



BOARD OF ADJUSTMENT MEETING NOTICE

Date: March 1, 2024

A Public Hearing will be held before the Board of Adjustment on: **WEDNESDAY, MARCH 13th, 2024 at 6:00 pm..**

This meeting will be held in-person at: Development Services Department (Lobby) 700 NW 19th Avenue, Fort Lauderdale, Florida 33311 to determine whether the following application should be granted. To view more information about this item, please visit: www.fortlauderdale.gov/government/BOA

| | |
|-----------------------------|---|
| CASE: | PLN-BOA-23120003 |
| OWNER: | SOFIKO 14 LLC |
| AGENT: | FITZ MURPHY |
| ADDRESS: | 2669 E COMMERCIAL BLVD, FORT LAUDERDALE, FL 33308 |
| LEGAL DESCRIPTION: | LOT 7, BLOCK 2, LESS THE SOUTH 50 FEET THEREOF, CORAL RIDGE COMMERCIAL BOULEVAD ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY). |
| ZONING DISTRICT: | CB - COMMUNITY BUSINESS |
| COMMISSION DISTRICT: | 1 |
| REQUESTING: | <p><u>Sec. 47-18.21. H.3- Landscaping and open space requirements</u></p> <ul style="list-style-type: none"> Requesting a variance to waive the requirement for an 1,400 gross square foot public plaza with principal pedestrian access to the mixed-use development. <p><u>Sec. 47-18.21. I.2. -Dimensional requirements</u></p> <ul style="list-style-type: none"> Requesting a variance from the dimensional requirements for the minimum lot size of 10,000 gross square feet to be reduced to 7,350 gross square feet, a total reduction request of 2,650 gross square feet. <p><u>Sec 47-18.21. I.5-Dimensional requirements</u></p> <ul style="list-style-type: none"> Requesting a variance from the minimum lot width of 100 feet to be reduced to 35 feet, a total reduction request of 65 feet. |

To watch and listen to the meeting, please visit: <https://www.fortlauderdale.gov/government/BOA> OR www.youtube.com/cityoffortlauderdale

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-23120003


LEGEND

-  Municipal Boundary
-  Subject Site

N



0 100 200 US Feet



CASE: PLN-BOA-23120003

Sec. 47-18.21. H.3- Landscaping and open space requirements.

H. *Landscaping and open space requirements.* Street trees shall be planted and maintained along the street abutting the property where the MXU is located to provide a canopy effect. The type of street trees may include shade, flowering, and palm trees. The trees shall be planted at a minimum height and size in accordance with the requirements of [Section 47-21](#), Landscape and Tree Preservation Requirements. The location and number of trees shall be determined by the department based on the height, bulk, shadow, mass, and design of the structures on the site and the proposed development's compatibility to surrounding properties. Open space and landscaping shall be required in conjunction with residential uses in a mixed-use development according to the following:

3. A mixed use development shall contain a public plaza open to the sky which includes pedestrian amenities such as landscaping, benches and fountains. The public plaza shall be a minimum size of one thousand four hundred (1,400) gross square feet and shall be located to provide the principal pedestrian access to the mixed-use development. A covered arcade with a minimum width of ten (10) feet may substitute for up to fifty percent (50%) of the above public plaza requirements.

Sec. 47-18.21. I.2. -Dimensional requirements

I. Dimensional requirements. The dimensional requirements of a mixed-use development shall be as follows:

2. Minimum lot size. Ten thousand (10,000) gross square feet.

Sec 47-18.21. I.5-Dimensional requirements

I. *Dimensional requirements.* The dimensional requirements of a mixed-use development shall be as follows:

5. *Minimum lot width.* One hundred (100) feet.

Record

Showing 1-40 of 47

| <input type="checkbox"/> | Record_Permit_or_Account # | Record Description | Applicant on Name | Record Type | Balance | Planner Name | Street # | D r e | Street Name e | Type | Unit # (start) | Stat s |
|--------------------------|--|--|-----------------------------------|--|-------------------------|------------------------------|--------------------------|-----------------------|-------------------------------|----------------------|--------------------------------|------------------------|
| <input type="checkbox"/> | BLD-GEN-24010643 | CHANGE OF USE FROM AN EMBROIDERY SHOP TO A SMOKE ... | Chang of Us P rmit e | Structural P rmit | 0 | | 2671 | E | COMMERCIAL | BLVD | | Awaiting C |
| <input type="checkbox"/> | PLN-ZONUSEFEE-23120033 | Change of address - Zoning us f e | MOOKAH SMOKE SHOP LLC | Zoning Us P rmit F ONLY | 0 | | 2671 | E | COMMERCIAL | BLVD | | Approv d |
| <input type="checkbox"/> | BT-RTL-RCT-23120002 e | | MOOKAH SMOKE SHOP LLC e | R tail - Whol sal Busin ss Tax R c ipt e | 0 e | | 2671 e | E e | C@MMERCIAL e | BLVD e | | In Proc ss |
| <input type="checkbox"/> | PLN-BOA-23120003 e | | 2671 Mix d Us R novation e | Z- Board of Adjustm nt (BOA) e | 0 | | 2671e | E | COMMERCIAL | BLVD | | Op n |
| <input type="checkbox"/> | BLD-WIN-23090052 | R plac 3 doors and 1 window with impact e | Sofiko 14 LLC | Window and Door P rmit | 0 | | 2669 | E | COMMERCIAL | BLVD | | Compl t |
| <input type="checkbox"/> | BLD-WIN-WT-23080064 | R plac 3 doors and 1 window impact | Onlin Walk-Thru- Window and... | Walk-Thru - Window and Door e | 0 | | 2669 e | E | COMMERCIAL | BLVD 201 | | Void |
| <input type="checkbox"/> | BE23010185 | CHANGED COMMERCIAL OFFICE SPACE TO AN APARTMENT W... | | Building Cod Cas | | Al jandro D l Rio | 2671 | E | COMMERCIAL | BLVD | | Cod Enf |
| <input type="checkbox"/> | CE23010289 | c iling l aking landlord will not fix e | | Cod Cas | | St phani Bass e | 2669 | E | COMMERCIAL | BLVD | | Compli d |
| <input type="checkbox"/> | ALM-REG-22070113 e | | | R sid nt/Busin ss Alarm R gistration e | 0 | | 2669 e | E | COMMERCIAL | BLVD | | Auto Cr a |
| <input type="checkbox"/> | CE21100437 | UNPERMITTED SIGNAGE ON THE RIGHT OF WAY ALONG EAS... | | Cod Cas | | Malaika Murray e | 2671 e | E e | C@MMERCIAL e | BLVD | | Clos d |
| <input type="checkbox"/> | BT-RTL-RCT-21090023 | JEWELRY DEALER, SECONDHAND GOODS/ANTIQUES, JEWELR... e | PRESTIGE ESTATE BUYERS LLC | R tail - Whol sal Busin ss Tax R c ipt | 0 | | 2669 | E | COMMERCIAL | BLVD | | Op n |
| <input type="checkbox"/> | BT-GEN-APP-20120047 e | | PRESTIGE ESTATE BUYERS LLC e | G n ral Busin ss Tax Application | 0 | | 2669 | E | COMMERCIAL | BLVD 201e | | Clos d e |
| <input type="checkbox"/> | BT-GEN-APP-20080039 | | PRESTIGE ESTATE BUYERS e | G n ral Busin ss Tax Application | 0 | | 2669 | E | COMMERCIAL | BLVD | | Clos d |
| <input type="checkbox"/> | BT-RTL-REN-20071253 | | R tail-Whol sal R n wal | R tail - Whol sal Busin ss Tax R n wal | 52.5 e | | 2669 | E | COMMERCIAL | BLVD | | Clos d |
| <input type="checkbox"/> | BT-RTL-REN-20070381 | | R tail-Whol sal R n wal | R tail - Whol sal Busin ss Tax R n wal e | 0 | | 2671 e | E | COMMERCIAL | BLVD | | Clos d |
| <input type="checkbox"/> | BT-GEN-REN-20071558 e | | G n ral R n wal | G n ral Busin ss Tax R n wal | 0 | | 2669 | E | COMMERCIAL | BLVD 201 e | | Clos d |
| <input type="checkbox"/> | PM-15042672 e | BACKFLOW INSTALL RP.75" e | BACKFLOW INSTALL RP.75" e | Plumbing Backflow Installation P rmit e | 0 e | | 2669 e | E e | C@MMERCIAL e | BLVD | | Compl t |
| <input type="checkbox"/> | AB-0083790 | | EMBROIDERY FOR LESS | R sid nt/Busin ss Alarm R gistration e | 0 | | 2671 | E | COMMERCIAL | BLVD | | Activ |
| <input type="checkbox"/> | PM-13090056 e | INSTALL CHANNEL LETTER SIGNe | INSTALL CHANNEL LETTER SIGN | Sign P rmit | 0 | | 2671 | E | COMMERCIAL | BLVD | | Compl te |
| <input type="checkbox"/> | PM-13090060 | CONNECT SIGN TO EXISTING ELECTRIC e | CONNECT SIGN TO EXISTING ELE... e | Sign P rmit | 0 | | 2671 | E | COMMERCIAL | BLVD | | Compl t |
| <input type="checkbox"/> | BL-1202368 | | EMBROIDERY FOR LESS LLC | R tail - Whol sal Busin ss Tax R c ipt e | 0 | | 2671 e | E | COMMERCIAL | BLVD | | Clos d |
| <input type="checkbox"/> | PM-12020559 e | RELOCATE ROOF UNIT PER CODE | RELOCATE ROOF UNIT PER CODE | M chanical Comm rcial P rmit | 0 | | 2669 | E | COMMERCIAL | BLVD | | Compl t |
| <input type="checkbox"/> | BL-1101673 | | STENCEL,BRIAN | G n ral Busin ss Tax R c ipt | 0 | | 2669 | E | COMMERCIAL | BLVD 201 e | | Clos d |
| <input type="checkbox"/> | AB-0076785 | | SUMMER JEWELERS&ESTATE BUYERS | R sid nt/Busin ss Alarm R gistration e | 0 | | 2669 | E | COMMERCIAL | BLVD | | Possibl t |
| <input type="checkbox"/> | PM-10021119 | COMM. INTERIOR ALTERATIONS: 1,050 SQ FT | COMM. INTERIOR ALTERATIONS: ... | Comm rcial Alt ration P rmit | 0 e | | 2669 e | E e | C@MMERCIAL e | BLVD | | Compl t |
| <input type="checkbox"/> | PM-10021120 e | PLUMB FOR INTERIOR COMM "BUILD OUT" (BP #10021119) e | PLUMB FOR INTERIOR COMM "BUI... | Plumbing Comm rcial P rmit | 0 | | 2669 | E | COMMERCIAL | BLVD | | Compl t |
| <input type="checkbox"/> | PM-10020132 | INSTALL ILLUM WALL SIGN-SUMMER JEWELERY& ESTA... e | INSTALL ILLUM WALL SIGN-SUMM... e | Sign P rmit | 0 | | 2669 | E | COMMERCIAL | BLVD | | Compl t |
| <input type="checkbox"/> | PM-10020135 e | ELECTRIC TO SIGN 10020132-SUMMER JEWELRY | ELECTRIC TO SIGN 10020132-SU... | Sign P rmit | 0 | | 2669 | E | COMMERCIAL | BLVD | | Issu d |
| <input type="checkbox"/> | PM-06121156 | INSTALL NON ILLUM WALL SIGN-ALLURE SALON ELEGANTE | INSTALL NON ILLUM WALL SIGN-... | Sign P rmit | 0 | | 2669 | E | COMMERCIAL | BLVD | | Compl te |
| <input type="checkbox"/> | BL-9052012 | | ALLURE SALON ELEGANTE INC | G n ral Busin ss Tax R c ipt e | 0 | | 2669 e | E | COMMERCIAL | BLVD | | Clos d |
| <input type="checkbox"/> | PM-03092250 | PLUMBING FOR ALTERATIONS #03072226 | PLUMBING FOR ALTERATIONS #03... | Plumbing Commercial P rmit | 0 | | 2671 | E | COMMERCIAL | BLVD | | Compl t |
| <input type="checkbox"/> | PM-03091993 | INSTALL WATER HEATER CIRCUIT | INSTALL WATER HEATER CIRCUIT | Ei ctrical Comm rcial P rmit | 0 | | 2671 | E e | C@MMERCIAL e | BLVD | | Compl t |
| <input type="checkbox"/> | PM-03091790 | CHANGE OF COPY ON NON-ILLUM.WALL SIGN (SIBLING'S) e | CHANGE OF COPY ON NON-ILLUM... e | Sign P rmit | 0 | | 2671 | E | COMMERCIAL | BLVD | | Compl t |
| <input type="checkbox"/> | PM-03072226 | INSTALL 4 SINKS & WTR HTR TAKE OUT ONLY | INSTALL 4 SINKS & WTR HTR ... | Comm rcial Alt ration P rmit | 0 | | 2671 | E | COMMERCIAL | BLVD | | Compl t |
| <input type="checkbox"/> | PM-03072231 | INSTALL PLUMBG FOR 4 SINKS | INSTALL PLUMBG FOR 4 SINKS | Plumbing Fixtur R plac m nt P rmit e | 131.94 e | | 2671 | E | COMMERCIAL | BLVD | | In Proc ss |
| <input type="checkbox"/> | PM-03020949 e | INSTALL (1) STORM SHUTTER | INSTALL (1) STORM SHUTTER | Shutt r P rmit | 0 | | 2669 e | E | COMMERCIAL | BLVD | | Compl t |
| <input type="checkbox"/> | PM-02121644 e | REROOF FLAT 12000SF HYDRO STOP STRIP MALL e | REROOF FLAT 12000SF HYDRO ST... | R -Roof P rmit | 0 | | 2671 | E | COMMERCIAL | BLVD | | Compl t e |
| <input type="checkbox"/> | BL-9902611 | | SUMMER JEWELERS & ESTATE BUYERS | R tail - Whol sal Busin ss Tax R c ipt e | 0 e | | 2669 e | E | COMMERCIAL | BLVD | | Clos d |
| <input type="checkbox"/> | PM-01040151 e | INSTALL ALUMINUM FENCE (ON FLAT ROOF) 72' X 4' e | INSTALL ALUMINUM FENCE (ON F... e | F nc P rmit e | 54 e | | 2671 e | E e | C@MMERCIAL e | BLVD e | | Expir d e |
| <input type="checkbox"/> | PM-01020637 | REROOF TILE 1350 SF e | REROOF TILE 1350 SF e | R -Roof P rmit e | 0 e | | 2671 e | E e | COMMERCIAL e | BLVD e | | Compl t |

Record

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| <input type="checkbox"/> | <u>Record, Permit, or Account #</u> | <u>Record Description</u> | <u>Application Name</u> | <u>Record Type</u> | <u>Balance</u> | <u>Planner Name</u> | <u>Street #</u> | <u>Dir</u> | <u>Street Name</u> | <u>Type</u> | <u>Unit # (start)</u> | <u>Status</u> |
|--------------------------|-------------------------------------|--|---------------------------------|---|----------------|---------------------|-----------------|------------|--------------------|-------------|-----------------------|---------------|
| <input type="checkbox"/> | PM-01020234 | REPL ROTTEN WOOD SIDING 32SF ON BLDG/REP ROTTEN ~... | REPL ROTTEN WOOD SIDING 32SF... | Commercial Alteration Permit | 0 | | 2671 | E | COMMERCIAL | BLVD | | Void |
| <input type="checkbox"/> | BL-989446 | | ALLURE SALON ELEGANTE INC | General Business Tax Receipt | 0 | | 2669 | E | COMMERCIAL | BLVD | | Closed |
| <input type="checkbox"/> | AB-0037501 | | WIRED LOGIC MEDIA | Residential/Commercial Alarm Registration | 0 | | 2669 | E | COMMERCIAL | BLVD | 201 | Possible |
| <input type="checkbox"/> | FS-23109051 | | Boatmat Corp | Fir Safety Account | 127.58 | | 2671 | E | COMMERCIAL | BLVD | | Active |
| <input type="checkbox"/> | FS-23095060 | | SUMMER JEWELERS&ESTATE BUYERS | Fir Safety Account | 450.84 | | 2669 | E | COMMERCIAL | BLVD | | Active |
| <input type="checkbox"/> | FS-23194384 | | STENCEL, BRIAN | Fir Safety Account | 127.58 | | 2669 | E | COMMERCIAL | BLVD | | Active |
| <input type="checkbox"/> | BL-9601863 | | ATLAS TRAVEL | General Business Tax Receipt | 0 | | 2671 | E | COMMERCIAL | BLVD | | Closed |



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: MARCH 13, 2024

TIME: 6:00 PM

CASE: PLN-BOA-23120003

Sec. 47-18.21. H.3- Landscaping and open space requirements

- Requesting a variance to waive the requirement for an 1,400 gross square foot public plaza with principal pedestrian access to the mixed-use development.

