

# 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>9-26-19</b>        | Case No. |
| Project Name: <b>CD 19-26 DMVD/CV</b> |          |
| Folio No(s).                          |          |

**3554 - 3558 NE 12<sup>th</sup> / 3560 - 3580 NE 12<sup>th</sup> Ave.**

## GENERAL DATA - COMPLETE ALL SECTIONS

|                                                                                                              |                  |
|--------------------------------------------------------------------------------------------------------------|------------------|
| Address of property: <b>3554-3580 NE 12<sup>th</sup> Ave Oakland Park, FL 33334</b>                          |                  |
| Legal Description: (or attach description) <b>Attached 2 Buildings Joined</b>                                |                  |
| Gross Acres:                                                                                                 | Net Acres:       |
| Title to this Property has been held since: <b>4/9/2019</b>                                                  | Existing Zoning: |
| Existing Use of Property [include no. and sq. ft. of existing structure(s)]: <b>Office/warehouse [59485]</b> |                  |
| Proposed Use of Property (include no. and sq. ft. of proposed structure(s)): <b>Restaurant/Bar [59485]</b>   |                  |
| Type of Development Permit(s) requested:                                                                     |                  |

## 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>DDB Investments Inc</b>                                            |                  | Title: <b>owner / David Bowles</b> |
| Address: <b>3554-3558 AND 3560-3580 NE 12<sup>th</sup> Ave.</b>                                |                  |                                    |
| City: <b>Oakland Park</b>                                                                      | State: <b>FL</b> | Zip Code: <b>33334</b>             |
| Phone: <b>954-857-6302</b>                                                                     |                  |                                    |
| Signature:  |                  | Signature:                         |
| Email Address: <b>David @ elite stages.com</b>                                                 |                  | Email Address:                     |
| Name of Applicant's Representative:                                                            |                  |                                    |
| Address:                                                                                       |                  |                                    |
| City:                                                                                          | State:           | Zip Code:                          |
| Office Phone:                                                                                  | Cell Phone:      |                                    |
| Email Address:                                                                                 |                  |                                    |

August 28, 2019

To the distinguished members,

I have attached a DRC application for your review and consideration. I purchased the building in consideration, 3554-3580 ne 12<sup>th</sup> ave this year and have performed some renovations already trying to at least clean up the curb appeal. I have removed four office/warehouse tenants and am replacing them with hopefully retail and restaurant tenants.

