



# DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 01/24/2023

**INSTRUCTIONS:** The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The development application form must be filled out accurately and all applicable sections must be completed. Only complete the sections indicated for application type with N/A for those section items not applicable. Refer to "Specifications for Plan Submittal" by application type for information requirements for submittal. Select the application type and approval level in **SECTION A** and complete the sections specified.

**A APPLICATION TYPE AND APPROVAL LEVEL** *Select the application type from the list below and check the applicable type.*

<input type="checkbox"/> <b>LEVEL I</b> <b>ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)</b> <ul style="list-style-type: none"> <li>┆ New nonresidential less than 5,000 square feet</li> <li>┆ Change of use (some impact or less than existing use)</li> <li>┆ Plat note/Nonvehicular access line amendment</li> <li>┆ Administrative site plan</li> <li>┆ Amendment to site plan*</li> <li>┆ Property and right-of-way applications (MOTs, construction staging)</li> <li>┆ Parking Agreements (separate from site plans)</li> </ul> <p style="text-align: center;"><b>COMPLETE SECTIONS</b> B, C, D, G</p>	<input checked="" type="checkbox"/> <b>LEVEL II</b> <b>DEVELOPMENT REVIEW COMMITTEE (DRC)</b> <ul style="list-style-type: none"> <li>┆ New Nonresidential 5,000 square feet or greater</li> <li>┆ Residential 5 units or more</li> <li>┆ Nonresidential use within 100 feet of residential property</li> <li>┆ Redevelopment proposals</li> <li>┆ Change in use (if great impact than existing use)</li> <li>┆ Development in Regional Activity Centers (RAC)*</li> <li>┆ Development in Uptown Project Area*</li> <li>┆ Regional Activity Center Signage</li> <li>┆ Design Review Team (DRT)</li> <li>┆ Affordable Housing (≥10%)</li> </ul> <p style="text-align: center;"><b>COMPLETE SECTIONS</b> B, C, D, E, F</p>	<input type="checkbox"/> <b>LEVEL III</b> <b>PLANNING AND ZONING BOARD (PZB)</b> <ul style="list-style-type: none"> <li>┆ Conditional Use</li> <li>┆ Parking Reduction</li> <li>┆ Flex Allocation</li> <li>┆ Cluster / Zero Lot Line</li> <li>┆ Modification of Yards*</li> <li>┆ Waterway Use</li> <li>┆ Mixed Use Development</li> <li>┆ Community Residences*</li> <li>┆ Social Service Residential Facility (SSRF)</li> <li>┆ Medical Cannabis Dispensing Facility*</li> <li>┆ Community Business District for uses greater than 10,000 square feet</li> </ul> <p style="text-align: center;"><b>COMPLETE SECTIONS</b> B, C, D, E, F</p>	<input type="checkbox"/> <b>LEVEL IV</b> <b>CITY COMMISSION (CC)</b> <ul style="list-style-type: none"> <li>┆ Land Use Amendment</li> <li>┆ Rezoning</li> <li>┆ Plat</li> <li>┆ Public Purpose Use</li> <li>┆ Central Beach</li> <li>┆ Development of Significant Impact*</li> <li>┆ Vacation of Right-of-Way</li> <li>┆ City Commission Review Only (review not required by PZB)</li> <li>┆ Vacation of Easement*</li> </ul> <p style="text-align: center;"><b>COMPLETE SECTIONS</b> B, C, D, E, F</p>
<input type="checkbox"/> <b>EXTENSION</b> <p>Request to extend approval date for a previously approved application</p> <p style="text-align: center;"><b>COMPLETE SECTIONS</b> B, C, H</p>	<input type="checkbox"/> <b>DEFERRAL</b> <p>Request to defer after an application is scheduled for public hearing</p> <p style="text-align: center;"><b>COMPLETE SECTIONS</b> B, C, H</p>	<input type="checkbox"/> <b>APPEAL/DE NOVO</b> <ul style="list-style-type: none"> <li>┆ Appeal decision by approving body</li> <li>┆ De Novo hearing items</li> </ul> <p style="text-align: center;"><b>COMPLETE SECTIONS</b> B, C, H</p>	<input type="checkbox"/> <b>PROPERTY AND ROW ITEM</b> <ul style="list-style-type: none"> <li>┆ Road closures</li> <li>┆ Construction staging plan</li> <li>┆ Revocable licenses</li> </ul> <p style="text-align: center;"><b>COMPLETE SECTIONS</b> B, C, E</p>

\*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

**B APPLICANT INFORMATION** *If applicant is the business operator, complete the agent column and provide property owner authorization.*

<b>Applicant/Property Owner</b>	Brewers Hill Development Group LP	<b>Authorized Agent</b>	Andrew J. Schein, Esq.
<b>Address</b>		<b>Address</b>	699 N. Federal Hwy., Ste 400
<b>City, State, Zip</b>		<b>City, State, Zip</b>	Fort Lauderdale, FL 33304
<b>Phone</b>		<b>Phone</b>	954-617-8919
<b>Email</b>		<b>Email</b>	ASchein@lochrieland.com
<b>Proof of Ownership</b>		<b>Authorization Letter</b>	Letter Attached
<b>Applicant Signature:</b>		<b>Agent Signature:</b>	<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;">Andrew Schein</div> </div> <small>Digitally signed by Andrew Schein DN: cn=Andrew Schein, o=du, email=ASchein@lochrieland.com, c=US Date: 2024.02.09 09:54:36 -0500</small>

**C PARCEL INFORMATION** **D LAND USE INFORMATION**

<b>Address/General Location</b>	1815-1823 E. Commercial Blvd.	<b>Existing Use</b>	Bank/Med Office/Restaurant
<b>Folio Number(s)</b>	494213040340	<b>Land Use</b>	Commercial
<b>Legal Description (Brief)</b>	CORAL RIDGE ADD A 41-30 B LOT 10,11 BLK 2	<b>Zoning</b>	CB
<b>City Commission District</b>	1	<b>Proposed</b>	<i>Applications requesting land use amendments and rezonings.</i>
<b>Civic Association</b>	Knoll Ridge	<b>Proposed Land Use</b>	
		<b>Proposed Zoning</b>	

**E PROJECT INFORMATION** *Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.*

<b>Project Name</b>	1815 Plaza									
<b>Project Description (Describe in detail)</b>	Shared parking for a new medical office tenant									
<b>Estimated Project Cost</b>	\$ (Estimated total project cost including land costs for all new development applications only)									
<b>Affordable Housing</b>										
<b>Number of Units</b>										



Waterway Use	No								
Flex Units Request	No								
Commercial Flex Acreage	No								
Residential Uses									
Single Family									
Townhouses									
Multifamily									
Cluster/Zero Lot Line									
Other									
Total (dwelling units)	N/A								
Unit Mix (dwelling units)	<table border="1"> <tr> <td>Studio or Efficiency</td> <td></td> <td>1-Bedroom</td> <td></td> <td>2-Bedroom</td> <td></td> <td>3+ Bedroom</td> <td></td> </tr> </table>	Studio or Efficiency		1-Bedroom		2-Bedroom		3+ Bedroom	
Studio or Efficiency		1-Bedroom		2-Bedroom		3+ Bedroom			

Traffic Study Required	No
Parking Reduction	No
Public Participation	No
Non-Residential Uses	
Commercial	
Restaurant	2,504 SF
Office	3,438 SF
Industrial	
Other	3,065 SF Bank
Total (square feet)	9,007 SF

**F PROJECT DIMENSIONAL STANDARDS** *Indicate all required and proposed standards for the project. Circle yes or no where indicated.*

	Required Per ULDR	Proposed	
Lot Size (Square feet/acres)			
Lot Density (Units/acres)			
Lot Width			
Building Height (Feet)			
Structure Length			
Floor Area Ratio (F.A.R)			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
SETBACKS (Indicate direction N,S,E,W)	Required Per ULDR	Proposed	
Front [ ]			
Side [ ]			
Corner / Side [ ]			
Rear [ ]			
<i>For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.</i>			
Tower Stepback	Required Per ULDR	Proposed	Deviation
Front / Primary Street [ ]			
Sides / Secondary Street [ ]			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			

**G AMENDED PROJECT INFORMATION** *Provide approved and proposed amendments for project. Circle yes or no where indicated.*

Project Name	1815 Plaza		
Proposed Amendment Description (Describe in detail)	Shared parking for a new medical office tenant		
	Original Approval	Proposed Amendment	Amended
Residential Uses (dwelling units)	None	NO CHANGE	No
Non-Residential Uses (square feet)	9,007 SF	NO CHANGE	No
Lot Size (Square feet/acres)	49,372 SF / 1.133 Acres	NO CHANGE	No
Lot Density (Units/acres)	N/A	NO CHANGE	No
Lot Width	145'	NO CHANGE	No
Building Height (Feet)	30'	NO CHANGE	No
Structure Length	134' - 6"	NO CHANGE	No
Floor Area Ratio (F.A.R)	0.182	NO CHANGE	No
Lot Coverage	0.18%	NO CHANGE	No
Open Space	11,144 SF	NO CHANGE	No
Landscape Area	10,163 SF	NO CHANGE	No
Parking Spaces	57	NO CHANGE	No
Tower Stepback	N/A	N/A	No
Building Height	N/A	N/A	No
Streetwall Length	N/A	N/A	No
Podium Height	N/A	N/A	No
Tower Separation	N/A	N/A	No
Tower Floorplate (square feet)	N/A	N/A	No
Residential Unit Size (minimum)	N/A	N/A	No
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			No
Does this amendment require a revised water sewer capacity letter?			No

\* This application also includes the removal of a 500SF outdoor dining area; no new capacity letter is needed as this application produces net negative ERCs; see ERC calcs included in this submission

**H EXTENSION, DEFERRAL, APPEAL INFORMATION** *Provide information for specific request. Circle approving body and yes or no.*

Project Name						
Request Description						
EXTENSION REQUEST		DEFERRAL REQUEST		APPEAL REQUEST / DE NOVO HEARING		
Approving Body		Approving Body		Approving Body		
Original Approval Date		Scheduled Meeting Date		30 Days from Meeting (Provide Date)		
Expiration Date (Permit Submittal Deadline)		Requested Date		60 Days from Meeting (Provide Date)		
Expiration Date (Permit Issuance Deadline)		Previous Deferrals Granted		Appeal Request		



<b>Requested Extension</b> <i>(No more than 24 months)</i>	<b>Justification Letter Provided</b>	<b>Indicate Approving Body Appealing</b>
<b>Code Enforcement</b> <i>(Applicant Obtain by Code Compliance Division)</i>		<b>De Novo Hearing Due to City Commission Call-Up</b>

**CHECKLIST FOR SUBMITTAL AND COMPLETENESS:** The following checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

- Preliminary Development Meeting** completed on the following date:  **PROVIDE DATE**
- Development Application Form** completed with the applicable information including signatures.
- Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- Address Verification Form** applicant contact David Goodrum at 954-828-5976 or [DGoodrum@fortlauderdale.gov](mailto:DGoodrum@fortlauderdale.gov)
- Project and Unified Land Development Code Narratives** project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- Electronic Files, File Naming, and Documents** consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.
- Traffic Study or Statement** submittal of a traffic study or traffic statement.
- Stormwater Calculations** signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.
- Water and Wastewater Capacity Request** copy of email to Public Works requesting the capacity letter.

N/A; Existing

Parking Study

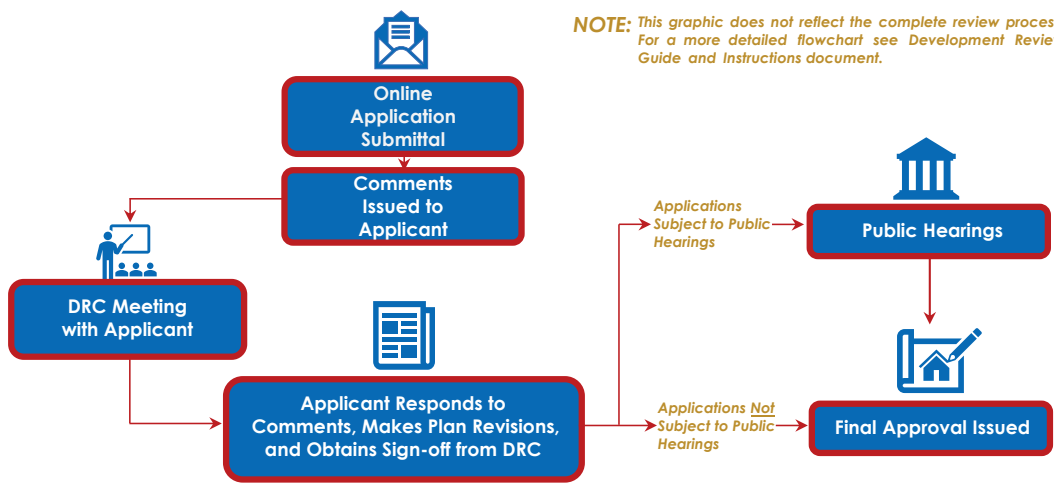
N/A

N/A

**OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS:** Submittals must be conducted through the City's online citizen access portal [LauderBuild](#). No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the 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.