Sec. 47-18.21. I.2. -Dimensional requirements

- Requesting a variance from the dimensional requirements for the minimum lot size of 10,000 gross square feet to be reduced to 7,350 gross square feet, a total reduction request of 2,650 gross square feet.

**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





CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: MARCH 13, 2024

TIME: 6:00 PM

CASE: PLN-BOA-23120003

Sec 47-18.21. I.5-Dimensional requirements

- Requesting a variance from the minimum lot width of 100 feet to be reduced to 35 feet, a total reduction request of 65 feet..

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BOARD OF ADJUSTMENT (BOA) APPLICATION FORM

REV: 10/26/2023 APPLICATION FORM: BOA

GENERAL INFORMATION
BOARD OF ADJUSTMENT REVIEW PROCESS AND APPLICATION SUBMITTAL

BOARD OF ADJUSTMENT MEETING REQUEST: Prior to the submittal of the Board of Adjustment application, applicants are required to schedule a meeting request with Zoning and Landscaping Division staff to obtain feedback regarding the proposed variance, special exception, or other applications. The meeting includes general guidance on the submittal and process for the application type. To request a meeting with staff, [email request to the Board of Adjustment](#).

APPLICATION DEADLINE: Submittals must be received by 5:00 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 application, survey, plans and other documentation do not meet the submittal requirements and if changes are required. The applicable [Meeting Dates and Deadlines](#) can be found on the City's website at the Board of Adjustment webpage. Staff will provide guidance once an application has been submitted to the City.

ONLINE SUBMITTAL PROCESS: Submittals must be conducted through the [City's online citizen access portal and payment of fees LauderBuild](#). LauderBuild requires the creation of an online account to submit a complete application. To access submittal requirements and standards please visit the [LauderBuild Plan Room](#). Staff will provide guidance once an application has been submitted to the City.

DETERMINATION OF COMPLETENESS: Submittals are reviewed for completeness to ensure the application submittal contains all the required information including plans, survey, proof of ownership, narratives, and other pertinent documentation. The City will notify the applicant within five (5) business days from submittal with a determination of completeness. The notification will be sent via email and will indicate application completeness or incompleteness with required changes. [BOA Flow Chart](#).

PAYMENT OF 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. Applicants will receive invoices electronically indicating the applicable fee(s). Note, there are fees at various stages of review depending on application type. Fees are paid online.

PUBLIC SIGN NOTICE: Board of Adjustment (BOA) application, and certain applications are subject to public sign notice. Affidavits must be completed and submitted to the city stated compliance that such has been completed. The affidavit form can be found in this package on page 4 and on the City's website.

EXAMPLE VARIANCE SUBMITTAL

Click to access the Board of Adjustment (BOA) page to view previous [Board of Adjustment \(BOA\) agendas, case backup, minutes and results](#).

QUESTIONS: Questions regarding the Board of Adjustment process or LauderBuild, contact us by phone or email at: boardofadjustment@fortlauderdale.gov

Phone: 954-828-6520, Option 5

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The Board of Adjustment application form must be filled out accurately and all applicable sections must be completed. Complete the sections indicated for application, type N/A for those section items not applicable. Select the application type below and complete entire application form.

| APPLICATION TYPE | (Select the application type from the list below and complete entire application) | FEES |
|----------------------------------|---|---------|
| <input type="radio"/> | Requesting a Variance/Special Exception/Interpretation (Before) | \$2,332 |
| <input checked="" type="radio"/> | Requesting a Variance/Special Exception/Interpretation (After) | \$2,968 |
| <input type="radio"/> | Requesting Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (Before) | \$689 |
| <input type="radio"/> | Requesting a Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (After) | \$901 |
| <input type="radio"/> | Request for Continuance | \$954 |
| <input type="radio"/> | Request for Rehearing | \$318 |
| <input type="radio"/> | Rehearing Request before the board | \$1,219 |

Page 1: BOA - Applicant Information Sheet

INSTRUCTIONS: The following information is required 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(s) and/or special exception(s) requested. The application form must be filled out accurately and all applicable sections must be completed. Please print or type and answer all questions. Do Not leave any sections Blank. Indicate N/A if a question does not apply.

| | |
|----------------------------|--|
| Case Number | |
| Date of complete submittal | |

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

| | |
|----------------------------|---|
| Property Owner's Name | SOFIKO 14 LLC |
| Property Owner's Signature | If a signed agent is provided, no signature is required on the application by the owner. |
| Address, City, State, Zip | 125 OCEANA DR E APT 5B BROOKLYN, NY 11235 |
| E-mail Address | 8938833@GMAIL.COM |
| Phone Number | 9548605962 |
| Proof of Ownership | <input checked="" 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 | FITZ MURPHY, SENG ARCHITECTURE LLC |
| Applicant / Agent's Signature | |
| Address, City, State, Zip | 3434 MCKINLEY STREET HOLLYWOOD FL 33021 |
| E-mail Address | FITZMURPHY@SENGARCHITECTURE.COM |
| Phone Number | 954 613 8371 |
| Agent Authorization Form Submitted | <input checked="" type="checkbox"/> |

| | |
|--|---|
| Permit/code case related to variance(s) | BE23010185 |
| Existing / New | Existing: <input checked="" type="checkbox"/> New: <input checked="" type="checkbox"/> |
| Project Address | Address: 2669-2671 E COMMERCIAL BOULEVARD |
| Legal Description | LOT 7, BLOCK 2, LESS THE SOUTH 50 FEET THEREOF, CORAL RIDGE COMMERCIAL BOULEVARD ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA |
| Tax ID Folio Numbers <i>(For all parcels in development)</i> | 494213070240E |
| Variance/Special Exception Request <i>(Provide a brief description of your request)</i> | REQUEST FOR A VARIANCE TO THE SPECIFIC USE DEVELOPMENT REQUIREMENTS FROM A MIXED USE DEVELOPMENT INCLUDING PUBLIC PLAZA, GROSS LOT SIZE, AND MINIMUM LOT WIDTH REQUIREMENT |
| Applicable ULDR Sections <i>(Include all code sections)</i> | SEC. 47-18.21.H.3., SEC. 47-18.21.I.2., SEC. 47-18 21.I.5., |

| | |
|------------------------------|---|
| Current Land Use Designation | COMMERCIAL |
| Current Zoning Designation | COMMUNITY BUSINESS |
| Current Use of Property | RETAIL AND OFFICE |
| Site Adjacent to Waterway | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

| Setbacks (indicate direction N, S, E, W) | Required | Proposed |
|--|----------|----------|
| Front | 0'-0" | 0'-0" |
| Side | 0'-0" | 0'-0" |
| Side | 0'-0" | 0'-0" |
| Rear | 15'-0" | 28'-10" |

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

Answer All questions on this page and attach narrative. If additional space is needed, attach additional page(s).

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

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

SEC. 47-18.21.H.3 Public Plaza The existing two-story commercial building was built at a... (See next page for continuation)

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:

SEC. 47-18.21.H.3 Public Plaza The existing conditions of the site are limited to this ... (See next page for continuation)

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

SEC. 47-18.21.H.3 Public Plaza The ability to utilize the property as a mixed use... (See next page for continuation)

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

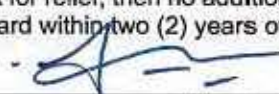
SEC. 47-18.21.H.3 Public Plaza The hardship to meet the requirements of the ULDR as ... (See next page for continuation)

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.

SEC. 47-18.21.H.3 Public Plaza The current use of the adjacent properties are ... (See next page for continuation)

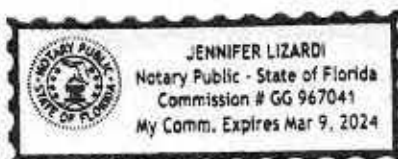
AFFIDAVIT: I, Fitz Murphy the Owner/Agent of said property ATTEST that I am aware of the following:

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 20 day of February, 2024

(SEAL)




NOTARY PUBLIC
MY COMMISSION EXPIRES: March 9, 2024

AGENT: Fitz Murphy, SENGA Architecture LLC
OWNER: Sofiko 14 LLC ("Owner")
ADDRESS: 2671 E Commercial Boulevard
REQUEST: Variance from the ULDR Section 48-18.21.H.3, Section 48-18.21.I.2., and Section 48-18.21.I.5

February 20th, 2024

CRITERIA STATEMENT CONTINUED

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

SEC. 47-18.21.H.3 Public Plaza

The existing two-story commercial building was built at a zero front setback which does not allow for the implementation of public plaza. Alternatively, the site provides an approximate 300 square foot covered sidewalk within the public right of way which provides a shaded public area, creating a similar experience to a public plaza.

This property and platted lots along Commercial Boulevard where the 50' right-of-way dedication was executed for public parking along Commercial Boulevard. Had this not been the case. Portions of the 1750 square foot area may have been dedicated to the required public plaza.

SEC. 47-18.21.I.2. Minimum Lot Size

The existing lot is consistent with the gross lot size of the original plat recorded in 1957. This established lot dimension, which is consistent in the Coral Ridge Commercial Boulevard Addition. The minimum dimension that allows the use of the mixed use development on a commercial land use designated property far exceeds the required lot dimension, although the ULDR allows for this use. Adhering to the the ULDR will prevent the proposed reasonable use of the property as a mixed use development.

SEC. 47-18.21.I.5 Minimum Lot Width

The existing lot is consistent with the lot width of the original plat recorded in 1957. The minimum dimension that allows the use of a mixed use development on a commercial land use designated property far exceeds the platted lot width, although the ULDR allows for this use. Adhering to the the ULDR will prevent the proposed reasonable use of the property as a mixed use development.

(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:

SEC. 47-18.21.H.3 Public Plaza

The existing conditions of the site are limited to this property and platted lots along Commercial Boulevard where the 50' right-of-way dedication was executed for public parking along Commercial Boulevard. This condition is not common in other commercial land use designations..

SEC. 47-18.21.I.2 Minimum Lot Size

This is not a common condition in a majority of the commercially designated land use parcels as many of these parcels were originally platted to be larger lots, or lots have been aggregated subsequent to the plat recordation that will allow them to meet the minimum requirement.

SEC. 47-18.21.I.5 Minimum Lot Width

This is not a common condition in a majority of the commercially designated land use parcels as many of these parcels were originally platted to be larger lots, or lots have have been aggregated subsequent to the plat recordation that will allow them to meet the minimum requirement.

(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

SEC. 47-18.21.H.3 Public Plaza

The ability to utilize the property as a mixed use development, including an affordable housing unit is a permitted use by the ULDR. Should the property owner be required to provide a public plaza accessible to pedestrians, this public plaza utilize over 50% of the developable area, and would require the demolition of 40% of the existing building. Fulfilling this requirement will also result in a massing that is inconsistent with the adjacent properties, and character of the neighborhood with structures all utilizing a zero setback along Commercial Boulevard.

SEC. 47-18.21.I.2 Minimum Lot Size

The reasonable proposed use of the Property cannot be accomplished while meeting the minimum lot size of the ULDR without the aggregation of adjacent lots. The adjacent properties are not currently owned by the Owner and therefore meeting this requirement is not feasible.

SEC. 47-18.21.1.5 Minimum Lot Width

The reasonable proposed use of the Property cannot be accomplished while meeting the minimum lot width of the ULDR without the aggregation of adjacent lots. The adjacent properties are not currently owned by the Owner and therefore meeting this requirement is not feasible.

(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

SEC. 47-18.21.H.3 Public Plaza

The hardship to meet the requirements of the ULDR as it relates to meeting the requirements for a mixed use development is not self-inflicted by the Applicant as the existing conditions of the property create conditions that are inherently limiting.

SEC. 47-18.21.1.2 Minimum Lot Size

This hardship is as a result of the original platted dimensions of the property and is therefore not self-created by the Owner.

SEC. 47-18.21.1.5 Minimum Lot Width

This hardship is as a result of the original platted dimensions of the property and is therefore not self-created by the Owner.

(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.

SEC. 47-18.21.H.3 Public Plaza

The current use of the adjacent properties are residential to the north and commercial to the east, ... (See next page for continuation) west and south. By allowing this variance to the public plaza requirement, the existing building and setbacks of the zoning district will remain, maintaining the character of the neighborhood.

SEC. 47-18.21.1.2 Minimum Lot Size

This variance is the minimum necessary that will allow the Owner to develop the property as intended without the need to acquire adjacent properties. The existing lot width is consistent with the original plat and has not been modified since its recordation in 1957 (Plat Book 43, Page 13, Broward County Records).

SEC. 47-18.21.1.5 Minimum Lot Width

This variance is the minimum necessary that will allow the Owner to develop the property as intended without the need to acquire adjacent properties. The existing lot width is consistent with the original plat and has not been modified since its recordation in 1957 (Plat Book 43, Page 13, Broward County Records).

Page 3: Checklist for submittal and completeness:

The following information and checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide the information/documents below will result in your application being deemed incomplete.

- [Board of Adjustment \(BOA\) Application Form](#)- form must be complete with the applicable information, signatures, and notarizations.
- Proof of Ownership- warranty deed or tax record including corporation documents and Sunbiz verification name.
- [Agent Authorization Form](#)- Property owner(s) original notarized signature(s) is required (if applicable).
- Narrative - include the applicable ULDR code sections, specific request and criteria as described in the specifications for submittal by application. Narrative must be dated, titled narrative and indicate the author.

- Color photographs- Color photos of the entire property and all surrounding properties dated and labeled and identified as to orientation.
- Survey – The survey of the property must be 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 land(s) not included in the proposed project unless specifically requested by the city. *Survey should be less than 1 year.
- Site Plans A full set of plans must be submitted (a survey may be substituted if the requested variance is clearly indicated) Cover sheet on plan set to state project name and table of contents.
- Elevations Required.
- Floor Plans Required.
- Landscape Plans Required.
- Additional Plans details as needed.
- Mail notification documents 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 owner 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- Zoning & Landscaping Division -BOA
700 N.W. 19th Avenue
Fort Lauderdale, Florida 33311

How to Order a Tax Map and Notice List.

