Doug Marek  
 My Commission GG 232821  
 Expires 08/15/2022

101 Pugliese's Way, Suite 200, Delray Beach, FL 33444




To Whom It May Concern:

Sincerely,

By: L. K. Pugliese  
Laura K. Pugliese, Manager

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Laura K. Pugliese, as the manager of Oakland Lakes Boulevard, LLC, who is personally known to me.



Notary Public State of Florida  
Doug Marek  
My Commission GG 232821  
Expires 08/15/2022

Typed, printed or stamped name of Notary Public

101 Pugliese's Way, Suite 200, Delray Beach, FL 33444