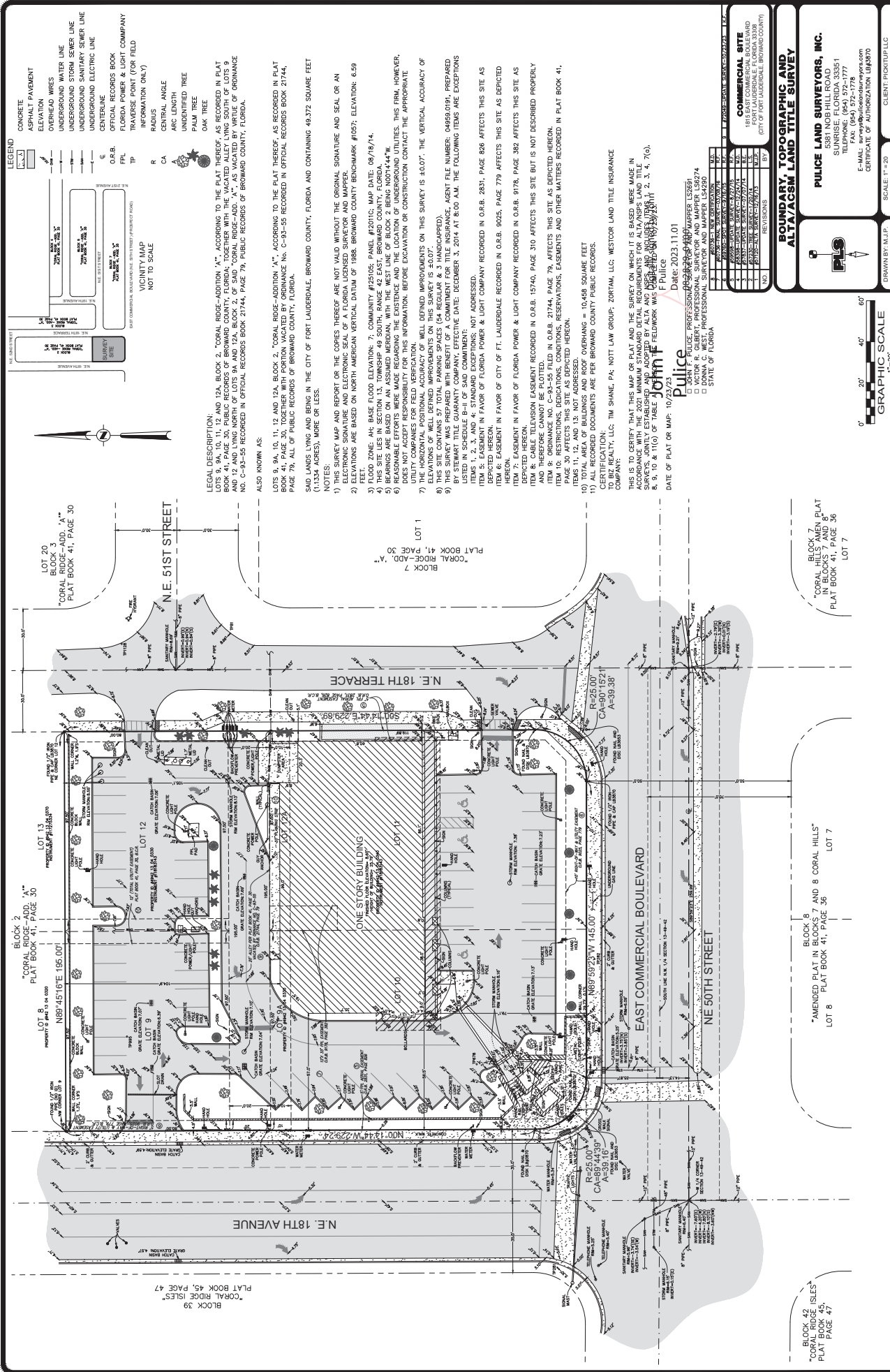
**DRC PROCESS OVERVIEW:** The entire development review process flowchart can be found in the [Development Application Guide and Instructions](#) document. Below is a quick reference flowchart with key steps in the process to guide applicants.



**CONTACT INFORMATION:** Questions regarding the development process or [LauderBuild](#), see contact information below.

GENERAL URBAN DESIGN AND PLANNING QUESTIONS
Planning Counter 954-828-6520, Option 5 <a href="mailto:planning@fortlauderdale.gov">planning@fortlauderdale.gov</a>

LAUDERBUILD ASSISTANCE AND QUESTIONS
DSD Customer Service 954-828-6520, Option 1 <a href="mailto:lauderbuild@fortlauderdale.gov">lauderbuild@fortlauderdale.gov</a>



**LEGEND**

CONCRETE	---
ASPHALT PAVEMENT	----
ELEVATION	▲
OVERHEAD WIRES	—
UNDERGROUND WATER LINE	—
UNDERGROUND STORM SEWER LINE	—
UNDERGROUND SANITARY SEWER LINE	—
UNDERGROUND ELECTRIC LINE	—
CENTURINE	⊕
OFFICIAL RECORDS BOOK	⊕
FLORIDA POWER & LIGHT COMPANY	⊕
OFFICE OR FIELD	⊕
INFORMATION (ONLY)	⊕
O.R.B.	⊕
F.P.L.	⊕
R	⊕
CA	⊕
A	⊕
ARC LENGTH	⊕
UNDENTIFIED TREE	⊕
PALM TREE	⊕
OAK TREE	⊕

**VICINITY MAP**  
NOT TO SCALE

DATE: 08/19/14

**LEGAL DESCRIPTION:**  
LOTS 8, 9A, 10, 11, 12 AND 12A, BLOCK 2, "CORAL RIDGE-ADDITION 'A'", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 30, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE VACATED ALLEY LYING SOUTH OF LOTS 9 AND 10, AND LOTS 11, 12 AND 12A, BLOCK 2, "CORAL RIDGE-ADDITION 'A'", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 21744, PAGE 79, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**ALSO KNOWN AS:**  
LOTS 8, 9A, 10, 11, 12 AND 12A, BLOCK 2, "CORAL RIDGE-ADDITION 'A'", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 30, TOGETHER WITH PORTION VACATED BY ORDINANCE NO. C-93-55 RECORDED IN OFFICIAL RECORDS BOOK 21744, PAGE 79, ALL OF PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAY LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 49,372 SQUARE FEET (1.1334 ACRES), MORE OR LESS.

**NOTES:**

- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE OF THE SURVEYOR.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #1057; ELEVATION: 6.59 FEET.
- FLOOD ZONE: AH; BASE FLOOD ELEVATION: 7; COMMUNITY #129105; PANEL #129101; MAP DATE: 08/19/14.
- BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE WEST LINE OF BLOCK 2 BEING NORTH 44° W.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE AGENCIES TO VERIFY THE FIELD LOCATION AND DEPTH OF ANY UTILITIES.
- THE HORIZONTAL POSITION AND ANGLE OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ± 0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ± 0.07'.
- THIS SITE CONTAINS 57 TOTAL PARKING SPACES (54 REGULAR & 3 HANDICAPPED).
- THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, AGENT FILE NUMBER: 04859091P, PREPARED BY THE TITLE INSURANCE COMPANY OF FLORIDA, INC. ON THE DATE: DECEMBER 3, 2014 AT 9:00 A.M. THE FOLLOWING ITEMS ARE EXCEPTIONS LISTED IN SCHEDULE B-1 OF SAID COMMITMENT:
  - ITEM 1, 2, 3, AND 4: STANDARD EXCEPTIONS; NOT ADDRESSED.
  - ITEM 5: EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R.B. 2831, PAGE 626 AFFECTS THIS SITE AS HERON.
  - ITEM 6: EASEMENT IN FAVOR OF CITY OF FT. LAUDERDALE RECORDED IN O.R.B. 3028, PAGE 779 AFFECTS THIS SITE AS HERON.
  - ITEM 7: EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R.B. 9178, PAGE 392 AFFECTS THIS SITE AS HERON.
  - ITEM 8: CABLE TELEVISION EASEMENT RECORDED IN O.R.B. 15740, PAGE 310 AFFECTS THIS SITE BUT IS NOT DESCRIBED PROPERLY AND THEREFORE CANNOT BE PLOTTED.
  - ITEM 9: ORDINANCE NO. C-93-55 FILED IN O.R.B. 21744, PAGE 79, AFFECTS THIS SITE AS DEPICED HEREON.
  - ITEM 10: ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.
  - ITEM 11, 12, AND 13: NOT ADDRESSED.
- TOTAL AREA OF BUILDINGS AND ROOF OVERHANGS = 10,458 SQUARE FEET.
- TO: BIG REALTY, LLC, TIM SHANE, P.A. NOTT LAW GROUP; ZORTAM, LLC; WESTCOR LAND TITLE INSURANCE COMPANY.

**DATE OF PLAT OR MAP:** 10/23/2013

**DATE:** 2023.11.01

**PLATTING ENGINEER:** JOHN F. POLICE, PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 15274

**REGISTERED PROFESSIONAL SURVEYOR AND MAPPER:** VICTOR R. OLBERT, LICENSE NO. 15275

**REGISTERED PROFESSIONAL SURVEYOR AND MAPPER:** D. J. WILSON, LICENSE NO. 15280

**STATE OF FLORIDA**

**COMMERCIAL SITE**  
15381 NOB HILL ROAD  
FORT LAUDERDALE, FLORIDA 33308  
TELEPHONE: (954) 592-1777  
FAX: (954) 592-1778  
E-MAIL: POLICE@POLICEANDMAPPER.COM  
CERTIFICATE OF AUTHORIZATION 154820

**POLICE LAND SURVEYORS, INC.**  
15381 NOB HILL ROAD  
FORT LAUDERDALE, FLORIDA 33308  
TELEPHONE: (954) 592-1777  
FAX: (954) 592-1778  
E-MAIL: POLICE@POLICEANDMAPPER.COM  
CERTIFICATE OF AUTHORIZATION 154820