To order a tax map and notice list, please Contact Heather Hanson at hhanson@bcpa.net or call 954-357-6855 OR Kenny Gibbs at kgibbs@bcpa.net or call 954-357-5503.

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

OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS:

Submittals must be conducted through the [City's online citizen access portal LauderBuild](#). No hardcopy application submittals are accepted.

Information and items listed on the above checklist are important submittal requirements that applicants must follow and submit online to be deemed complete. View all plan and document requirements at [LauderBuild Plan Room](#).

- Uploading Entire Submittal upload all documents at time the application is submitted to prevent delays in processing.
- [File Naming Convention file names must adhere to the City's File Naming Convention](#).
- Reduce File Size plan sets, and other large files must be merged or flattened to reduce file size.
- Plan Sets plan sets like site plans, plats, etc. must be submitted as a single pdf file. Staff will instruct when otherwise.
- Document Categories choose the correct document category when uploading.

EXAMPLE VARIANCE SUBMITTAL

To view previous Board of Adjustment (BOA) case backup, click [here](#).

SUBMIT 14 COPY SETS

14 copy sets of each item listed on the checklist will be due AFTER the Application submittal has been Deemed Complete.

All 14 copy sets must be clear and legible. The survey and plans must be at half-size scale 11X17" and all non-plan documents should be 8 1/2" x 11".

This instrument was prepared by:
Joseph P. Mullen, Esquire
Mullen & Bizzarro, P. A.
2929 East Commercial Boulevard
Suite PH-C
Fort Lauderdale, Florida 33308
File No. 4491.1

Record and return to:
Trayber Raikhelson Law Group, PLLC
2750 NE 185 Street, Suite 206
Aventura, FL 33180

Tax Folio No.: 494213-07-0240

WARRANTY DEED

THIS INDENTURE made this 13th day of April, 2023, between 2669-2671, LLC, a now-dissolved Florida limited liability company, whose post office address is 3111 NE 22nd Street, Fort Lauderdale, FL 33305, Grantor, and Sofiko 14, LLC, a Florida limited liability company, whose post office address is 125 Oceana Dr. E, Apt. 5B, Brooklyn NY 11235, Grantee.

WITNESSETH: That said Grantor, for and in consideration of the sum of Six Hundred Ninety Thousand and 00/100 (\$690,000.00) Dollars, and other good and valuable consideration 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 successors and assigns forever, the following described land situate, lying and being in Broward County, Florida, to-wit:

Lot 7 Block 2, LESS the South 50 feet thereof, CORAL RIDGE COMMERCIAL BOULEVARD ADDITION, according to the Plat thereof as recorded in Plat Book 43, Page 13, of the Public Records of Broward County, Florida.

a/k/a 2669-2671 E. Commercial Blvd., Fort Lauderdale, FL 33308

SUBJECT TO: (1) taxes for the year 2023 and thereafter; (2) zoning, restrictions, prohibitions and other requirements imposed by governmental authority; and (3) the Plat recorded in Plat Book 43, Page 13 of the Public Records of Broward County, Florida.

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

AND, the Grantor hereby covenants with said Grantee that Grantor is fully seized of said land in fee simple; and Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and the said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

This conveyance is in furtherance of the winding-up of the affairs of the Grantor, as recognized under Section 605.0709, Florida Statutes.

IN WITNESS WHEREOF, Grantor have hereunto set Grantor's hand and seal the day and year first-above written.

Signed, sealed and delivered in the presence of us:

Witnesses:

Grantor:

2669-2671, LLC, a now-dissolved Florida limited liability company

Sign: Joseph P. Miller

By John W. Cummings, II
Its Manager

Print Name: Joseph P. Miller

Sign: Claudia Cardinale

Print Name: Claudia Cardinale

State of Florida
County of Broward

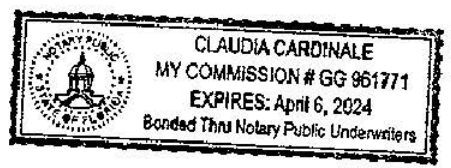
The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 03 day of April, 2023, by, John W. Cummings, II, as the Manager of 2669-2671, LLC, a now-dissolved Florida limited liability company, [] who is personally known to me or [] who produced a Florida driver license as identification.

[Notary Seal]

Claudia Cardinale
Notary Public

Claudia Cardinale
Printed Notary Name

My commission expires: 4-6-24



**Electronic Articles of Organization
For
Florida Limited Liability Company**

L23000177768
FILED 8:00 AM
April 10, 2023
Sec. Of State
mparamore

Article I

The name of the Limited Liability Company is:
SOFIKO 14, LLC

Article II

The street address of the principal office of the Limited Liability Company is:
125 OCEANA DR
APT 5B
BROOKLYN, NY. 11235

The mailing address of the Limited Liability Company is:
125 OCEANA DR
APT 5B
BROOKLYN, NY. 11235

Article III

The name and Florida street address of the registered agent is:
TRAYBER RAIKHELSON LAW GROUP PLLC
2750 NE 185TH ST
SUITE 206
AVENTURA, FL. 33180

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: OLESYA TRYABER

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
NIKA KOGUASHVILI
125 OCEANA DR APT 5B
BROOKLYN, NY. 11235

Title: MBR
KAKHABER KOGUASHVILI
125 OCEANA DR APT 5B
BROOKLYN, NY. 11235

L23000177768
FILED 8:00 AM
April 10, 2023
Sec. Of State
mparamore

Article V

The effective date for this Limited Liability Company shall be:

04/10/2023

Signature of member or an authorized representative

Electronic Signature: NIKA KOGUASHVILI

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
SOFIKO 14, LLC

Filing Information

| | |
|------------------------|--------------|
| Document Number | L23000177768 |
| FEI/EIN Number | NONE |
| Date Filed | 04/10/2023 |
| Effective Date | 04/10/2023 |
| State | FL |
| Status | ACTIVE |

Principal Address

125 OCEANA DR
APT 5B
BROOKLYN, NY 11235

Mailing Address

125 OCEANA DR
APT 5B
BROOKLYN, NY 11235

Registered Agent Name & Address

TRAYBER RAIKHELSON LAW GROUP PLLC
2750 NE 185TH ST
SUITE 206
AVENTURA, FL 33180

Authorized Person(s) Detail

Name & Address

Title MGR

KOGUASHVILI, NIKA
125 OCEANA DR APT 5B
BROOKLYN, NY 11235

Title MBR

KOGUASHVILI, KAKHABER
125 OCEANA DR APT 5B
BROOKLYN, NY 11235

Annual Reports

No Annual Reports Filed

Document Images

[04/10/2023 -- Florida Limited Liability](#)

[View image in PDF format](#)



BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 6/02/2023 | Print Date: 0/00/0000
I.D. Number: BOAAAF

AGENT AUTHORIZATION FORM

I NIKA KOGUASHVILI ("Owner") as the current title owner of the real property located at 2669-2671 E Commercial Blvd, do hereby authorize Fitz Murphy ("Authorized Agent") to act as my agent regarding the submittal of a variance/special exception application to the City of Fort Lauderdale and appear at any and all scheduled hearings before the Board of Adjustment for the City of Fort Lauderdale, on the date, time and location specified on the Hearing Notice.

I authorize my agent to communicate with the City of Fort Lauderdale regarding my pending variance/special exception application and, by signing this authorization form, I hereby authorize the City of Fort Lauderdale to accept and rely on any and all communications from my Authorized Agent, whether written or oral, regarding all issues related to my pending variance/special exception application. I understand and agree that, as the Property Owner, I remain responsible for all terms and conditions outlined in the variance/special exception application, all required hearing appearances related to my variance/special exception application, and any request by the City of Fort Lauderdale and/or the Board of Adjustment to submit additional document(s) and or record(s) in support of my pending variance/special exception application.

Notwithstanding the City's receipt of my completed and executed Agent Authorization Form, I understand and agree, the City will mail or deliver all notices relating to my pending variance/special exception application to my property address, as listed on my variance/special exception application. I further understand and agree, the City of Fort Lauderdale and the Board of Adjustment assume no liability for my failure or my Authorized Agent's failure to comply with any terms or conditions outlined in my variance/special exception application, and/or my failure or my Authorized Agent's failure to appear on my behalf at any duly noticed hearings before the Board of Adjustment.

I further agree to INDEMNIFY AND HOLD HARMLESS and hereby RELEASE, WAIVE, DISCHARGE, HOLD HARMLESS AND FOREVER COVENANT NOT TO SUE the City of Fort Lauderdale, its elected officials, employees, servants, representatives, associates, officers, agents, guests, invitees, volunteers, partners, successors and assigns from any and all liability, claims, demands, action, judgments, costs, expenses, court costs, attorney fees and causes of action whatsoever arising out of or related to any loss or damage to property, and/or injury to any person, including death, WHETHER CAUSED BY, ALLEGEDLY CAUSED BY, OR CONTRIBUTED IN WHOLE OR IN PART by the action, failure to act, negligence, breach of contract or other misconduct by my me, my Authorized Agent, my employees, servants, representatives, associates, officers, agents, volunteers, partners, successors and assigns,



BOARD OF ADJUSTMENT - AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 6/02/2023 | Print Date: 0/00/0000
I.D. Number: BOAAAF

relating in any way to the City of Fort Lauderdale's reliance of the authority granted to my Authorized Agent pursuant to this Form.

BY SIGNING THIS RELEASE AND HOLD HARMLESS AGREEMENT, I ATTEST, AFFIRM, AND REPRESENT THAT I AM THE TITLE OWNER FOR THE PROPERTY AND THAT ALL OF THE FOLLOWING STATEMENTS ARE TRUE AND CORRECT: I am at least eighteen (18) years of age and of sound and competent state of mind at the time executed this Agent Authorization Form; I executed this Agent Authorization Form as an expression of my own free act and deed; There are no oral representations or statements, apart from this Agent Authorization Form and intend to be bound by its terms; and I was not induced by the City, its employees and/or agents, or anyone, to execute this Agent Authorization Form. ***Please provide proof of ownership. If the property is owned by an Corporation/ Company, please submit proof from Sunbiz.**

WITNESSES:

[Signature]
Witness Signature
NIKOLAZ CHLAIDZE
Print Name and Date

Kristina Veccherke
Witness Signature
[Signature]
Print Name and Date

[Signature]
[Owner's Signature]
NIKA KOGUASHVILI
[Print Owner's Name]
12/09/23
[Date]

STATE OF New York
COUNTY OF Kings

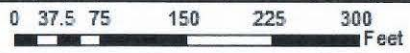
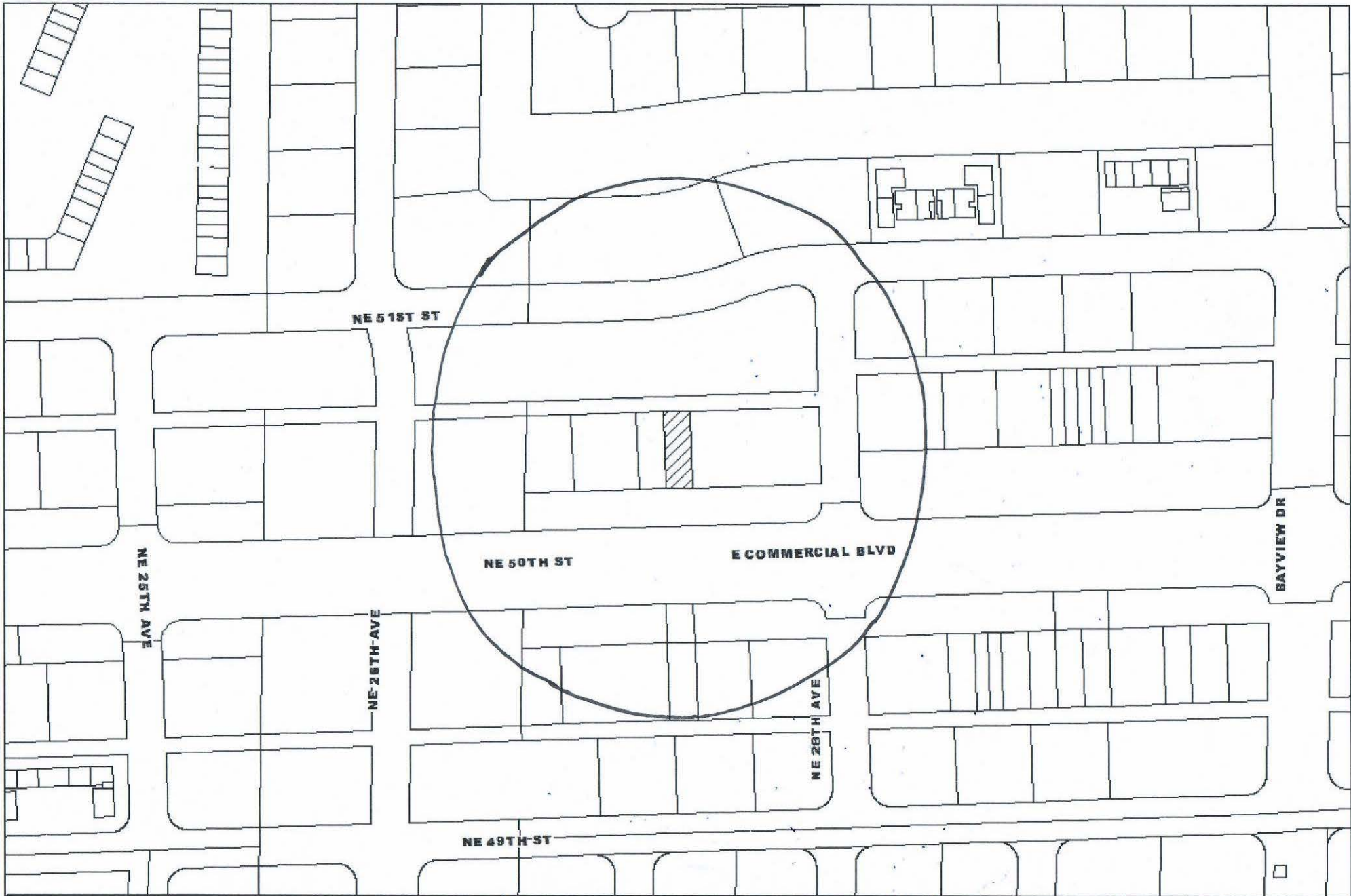
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of December, 2023, by Nika Kogushvili an individual.