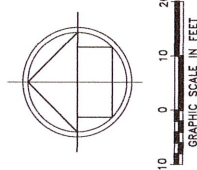
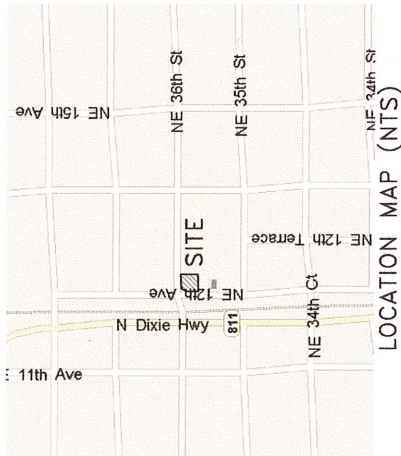
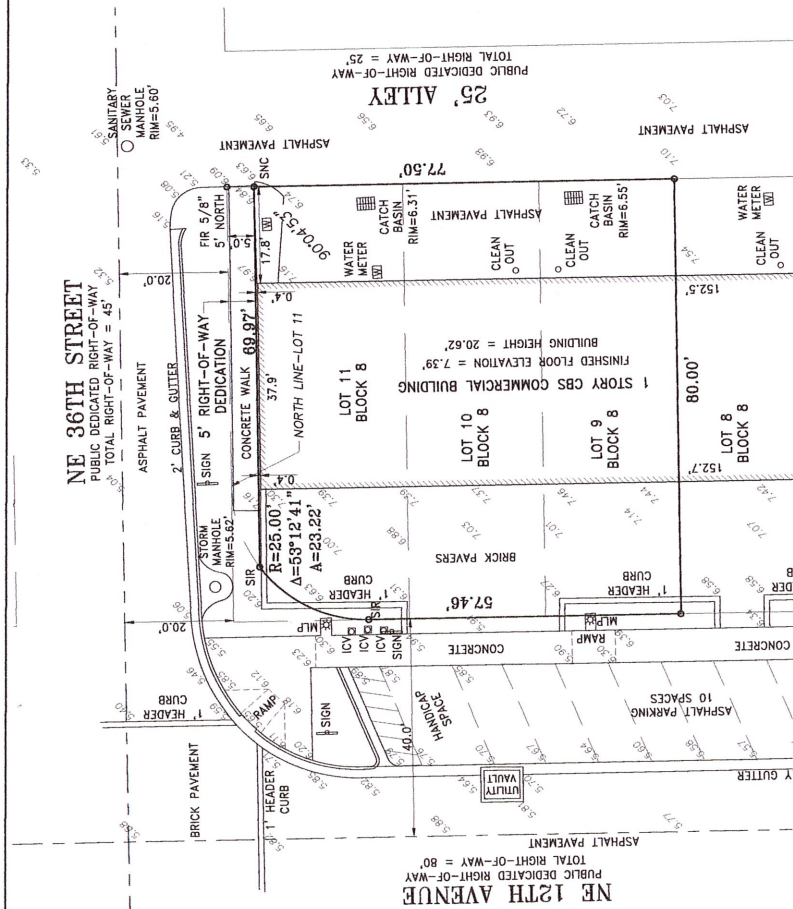
I am requesting this change of use from office/warehouse to a restaurant/bar designation, as that is in line with my and most of the city member's vision. The current building has a paver courtyard with no lighting, greenery, drainage, shade or appeal. I have hired an architect to create a new courtyard to include all of the above and hope to realize a more "park like" setting for passer bys and patrons to the businesses in my buildings. This investment is well over \$100,000 and half a year's time of work from start to finish.

I am here for any questions or concerns you may have and appreciate your consideration.

A handwritten signature in dark ink, appearing to read 'David D. Bowles', with a large, stylized loop at the beginning and a long, horizontal flourish extending to the right.

David D. Bowles  
DDBinvestments, INC.

ALTA/NSPS LAND TITLE SURVEY



NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON COMMITMENT FOR TITLE INSURANCE ISSUED BY -----, (FILE NUMBER: -----)
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. BENCHMARK DESCRIPTION : BROWARD COUNTY BENCHMARK #0563 ELEVATION = 5.60' (NAVD88)

LEGEND:

- CD CONCRETE  
CNC CONC  
ELEC ELECTRICAL  
FR/PG FIELD BOOK AND PAGE  
SIR SET 5/8" IRON ROD & CAP #6448  
SNC SET NAIL & CAP #6448  
FIR FOUND IRON PIPE  
FNC FOUND NAIL & CAP  
FND FOUND NAIL & DISK  
FND FOUND NAIL & DISK  
M/D.C.R. MAM/DARE COUNTY RECORDS  
B.C.R. BROWARD COUNTY RECORDS  
FPL FLORIDA POWER & LIGHT  
G.P.L. GREEN PINE TREE LIGHT  
OVERHEAD UTILITY LINES  
WM WATER METER  
WM WATER METER  
WPP WOOD POWER POLE  
MLP METAL LIGHT POLE  
MLP METAL LIGHT POLE  
CONC CONCRETE  
GAS GAS VALVE  
RADIUS  
GEN. GENERATOR  
PROP. PROPANE TANK  
ACSM AMERICAN CONGRESS ON SURVEYING & MAPPING  
ORB OFFICIAL RECORDS BOOK  
UNIT. SQUARE FEET  
CUM. CUBIC FEET  
B.H. BOREHOLE  
GR ELEV. GROUND ELEVATION