**BOUNDARY, TOPOGRAPHIC AND ALTAZACB/N LAND TITLE SURVEY**

**PLS**

SCALE: 1" = 20'  
SURVEY DATE: 10/23/2013  
ORDER NO.: 72049

**GRAPHIC SCALE**  
1" = 20'

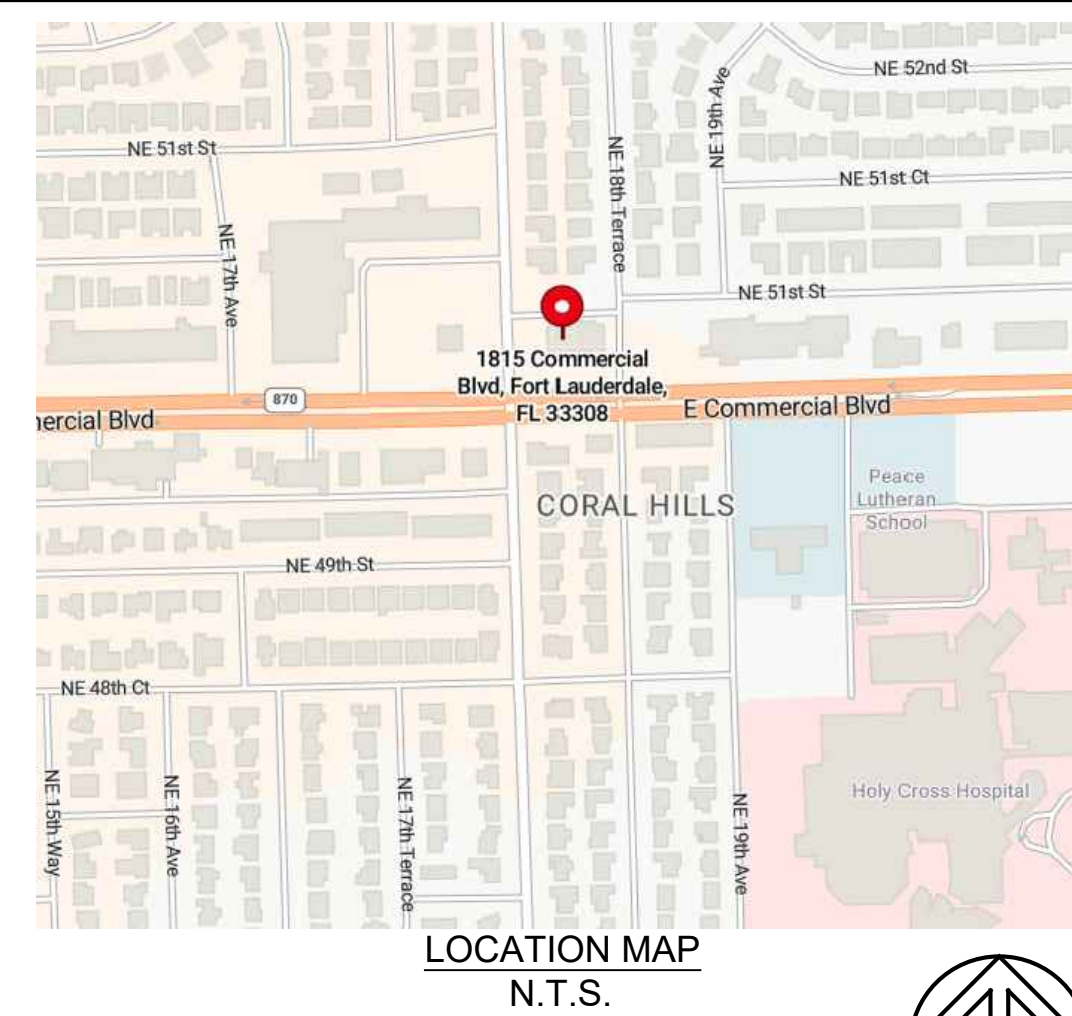
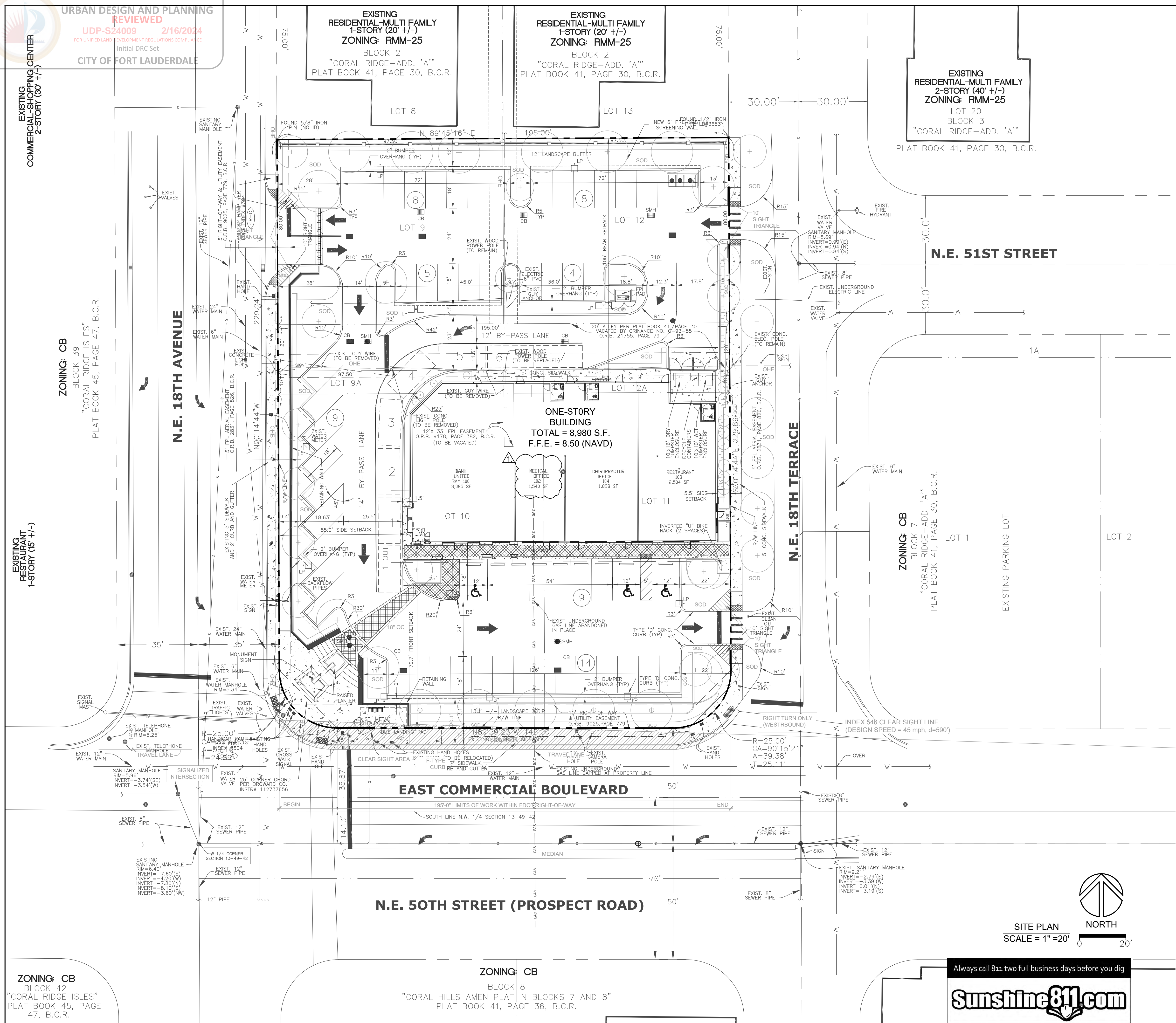
0' 20' 40' 60'

**BLOCK 39**  
"CORAL RIDGE-ADDITION 'A'"  
PLAT BOOK 45, PAGE 47

**BLOCK 7**  
"CORAL HILLS AMEN PLAT"  
PLAT BOOK 41, PAGE 36

**BLOCK 8**  
"AMENDED PLAT IN BLOCKS 5 AND 8 CORAL HILLS"  
LOT 8 PLAT BOOK 41, PAGE 36

**LOT 7**



**LEGAL DESCRIPTION:**  
 LOTS 9, 10, 11, 12, 12A, BLOCK 2, CORAL RIDGE-ADD. "A" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 30, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH VACATED ALLEY LYING SOUTH OF LOTS 9 AND 12 AND LYING NORTH OF LOTS 9A AND 12A, BLOCK 2 OF SAID CORAL RIDGE-ADD. "A", AS VACATED BY VIRTUE OF ORDINANCE NO. C-93-55 RECORDED IN BROWARD COUNTY, FLORIDA.

**SITE DATA TABLE:**

<b>OWNER:</b>	1815 PARTNERS, LLC 3201 N. FEDERAL HWY. #300 FT. LAUDERDALE, FL 33306 (954) 565-5999
<b>ENGINEER:</b>	CDI ENGINEERING AND PLANNING 8461 LAKE WORTH ROAD LAKE WORTH, FLORIDA 33467 BROWARD: (954) 524-9800 PALM BEACH: (561) 557-5950
<b>ARCHITECT:</b>	MARK WIENER, A.I.A. ARCHITECTURE / PLANNING 33 SE 4TH STREET, SUITE 101 BOCA RATON, FL 33432 (561) 750-4111
<b>LANDSCAPE ARCHITECT:</b>	RHETT ROY LANDSCAPE ARCHITECTURE 7860 PETERS ROAD, SUITE F-110 PLANTATION, FL 33324 (954) 462-0704

**GENERAL DATA:**

LAND USE:	COMMERCIAL
EXISTING ZONING:	CB & RMM-25
CURRENT USE:	OFFICE
WATER PROVIDED:	CITY OF FT. LAUDERDALE
WASTEWATER PROVIDED:	CITY OF FT. LAUDERDALE
FEMA FLOOD ZONE:	ZONE AH = 7.0

**SITE COMPUTATIONS:**

GROSS SITE AREA	= 49,372 S.F. (1.133 AC)
GROSS FLOOD AREA	= 8,980 S.F.
F.A.R.	= 0.192
BUILDING HEIGHT	= 30'-0" (MAX) 1-STORY
BUILDING LENGTH	= 134'-6"

**PERVIOUS/IMPERVIOUS CALCULATIONS:**

TOTAL BUILDING COVERAGE:	= 8,980 S.F. (18.19%)
PAVING AREA (VUA)	= 25,346 S.F. (51.33%)
SIDEWALK / CONCRETE	= 3,902 S.F. (7.90%)
TOTAL IMPERVIOUS	= 38,228 S.F. (77.43%)

**PERIMETER LANDSCAPE AREA**  
 INTERIOR LANDSCAPE AREA = 3,859 S.F. (7.82%)  
 BUMPER OVERHANG = 639 S.F. (1.29%)

**TOTAL PERVIOUS AREA**  
 TOTAL NET SITE AREA = 11,144 S.F. (22.57%)  
 = 49,372 S.F. (100.00%)

**LANDSCAPE CALCULATIONS:**

MINIMUM LANDSCAPE AREA (15%)	= 7,406 S.F.
PROVIDED LANDSCAPE AREA	= 10,163 S.F.

**MINIMUM INTERIOR LANDSCAPE AREA**  
 30 SF X 18 INTERIOR SPACES = 540 S.F.  
 PROVIDED INTERIOR LANDSCAPE AREA = 3,859 S.F.

**PARKING CALCULATIONS:**

REQUIRED:		
CHIROPRACTIC (1.0 SPACE / 150 SF) (1,898 SF)	=	12.65 SPACES
BANK (1.0 SPACE / 250 SF) (3,065 SF)	=	12.26 SPACES
MEDICAL OFFICE (1.0 SPACE / 150 SF) (1,540 SF)	=	10.27 SPACES
TOTAL REQUIRED	=	60.22 SPACES

**PROVIDED:**

STANDARD (9' X 18')	=	54.00 SPACES
HANDICAP (12' X 18')	=	3.00 SPACES
TOTAL PROVIDED	=	57.00 SPACES

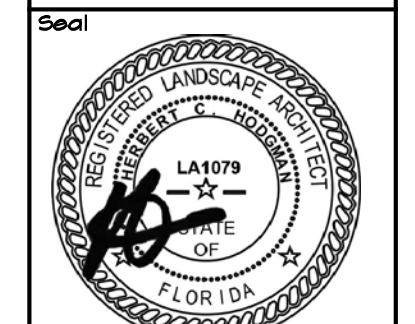
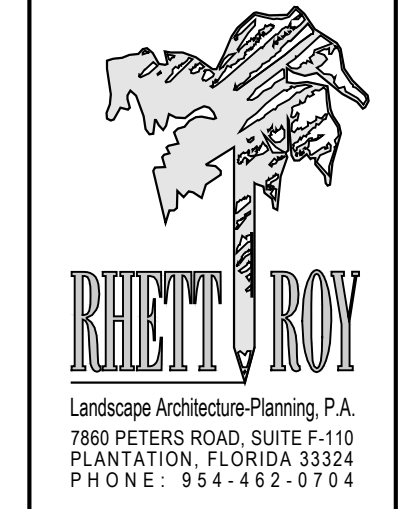
**SETBACKS:**

DIRECTION:	REQUIRED:	DIRECTION:
FRONT (SOUTH)	5'	79.7'
REAR (NORTH)	15'	105'
SIDE CORNER (EAST)	5'	5.5'
SIDE CORNER (WEST)	5'	55'

Project Name	Herbert C Hodgman
Date	2/9/24
Revision	

**Herbert C Hodgman**  
 Digitally signed by Herbert C Hodgman  
 Date: 2024.02.09 14:29:41 -05'00'

**Bank and Urgent Care / Medical**  
 1815 E. Commercial Blvd, Fort Lauderdale, Florida  
**SITE PLAN**



This document has been electronically signed by Herbert C Hodgman. Printed copies of this document are not considered signed and sealed and the digital signature must be verified on any electronic copies.  
 Florida License No. 00010714

Drawn: JSC  
 Project No.: 24012.00  
 GAD File No.: 14002.00  
 Date: 2/9/2024  
 Scale: 1" = 20'-0"