[SEAL]

MAXIM STRAUSSOV
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01ST6401907
Qualified in Kings County
My Commission Expires 12/16/2023

[Signature]
(Signature of Notary Public- State of ~~Florida~~ New York)
Maxim Straussov
(Print, Type, or Stamp Commissioned Name of Notary Public)





MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER

MARTY KIAR
BROWARD COUNTY

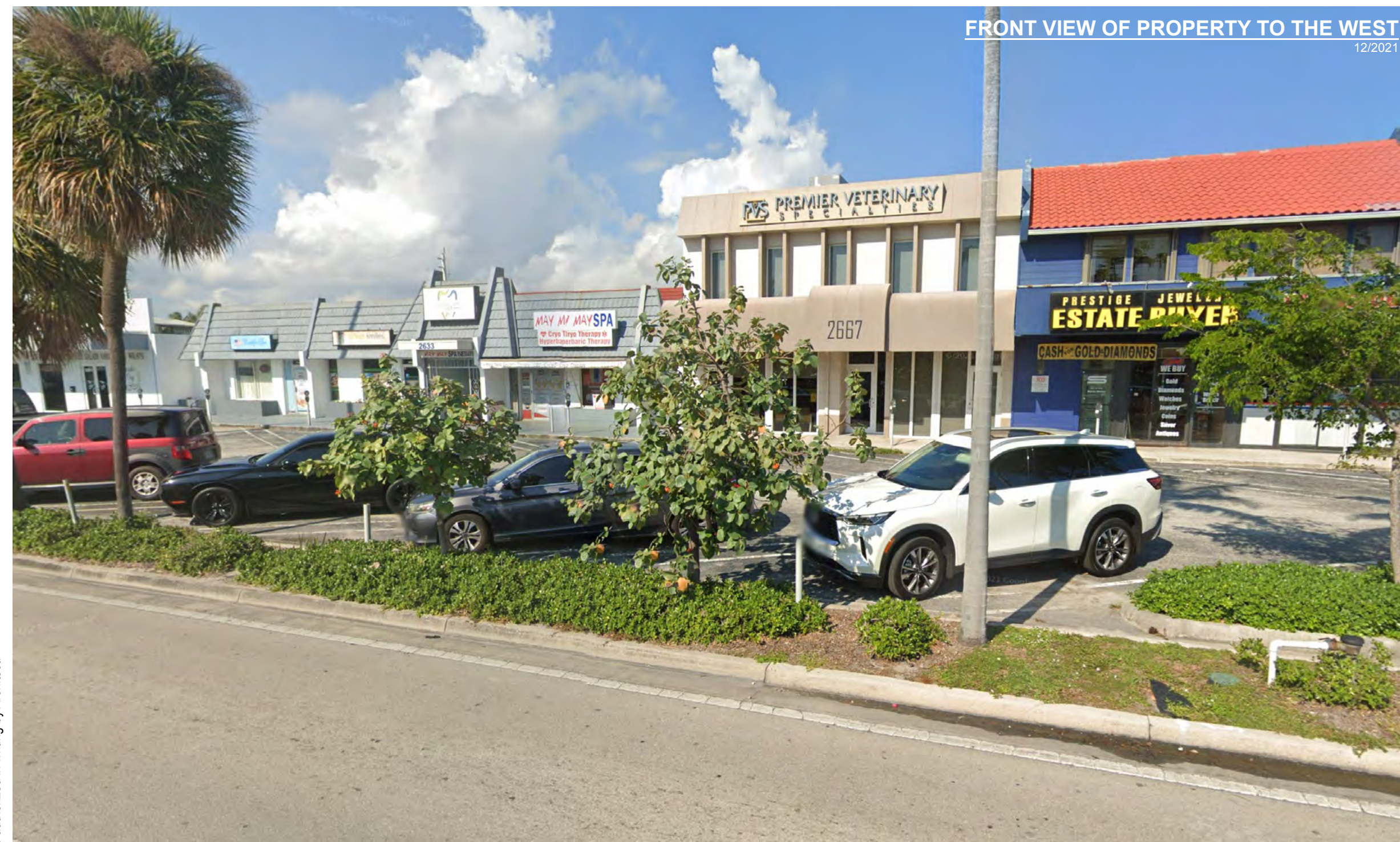
2671 E COMMERCIAL
DATE OF PRINT: 12/20/2023

| FOLIO_NUMB | name | ADDRESS_LI | CITY | STATE | ZIP | ZIP4 | LEGAL |
|--------------|--|----------------------------------|-----------------|-------|-------|------|---|
| 494213012090 | FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY | 3400 W COMMERCIAL BLVD | FORT LAUDERDALE | FL | 33309 | 3421 | 13-49-42PORTION OF E COMMERCIAL BLVD R/WIN SEC 13 PER R/W MAP 15-18 B,LESS PORTION RELEASED BY FDOTTO THE CITY OF FT LAUDERDALE |
| 494213070190 | PANORAMIC ENTERPRISES INC | 2849 NE 25 CT | FORT LAUDERDALE | FL | 33305 | | CORAL RIDGE COMMERCIAL BLVD ADD43-13 BLOT 2 LESS S 50 FOR STLOT 3 LESS S 50 FOR ST & LESSE 14.49 BLK 2 |
| 494213070210 | ALTO PROPERTY MANAGEMENT LLC% F&A OF FORT LAUDERDALE LLC | 7119 VIA MARBELLA | BOCA RATON | FL | 33433 | | CORAL RIDGE COMMERCIAL BLVD ADD43-13 BLOT 3 E 14.49 LESS S 50 FOR ST,LOT 4 LESS S 50 FOR ST,LOT 5 LESS S 50 FOR ST BLK 2 |
| 494213070230 | RSGV INVESTMENTS LLC | 2667 E COMMERCIAL BLVD | FORT LAUDERDALE | FL | 33308 | | CORAL RIDGE COMMERCIAL BLVD ADD43-13 BLOT 6 LESS S 50 FOR ST BLK 2 |
| 494213070240 | SOFIKO 14 LLC | 125 OCEANA DR E APT 5B | BROOKLYN | NY | 11235 | | CORAL RIDGE COMMERCIAL BLVD ADD43-13 BLOT 7 LESS S 50 FOR ST BLK 2 |
| 494213070250 | COMMERCE ONE LLC | 1842 E OAKLAND PARK BLVD | FORT LAUDERDALE | FL | 33306 | | CORAL RIDGE COMMERCIAL BLVD ADD43-13 BLOTS 8,9,10 LESS S 50 FOR STBLK 2 |
| 494213070330 | SWANTON STREET 223 LLC | 8412 STAGECOACH LN | BOCA RATON | FL | 33496 | | CORAL RIDGE COMMERCIAL BLVD ADD43-13 BLOT 1 BLK 3 |
| 494213070490 | ITAL LUXXE LLC | 1842 E OAKLAND PARK #100 | FORT LAUDERDALE | FL | 33306 | | CORAL RIDGE COMMERCIAL BLVD ADD43-13 BLOT 17 BLK 3 |
| 494213070500 | CITY OF FORT LAUDERDALE | 528 NW 2 ST | FORT LAUDERDALE | FL | 33311 | 9108 | CORAL RIDGE COMMERCIAL BLVD ADD43-13 BLOT 18 BLK 3 |
| 494213071240 | 2800 EAST COMMERCIAL LLC2800 EAST COMMERCIAL PARKING LLC | 12403 PONY CT | TAMPA | FL | 33626 | | CORAL RIDGE COMMERCIAL BLVD ADD43-13 BLOT 1 LESS N 50 FOR ST BLK 8 |
| 494213071410 | 2626 EAST COMMERCIAL BLDG LLC | 2626 E COMMERCIAL BLVD #1 | FORT LAUDERDALE | FL | 33308 | | CORAL RIDGE COMMERCIAL BLVD ADD43-13 BLOT 2 LESS N 50 FOR ST BLK 9 |
| 494213071420 | REGIONS BANK | 250 RIVERCHASE PARKWAY EAST #600 | BIRMINGHAM | AL | 35244 | | CORAL RIDGE COMMERCIAL BLVD ADD43-13 BLOTS 3 THRU 6,ALL LESS N 50FOR ST BLK 9 |
| 494213071460 | MARTIN,MICHAEL BENEDICTKRENIK,MARY LISA MARTIN | 23 IRON BARK WAY | IRVINE | CA | 92612 | | CORAL RIDGE COMMERCIAL BLVD ADD43-13 BLOT 7 LESS N 50 FOR ST BLK 9 |
| 494213071461 | CITY OF FORT LAUDERDALE | 528 NW 2 ST | FORT LAUDERDALE | FL | 33311 | 9108 | CORAL RIDGE COMMERCIAL BLVD ADD43-13 BN 50 FT OF LOT 7, BLK 9 |
| 494213071470 | CF REAL ESTATE LLC% COLONIAL PROPERTY MANAGEMENT | PO BOX 770698 | CORAL SPRINGS | FL | 33077 | 0698 | CORAL RIDGE COMMERCIAL BLVD ADD43-13 BLOT 8 LESS N 50 FOR ST,9 LESSN 50 FOR ST BLK 9 |
| 494213071490 | WILSHIRE REALTY LLC | 2748 E COMMERCIAL BLVD | FORT LAUDERDALE | FL | 33308 | | CORAL RIDGE COMMERCIAL BLVD ADD43-13 BLOT 10 LESS N 50 FOR ST BLK 9 |
| 494213080030 | 7-ELEVEN INC | 1722 ROUTH ST # 1000 | DALLAS | TX | 75201 | | GOLF ESTATES 43-26 BLOT 1 BLK B |
| 494213080070 | MATOUK-BROWN FAM MGMT CO LLC | 2600 E COMMERCIAL BLVD STE 200 | FORT LAUDERDALE | FL | 33308 | | GOLF ESTATES 43-26 BLOT 1 DESC AS BEG AT INTER OFE R/W/L & E R/W/L OF NE 26 AVE &S R/W/L OF COMMERCIAL BLVD,E142.77,SLY 50.07,SLY 100.13,W142.57,NLY 150.20 TO POBBLK D |
| 494213080590 | MAGALHAES,MARGARETH BEATRIZ PNUNES,LUIS FILIPE MATOS | 2727 NE 51 ST | FORT LAUDERDALE | FL | 33308 | | GOLF ESTATES 43-26 BLOT 12 & 13 BLK 5 |
| 494213120012 | PUBLIC LAND% CITY OF FORT LAUDERDALE | 100 N ANDREWS AVE | FORT LAUDERDALE | FL | 33301 | | THE LANDINGS FIRST SEC 56-4 BALL WATERWAYS ARE HEREBYDEDICATED TO THE PUBLIC BY THEPLAT |

| | | | | | | | |
|--------------|-------------------|--------------------|-----------------|----|-------|------|--|
| 494213122710 | SECHAN REALTY INC | 2925 NEW CASTLE RD | PORTERSVILLE | PA | 16051 | | THE LANDINGS FIRST SEC 56-4 BLOT 1,2,3 BLK 18 |
| 494213122740 | SECHAN REALTY INC | 2925 NEW CASTLE RD | PORTERSVILLE | PA | 16051 | 1223 | THE LANDINGS FIRST SEC 56-4 BLOT 4,5 BLK |
| 494213160010 | COM CAPITAL LLC | 2700 NE 51 ST | FORT LAUDERDALE | FL | 33308 | | CORAL RIDGE COMMERCIAL BLVD ADDREPLAT LOTS 11,12 AND 13 BLK 263-17 B ALL TOG WITH CORAL RIDGECOMMERCIAL BLVD ADD 43-13 B LOT14 BLK 2 & GOLF ESTATES 43-26 BLOT 2 BLK B |
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FRONT VIEW OF PROPERTY TO THE WEST
12/2021



FRONT VIEW OF PROPERTY TO THE EAST
12/2021



REAR VIEW OF PROPERTY TO THE WEST
01/2021



REAR VIEW OF PROPERTY TO THE EAST
01/2021

**2671 MIXED-USE
RENOVATION**
2671 E COMMERCIAL BOULEVARD 2ND FLOOR FORT LAUDERDALE
FLORIDA 33305 USA

ARCHITECT

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AR101069

REVISIONS

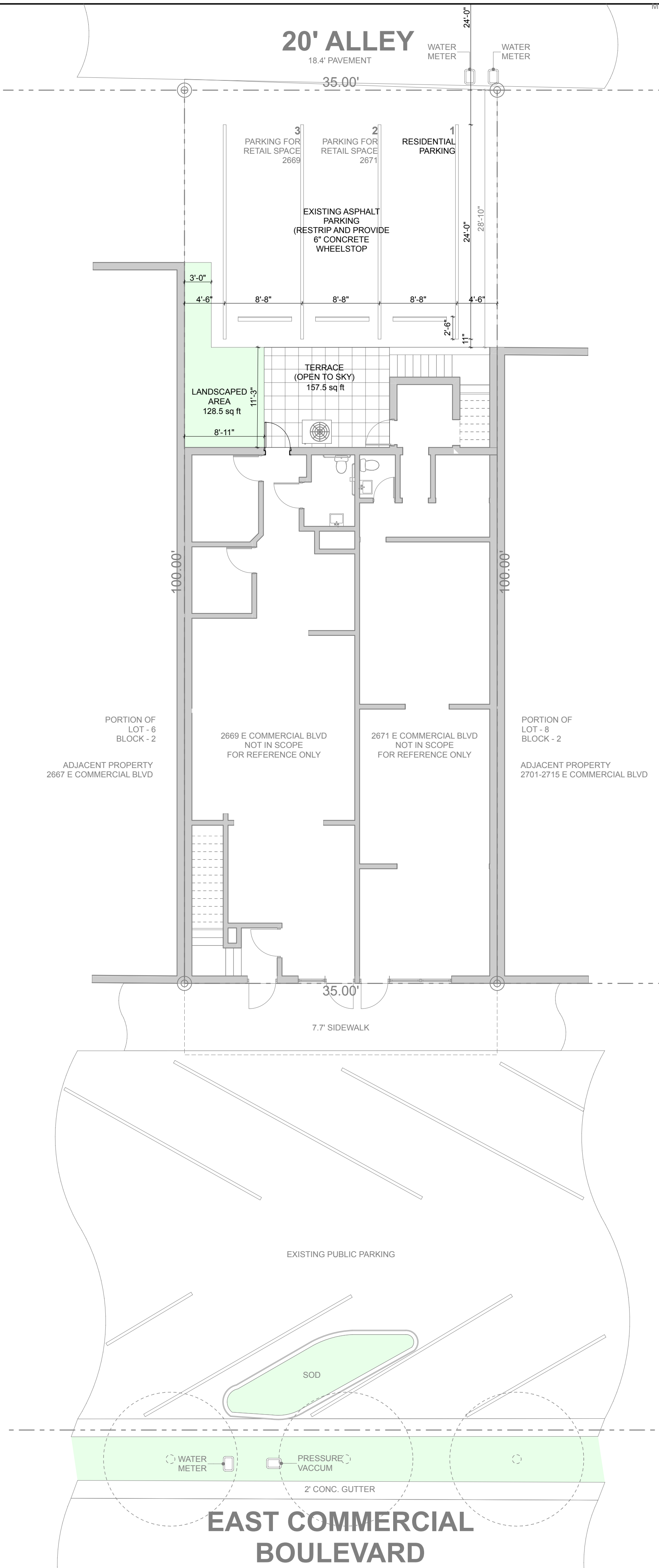
2309
PROJECT NO.