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE 2015 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS SURVEYS, AS SET FORTH IN THE FLORIDA STATUTES, CHAPTER 461, F.S., AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5A, 6A, 6B, 6C, 6D, 6E, 6F, 6G, 6H, 6I, 6J, 6K, 6L, 6M, 6N, 6O, 6P, 6Q, 6R, 6S, 6T, 6U, 6V, 6W, 6X, 6Y, 6Z, 6AA, 6AB, 6AC, 6AD, 6AE, 6AF, 6AG, 6AH, 6AI, 6AJ, 6AK, 6AL, 6AM, 6AN, 6AO, 6AP, 6AQ, 6AR, 6AS, 6AT, 6AU, 6AV, 6AW, 6AX, 6AY, 6AZ, 6BA, 6BB, 6BC, 6BD, 6BE, 6BF, 6BG, 6BH, 6BI, 6BJ, 6BK, 6BL, 6BM, 6BN, 6BO, 6BP, 6BQ, 6BR, 6BS, 6BT, 6BU, 6BV, 6BW, 6BX, 6BY, 6BZ, 6CA, 6CB, 6CC, 6CD, 6CE, 6CF, 6CG, 6CH, 6CI, 6CJ, 6CK, 6CL, 6CM, 6CN, 6CO, 6CP, 6CQ, 6CR, 6CS, 6CT, 6CU, 6CV, 6CW, 6CX, 6CY, 6CZ, 6DA, 6DB, 6DC, 6DD, 6DE, 6DF, 6DG, 6DH, 6DI, 6DJ, 6DK, 6DL, 6DM, 6DN, 6DO, 6DP, 6DQ, 6DR, 6DS, 6DT, 6DU, 6DV, 6DW, 6DX, 6DY, 6DZ, 6EA, 6EB, 6EC, 6ED, 6EE, 6EF, 6EG, 6EH, 6EI, 6EJ, 6EK, 6EL, 6EM, 6EN, 6EO, 6EP, 6EQ, 6ER, 6ES, 6ET, 6EU, 6EV, 6EW, 6EX, 6EY, 6EZ, 6FA, 6FB, 6FC, 6FD, 6FE, 6FF, 6FG, 6FH, 6FI, 6FJ, 6FK, 6FL, 6FM, 6FN, 6FO, 6FP, 6FQ, 6FR, 6FS, 6FT, 6FU, 6FV, 6FW, 6FX, 6FY, 6FZ, 6GA, 6GB, 6GC, 6GD, 6GE, 6GF, 6GG, 6GH, 6GI, 6GJ, 6GK, 6GL, 6GM, 6GN, 6GO, 6GP, 6GQ, 6GR, 6GS, 6GT, 6GU, 6GV, 6GW, 6GX, 6GY, 6GZ, 6HA, 6HB, 6HC, 6HD, 6HE, 6HF, 6HG, 6HH, 6HI, 6HJ, 6HK, 6HL, 6HM, 6HN, 6HO, 6HP, 6HQ, 6HR, 6HS, 6HT, 6HU, 6HV, 6HW, 6HX, 6HY, 6HZ, 6IA, 6IB, 6IC, 6ID, 6IE, 6IF, 6IG, 6IH, 6II, 6IJ, 6IK, 6IL, 6IM, 6IN, 6IO, 6IP, 6IQ, 6IR, 6IS, 6IT, 6IU, 6IV, 6IW, 6IX, 6IY, 6IZ, 6JA, 6JB, 6JC, 6JD, 6JE, 6JF, 6JG, 6JH, 6JI, 6JJ, 6JK, 6JL, 6JM, 6JN, 6JO, 6JP, 6JQ, 6JR, 6JS, 6JT, 6JU, 6JV, 6JW, 6JX, 6JY, 6JZ, 6KA, 6KB, 6KC, 6KD, 6KE, 6KF, 6KG, 6KH, 6KI, 6KJ, 6KK, 6KL, 6KM, 6KN, 6KO, 6KP, 6KQ, 6KR, 6KS, 6KT, 6KU, 6KV, 6KW, 6KX, 6KY, 6KZ, 6LA, 6LB, 6LC, 6LD, 6LE, 6LF, 6LG, 6LH, 6LI, 6LJ, 6LK, 6LL, 6LM, 6LN, 6LO, 6LP, 6LQ, 