**SP-1**

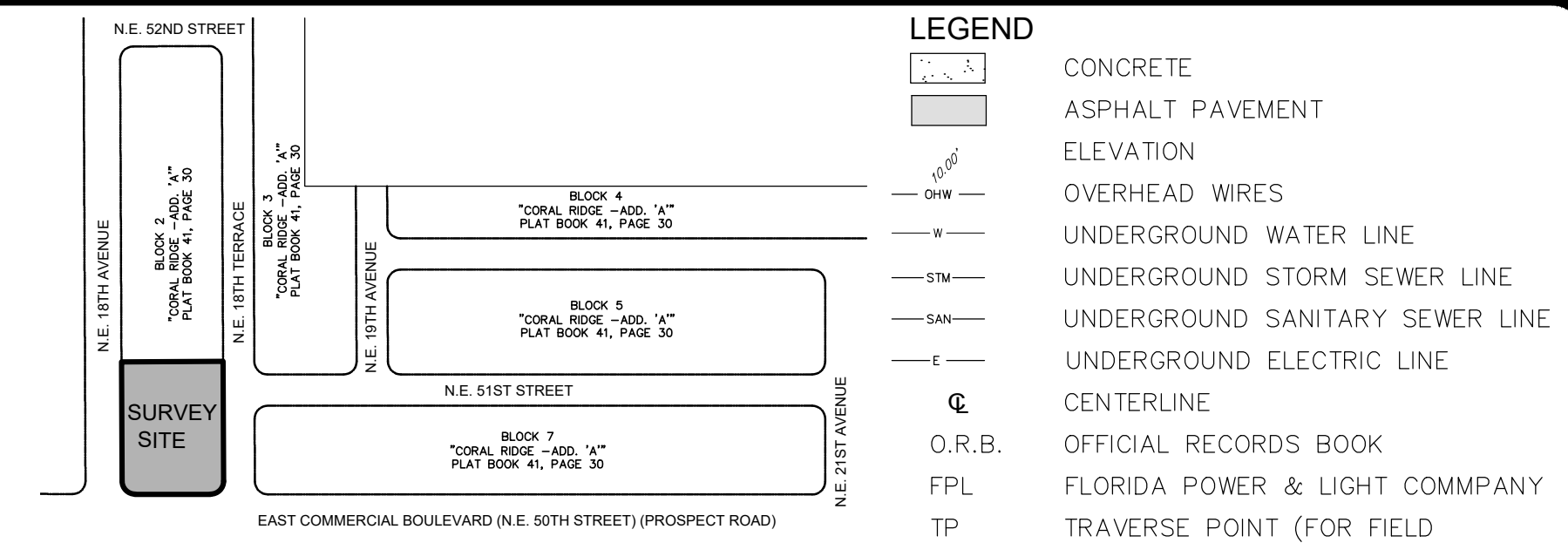
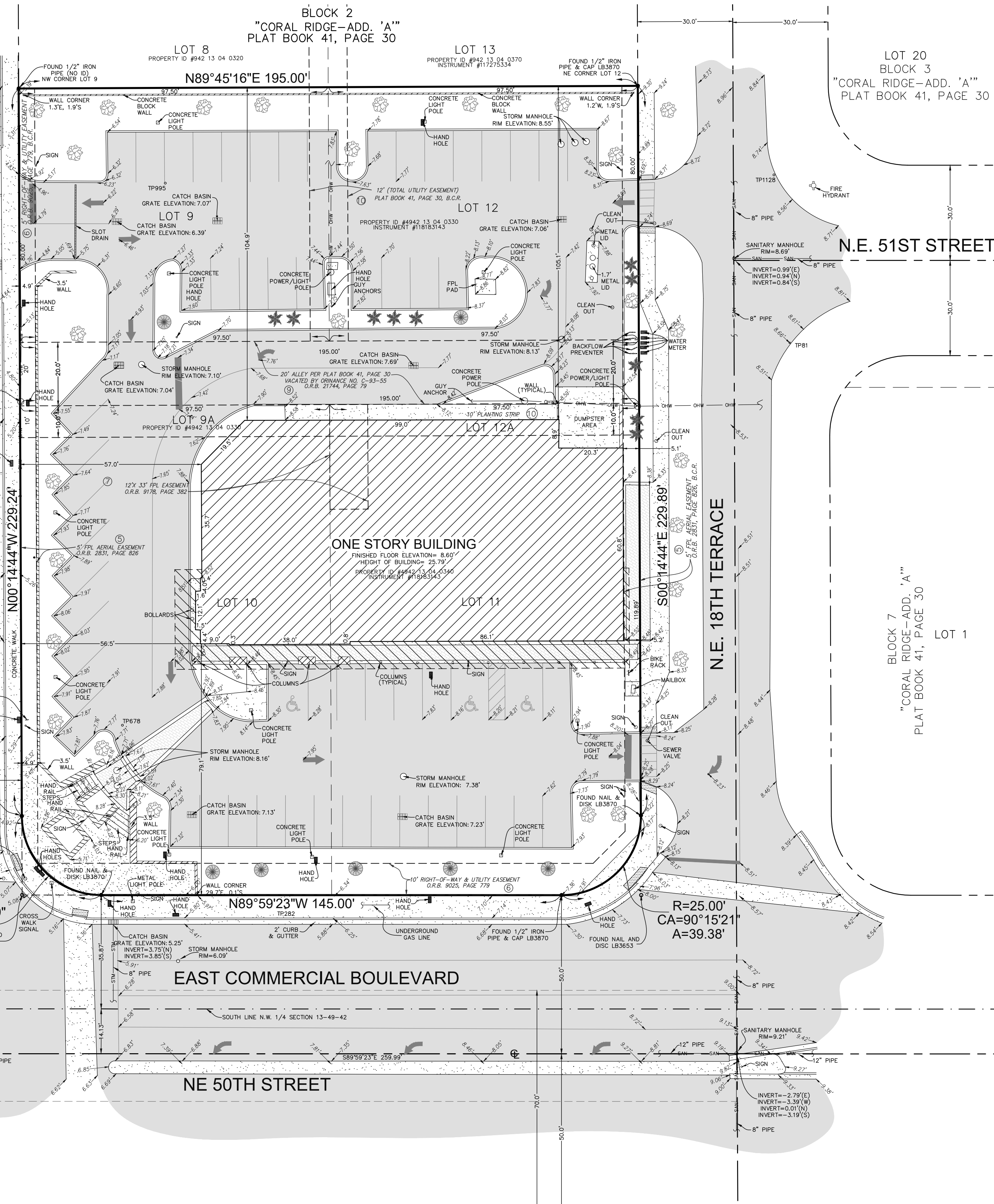


ZONING: CB  
 BLOCK 42  
 "CORAL RIDGE ISLES"  
 PLAT BOOK 45, PAGE 47, B.C.R.

ZONING: CB  
 BLOCK 8  
 "CORAL HILLS AMEN PLAT IN BLOCKS 7 AND 8"  
 PLAT BOOK 41, PAGE 36, B.C.R.

SITE PLAN  
 SCALE = 1" = 20'





**LEGAL DESCRIPTION:**  
 LOTS 9, 9A, 10, 11, 12 AND 12A, BLOCK 2, "CORAL RIDGE-ADDITION 'A'", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 30, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH THE VACATED ALLEY LYING SOUTH OF LOTS 9 AND 12 AND LYING NORTH OF LOTS 9A AND 12A, BLOCK 2, OF SAID "CORAL RIDGE-ADD. 'A'", AS VACATED BY VIRTUE OF ORDINANCE NO. C-93-55 RECORDED IN OFFICIAL RECORDS BOOK 21744, PAGE 79, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**ALSO KNOWN AS:**  
 LOTS 9, 9A, 10, 11, 12 AND 12A, BLOCK 2, "CORAL RIDGE-ADDITION 'A'", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 30, TOGETHER WITH PORTION VACATED BY ORDINANCE NO. C-93-55 RECORDED IN OFFICIAL RECORDS BOOK 21744, PAGE 79, ALL OF PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 49,372 SQUARE FEET (1.1334 ACRES), MORE OR LESS.

- NOTES:**
- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #1057; ELEVATION: 6.59 FEET.
  - FLOOD ZONE: AH; BASE FLOOD ELEVATION: 7; COMMUNITY #125105; PANEL #12011C; MAP DATE: 08/18/14.
  - THIS SITE LIES IN SECTION 13, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
  - BEARINGS ARE BASED ON AN ASSUMED MERIDIAN, WITH THE WEST LINE OF BLOCK 2 BEING N00°14'44"W.
  - REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
  - THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
  - THIS SITE CONTAINS 57 TOTAL PARKING SPACES (54 REGULAR & 3 HANDICAPPED).
  - THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, AGENT FILE NUMBER: 04959.0191, PREPARED BY STEWART TITLE QUARANTY COMPANY, EFFECTIVE DATE: DECEMBER 3, 2014 AT 8:00 A.M. THE FOLLOWING ITEMS ARE EXCEPTIONS LISTED IN SCHEDULE B-II OF SAID COMMITMENT:  
 ITEMS 1, 2, 3, AND 4: STANDARD EXCEPTIONS; NOT ADDRESSED.  
 ITEM 5: EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R.B. 2831, PAGE 826 AFFECTS THIS SITE AS DEPICTED HEREON.  
 ITEM 6: EASEMENT IN FAVOR OF CITY OF FT. LAUDERDALE RECORDED IN O.R.B. 9025, PAGE 779 AFFECTS THIS SITE AS DEPICTED HEREON.  
 ITEM 7: EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R.B. 9178, PAGE 382 AFFECTS THIS SITE AS DEPICTED HEREON.  
 ITEM 8: CABLE TELEVISION EASEMENT RECORDED IN O.R.B. 15740, PAGE 310 AFFECTS THIS SITE BUT IS NOT DESCRIBED PROPERLY AND THEREFORE CANNOT BE PLOTTED.  
 ITEM 9: ORDINANCE NO. C-93-55 FILED IN O.R.B. 21744, PAGE 79, AFFECTS THIS SITE AS DEPICTED HEREON.  
 ITEM 10: RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS RECORDED IN PLAT BOOK 41, PAGE 30 AFFECTS THIS SITE AS DEPICTED HEREON.  
 ITEMS 11, 12, AND 13: NOT ADDRESSED.
  - TOTAL AREA OF BUILDINGS AND ROOF OVERHANG = 10,458 SQUARE FEET
  - ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

**CERTIFICATION:**  
 TO BIZ REALTY, LLC; TIM SHANE, PA; NOTT LAW GROUP; ZORTAM, LLC; WESTCOR LAND TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(c), 8, 9, 10 & 11(c) OF TABLE A OF THE STANDARD DETAIL REQUIREMENTS. THE FIELDWORK WAS COMPLETED ON 02/16/23.

DATE OF PLAT OR MAP: 10/23/23  
 Digitally signed by John F. Pulice  
 Date: 2023.11.01 08:28:29 -0400  
 JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
 VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
 DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290  
 STATE OF FLORIDA

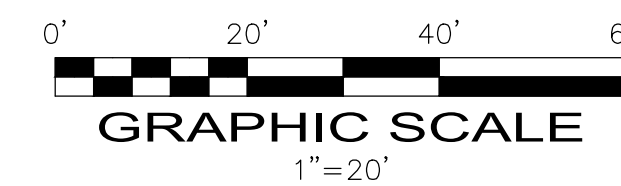
NO.	REVISIONS	BY
8	#60736-T NEW CERTIFICATION	M.D.
7	#60736-PRIAL SURVEY-10/09/16	R.F.
6	#5176-C-SUB SURVEY-03/18/15	R.F.
5	#59598-UPDATE SURVEY-8/27/15	R.F.
4	#58398-UPDATE SURVEY-12/24/14	M.D.
3	#57837-UPDATE SURVEY-07/07/14	B.E.
2	#57230-TREE SURVEY-1/20/14	L.S.
1	#57120-ALTA SURVEY-12/16/13	M.J.P.

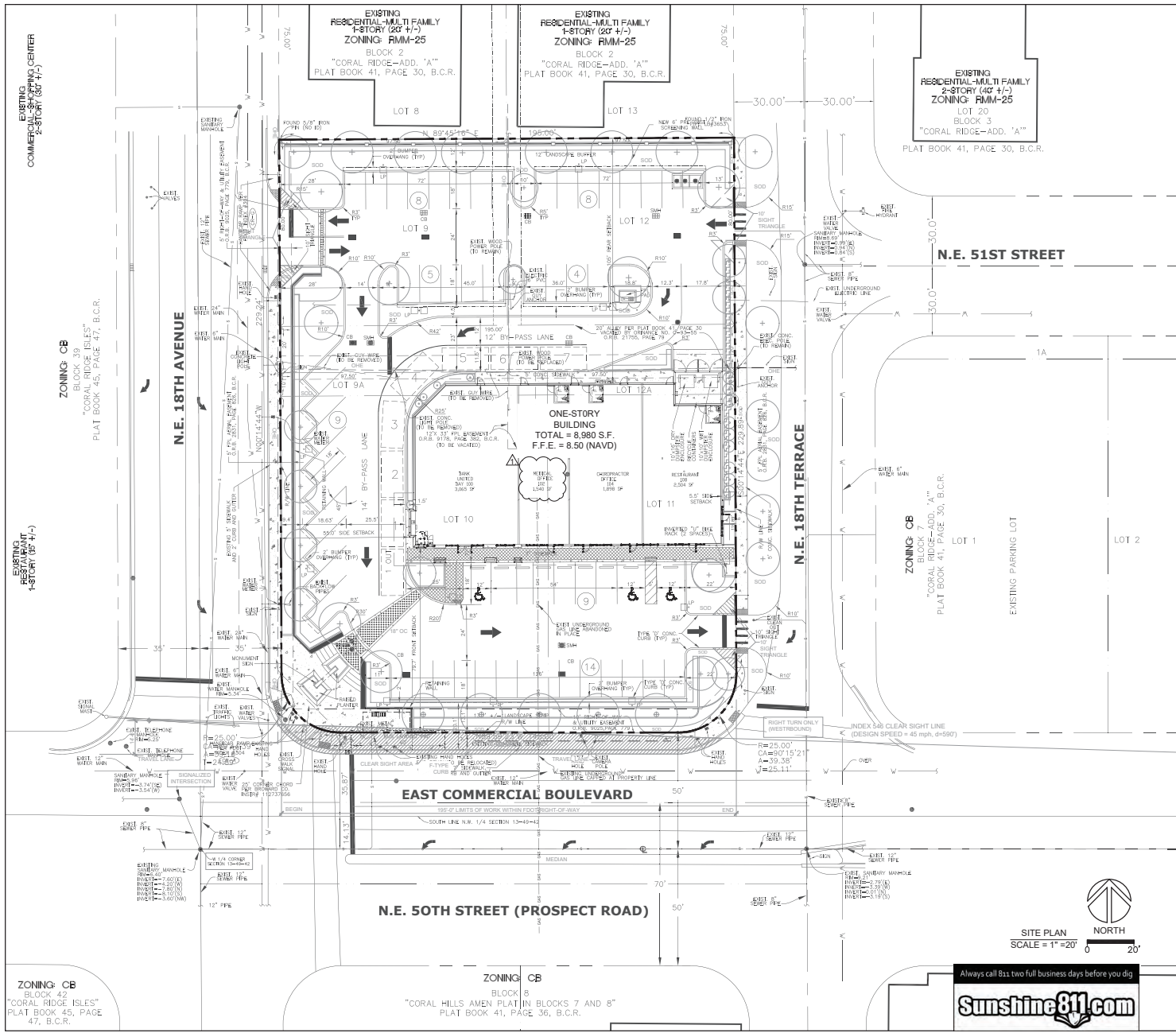
**COMMERCIAL SITE**  
 1815 EAST COMMERCIAL BOULEVARD  
 FORT LAUDERDALE, FLORIDA 33308  
 (CITY OF FORT LAUDERDALE, BROWARD COUNTY)