1/3/24
DATE

FMM
DRAWN / CHECKED

CONTEXT
PHOTOGRAPHS

A001



SITE INFORMATION

ADDRESS: 2671 E COMMERCIAL BOULEVARD 2ND FLOOR FORT LAUDERDALE FLORIDA 33305 USA

LEGAL DESCRIPTION: CORAL RIDGE COMMERCIAL BLVD ADD 43-13 B LOT 7 LESS S 50 FOR ST BLK 2

SITE AREA: 3,500 SQ FT (0.08 ACRES)

LAND USE DESIGNATION: COMMERCIAL

ZONING DESIGNATION: COMMUNITY BUSINESS (CB)

ZONING DATA

| USE | REQUIRED/ALLOWED | EXISTING | PROPOSED |
|--|-----------------------|----------|-----------|
| GROUND FLOOR COMMERCIAL FRONTAGE | SEE SEC. 47-6-10 | RETAIL | MIXED USE |
| OPEN SPACE (OS) | 17.5 (50%) | 24' | 24' |
| COVERED ARCADES MIN 10' W/ 1 OPEN SIDE | 250 SF (250 PER UNIT) | 0 SF | 286 SF |
| LIVING MATERIALS | 125 SF (50% OF OS) | 0 SF | 128.5 SF |
| OS @ GRADE | 100 SF (40% OF OS) | 0 SF | 286 SF |
| PUBLIC PLAZA (PP) | 1400 SF | 0 SF | 0 SF* |
| MAX COVERED ARCADES MIN 10' | 700 SF (50% OF PP) | 0 SF | 0 SF |
| MINIMUM GROSS LOT SIZE | 10,000 SF | 7,350 SF | 7,350 SF* |
| MINIMUM LOT WIDTH | 100' | 35' | 35' |
| MINIMUM FLOOR AREA PER UNIT | 400 SF | 0' | 1140 SF |

SETBACKS

| | 0'-0" | 0'-0" | 0'-0" |
|-------------------------|---------|----------|----------|
| COMMERCIAL BLVD (FRONT) | 0'-0" | 0'-0" | 0'-0" |
| ALLEY (REAR) | 15'-0" | 28'-10" | 28'-10" |
| INTERIOR SIDE (WEST) | 0'-0" | 0'-0" | 0'-0" |
| INTERIOR SIDE (EAST) | 0'-0" | 0'-0" | 0'-0" |
| MAXIMUM BUILDING HEIGHT | 150'-0" | 35'-0" | 35'-0" |
| GROUND FLOOR AREA | N/A | 2,235 SF | 2,235 SF |
| SECOND FLOOR AREA | N/A | 1,140 SF | 1,140 SF |

PARKING

| | | | |
|--|------|-----|-----|
| RETAIL (1/250 GFA) | 8.32 | 9 | 9 |
| OFFICE (1/250 GFA) | 4.56 | 5 | N/A |
| AFFORDABLE HOUSING UNIT (1 PER DWELLING) | 1 | N/A | 1 |
| TOTAL | N/A | 14 | 10 |

BOARD OF ARCHITECTS

*REQUEST FOR A VARIANCE TO THE SPECIFIC USE DEVELOPMENT REQUIREMENTS FROM A MIXED USE DEVELOPMENT INCLUDING PUBLIC PLAZA, GROSS LOT SIZE, AND MINIMUM LOT WIDTH REQUIREMENT

DEVELOPMENT REVIEW COMMITTEE (SITE PLAN LEVEL III)

COMPLIANCE WITH BROWARD COUNTY LAND USE PLAN POLICY 2.16.4 AND SECTION 47-23.16 OF THE ULDR, AFFORDABLE HOUSING.

2671 MIXED-USE RENOVATION
 2671 E COMMERCIAL BOULEVARD 2ND FLOOR FORT LAUDERDALE FLORIDA 33305 USA

ARCHITECT

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FITZ MANNINGHAM MURPHY, AIA REGISTERED ARCHITECT AR101069

REVISIONS

2309 PROJECT NO.
 1/3/24 DATE
 FMM DRAWN / CHECKED

SITE PLAN AND PHOTOGRAPHS

AGENT: Fitz Murphy, SENG Architecture LLC
 OWNER: Sofiko 14 LLC (“Owner”)
 ADDRESS: 2671 E Commercial Boulevard
 REQUEST: Variance from the ULDR Section 48-18.21.H.3, Section 48-18.21.I.2., and Section 48-18.21.I.5

December 11th, 2023

NARRATIVE

The Owner of the property located at 2671 E Commercial Boulevard is seeking approvals to convert an existing 1,140 square foot office space on the second floor of the existing commercial building to a residential unit. As such, the owner will be requesting approval to convert the existing property to a mixed use development on a commercial designated land use parcel via the compliance with Broward County Land Use Plan Policy 2.16.4 and Section 47-23.16. of the ULDR, Affordable Housing Regulations.

The intent is to utilize the existing building and property for this purpose, however, certain ULDR standards for the ULDR cannot be meet and a variance is being requested to the following:

SEC. 47-18.21.H.3 Public Plaza

Requesting a variance to waive the requirement for an 1,400 gross square foot public plaza with principal pedestrian access to the mixed use development.

SEC. 47-18.21.I.2. Minimum Lot Size

Requesting a variance to allow a minimum lot size of 7,350 gross square feet, whereas the code requires a minimum lot size of 10,000 gross square feet. A total reduction of 2,650 square feet.

SEC. 47-18.21.I.5 Minimum Lot Width

Requesting a variance to allow a minimum lot width of 35 feet, whereas the code requires a minimum lot size of 100 feet. A total reduction of 65 feet.

CRITERIA STATEMENT

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

SEC. 47-18.21.H.3 Public Plaza

The existing two-story commercial building was built at a zero front setback which does not allow for the implementation of public plaza. Alternatively, the site provides an approximate 300 square foot covered sidewalk within the public right of way which provides a shaded public area, creating a similar experience to a public plaza.

This property and platted lots along Commercial Boulevard where the 50’ right-of-way dedication was executed for public parking along Commercial Boulevard. Had this not been the case. Portions of the 1750 square foot area may have been dedicated to the required public plaza.

SEC. 47-18.21.I.2. Minimum Lot Size

The existing lot is consistent with the gross lot size of the original plat recorded in 1957. This established lot dimension, which is consistent in the Coral Ridge Commercial Boulevard Addition. The minimum dimension that allows the use of the mixed use development on a commercial land use designated property far exceeds the required lot dimension, although the ULDR allows for this use. Adhering to the the ULDR will prevent the proposed reasonable use of the property as a mixed use development.

SEC. 47-18.21.I.5 Minimum Lot Width

The existing lot is consistent with the lot width of the original plat recorded in 1957. The minimum dimension that allows the use of a mixed use development on a commercial land use designated property far exceeds the platted lot width, although the ULDR allows for this use. Adhering to the the ULDR will prevent the proposed reasonable use of the property as a mixed use development.

(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:

SEC. 47-18.21.H.3 Public Plaza

The existing conditions of the site are limited to this property and platted lots along Commercial Boulevard where the 50' right-of-way dedication was executed for public parking along Commercial Boulevard. This condition is not common in other commercial land use designations..

SEC. 47-18.21.I.2 Minimum Lot Size

This is not a common condition in a majority of the commercially designated land use parcels as many of these parcels were originally platted to be larger lots, or lots have been aggregated subsequent to the plat recordation that will allow them to meet the minimum requirement.

SEC. 47-18.21.I.5 Minimum Lot Width

This is not a common condition in a majority of the commercially designated land use parcels as many of these parcels were originally platted to be larger lots, or lots have have been aggregated subsequent to the plat recordation that will allow them to meet the minimum requirement.

(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

SEC. 47-18.21.H.3 Public Plaza

The ability to utilize the property as a mixed use development, including an affordable housing unit is a permitted use by the ULDR. Should the property owner be required to provide a public plaza accessible to pedestrians, this public plaza utilize over 50% of the developable area, and would require the demolition of 40% of the existing building. Fulfilling this requirement will also result in a massing that is inconsistent with the adjacent properties, and character of the neighborhood with structures all utilizing a zero setback along Commercial Boulevard.

SEC. 47-18.21.I.2 Minimum Lot Size

The reasonable proposed use of the Property cannot be accomplished while meeting the minimum lot size of the ULDR without the aggregation of adjacent lots. The adjacent properties are not currently owned by the Owner and therefore meeting this requirement is not feasible.

SEC. 47-18.21.I.5 Minimum Lot Width

The reasonable proposed use of the Property cannot be accomplished while meeting the minimum lot width of the ULDR without the aggregation of adjacent lots. The adjacent properties are not currently owned by the Owner and therefore meeting this requirement is not feasible.

(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

SEC. 47-18.21.H.3 Public Plaza

The hardship to meet the requirements of the ULDR as it relates to meeting the requirements for a mixed use development is not self-inflicted by the Applicant as the existing conditions of the property create conditions that are inherently limiting.

SEC. 47-18.21.I.2 Minimum Lot Size

This hardship is as a result of the original platted dimensions of the property and is therefore not self-created by the Owner.

SEC. 47-18.21.I.5 Minimum Lot Width

This hardship is as a result of the original platted dimensions of the property and is therefore not self-created by the Owner.

(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.

SEC. 47-18.21.H.3 Public Plaza

The current use of the adjacent properties are residential to the north and commercial to the east, west and south. By allowing this variance to the public plaza requirement, the existing building and setbacks of the zoning district will remain, maintaining the character of the neighborhood.

SEC. 47-18.21.I.2 Minimum Lot Size

This variance is the minimum necessary that will allow the Owner to develop the property as intended without the need to acquire adjacent properties. The existing lot width is consistent with the original plat and has not been modified since its recordation in 1957 (Plat Book 43, Page 13, Broward County Records).

SEC. 47-18.21.I.5 Minimum Lot Width

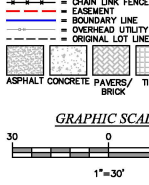
This variance is the minimum necessary that will allow the Owner to develop the property as intended without the need to acquire adjacent properties. The existing lot width is consistent with the original plat and has not been modified since its recordation in 1957 (Plat Book 43, Page 13, Broward County Records).

These variance is not expected to be detrimental to the public welfare, and will be in harmony with he general purposes and intent of the ULDR as well as the Property Rights Element of the City's Comprehensive Plan. To the contrary, the approval of this permit will allow for the addition of an affordable housing unit to the housing pool of the City of Fort Lauderdale.

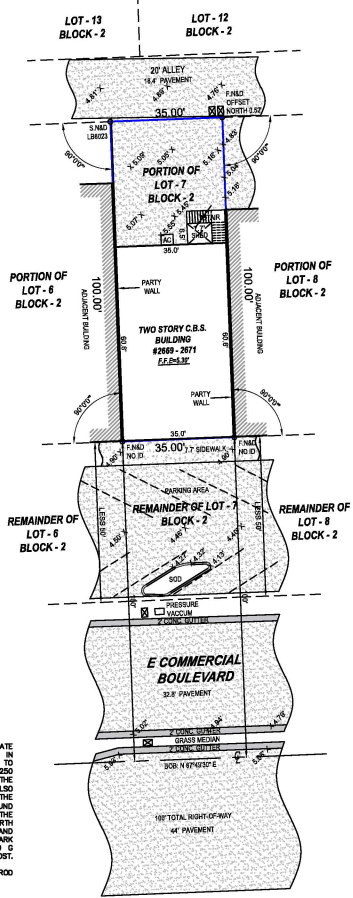
LEGEND

- ABBREVIATIONS:**
 A = ARC DISTANCE
 AC = AIR CONDITIONER PAD
 BCR = BROWARD COUNTY RECORDS
 BLD = BUILDING
 BM = BENCH MARK
 CBS = CONCRETE BLOCK & STUCCO
 (C) = CALCULATED
 CGO = CURB & GUTTER
 CL = CHAIN LINK FENCE
 COL = COLUMN
 D.E. = DRAINAGE EASEMENT
 D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
 D/W = DRIVEWAY
 EB = ELECTRIC BOX
 ENC. = ENCROACHMENT
 EP = EDGE OF PAVEMENT
 EW = EDGE OF WATER
 FID = FOUND IRON DISK
 FFE = FINISHED FLOOR ELEVATION
 FIR = FOUND IRON PIPE (NO ID)
 FRI = FOUND IRON ROD (NO ID)
 FNL = FOUND NAIL (NO ID)
 FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
 L.E. = LANDSCAPE EASEMENT
 L.M.E. = LAKE MAINTENANCE EASEMENT
 (M) = MEASURED
 MOOR = MIAMI-DADE COUNTY RECORDS
 MH = MAN HOLE
 ML = MONUMENT LINE
 (O) = PLAT
 PB = PLAT BOOK
 PC = POINT OF CURVATURE
 PCP = PERMANENT CONTROL POINT
 PE = POINT OF EQUIPMENT PAD
 PG = PAGE
 PI = POINT OF INTERSECTION
 PL = PLANTER
 POC = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 POC = POINT OF REVERSE CURVATURE
 PRM = PERMANENT REFERENCE MONUMENT
 PT = POINT OF TANGENCY
 R = RADII'S DISTANCE
 (R) = RECORD
 R/W = RIGHT-OF-WAY
 RES = RESIDENCE
 RSP = RSP LB#0023
 SBL = SET NAIL & DISK LB#0023
 STL = SURVEY THE LINE
 SWK = SIDEWALK
 (TYP) = TYPICAL
 UB = UTILITY BOX
 U.E. = UTILITY EASEMENT
 W/F = WOOD FENCE

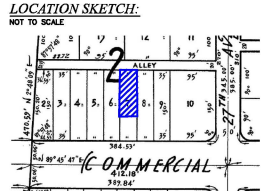
- SYMBOLS:**
 □ = TELEPHONE RISER
 □ = CABLE TV RISER
 □ = WATER METER
 □ = ELEVATION
 X 0.00 = ORIGINAL LOT DISTANCE
 A = CENTRAL ANGLE
 C = CENTER LINE
 W = WATER VALVE
 □ = CURB INLET
 □ = FIRE HYDRANT
 □ = LIGHT POLE
 □ = CATCH BASIN
 □ = UTILITY POLE
 □ = DRAINAGE MANHOLE
 □ = SEWER MANHOLE
 □ = METAL FENCE
 □ = WOOD FENCE
 □ = CHAIN LINK FENCE
 □ = EASEMENT
 □ = BOUNDARY LINE
 □ = OVERHEAD UTILITY LINE
 □ = ORIGINAL LOT LINE



MAP OF BOUNDARY & TOPOGRAPHIC SURVEY



CERTIFICATE OF AUTHORIZATION # 18-0023
Survey Pros, Inc.
 4348 SW 74TH AVENUE, MIAMI, FL. 33155
 Tel: 305.787.6802
 www.survey-pros.com



PROPERTY ADDRESS:
 2889 - 2871 E COMMERCIAL BOULEVARD, FORT LAUDERDALE, FL. 33308

LEGAL DESCRIPTION:
 LOT 7, BLOCK 2, LESS THE SOUTH 50 FEET THEREOF, CORAL RIDGE COMMERCIAL BOULEVARD ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
 THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE X. BASE FLOOD ELEVATION 11.0. COUNTY NAME & NUMBER CITY OF FORT LAUDERDALE 120509. MAP & PANEL NUMBER 1200150378L SUFFIX II.

- SURVEYOR'S NOTES:**
- ELEVATIONS WHEN SHOWN REFER TO 1988 NORTH AMERICAN VERTICAL DATUM (NAVD 1988).
 - NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
 - THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAY, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
 - THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
 - ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB#0023.
 - THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
 - FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO THE INTERIOR PORTION OF THE FENCE.
 - ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
 - THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
 - BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF E COMMERCIAL BOULEVARD BEARS N 87°49'30" E.