6LR, 6LS, 6LT, 6LU, 6LV, 6LW, 6LX, 6LY, 6LZ, 6MA, 6MB, 6MC, 6MD, 6ME, 6MF, 6MG, 6MH, 6MI, 6MJ, 6MK, 6ML, 6MN, 6MO, 6MP, 6MQ, 6MR, 6MS, 6MT, 6MU, 6MV, 6MW, 6MX, 6MY, 6MZ, 6NA, 6NB, 6NC, 6ND, 6NE, 6NF, 6NG, 6NH, 6NI, 6NJ, 6NK, 6NL, 6NM, 6NO, 6NP, 6NQ, 6NR, 6NS, 6NT, 6NU, 6NV, 6NW, 6NX, 6NY, 6NZ, 6OA, 6OB, 6OC, 6OD, 6OE, 6OF, 6OG, 6OH, 6OI, 6OJ, 6OK, 6OL, 6OM, 6ON, 6OO, 6OP, 6OQ, 6OR, 6OS, 6OT, 6OU, 6OV, 6OW, 6OX, 6OY, 6OZ, 6PA, 6PB, 6PC, 6PD, 6PE, 6PF, 6PG, 6PH, 6PI, 6PJ, 6PK, 6PL, 6PM, 6PN, 6PO, 6PP, 6PQ, 6PR, 6PS, 6PT, 6PU, 6PV, 6PW, 6PX, 6PY, 6PZ, 6QA, 6QB, 6QC, 6QD, 6QE, 6QF, 6QG, 6QH, 6QI, 6QJ, 6QK, 6QL, 6QM, 6QN, 6QO, 6QP, 6QQ, 6QR, 6QS, 6QT, 6QU, 6QV, 6QW, 6QX, 6QY, 6QZ, 6RA, 6RB, 6RC, 6RD, 6RE, 6RF, 6RG, 6RH, 6RI, 6RJ, 6RK, 6RL, 6RM, 6RN, 6RO, 6RP, 6RQ, 6RR, 6RS, 6RT, 6RU, 6RV, 6RW, 6RX, 6RY, 6RZ, 6SA, 6SB, 6SC, 6SD, 6SE, 6SF, 6SG, 6SH, 6SI, 6SJ, 6SK, 6SL, 6SM, 6SN, 6SO, 6SP, 6SQ, 6SR, 6SS, 6ST, 6SU, 6SV, 6SW, 6SX, 6SY, 6SZ, 6TA, 6TB, 6TC, 6TD, 6TE, 6TF, 6TG, 6TH, 6TI, 6TJ, 6TK, 6TL, 6TM, 6TN, 6TO, 6TP, 6TQ, 6TR, 6TS, 6TT, 6TU, 6TV, 6TW, 6TX, 6TY, 6TZ, 6UA, 6UB, 6UC, 6UD, 6UE, 6UF, 6UG, 6UH, 6UI, 6UJ, 6UK, 6UL, 6UM, 6UN, 6UO, 6UP, 6UQ, 6UR, 6US, 6UT, 6UU, 6UV, 6UW, 6UX, 6UY, 6UZ, 6VA, 6VB, 6VC, 6VD, 6VE, 6VF, 6VG, 6VH, 6VI, 6VJ, 6VK, 6VL, 6VM, 6VN, 6VO, 6VP, 6VQ, 6VR, 6VS, 6VT, 6VU, 6VV, 6VW, 6VX, 6VY, 6VZ, 6WA, 6WB, 6WC, 6WD, 6WE, 6WF, 6WG, 6WH, 6WI, 6WJ, 6WK, 6WL, 6WM, 6WN, 6WO, 6WP, 6WQ, 6WR, 6WS, 6WT, 6WU, 6WV, 6WW, 6WX, 6WY, 6WZ, 6XA, 6XB, 6XC, 6XD, 6XE, 6XF, 6XG, 6XH, 6XI, 6XJ, 6XK, 6XL, 6XM, 6XN, 6XO, 6XP, 6XQ, 6XR, 6XS, 6XT, 6XU, 6XV, 6XW, 6XX, 6XY, 6XZ, 6YA, 6YB, 6YC, 6YD, 6YE, 6YF, 6YG, 6YH, 6YI, 6YJ, 6YK, 6YL, 6YM, 6YN, 6YO, 6YP, 6YQ, 6YR, 6YS, 6YT, 6YU, 6YV, 6YW, 6YX, 6YY, 6YZ, 6ZA, 6ZB, 6ZC, 6ZD, 6ZE, 6ZF, 6ZG, 6ZH, 6ZI, 6ZJ, 6ZK, 6ZL, 6ZM, 6ZN, 6ZO, 6ZP, 6ZQ, 6ZR, 6ZS, 6ZT, 6ZU, 6ZV, 6ZW, 6ZX, 6ZY, 6ZZ