**BOUNDARY, TOPOGRAPHIC AND ALTA/ACSM LAND TITLE SURVEY**

**PULICE LAND SURVEYORS, INC.**  
 5381 NOB HILL ROAD  
 SUNRISE, FLORIDA 33351  
 TELEPHONE: (954) 572-1777  
 FAX: (954) 572-1778  
 E-MAIL: surveys@puliceandsurveyors.com  
 CERTIFICATION LB#3870

DRAWN BY: M.J.P.      SCALE: 1" = 20'      CLIENT: PICKUP LLC  
 CHECKED BY: J.F.P.      SURVEY DATE: 10/23/23      ORDER NO.: 72049





**LEGAL DESCRIPTION:**  
 LOTS 9A, 10, 11, 12, 13A, BLOCK 2, CORAL RIDGE-ADD, "A"  
 ACCORDING TO THE PLANT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 30, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH VACATED ALLEY LYING SOUTH OF LOTS 9 AND 12 AND LYING NORTH OF LOTS 9A AND 12A, BLOCK 2 OF SAID CORAL RIDGE-ADD, "A" AS VACATED BY VIRTUE OF ORDINANCE NO. C-93-55 RECORDED IN BROWARD COUNTY, FLORIDA.

**SITE DATA TABLE:**

**OWNER:** 1815 PARTNERS, LLC  
 3291 N. FEDERAL HWY., #300  
 FT. LAUDERDALE, FL 33306  
 (954) 955-9999

**ENGINEER:** CD ENGINEERING AND PLANNING  
 8481 LAKE WORTH ROAD  
 LAKE WORTH, FLORIDA 33467  
 BROWARD (954) 624-8800  
 PALM BEACH (561) 557-5950

**ARCHITECT:** MARK WIENER, A.I.A. ARCHITECTURE / PLANNING  
 33 E 4TH STREET, SUITE 101  
 BOCA RATON, FL 33432  
 (561) 750-4111

**LANDSCAPE ARCHITECT:** RHETT ROY LANDSCAPE ARCHITECTURE  
 7860 PETERS ROAD, SUITE F-110  
 PLANTATION, FL 33324  
 (954) 462-0704

**GENERAL DATA:**  
 LAND USE: COMMERCIAL  
 EXISTING ZONING: CB & RMM-25  
 CURRENT USE: OFFICE  
 WATER PROVIDED: CITY OF FT. LAUDERDALE  
 WASTEWATER PROVIDED: CITY OF FT. LAUDERDALE  
 FEMA FLOOD ZONE: ZONE AH = 7.0

**SITE COMPUTATIONS:**

GROSS SITE AREA	= 49,372 S.F. (1,133 AC)
GROSS FLOOD AREA	= 8,880 S.F.
F.A.R.	= 0.182
BUILDING HEIGHT	= 30'0" (MAX) 1-STORY
BUILDING LENGTH	= 134'-0"

**PERVIOUS/IMPERVIOUS CALCULATIONS:**

TOTAL BUILDING COVERAGE	= 8,980 S.F. (18.19%)
PARKING AREA (TVA)	= 25,348 S.F. (51.33%)
SIDEWALK / CONCRETE	= 3,802 S.F. (7.70%)
TOTAL IMPERVIOUS	= 38,228 S.F. (77.43%)
PERIMETER LANDSCAPE AREA	= 6,648 S.F. (13.46%)
INTERIOR LANDSCAPE AREA	= 3,859 S.F. (7.82%)
BUMPER OVERHANG	= 639 S.F. (1.29%)
TOTAL PERVIOUS AREA	= 11,144 S.F. (22.57%)
TOTAL NET SITE AREA	= 40,372 S.F. (100.00%)

**LANDSCAPE CALCULATIONS:**

MINIMUM LANDSCAPE AREA (15%)	= 7,406 S.F.
PROVIDED LANDSCAPE AREA	= 10,163 S.F.
MINIMUM INTERIOR LANDSCAPE AREA	= 540 S.F.
PROVIDED INTERIOR LANDSCAPE AREA	= 3,959 S.F.

**LANDSCAPE CALCULATIONS:**

REQUIRED:		
CHIROPRACTIC (1.0 SPACE / 150 SF) (1,898 SF)	=	12.65 SPACES
BANK (1.0 SPACE / 250 SF) (3,068 SF)	=	12.28 SPACES
MEDICAL OFFICE (1.0 SPACE / 150 SF) (1,540 SF)	=	10.27 SPACES
TOTAL REQUIRED	=	60.22 SPACES
PROVIDED:		
STANDARD (7' X 18')	=	54.00 SPACES
HANDICAP (12' X 18')	=	3.00 SPACES
TOTAL PROVIDED	=	57.00 SPACES

**SETBACKS:**

DIRECTION:	REQUIRED:	DIRECTION:
FRONT (SOUTH)	5'	75.3'
REAR (NORTH)	15'	105'
SIDE CORNER (EAST)	5'	5.5'
SIDE CORNER (WEST)	5'	55'

**REQUIREMENTS:**  
 REQUIRED: CHIROPRACTIC (1.0 SPACE / 150 SF) (1,898 SF) = 12.65 SPACES  
 BANK (1.0 SPACE / 250 SF) (3,068 SF) = 12.28 SPACES  
 MEDICAL OFFICE (1.0 SPACE / 150 SF) (1,540 SF) = 10.27 SPACES  
 TOTAL REQUIRED = 60.22 SPACES

**PROVIDED:**  
 STANDARD (7' X 18') = 54.00 SPACES  
 HANDICAP (12' X 18') = 3.00 SPACES  
 TOTAL PROVIDED = 57.00 SPACES

**SETBACKS:**

DIRECTION:	REQUIRED:	DIRECTION:
FRONT (SOUTH)	5'	75.3'
REAR (NORTH)	15'	105'
SIDE CORNER (EAST)	5'	5.5'
SIDE CORNER (WEST)	5'	55'

**Herbert C Hodgman**  
 Digitally signed by Herbert C Hodgman  
 Date: 2024.02.09 14:29:41 -05'00'

**Bank and Urgent Care / Medical**  
 1815 E. Commercial Blvd., Fort Lauderdale, Florida  
 SITE PLAN

**RHETT ROY**  
 Landscape Architecture Planning P.A.  
 7860 PETERS ROAD, SUITE F-110  
 PLANTATION, FLORIDA 33324  
 PHONE: 954-462-0704

**CD ENGINEERING AND PLANNING**  
 8481 LAKE WORTH ROAD  
 LAKE WORTH, FLORIDA 33467  
 BROWARD (954) 624-8800  
 PALM BEACH (561) 557-5950

**MARK WIENER, A.I.A.**  
 ARCHITECTURE / PLANNING  
 33 E 4TH STREET, SUITE 101  
 BOCA RATON, FL 33432  
 (561) 750-4111

**1815 PARTNERS, LLC**  
 3291 N. FEDERAL HWY., #300  
 FT. LAUDERDALE, FL 33306  
 (954) 955-9999

**CD ENGINEERING AND PLANNING**  
 8481 LAKE WORTH ROAD  
 LAKE WORTH, FLORIDA 33467  
 BROWARD (954) 624-8800  
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 33 E 4TH STREET, SUITE 101  
 BOCA RATON, FL 33432  
 (561) 750-4111

**RHETT ROY LANDSCAPE ARCHITECTURE**  
 7860 PETERS ROAD, SUITE F-110  
 PLANTATION, FL 33324  
 (954) 462-0704

**GENERAL DATA:**  
 LAND USE: COMMERCIAL  
 EXISTING ZONING: CB & RMM-25  
 CURRENT USE: OFFICE  
 WATER PROVIDED: CITY OF FT. LAUDERDALE  
 WASTEWATER PROVIDED: CITY OF FT. LAUDERDALE  
 FEMA FLOOD ZONE: ZONE AH = 7.0

**SITE COMPUTATIONS:**

GROSS SITE AREA	= 49,372 S.F. (1,133 AC)
GROSS FLOOD AREA	= 8,880 S.F.
F.A.R.	= 0.182
BUILDING HEIGHT	= 30'0" (MAX) 1-STORY
BUILDING LENGTH	= 134'-0"

**PERVIOUS/IMPERVIOUS CALCULATIONS:**

TOTAL BUILDING COVERAGE	= 8,980 S.F. (18.19%)
PARKING AREA (TVA)	= 25,348 S.F. (51.33%)
SIDEWALK / CONCRETE	= 3,802 S.F. (7.70%)
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INTERIOR LANDSCAPE AREA	= 3,859 S.F. (7.82%)
BUMPER OVERHANG	= 639 S.F. (1.29%)
TOTAL PERVIOUS AREA	= 11,144 S.F. (22.57%)
TOTAL NET SITE AREA	= 40,372 S.F. (100.00%)

**LANDSCAPE CALCULATIONS:**

MINIMUM LANDSCAPE AREA (15%)	= 7,406 S.F.
PROVIDED LANDSCAPE AREA	= 10,163 S.F.
MINIMUM INTERIOR LANDSCAPE AREA	= 540 S.F.
PROVIDED INTERIOR LANDSCAPE AREA	= 3,959 S.F.

**LANDSCAPE CALCULATIONS:**

REQUIRED:		
CHIROPRACTIC (1.0 SPACE / 150 SF) (1,898 SF)	=	12.65 SPACES
BANK (1.0 SPACE / 250 SF) (3,068 SF)	=	12.28 SPACES
MEDICAL OFFICE (1.0 SPACE / 150 SF) (1,540 SF)	=	10.27 SPACES
TOTAL REQUIRED	=	60.22 SPACES
PROVIDED:		
STANDARD (7' X 18')	=	54.00 SPACES
HANDICAP (12' X 18')	=	3.00 SPACES
TOTAL PROVIDED	=	57.00 SPACES

**SETBACKS:**

DIRECTION:	REQUIRED:	DIRECTION:
FRONT (SOUTH)	5'	75.3'
REAR (NORTH)	15'	105'
SIDE CORNER (EAST)	5'	5.5'
SIDE CORNER (WEST)	5'	55'

**REQUIREMENTS:**  
 REQUIRED: CHIROPRACTIC (1.0 SPACE / 150 SF) (1,898 SF) = 12.65 SPACES  
 BANK (1.0 SPACE / 250 SF) (3,068 SF) = 12.28 SPACES  
 MEDICAL OFFICE (1.0 SPACE / 150 SF) (1,540 SF) = 10.27 SPACES  
 TOTAL REQUIRED = 60.22 SPACES

**PROVIDED:**  
 STANDARD (7' X 18') = 54.00 SPACES  
 HANDICAP (12' X 18') = 3.00 SPACES  
 TOTAL PROVIDED = 57.00 SPACES