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 30-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

CERTIFIED TO:
 S07K10 14 LLC

Nicolas Del Vento
 Digitally signed by Nicolas Del Vento
 Date: 2023.12.21 11:19:18 -05'00'



DATE OF ORIGINAL FIELD WORK: 10/12/2023
 JOB NUMBER: 231010096
 DRAWN BY: ADRIEL
 CAD FILE: S07K10 14 LLC
 SHEET 1 OF 1
 REVISION(S):

BENCHMARK INFORMATION:
 NAME: 872 2889 F
 ELEVATION: 10.20' (NAVD08)
 LOCATION: BEGAN AT THE INTERSECTION OF STATE ROAD 41A AND COMMERCIAL BOULEVARD IN LAUDERDALE-BY-THE-SEA. GO 0.10 MILE EAST TO ELMAR DRIVE. THE MARK BEARS APPROXIMATELY 220 FEET NORTH ALONG ELMAR DRIVE FROM THE INTERSECTION OF COMMERCIAL BOULEVARD (AND ALSO A FLAGPOLE WHICH IS IN THE CENTER OF THE INTERSECTION), 21.4 FEET WEST OF THE NORTHBOUND LANE OF ELMAR DRIVE, 18.6 FEET EAST OF THE SOUTHBOUND LANE OF A GRASS TRAFFIC ISLAND, AND 3.3 FEET SOUTH OF A NO PARKING SIGN. THE MARK BEARS 40.9 FEET SOUTH OF BENCH MARK 2889 G 1981. THE MARK IS 0.1 FT BELOW GROUND. DESCRIPTION: BENCH MARK DISK, STAINLESS STEEL ROD W/O SLEEVE (10 FT.)

NICOLAS DEL VENTO
 PROFESSIONAL SURVEYOR & MAPPER
 STATE OF FLORIDA LIC. # 6945

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ARCHITECT



3434 MCKINLEY STREET | HOLLYWOOD, FL 33021
T. 954.631.8371
HTTP: //WWW.SENGAARCHITECTURE.COM

SENGA ARCHITECTURE LLC

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AR101089
ON 2/21/24.

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REGISTERED ARCHITECT
AR101089

SHEET INDEX:

| ID | Layout Name |
|-------|--------------------------------|
| A000 | COVER SHEET |
| A001 | CONTEXT PHOTOGRAPHS |
| A002 | SITE PLAN AND PHOTOGRAPHS |
| EX100 | EXISTING AND DEMO SECOND FLOOR |
| A100 | PROPOSED SECOND FLOOR PLAN |
| A200 | ELEVATIONS & RENDERINGS |

LOCATION MAP



APPLICABLE CODE:

OCCUPANCY TYPE: GROUP B
CONSTRUCTION TYPE:
2020 FLORIDA BUILDING CODE
CITY OF FORT LAUDERDALE ZONING CODE

SCOPE OF WORK :

AFTER THE FACT PERMIT FOR THE RENOVATION OF A SECOND FLOOR OFFICE SPACE INTO A RESIDENTIAL UNIT

REVISIONS

| No. | DESCRIPTION | DATE |
|-----|-------------|------|
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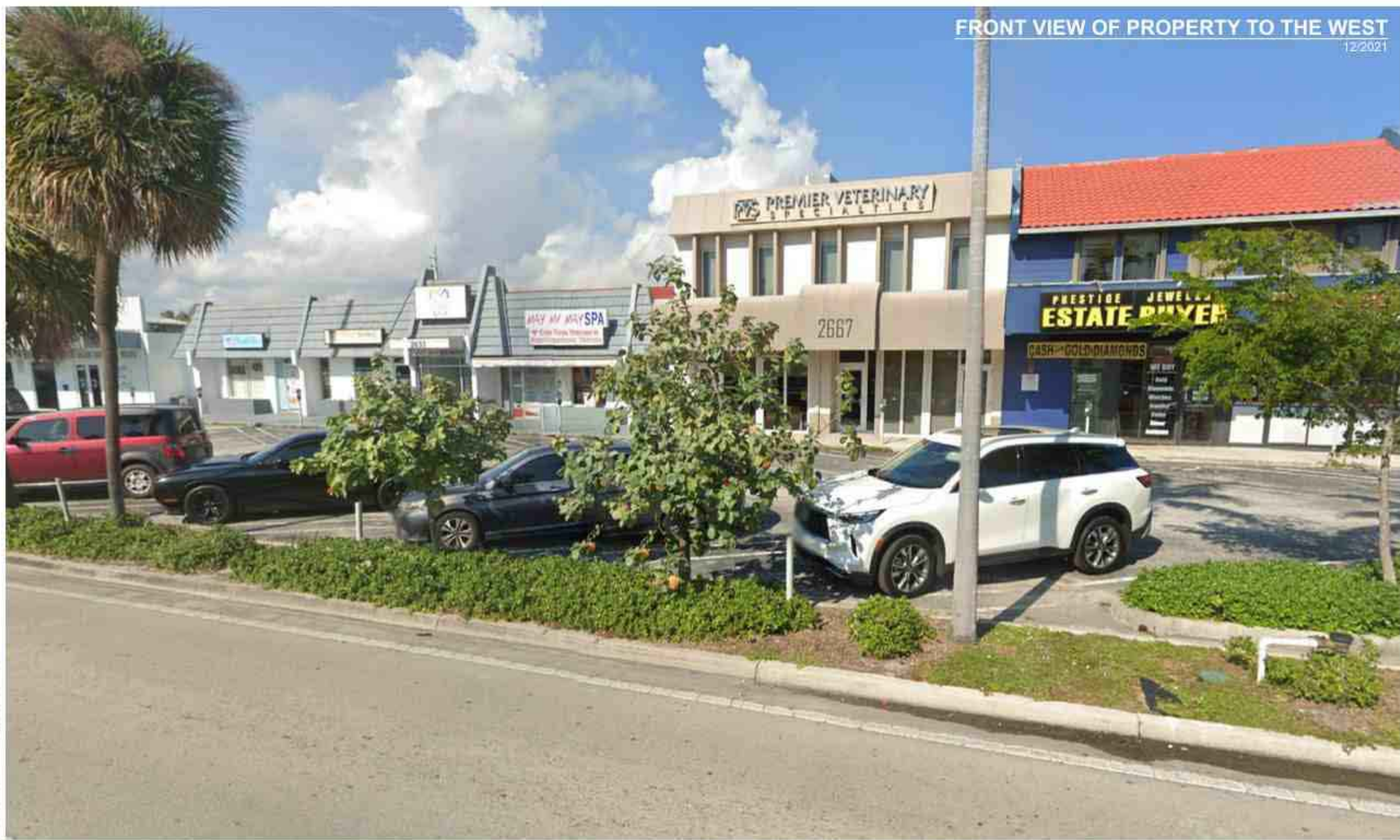
SUBMITTAL: CITY OF FORT LAUDERDALE BUILDING PERMIT

DATE: Wednesday, February 21, 2024

COVER SHEET
A000

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FRONT VIEW OF PROPERTY TO THE WEST
12/2021



FRONT VIEW OF PROPERTY TO THE EAST
12/2021



REAR VIEW OF PROPERTY TO THE WEST
01/2021



REAR VIEW OF PROPERTY TO THE EAST
01/2021

ARCHITECT
SENGA
344 MOOREY STREET, HOLLYWOOD, FL 33021
T 954.831.8371
HTTP://WWW.SENGAARCHITECTURE.COM
SENGA ARCHITECTURE LLC

**2671 MIXED-USE
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2671 E COMMERCIAL BOULEVARD 2ND FLOOR FORT LAUDERDALE
FLORIDA 33305 USA

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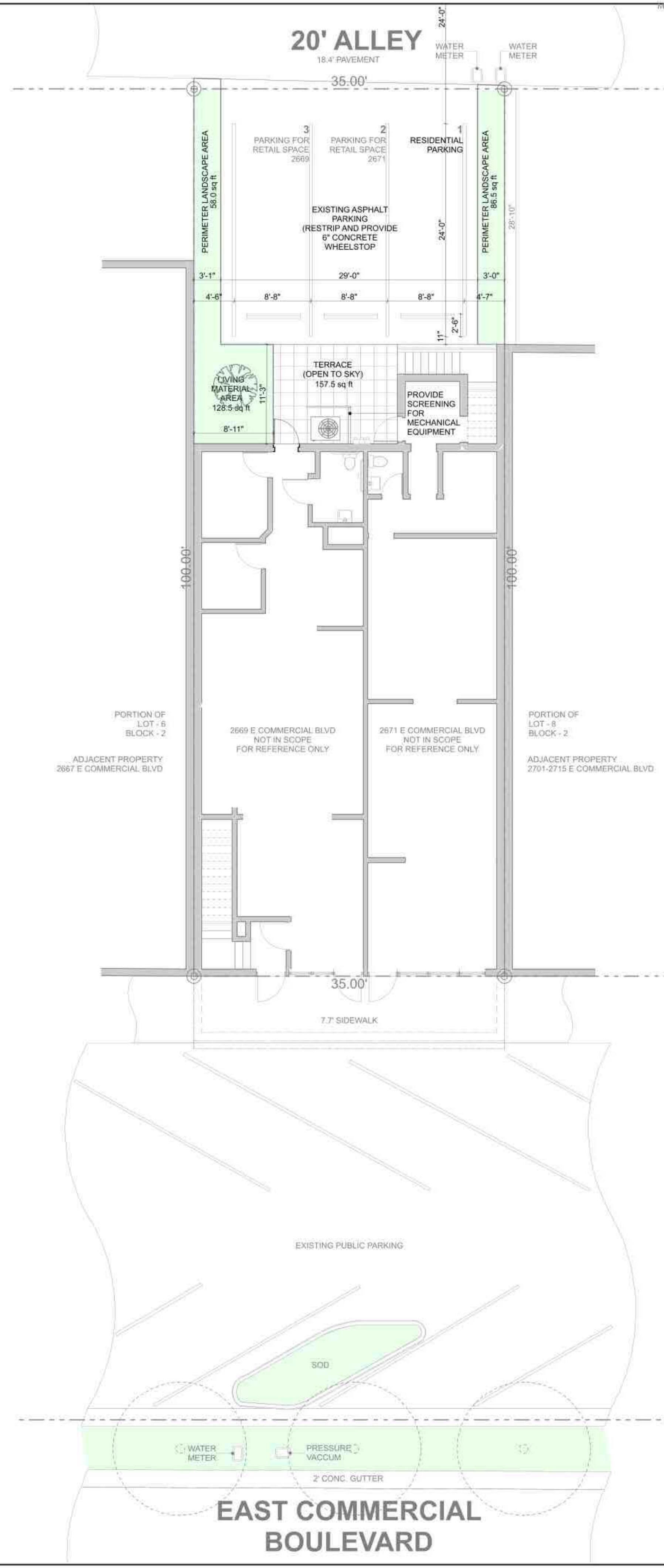
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CONTEXT
PHOTOGRAPHS

A001



SITE INFORMATION

ADDRESS: 2671 E COMMERCIAL BOULEVARD 2ND FLOOR FORT LAUDERDALE FLORIDA 33305 USA

LEGAL DESCRIPTION: CORAL RIDGE COMMERCIAL BLVD ADD 43-13 B LOT 7 LESS S 50 FOR ST BLK 2

SITE AREA: 3,500 SQ FT (0.08 ACRES)

LAND USE DESIGNATION: COMMERCIAL

ZONING DESIGNATION: COMMUNITY BUSINESS (CB)

ZONING DATA

| USE | REQUIRED/ALLOWED | EXISTING | PROPOSED |
|--|-----------------------|----------|-----------|
| GROUND FLOOR COMMERCIAL FRONTAGE | SEE SEC. 47-6.10 | RETAIL | MIXED USE |
| OPEN SPACE (OS) | 17.5' (50%) | 24' | 24' |
| COVERED ARCADES MIN 10' W/ 1 OPEN SIDE | 200 SF (250 PER UNIT) | 0 SF | 430.5 SF |
| LIVING MATERIALS | N/A | 0 SF | 0 SF |
| PERIMETER LANDSCAPE | 125 SF (50% OF OS) | 0 SF | 125.5 SF |
| TERRACE | N/A | 0 SF | 144.5 SF |
| OS @ GRADE | 100 SF (40% OF OS) | 0 SF | 157.5 SF |
| VEHICULAR USE AREA (VUA) | N/A | 1,164 SF | 835 SF |
| PAVED AREA | N/A | 0 SF | 835 SF |
| LANDSCAPE AREA | 10% OF VUA | 0 SF | 262 SF |
| LANDSCAPE AREA DISTANCE FROM VUA | 10'-0" MAX | 0' | 10'-0" |
| PERIMETER LANDSCAPE NOT ABUTTING ROW | 2'-4" WIDTH | 0' | 3'-0" |
| INTERIOR LANDSCAPE AREA | 30 SF / PARKING | 0' | 90 SF |
| TREES | 1 (1 PER 1,000 SF) | 0 | 1 |
| SHRUBS | 5 (5 PER 1,000 SF) | 0 | 5 |
| PUBLIC PLAZA (PP) | 1400 SF | 0 SF | 0 SF |
| MAX COVERED ARCADES MIN 10' | 700 SF (50%) OF PP | 0 SF | 0 SF |
| MINIMUM GROSS LOT SIZE | 10,000 SF | 7,350 SF | 7,350 SF |
| MINIMUM LOT WIDTH | 100' | 35' | 35' |
| MINIMUM FLOOR AREA PER UNIT | 400 SF | 0' | 1140 SF |

SETBACKS

| COMMERICAL BLVD (FRONT) | ALLEY (REAR) | INTERIOR SIDE (WEST) | INTERIOR SIDE (EAST) | MAXIMUM BUILDING HEIGHT | GROUND FLOOR AREA | SECOND FLOOR AREA |
|-------------------------|--------------|----------------------|----------------------|-------------------------|-------------------|-------------------|
| 0'-0" | 15'-0" | 0'-0" | 0'-0" | 150'-0" | N/A | N/A |
| 0'-0" | 28'-10" | 0'-0" | 0'-0" | 35'-0" | 2,235 SF | 2,235 SF |
| 0'-0" | 0'-0" | 0'-0" | 0'-0" | 35'-0" | N/A | 1,140 SF |
| 0'-0" | 0'-0" | 0'-0" | 0'-0" | 35'-0" | 8.32 | 9 |
| 0'-0" | 0'-0" | 0'-0" | 0'-0" | 35'-0" | 4.56 | 5 |
| 0'-0" | 0'-0" | 0'-0" | 0'-0" | 35'-0" | N/A | N/A |
| 0'-0" | 0'-0" | 0'-0" | 0'-0" | 35'-0" | N/A | 1 |
| 0'-0" | 0'-0" | 0'-0" | 0'-0" | 35'-0" | 14 | 10 |

BOARD OF ARCHITECTS

*REQUEST FOR A VARIANCE TO THE SPECIFIC USE DEVELOPMENT REQUIREMENTS FROM A MIXED USE DEVELOPMENT INCLUDING PUBLIC PLAZA, GROSS LOT SIZE, AND MINIMUM LOT WIDTH REQUIREMENT