FOR THE FIRM BY: *Richard E. Cousins*

RICHARD E. COUSINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4186

| FLOOD ZONE INFORMATION |          |  |  |
|------------------------|----------|--|--|
| COMMUNITY NUMBER       | 120050   |  |  |
| PANEL NUMBER           | 0367H    |  |  |
| ZONE                   | X        |  |  |
| BASE FLOOD ELEVATION   | N/A      |  |  |
| EFFECTIVE DATE         | 08/18/14 |  |  |

LAND DESCRIPTION:

LOTS 9, 10 AND 11, LESS THE NORTH 5 FEET OF LOT 11, BLOCK 8, OF "OAKLAND PARK FIRST ADDITION", ACCORDING TO THE PLAT OF THE SAME, AS RECORDED IN PLAT BOOK PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

COUSINS SURVEYORS & ASSOCIATES, INC.

3821 SW 47TH AVENUE, SUITE 1011  
OAKLAND PARK, FLORIDA 33334  
PHONE (954) 688-7788 FAX (954) 688-7799  
EMAIL OFFICE@CSSURVEY.NET

CLIENT :  
DOB INVESTMENTS

3500-3580 NE 12TH AVENUE  
OAKLAND PARK, FLORIDA 33334

REVISIONS

| DATE | BY | NO. | DESCRIPTION |
|------|----|-----|-------------|
|      |    |     |             |
|      |    |     |             |
|      |    |     |             |
|      |    |     |             |