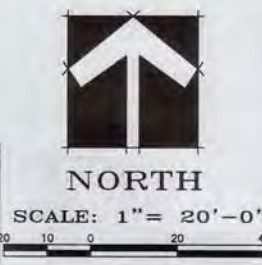
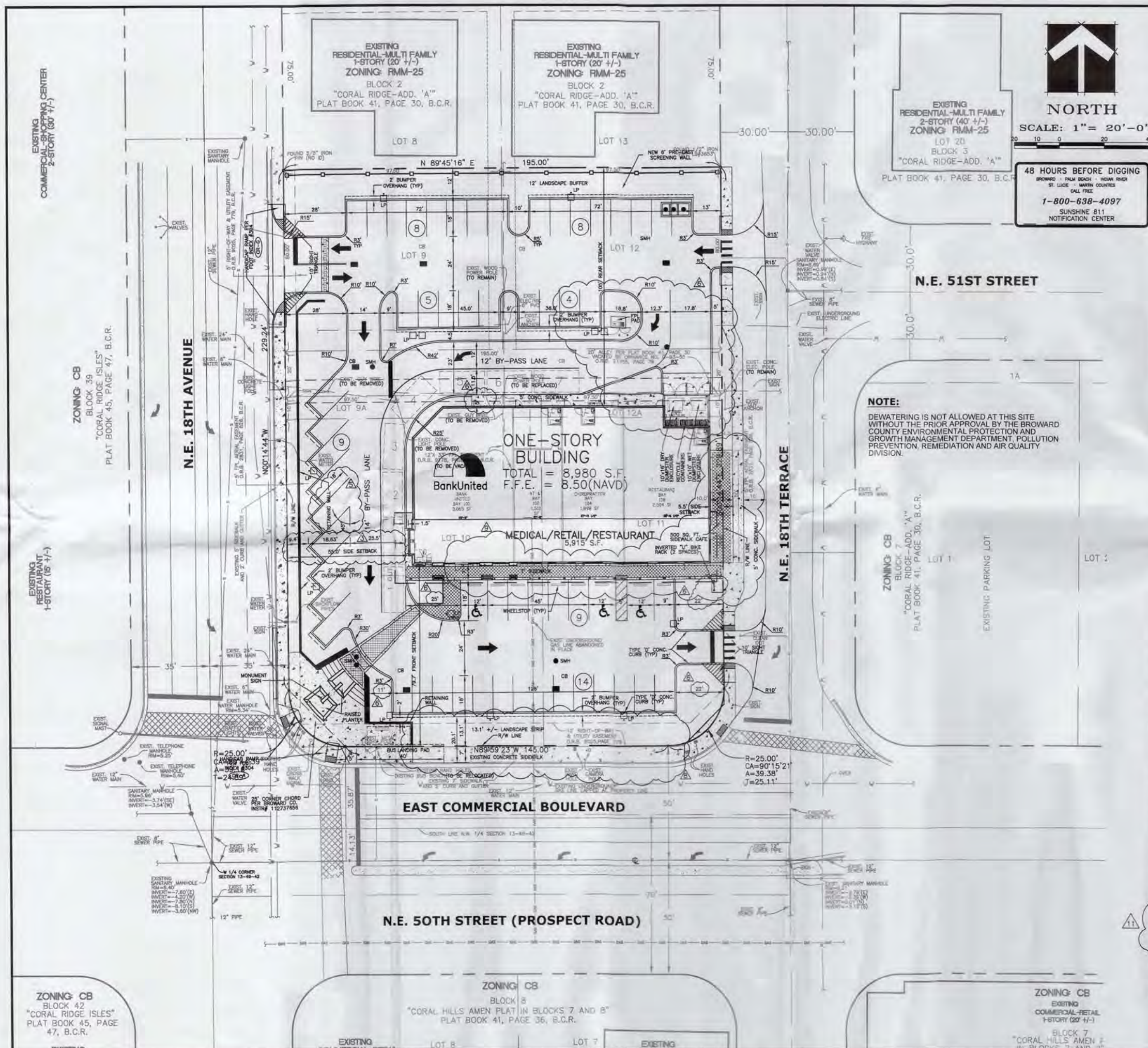
**SETBACKS:**

DIRECTION:	REQUIRED:	DIRECTION:
FRONT (SOUTH)	5'	75.3'
REAR (NORTH)	15'	105'
SIDE CORNER (EAST)	5'	5.5'
SIDE CORNER (WEST)	5'	55'

**Always call 811 two full business days before you dig**

**Sunshine811.com**

**SP-1**



**48 HOURS BEFORE DIGGING**  
 BROWARD COUNTY - PALM BEACH - HIGHWAY RIVER  
 ST. LUCE - MARTIN COUNTIES  
 CALL FREE  
**1-800-638-4097**  
 SUNSHINE 811  
 NOTIFICATION CENTER



**LOCATION MAP**  
 N.T.S.  
 NORTH

**LEGAL DESCRIPTION:**  
 LOTS 9, 9A, 10, 11, 12, 12A, BLOCK 2, CORAL RIDGE-ADD. "A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 30, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH VACATED ALLEY LYING SOUTH OF LOTS 9 AND 12 AND LYING NORTH OF LOTS 9A AND 12A, BLOCK 2, OF SAID CORAL RIDGE-ADD. "A", AS VACATED BY VIRTUE OF ORDINANCE NO. C-93-55 RECORDED IN OFFICIAL RECORDS BOOK 21744, PAGE 79, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**SITE DATA TABLE:**

**PROJECT CONTACT DATA:**

**OWNER:** 1815 PARTNERS, LLC  
 3201 N. FEDERAL HWY, #300  
 FT LAUDERDALE, FL 33306  
 (954) 565-5999

**ENGINEER:** CD ENGINEERING AND PLANNING  
 8491 LAKE WORTH ROAD  
 LAKE WORTH, FLORIDA 33467  
 BROWARD: (954) 524-9800  
 PALM BEACH: (561) 557-5950

**ARCHITECT:** MARC WIENER, A.I.A. ARCHITECTURE/PLANNING  
 33 SE 4th STREET, SUITE 101  
 BOCA RATON, FL 33432  
 (561) 750-4111

**LANDSCAPE ARCHITECT:** RHETT ROY LANDSCAPE ARCHITECTURE  
 412 N. ANDREWS AVE  
 FT. LAUDERDALE, FL 33301  
 (954) 462-0722

**GENERAL DATA:**  
 LAND USE: COMMERCIAL  
 EXISTING ZONING: CB & RM-25  
 CURRENT USE: OFFICE  
 WATER PROVIDED: CITY OF FT LAUDERDALE  
 WASTEWATER PROVIDED: CITY OF FT LAUDERDALE

**FEMA FLOOD ZONE:** ZONE AH = 7.0

**SITE COMPLECTIONS:**

GROSS SITE AREA = 49,372 S.F. (1.133 AC)  
 GROSS FLOOR AREA = 8,980 S.F.  
 F.A.R. = 0.182  
 BUILDING HIGHT = 30'-0" (MAX) 1-STORY  
 BUILDING LENGTH = 134'-6"

**PERVIOUS/IMPERVIOUS CALCULATIONS:**

TOTAL BUILDG COVERAGE = 8,980 S.F. (18.19%)  
 PAVING AREA(AVA) = 25,346 S.F. (51.33%)  
 SIDEWALK/CONCRETE = 3,802 S.F. (7.70%)  
 TOTAL IMPERVIOUS AREA = 38,228 S.F. (77.43%)  
 PERIMETER LANDSCAPE AREA = 6,646 S.F. (13.46%)  
 INTERIOR LANDSCAPE AREA = 3,859 S.F. (7.82%)  
 BUMPER OVERHANG = 639 S.F. (1.29%)  
 TOTAL PERVIOUS AREA = 11,144 S.F. (22.57%)  
 TOTAL NET SITE AREA = 49,372 S.F. (100.00%)

**LANDSCAPE CALCULATIONS:**

MINIMUM LANDSCAPE AREA (15%) = 7,406 S.F.  
 PROVIDED LANDSCAPE AREA = 10,163 S.F.  
 MINIMUM INTRIOR LANDSCAPE AREA 30 SF X 18 INTRIOR SPACES = 540 S.F.  
 PROVIDED INTRIOR LANDSCAPE AREA = 3,859 S.F.

**PARKING CALCULATIONS:**

REQUIRED:  
 CHIROPRACTIC/OFFICE/RETAIL(1.0 SPACE/250 SF)(1,898 SF) = 7.59 SPACES  
 BANK (1.0 SPACE/250 SF) (3,065 SF) = 12.26 SPACES  
 AT&R/RETAIL(1.0 SPACE/250 SF) (1,510 SF) = 6.04 SPACES  
 RESTAURANT(1.0 SPACE/100 SF) (2,504 SF) = 25.04 SPACES  
 RESTAURANT(1.0 SPACE/100 SF) (500 SF) = 5.00 SPACES  
 TOTAL REQUIRED = 55.93 SPACES

PROVIDED:  
 STANDARD (8' x 18') = 54.0 SPACES  
 HANDICAP (8' x 18') = 3.0 SPACES  
 TOTAL PROVIDED = 57.0 SPACES

**SETBACKS:**

DIRECTION	REQD.	DIRECTION	REQD.
FRONT (OUTH)	5'	REAR (NTH)	79.7'
REAR (NTH)	15'	SIDE COHER (EAST)	105'
SIDE COHER (EAST)	5'	SIDE COHER (WEST)	5.5'
SIDE COHER (WEST)	5'		55'

REVISIONS:  
 7-25-14 PER DRC COMMENTS  
 11-05-14 PER OWNER  
 1-12-15 PER BLDG. DEPT.  
 02-04-15 PER OWNER  
 03-05-15 PER BLDG. DEPT.  
 03-18-15 PER DRC COMMENTS  
 05-20-15 PER FOOT COMMENTS

**NOTE:**  
 DEWATERING IS NOT ALLOWED AT THIS SITE WITHOUT THE PRIOR APPROVAL BY THE BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT. POLLUTION PREVENTION, REMEDIATION AND AIR QUALITY DIVISION.

**ENGINEERING AND PLANNING**  
 8491 LAKE WORTH ROAD  
 LAKE WORTH, FLORIDA 33467  
 BROWARD: (954) 524-9800 FAX: (954) 522-4077  
 PALM BEACH: (561) 557-5950 FAX: (561) 557-8044  
 e-mail: team@cdi.com  
 Certificate of Autho. #BB-000 8001

**DRWG. TITLE: SITE PLAN**  
**PROJECT: 1815 PLAZA**  
 1815 COMMERCIAL BLVD, FT LAUDERDALE, FL  
**CLIENT: 1815 PARTNERS, LLC**

**SEAL**  
 SEP 11 2015  
 DANIEL A. FEE, P.E.  
 LICENSE #2001

PROJECT NO. 260.08  
 DRAWN BY D.A.F.  
 DESIGNED BY D.A.F.  
 CHECKED BY D.A.F.  
 DATE: 03-07-14  
 DWG. NO. **SP-1**  
 SHT. NO. 1 of 15  
 REVISIONS:  
 7-25-14 PER DRC COMMENTS  
 11-05-14 PER OWNER  
 1-12-15 PER BLDG. DEPT.  
 02-04-15 PER OWNER  
 03-05-15 PER BLDG. DEPT.  
 03-18-15 PER DRC COMMENTS  
 05-20-15 PER FOOT COMMENTS



**OWNERS: Brewers Hill Development Group LP**  
**PROJECT: 1815 Plaza**  
**ADDRESS: 1815-1823 East Commercial Boulevard**  
**REQUEST: Shared Parking Study**  
**AUTHOR: Andrew Schein, Esq.**

### **1. General Project Information.**

Brewers Hill Development Group LP (“Owner”) is the owner of the property located at 1815-1823 East Commercial Boulevard (the “Property”). The Property has four (4) tenant bays, which previously included a 2,504 SF restaurant with an additional 500 SF of outdoor dining, a 3,065 SF bank, a 1,898 SF chiropractic medical office, and a 1,540 SF AT&T store. This application is a site plan amendment/shared parking study to: (1) remove the 500 SF of outdoor dining, as that area was for a previous restaurant tenant and the new restaurant tenant does not have outdoor dining, and (2) to change the use of the 1,540 SF AT&T store to a new medical office tenant.

The sum of the uses ordinarily would require 60.22 parking spaces if calculated separately. However, due to the synergies between the uses and the operating days of the uses (for instance, the bank is not open on Saturdays), the existing 57 parking spaces are adequate to serve the proposed uses.

### **2. Shared Parking (ULDR 47-20.3.G)**

The Development Review Committee (DRC) may authorize a parking reduction for a development site with multiple uses upon the review of a shared parking study that demonstrates that the uses are in close proximity to one another and have different peak parking demands and operating hours.

a. *Shared parking study.* The shared parking study shall clearly identify the uses that will use the shared spaces at different times of the day, week, month or year subject to the following:

i. The shared parking study shall be based on the Urban Land Institute's (ULI) methodology for determining shared parking, or other generally accepted methodology;

**RESPONSE: The shared parking study is based on the ULI methodology for determining shared parking.**

ii. The shared parking study shall address the size and type of activities, the composition of tenants or uses, the rate of turnover for proposed shared spaces, and the anticipated peak parking and traffic demands;

**RESPONSE: The shared parking study addresses the size and type of activities, the composition of tenants or uses, the rate of turnover, and the anticipated peak parking and traffic demands. See the attached parking study for the data and analysis.**

iii. The shared parking study shall provide for no reduction in the number of handicapped spaces;

**RESPONSE: Acknowledged. The Applicant is not requesting a reduction in the number of handicapped spaces.**

iv. The shared parking study shall provide a plan to convert reserved space to required spaces;

**RESPONSE: No reserved spaces were identified on the approved site plan and none are being proposed.**

v. The shared parking study shall be approved by the City Engineer prior to submittal, based on the feasibility and observations of the uses to share the parking due to their particular peak parking and trip generation characteristics;

**RESPONSE: Acknowledged.**

vi. Shared use parking approval shall only be valid for those uses as indicated in the study;

**RESPONSE: Acknowledged.**

vii. If a parking reduction is approved under the provisions of this section, such approval shall be evidenced by the issuance of an order in the manner prescribed in Section 47-20.3.A.8. of the ULDR.