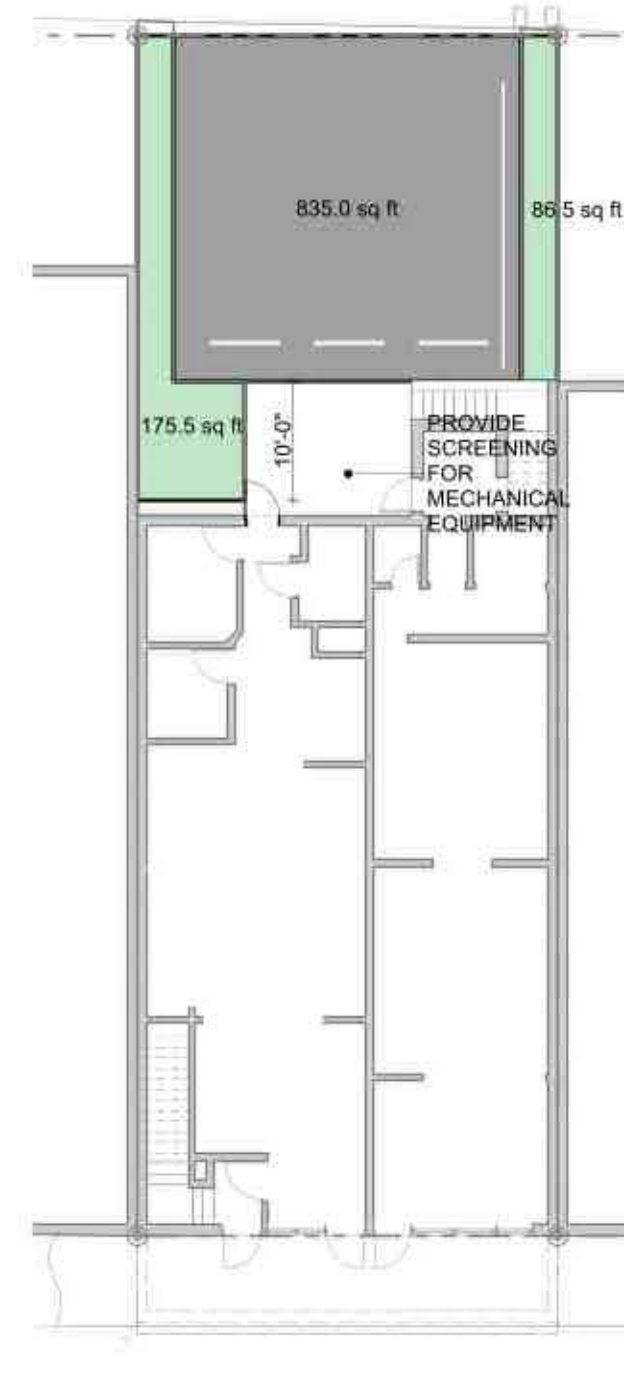
DEVELOPMENT REVIEW COMMITTEE (SITE PLAN LEVEL III)

COMPLIANCE WITH BROWARD COUNTY LAND USE PLAN POLICY 2.16.4 AND SECTION 47-23.16 OF THE ULDR, AFFORDABLE HOUSING.

VEHICULAR USE AREA LEGEND

LANDSCAPE AREA: 262 SF (31%)

PAVED AREA: 835 SF (100%)



2671 MIXED-USE RENOVATION
FLORIDA 33305 USA

ARCHITECT

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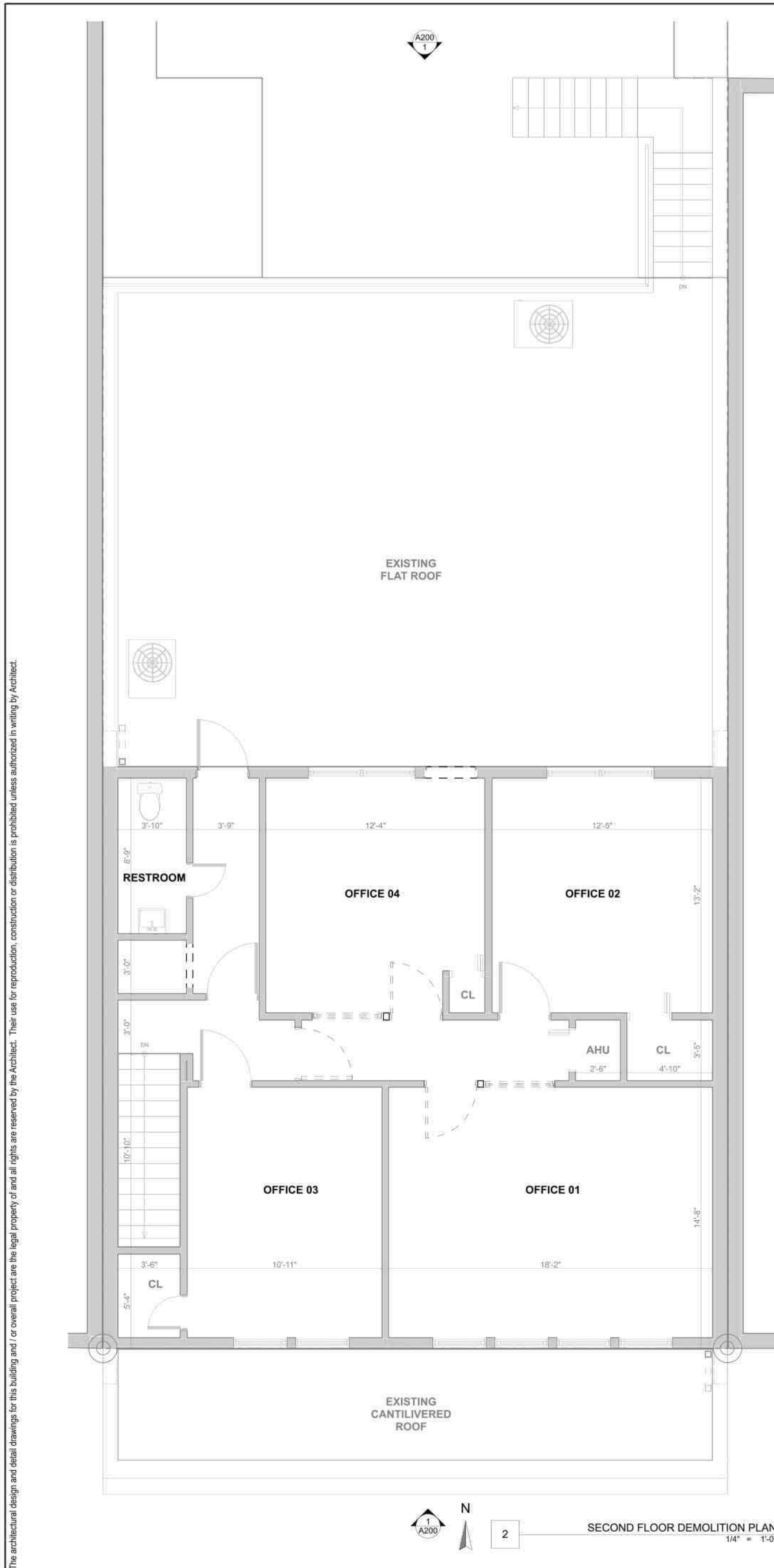
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REVISIONS

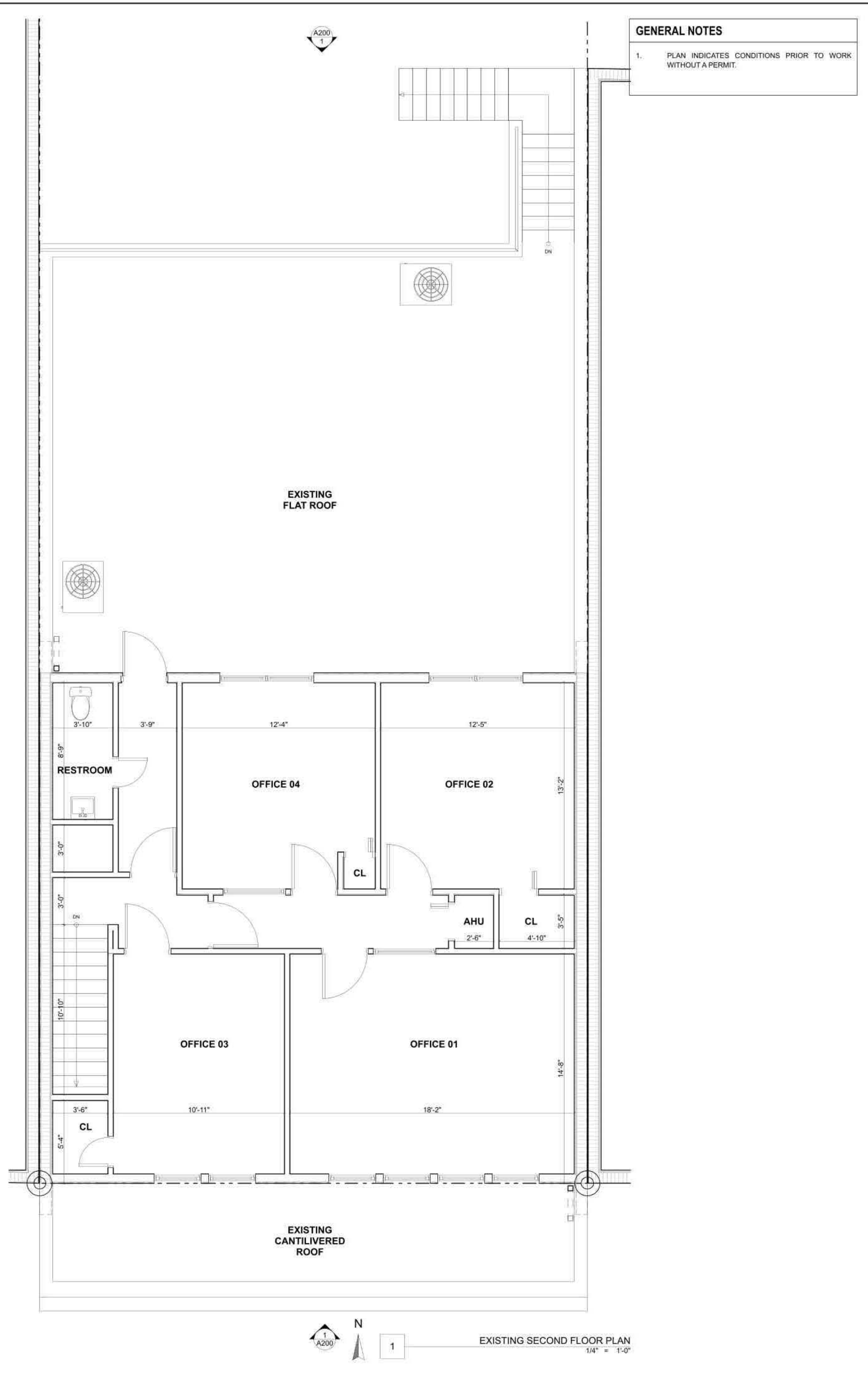
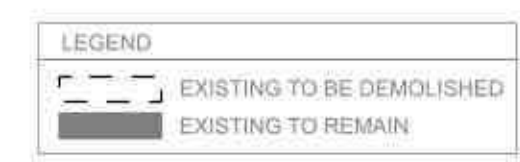
2309 PROJECT NO.

2/21/24 DATE

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- DEMOLITION GENERAL NOTES**
1. THE CONTRACT DOCUMENTS FOR THIS PROJECT CONSIST OF ALL DRAWINGS AND SPECIFICATIONS INCLUDED IN THIS SET. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE REVIEW OF ALL PARTS OF THE CONTRACT DOCUMENTS AS A REQUIREMENT OF THIS PROJECT.
 2. THE COMPLETE SCOPE OF WORK FOR THIS PROJECT IS NOT LIMITED TO THE INFORMATION INDICATED IN THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND COORDINATING THE WORK OF OTHERS INCLUDING, BUT NOT LIMITED TO FIRE PROTECTION, STRUCTURAL, ELECTRICAL, PLUMBING AND MECHANICAL DRAWINGS IN CONNECTION WITH DEMOLITION OF EXISTING APPLICABLE SYSTEMS.
 3. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING BUILDING SYSTEMS INCLUDING STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING PRIOR TO COMMENCEMENT OF WORK.
 4. THE CONTRACTOR SHALL REMOVE ALL FINISHES PRIOR TO DEMOLITION OF ANY PARTITIONS, CEILINGS, FLOORING ROOFS ETC... AND REQUEST AN INSPECTION FORM THE ARCHITECT, STRUCTURAL ENGINEER, AND ELECTRICAL ENGINEER PRIOR TO FURTHER DEMOLITION.
 5. THE CONTRACTOR SHALL COORDINATE THE TRADES OF OTHERS WITH EXISTING CONDITIONS AND DEMOLITION REQUIREMENTS.
 6. THE CONTRACTOR SHALL REVIEW THE DRAWINGS AND SPECIFICATIONS TO COORDINATE WITH EXISTING BUILDING CONDITIONS. ANY VARIANCE OR DISCREPANCIES THAT ARISE FROM THE ABOVE REVIEW SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
 7. ALL WORK MATERIAL AND INSTALLATION SHALL BE IN FULL CONFORMANCE WITH THE LATEST FEDERAL, STATE AND LOCAL CODES, LAW AND ORDINANCES, INCLUDING THE MOST RECENT REVISIONS, ADDITIONS, AMENDMENTS AND INTERPRETATIONS.
 8. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT FOR IMMEDIATE RESOLUTION ANY CODE VIOLATIONS, INCORRECT CONSTRUCTION, OR SAFETY PROBLEMS THAT ARE EXISTING FIELD CONDITIONS.
 9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SAFETY ITEMS REQUIRED TO PROTECT THE SAFETY OF WORKERS INCLUDING FIRE EXTINGUISHERS, EXIT SIGNS AND EMERGENCY EVACUATION DEVICES IN THE CORRECT LOCATION REQUIRED BY CODE AND LOCAL AGENCIES.
 10. ALL EXISTING HAZARDOUS MATERIALS SHALL BE REPORTED TO OWNER/ LANDLORD AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATES CODES. NO NEW OR EXISTING CONSTRUCTION SHALL CONTAIN HAZARDOUS OR PROHIBITED MATERIAL OF ANY KIND.
 11. ALL DIMENSIONS ARE TO BE AS INDICATED ON THE DRAWINGS OR AS CLARIFIED BY THE ARCHITECT. UNDER NO CIRCUMSTANCES SHALL DIMENSIONS BE DETERMINED BY SCALING THE DRAWINGS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR PART OF AN EXISTING FIELD CONDITION.
 12. DIMENSIONS ARE TO FACE OF FINISH, FACE OF COLUMN OR CENTERLINE OF WINDOW UNLESS OTHERWISE NOTED. ALL NEW FINISH IS TO ALIGN FLUSH WITH EXISTING FINISHES WITHOUT EVIDENCE OF ADDITION.
 13. ALL CLEAR DIMENSIONS ARE TO BE WITHIN 1/8" (+/-) ALONG FULL HEIGHTS AND WIDTH OF WALLS. THE CONTRACTOR SHALL NOT ADJUST ANY DIMENSION MARKED "CLEAR" WITHOUT WRITTEN INSTRUCTION FROM THE ARCHITECT.
 14. THE CONTRACTOR SHALL SCHEDULE ALL WORK IN COMPLIANCE WITH LOCAL ORDINANCES AND REQUIREMENTS.
 15. REMOVE AND LAWFULLY DISPOSE OFF SITE ALL RUBBISH AND DEBRIS RESULTING FROM CONTRACTORS OPERATION DAILY. KEEP PROJECT AREA BROOM CLEAN.
 16. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AREAS ADJACENT TO DEMOLITION AND NEW CONSTRUCTION FROM NOISE, DEBRIS AND DUST THROUGHOUT THE PERFORMANCE OF THE WORK.
 17. THE CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL EXISTING FINISHES TO REMAIN, AND REPAIR ANY DAMAGES THAT OCCURS. PATCH AND FINISH DISTURBED AREAS TO MATCH ADJACENT MATERIALS AND FINISHES. EXTEND PATCH TO THE NEAREST NATURAL BREAK POINT, INSIDE CORNER, EXISTING JOINT OR LOCATION APPROVED BY ARCHITECT. REPAIR FIREPROOFING ON FIRE RATED ASSEMBLIES TO MATCH EXISTING REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN THE INTEGRITY OF ALL SCAFFOLDING, DUST BARRIERS, BARRICADES, BRACING, SHORING, AND STRUCTURAL SYSTEMS REQUIRED FOR THE INSTALLATION OF THE WORK.
 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN, COORDINATION AND EXECUTION OF CONSTRUCTION METHODS AND PROCEDURES AND PROVIDE PROTECTION AS REQUIRED FOR SAFETY OF TENANTS, PEDESTRIANS AND JOB SITE PERSONNEL.
 19. CONSTRUCTION OPERATIONAL PROCEDURES AND METHODS ARE THE RESPONSIBILITY OF THE CONTRACTOR INsofar AS THEY DO NOT PRESENT HAZARDS TO PERSONNEL OR PROPERTY OR INFRINGE ON WORK SCHEDULES FOR NORMAL SITE ACTIVITIES. OTHER CONTRACTORS, VENDORS AND THE BUILDING STANDARDS FOR CONSTRUCTION ACTIVITIES.
 20. VERIFY ACCESS TO THE JOB SITE PRIOR TO COMMENCEMENT OF THWE WORK. CONFIRM ACCESS ROUTE FOR DELIVERIES AS WELL AS ALL CONSTRUCTION ACTIVITIES.
 21. TRANSPORT, DELIVER, HANDLE AND STORE MATERIALS AND EQUIPMENT AT THE JOB SITE IN SUCH A MANNER AS TO PREVENT DAMAGE, INCLUDING DAMAGE WHICH MIGHT RESULT FROM INTRUSION OF FOREIGN MATTER OR MOISTURE FROM ANY SOURCE. COMPLY WITH MATERIAL AND MANUFACTURER'S INSTRUCTIONS REGARDING TEMPERATURE LIMITATIONS AND OTHER ENVIRONMENTAL CONDITIONS WHICH ARE REQUIRED TO MAINTAIN THE ORIGINAL QUALITY OF MATERIALS AND EQUIPMENT.