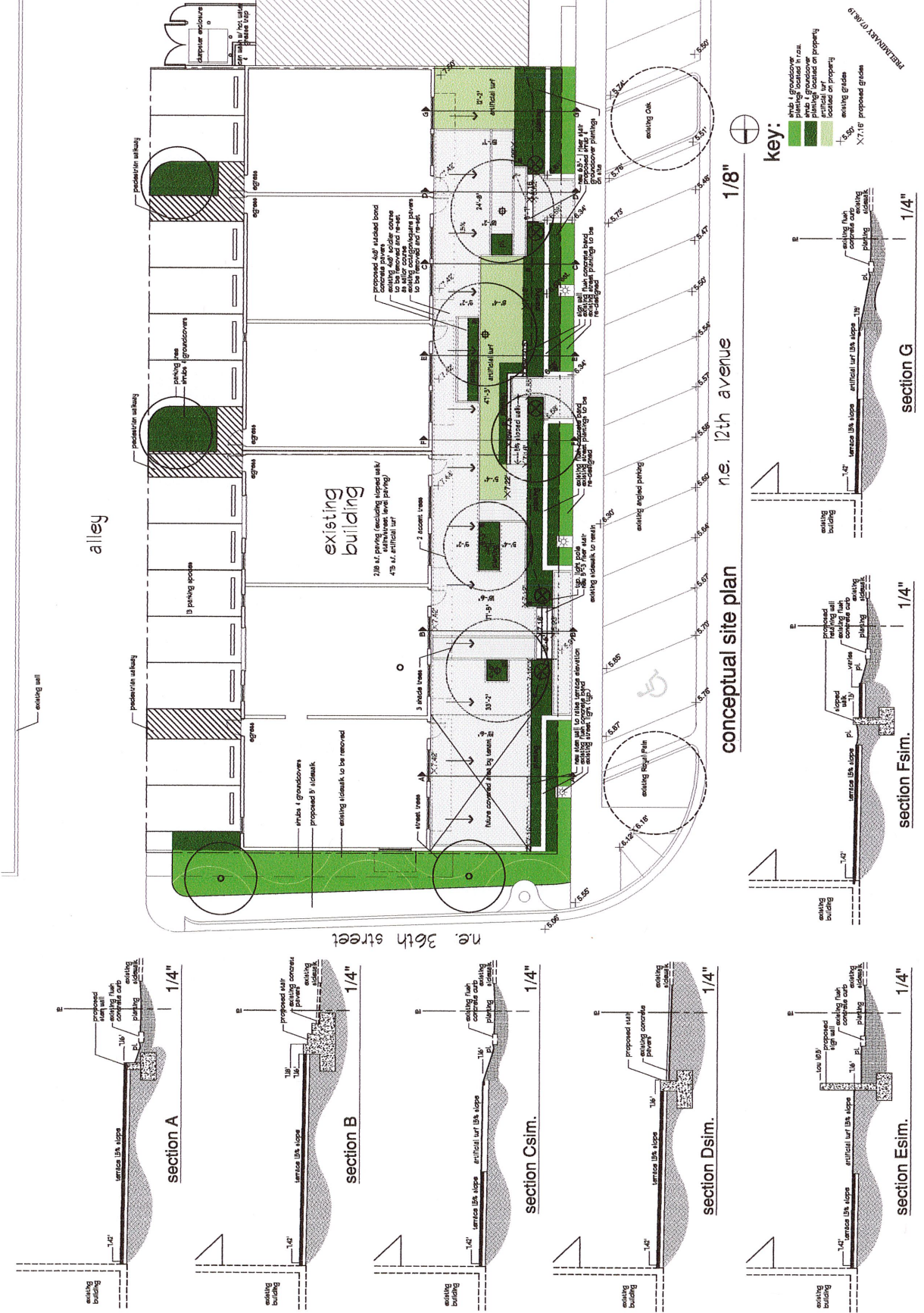
REVISIONS

| DATE | BY | NO. | DESCRIPTION |
|------|----|-----|-------------|
|      |    |     |             |
|      |    |     |             |
|      |    |     |             |
|      |    |     |             |

SHEET  
1  
OF  
1

PROJECT NUMBER 8886-19

SCALE : 1" = 20'



**Total Number of Parking Spaces Available: #**

12

[illegible]



## **DEVELOPMENT PERMIT APPLICATION PACKAGE**

**ENGINEERING & COMMUNITY DEVELOPMENT DEPARTMENT**

**5399 North Dixie Highway, Oakland Park, Florida 33334**

**Office 954-630-4333**

**[www.oaklandparkfl.gov](http://www.oaklandparkfl.gov)**

# LOBBYISTS

*Oakland Park's Code of Ordinances §2-16.5*

**“Lobbyist” means a person who is retained, with or without compensation, for the purpose of lobbying; or a person who is employed by another person or entity, on a full-time or part-time basis, principally to lobby on behalf of that other person or entity who seeks any action, decision, recommendation of the city manager, or any city board or committee; or any action, decision or recommendation of any city personnel during the time of the entire decision making process on such action decision or recommendation that foreseeable will be heard or reviewed by the city commission, or a city board or committee.**

**MUST COMPLETE AND FILE  
REGISTRATION FORM  
WITH THE CITY CLERK  
*BEFORE* ENGAGING IN ANY  
LOBBYING ACTIVITY**

**FORM MUST BE FILED PRIOR TO EACH INDIVIDUAL  
LOBBYING ACTIVITY**

**Register Online at:**

**<http://www.oaklandparkfl.gov/422/Lobbyist-Portal>**