**RESPONSE: Acknowledged.**

b. *Change in use.* Should any of the approved uses as indicated in the approved shared parking study change, or should the Zoning Director or City Engineer find that any of the conditions described in the approved shared parking study or parking reduction order no longer exist, the owner of record shall have the option of submitting a revised shared parking study in accordance with the standards of this section or of providing the number of spaces required for each use as if computed separately.

**RESPONSE: Acknowledged.**

# KBP CONSULTING, INC.

January 30, 2024

Andrew J. Schein, Esq.  
Lochrie & Chakas P.A.  
699 N. Federal Highway, Suite 400  
Fort Lauderdale, Florida 33304

**Re: 1815-1823 E. Commercial Boulevard – Fort Lauderdale, Florida  
Parking Analysis**

Dear Andrew:

As requested, KBP Consulting, Inc. has conducted a parking analysis associated with the existing commercial development located in the northeast quadrant of the intersection at E. Commercial Boulevard (State Road 870) and NE 18<sup>th</sup> Avenue in the City of Fort Lauderdale, Broward County, Florida. More specifically, the subject site is located at 1815 – 1823 E. Commercial Boulevard. A project location map is presented in Attachment A to this memorandum. This parking analysis addresses the existing parking supply, the number of parking spaces required for the existing tenant mix (per the City of Fort Lauderdale’s Code of Ordinances), the shared parking characteristics associated with the existing tenants, and the adequacy of the parking supply to meet the estimated peak parking demand.

### **Existing Parking Supply**

The existing parking supply within the subject commercial property located at 1815-1823 E. Commercial Boulevard consists of 57 parking spaces of which three (3) are handicap accessible parking spaces. A recent survey of the site is presented in Attachment B.

### **Parking Requirements**

The parking rates for the City of Fort Lauderdale are presented in Sec. 47-20.2 of the City’s Code of Ordinances. The existing tenants / land uses, floor areas, applicable parking rates (per City Code) and parking requirements are as follows:

- **Financial Institution / Bank**
  - Address: 1815 E. Commercial Boulevard
  - Tenant: Bank United
  - Floor Area: 3,065 SF
  - Parking Rate: 1 parking space / 250 SF
  - Required Parking: 12.26 parking spaces
  
- **Medical Office**
  - Address: 1817 E. Commercial Boulevard
  - Tenant: Select Physical Therapy
  - Floor Area: 1,540 SF
  - Parking Rate: 1 parking space / 150 SF
  - Required Parking: 10.27 parking spaces

# KBP CONSULTING, INC.

- **Medical Office**
  - Address: 1819 E. Commercial Boulevard
  - Tenant: Dynamic Chiropractic
  - Floor Area: 1,898 SF
  - Parking Rate: 1 parking space / 150 SF
  - Required Parking: 12.65 parking spaces
- **Restaurant (Fast Casual / Take Out)**
  - Address: 1823 E. Commercial Boulevard
  - Tenant: Pick-ITA-up or Dine In (Italian Restaurant)
  - Floor Area: 2,504 SF
  - Parking Rate: 1 parking space / 100 SF
  - Required Parking: 25.04 parking spaces
- **Total Parking Required: 60.22 parking spaces (rounded up to 61 parking spaces)**

## Shared Parking Analysis

Given that the required parking (i.e. 61 parking spaces) is greater than the existing parking supply (i.e. 57 parking spaces), additional analyses are required to support the adequacy of the parking supply to meet the anticipated peak parking demand. To address this issue, shared parking principles were applied to the current tenants / land uses within the subject commercial building. Shared parking is defined as parking spaces that are shared between different tenants / land uses, especially when the land uses have parking peaks that occur at different times of the day. Using the percent parking distribution (i.e. parking demand) by time of day for each tenant / land use, as published by the Urban Land Institute (ULI) in their *Shared Parking (Third Edition)* manual, the maximum number of shared parking spaces required to serve the existing tenants / land uses within the 1815-1823 E. Commercial Boulevard building were determined.

The results of this shared parking analysis are presented in Attachment C to this memorandum. This table reflects the parking requirements for each tenant / land use, the parking characteristics of each land use by time of day (i.e. shared parking) and the peak parking demand anticipated for this site. *(It is noted that the bank and both medical offices are closed on Saturdays and Sundays. As such, the shared parking analysis has been conducted only for weekdays.)* As indicated by the shared parking analysis, the peak weekday parking demand is projected to occur at 2:00 PM with 57 occupied parking spaces. As such, the existing parking supply of 57 parking spaces is expected to be sufficient to accommodate the peak parking demand.

## Conclusions

Based upon the foregoing analyses, the existing parking supply of 57 parking spaces within the 1815-1823 E. Commercial Boulevard property is expected to be sufficient to accommodate the peak parking demand. If you have any questions or require additional information, please do not hesitate to contact me.

**KBP CONSULTING, INC.**

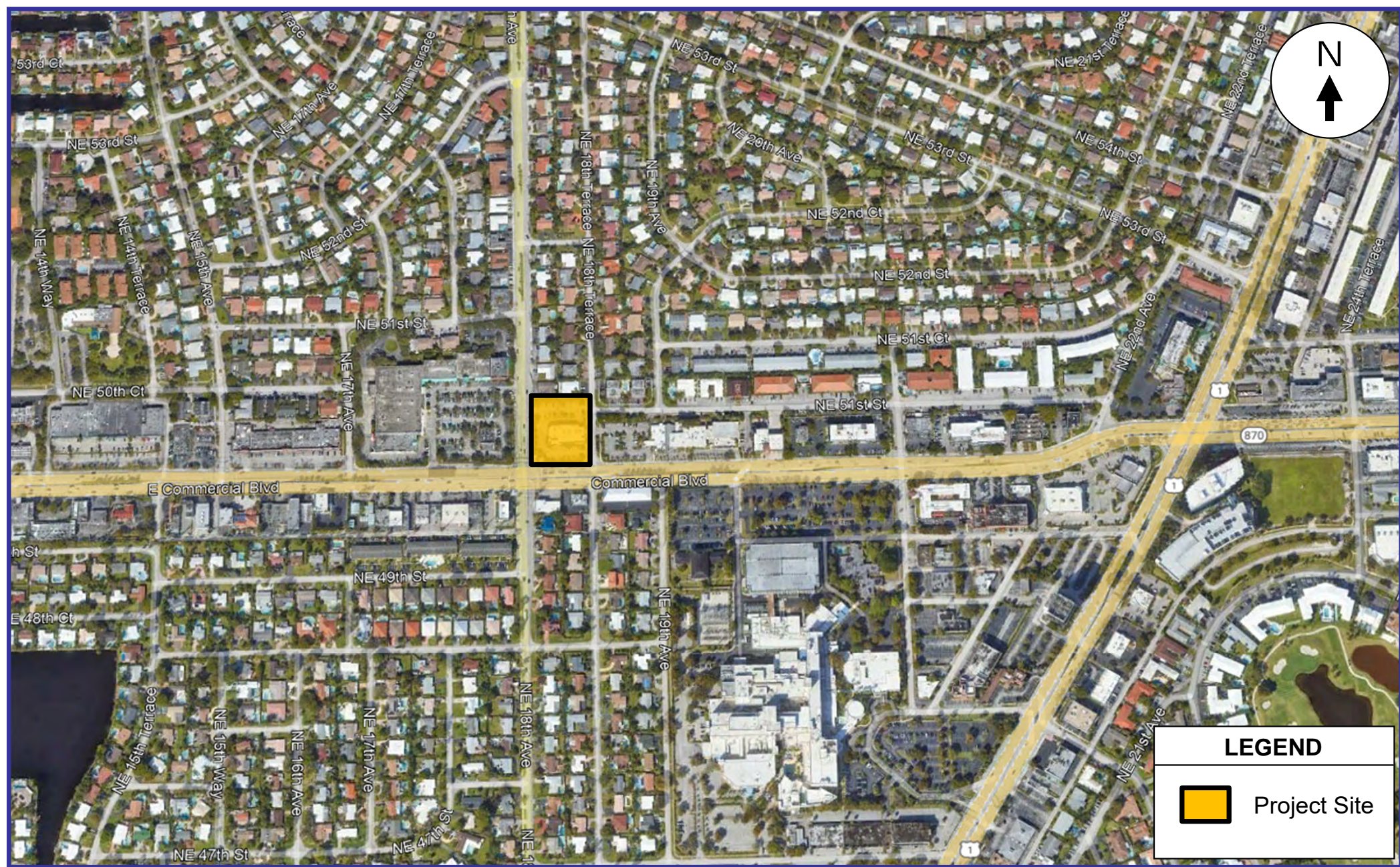


Karl B. Peterson, P.E.  
Senior Transportation Engineer

# **Attachment A**

**1815-1823 E. Commercial Boulevard – Fort Lauderdale**

**Project Location Map**



**KBP**  
CONSULTING, INC.

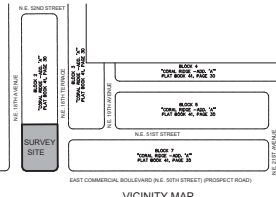
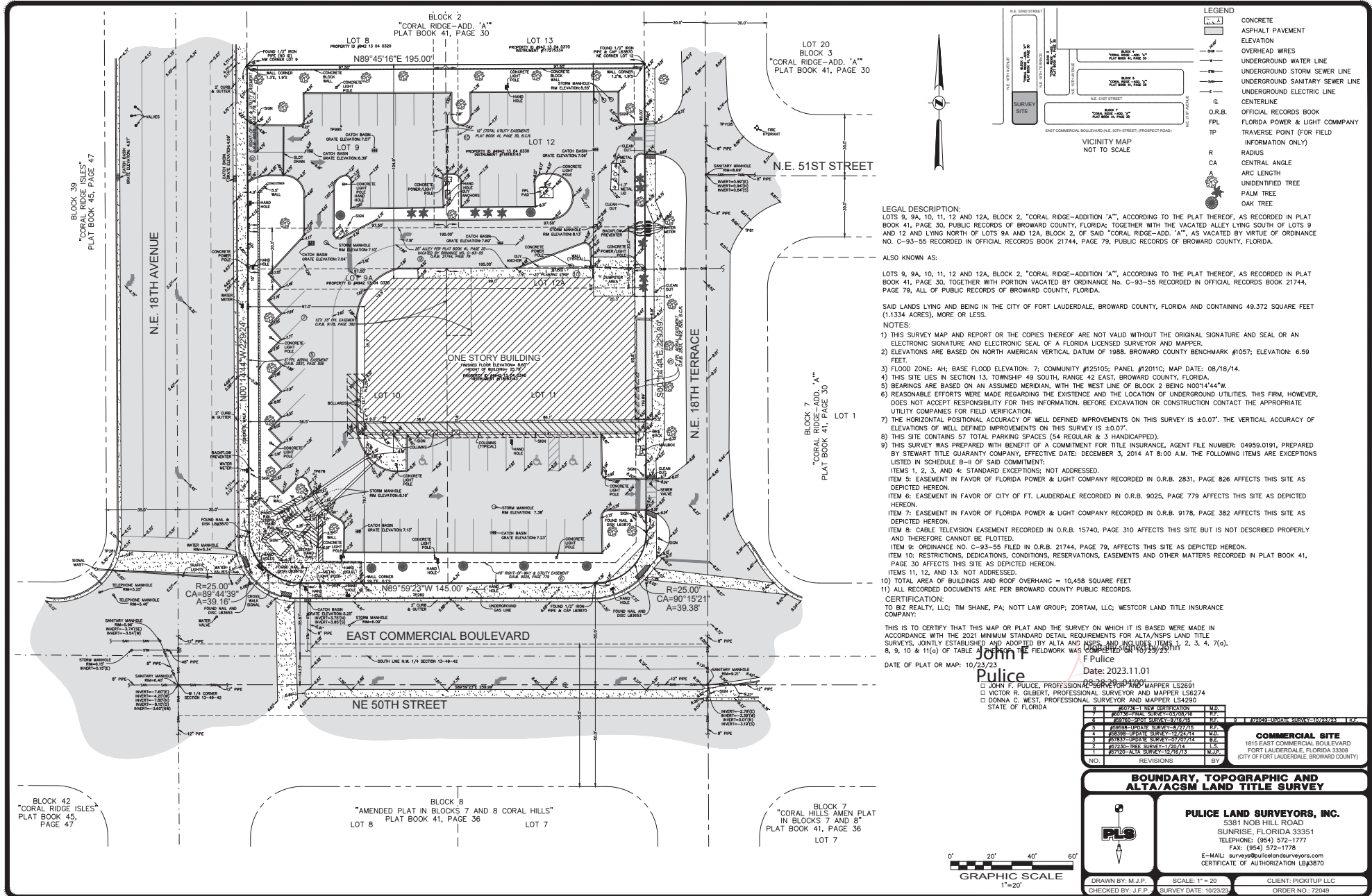
## Project Location Map