- GENERAL NOTES**
1. PLAN INDICATES CONDITIONS PRIOR TO WORK WITHOUT A PERMIT.

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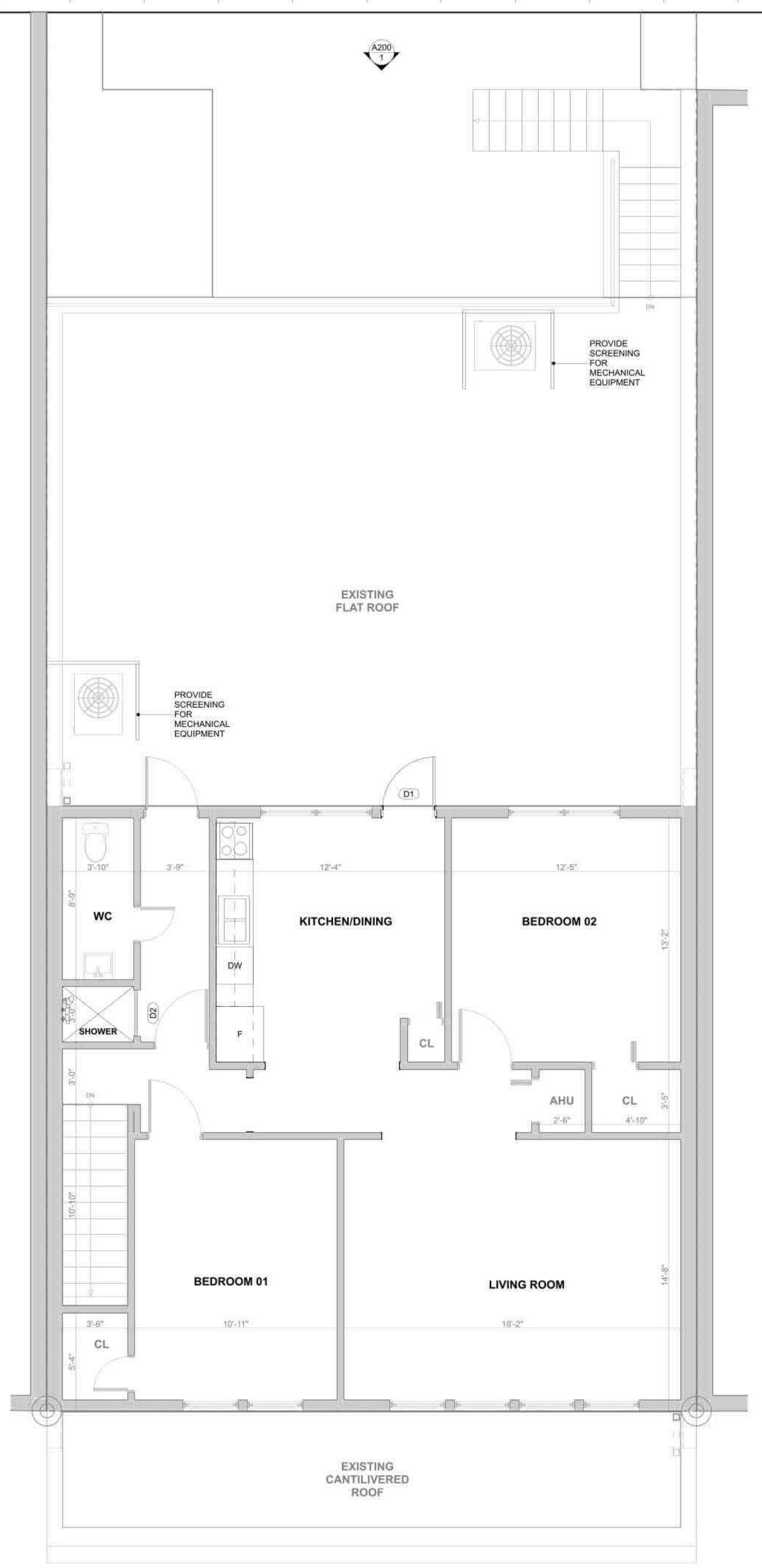
EXISTING AND DEMO SECOND FLOOR PLANS

EX100

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

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SECOND FLOOR
1/4" = 1'-0"

| LEGEND | |
|--------|--------------------|
| | PROPOSED |
| | EXISTING TO REMAIN |

ARCHITECT
AGERS
 344 MOOREY STREET HOLLYWOOD, FL 33021
 T 954.831.8111
 HTTP://WWW.SENGAARCHITECTURE.COM
 SENGA ARCHITECTURE LLC

2671 MIXED-USE RENOVATION
 2671 E COMMERCIAL BOULEVARD 2ND FLOOR FORT LAUDERDALE FLORIDA 33305 USA

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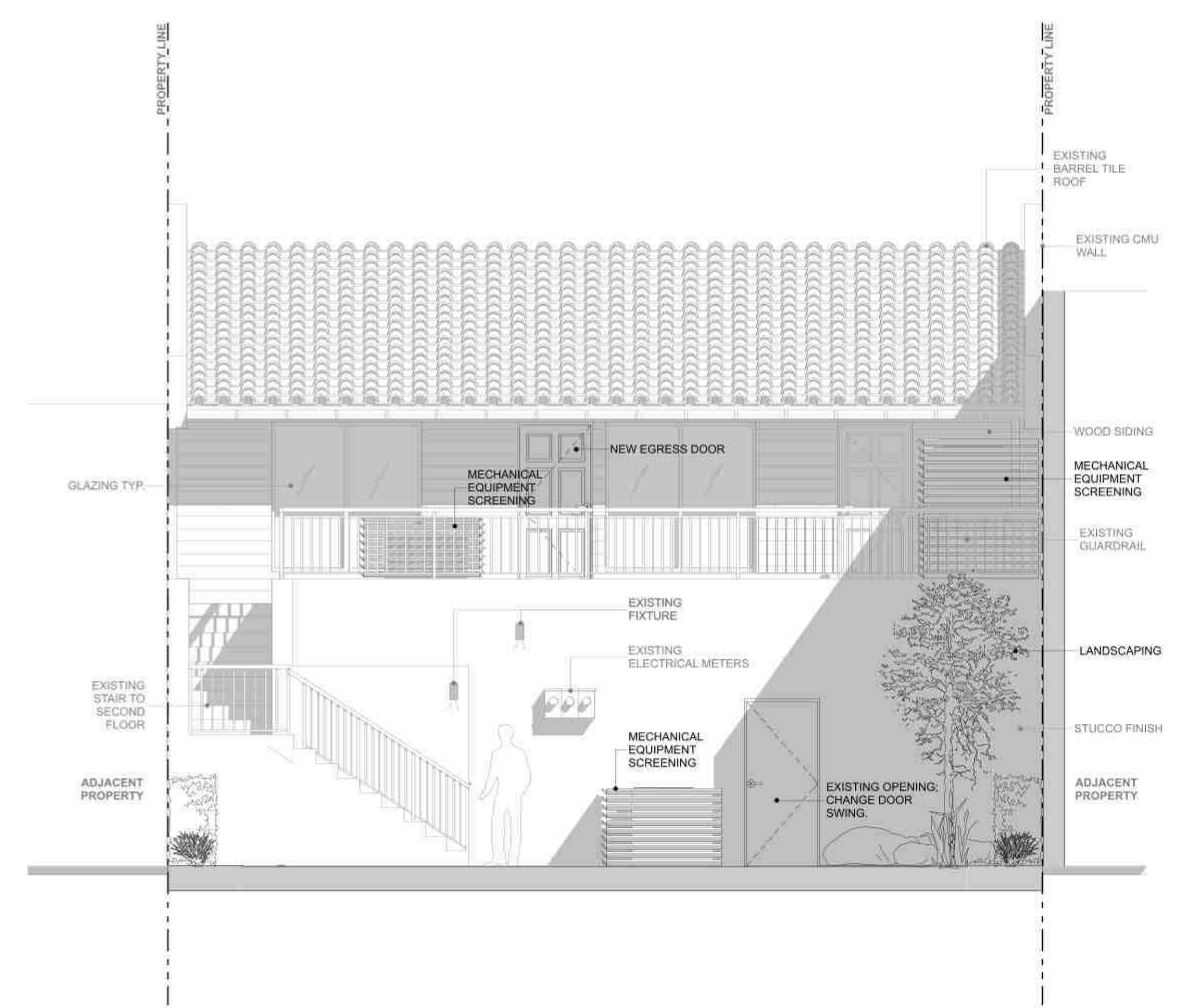
PROPOSED SECOND FLOOR PLAN

A100

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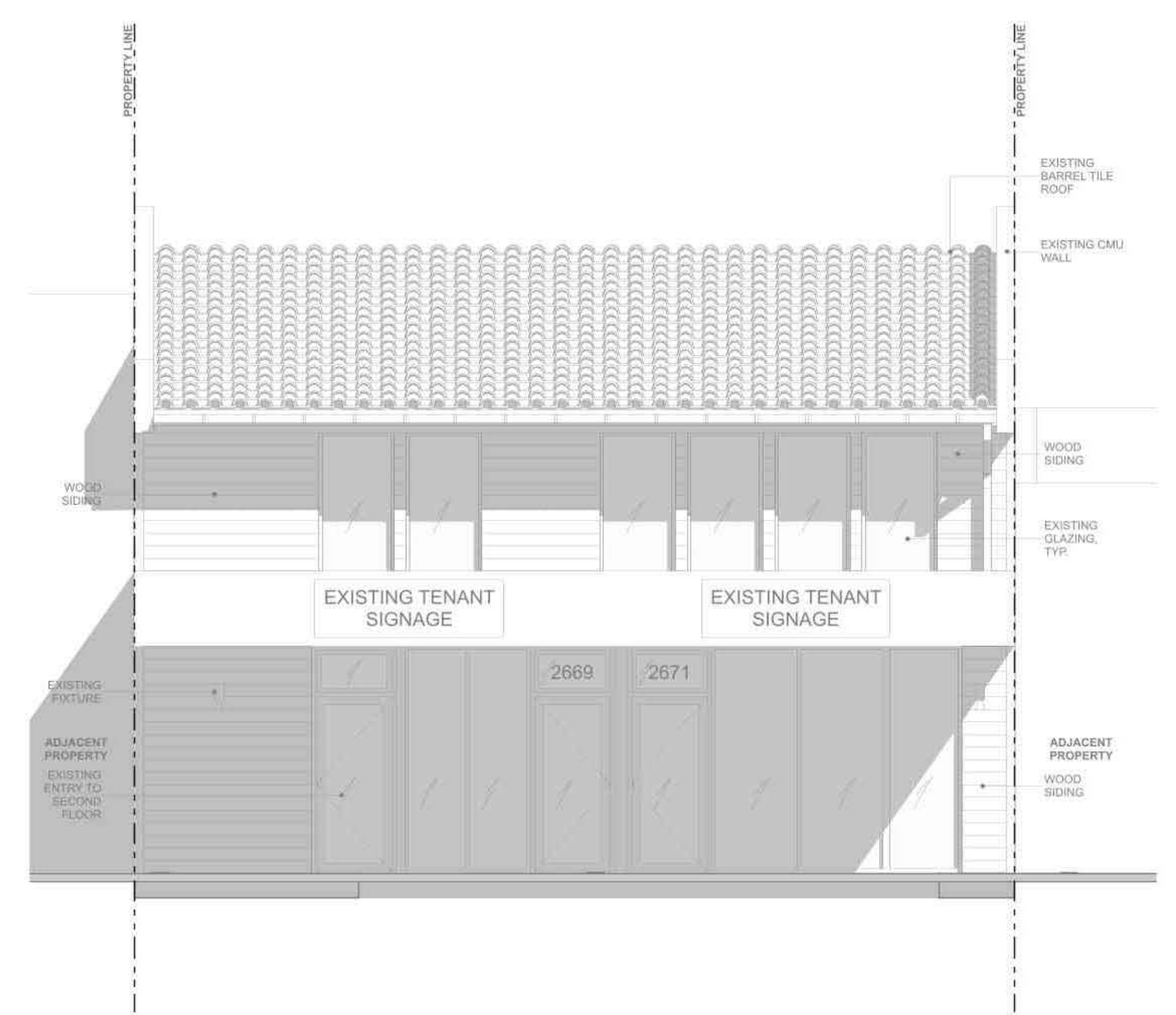
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LEGEND
 [Grey Box] PROPOSED
 [White Box] EXISTING TO REMAIN

1 REAR ELEVATION
 1/4" = 1'-0"



LEGEND
 [Grey Box] PROPOSED
 [White Box] EXISTING TO REMAIN

2 FRONT ELEVATION
 1/4" = 1'-0"



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ELEVATIONS & RENDERINGS