**Attachment A**  
1815-1823 E. Commercial Boulevard  
Fort Lauderdale, Florida

# **Attachment B**

**1815-1823 E. Commercial Boulevard – Fort Lauderdale**

**Site Survey**



**LEGEND**

CONCRETE	CONCRETE
ASPHALT PAVEMENT	ASPHALT PAVEMENT
ELEVATION	ELEVATION
OVERHEAD WIRES	OVERHEAD WIRES
UNDERGROUND WATER LINE	UNDERGROUND WATER LINE
UNDERGROUND STORM SEWER LINE	UNDERGROUND STORM SEWER LINE
UNDERGROUND SANITARY SEWER LINE	UNDERGROUND SANITARY SEWER LINE
UNDERGROUND ELECTRIC LINE	UNDERGROUND ELECTRIC LINE
CENTERLINE	CENTERLINE
O.R.B.	OFFICIAL RECORDS BOOK
FPL	FLORIDA POWER & LIGHT COMPANY
TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
R	RADIUS
CA	CENTRAL ANGLE
ARC LENGTH	ARC LENGTH
UNIDENTIFIED TREE	UNIDENTIFIED TREE
PALM TREE	PALM TREE
OAK TREE	OAK TREE

**LEGAL DESCRIPTION:**  
 LOTS 9, 9A, 10, 11, 12 AND 12A, BLOCK 2, "CORAL RIDGE-ADDITION 'A'", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 30, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH THE VACATED ALLEY LYING SOUTH OF LOTS 9 AND 12 AND LYING NORTH OF LOTS 9A AND 12A, BLOCK 2, OF SAID "CORAL RIDGE-ADD. 'A'", AS VACATED BY WRIT OF ORDINANCE NO. C-93-55 RECORDED IN OFFICIAL RECORDS BOOK 21744, PAGE 79, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**ALSO KNOWN AS:**  
 LOTS 9, 9A, 10, 11, 12 AND 12A, BLOCK 2, "CORAL RIDGE-ADDITION 'A'", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 30, TOGETHER WITH PORTION VACATED BY ORDINANCE NO. C-93-55 RECORDED IN OFFICIAL RECORDS BOOK 21744, PAGE 79, ALL OF PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 49.372 SQUARE FEET (1.1334 ACRES), MORE OR LESS.

- NOTES:**
- 1) THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - 2) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, BROWARD COUNTY BENCHMARK #1057; ELEVATION: 6.59 FEET.
  - 3) FLOOD ZONE: AH; BASE FLOOD ELEVATION: 7; COMMUNITY #125105; PANEL #12011C; MAP DATE: 08/18/14.
  - 4) THIS SITE LIES IN SECTION 13, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
  - 5) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN, WITH THE WEST LINE OF BLOCK 2 BEING NORTH 4°44'W.
  - 6) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
  - 7) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
  - 8) THIS SITE CONTAINS 57 TOTAL PARKING SPACES (54 REGULAR & 3 HANDICAPPED).
  - 9) THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, AGENT FILE NUMBER: 04959-0191, PREPARED BY STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE: DECEMBER 3, 2014 AT 8:00 A.M. THE FOLLOWING ITEMS ARE EXCEPTIONS LISTED IN SCHEDULE B-II OF SAID COMMITMENT:
    - ITEMS 1, 2, 3, AND 4: STANDARD EXCEPTIONS; NOT ADDRESSED.
    - ITEM 5: EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R.B. 2831, PAGE 826 AFFECTS THIS SITE AS DEPICTED HEREON.
    - ITEM 6: EASEMENT IN FAVOR OF CITY OF FT. LAUDERDALE RECORDED IN O.R.B. 9025, PAGE 779 AFFECTS THIS SITE AS DEPICTED HEREON.
    - ITEM 7: EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R.B. 9178, PAGE 382 AFFECTS THIS SITE AS DEPICTED HEREON.
    - ITEM 8: CABLE TELEVISION EASEMENT RECORDED IN O.R.B. 15740, PAGE 310 AFFECTS THIS SITE BUT IS NOT DESCRIBED PROPERLY AND THEREFORE CANNOT BE PLOTTED.
    - ITEM 9: ORDINANCE NO. C-93-55 FILED IN O.R.B. 21744, PAGE 79, AFFECTS THIS SITE AS DEPICTED HEREON.
    - ITEM 10: RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS RECORDED IN PLAT BOOK 41, PAGE 30 AFFECTS THIS SITE AS DEPICTED HEREON.
    - ITEMS 11, 12, AND 13: NOT ADDRESSED.
  - 10) TOTAL AREA OF BUILDINGS AND ROOF OVERHANG = 10,458 SQUARE FEET
  - 11) ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

**CERTIFICATION:**  
 TO BIG REALTY, LLC; TIM SHANE, PA; NOTT LAW GROUP; ZORTAM, LLC; WESTCOTR LAND TITLE INSURANCE COMPANY;  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(g), 8, 9, 10 & 11(g) OF TABLE 1 OF THE FIELDWORK WAS COMPLETED ON 10/23/21

**John F. Pollice**  
 F Police  
 Date: 2023.11.01

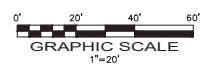
JOHN F. POLICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
 VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
 DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290  
 STATE OF FLORIDA

NO.	REVISIONS	BY
1	2023-11-01	JFP
2	2023-11-01	JFP
3	2023-11-01	JFP
4	2023-11-01	JFP
5	2023-11-01	JFP
6	2023-11-01	JFP
7	2023-11-01	JFP
8	2023-11-01	JFP
9	2023-11-01	JFP
10	2023-11-01	JFP
11	2023-11-01	JFP
12	2023-11-01	JFP
13	2023-11-01	JFP
14	2023-11-01	JFP
15	2023-11-01	JFP
16	2023-11-01	JFP
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56	2023-11-01	JFP
57	2023-11-01	JFP
58	2023-11-01	JFP
59	2023-11-01	JFP
60	2023-11-01	JFP

**BOUNDARY, TOPOGRAPHIC AND ALTA/ACSM LAND TITLE SURVEY**

**POLICE LAND SURVEYORS, INC.**  
 5381 NOB HILL ROAD  
 SUNRISE, FLORIDA 33351  
 TELEPHONE: (954) 572-1777  
 FAX: (954) 572-1778  
 E-MAIL: surveys@policeandsurveyors.com  
 CERTIFICATE OF AUTHORIZATION LS#3870

DRAWN BY: M.J.P. CHECKED BY: J.F.P. SCALE: 1" = 20' SURVEY DATE: 10/23/21 CLIENT: PICKUP/LLC ORDER NO.: 72049



BLOCK 42  
 "CORAL RIDGE ISLES"  
 PLAT BOOK 45,  
 PAGE 47

BLOCK 8  
 "AMENDED PLAT IN BLOCKS 7 AND 8 CORAL HILLS"  
 LOT 8 PLAT BOOK 41, PAGE 36 LOT 7

BLOCK 7  
 "CORAL HILLS AMEN PLAT  
 IN BLOCKS 7 AND 8"  
 PLAT BOOK 41, PAGE 36 LOT 7



# **Attachment C**

**1815-1823 E. Commercial Boulevard – Fort Lauderdale**

**Shared Parking Analysis**

1815-1823 E. Commercial Boulevard  
Shared Parking Analysis - Weekday  
Fort Lauderdale, Florida

Land Use <sup>1</sup>	Size / #	Parking Ratio	Parking Required by Code	Shared Parking																			
				6am	7am	8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm	11pm	12am	
<b>Restaurant - Fast Casual / Fast Food &lt;4k</b>	<b>2,504 SF</b>	<b>1/100 SF</b>	<b>25</b>																				
- Customer	86%	(per ULI <sup>2</sup> ) =	21	% Req'd by Time of Day	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
					2	3	5	7	12	18	21	21	19	13	12	13	18	17	11	7	5	3	2
- Employee	14%	(per ULI <sup>2</sup> ) =	4	% Req'd by Time of Day	20%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
					1	1	2	2	3	4	4	4	4	3	3	3	4	4	3	2	2	1	1
<b>Bank</b>	<b>3,065 SF</b>	<b>1/250 SF</b>	<b>13</b>																				
- Customer	58%	(per ULI <sup>2</sup> ) =	8	% Req'd by Time of Day	0%	0%	50%	90%	100%	50%	50%	50%	70%	50%	80%	100%	0%	0%	0%	0%	0%	0%	0%
					0	0	4	8	8	4	4	4	6	4	7	8	0	0	0	0	0	0	0
- Employee	42%	(per ULI <sup>2</sup> ) =	5	% Req'd by Time of Day	0%	0%	60%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%
					0	0	3	5	5	5	5	5	5	5	5	5	0	0	0	0	0	0	0
<b>Medical Office</b>	<b>3,438 SF</b>	<b>1/150 SF</b>	<b>23</b>																				
- Employee	35%	(per ULI <sup>2</sup> ) =	8	% Req'd by Time of Day	0%	20%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	67%	30%	15%	0%	0%	0%	0%
					0	2	8	8	8	8	8	8	8	8	8	8	6	3	2	0	0	0	0
- Visitor	65%	(per ULI <sup>2</sup> ) =	15	% Req'd by Time of Day	0%	0%	90%	90%	100%	100%	30%	90%	100%	100%	90%	80%	67%	30%	15%	0%	0%	0%	0%
					0	0	14	14	15	15	5	14	15	15	14	12	11	5	3	0	0	0	0
<b>Total Parking Required</b>			<b>61</b>	<b>Req'd by Time of Day</b>	<b>3</b>	<b>6</b>	<b>36</b>	<b>44</b>	<b>51</b>	<b>54</b>	<b>47</b>	<b>56</b>	<b>57</b>	<b>48</b>	<b>49</b>	<b>49</b>	<b>39</b>	<b>29</b>	<b>19</b>	<b>9</b>	<b>7</b>	<b>4</b>	<b>3</b>

<sup>1</sup> Land use data including type and area provided by Lochrie & Chakas, P.A. (Field review on 1/30/24 by KBP Consulting)

<sup>2</sup> Parking requirements for different users are based upon data presented in Figure 2-2 of ULI's Shared Parking (Third Edition) manual.

Maximum Hourly Demand: 57 Parking Spaces

Peak Hour: 2:00 PM

Prepared by and return to:  
Tim A. Shane, Esq.  
4400 N. Federal Highway  
Suite 210  
Boca Raton, FL. 33431

Parcel ID # 4942 13 04 0330  
4942 13 04 0340

Documentary Stamp Tax: \$53,025.00

WARRANTY DEED

THIS WARRANTY DEED, made this 23 day of May, 2022, by ZORTAM, LLC, a Florida Limited Liability Company ("Grantor"), whose address is 1000 S. Ocean Blvd., Unit 507, Boca Raton, FL 33432 and BREWERS HILL DEVELOPMENT GROUP, L.P. a Pennsylvania Limited Partnership, whose address is 240 West 37<sup>th</sup> St., 11<sup>th</sup> Floor, New York City, New York 10018 ("Grantee").

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee all that certain land lying and being in Broward County, Florida and more particularly described herein below (the "Property");

SEE EXHIBIT "A" ATTACHED HERETO AND FULLY INCORPORATED HEREIN.

Together, with all the easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to property described in Exhibit "A", above.

SUBJECT TO: Easements, restrictions, reservations, limitations, covenants, applicable zoning ordinances, if any, and taxes for the year 2022 and subsequent years.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said Grantor, either in law or equity, to the only proper use,

And the said Grantor do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor but against no others, to have and to hold the same in fee simple forever.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written. Signed sealed and delivered in our presence:

Diane Hodges  
Witness  
Printed Name: DIANE HODGES

Susan James  
Witness  
Printed Name: \_\_\_\_\_

ZORTAM LLC

BY: ZORAN ZELENIKOVSKI, MANAGER

STATE OF FLORIDA )  
 ) SS  
COUNTY OF PALM BEACH )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by physical presence ZORAN ZELENIKOVSKI, as Manager of ZORTAM LLC, a Florida limited liability company, who is personally known to me.

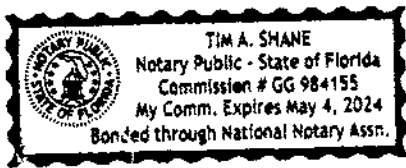
23 WITNESS my hand and official seal in the County and Stte last foresaid this day of May, 2022.



Notary Public, State of Florida

TIM A. SHANE

My Commission Expires:



## Exhibit A

The land referred to herein below is situated in the County of Broward, State of FL, and described as follows:

LOTS 9, 9A, 10, 11, 12 & 12A, BLOCK 2, CORAL RIDGE-ADD. 'A', ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 30, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH VACATED ALLEY LYING SOUTH OF LOTS 9 AND 12 AND LYING NORTH OF LOTS 9A AND 12A, BLOCK 2, OF SAID CORAL RIDGE-ADD. 'A', AS VACATED BY VIRTUE OF ORDINANCE NO. C-93-55 RECORDED IN OFFICIAL RECORDS BOOK 21744, PAGE 79, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Sec. 28-255 WASTEWATER PLANT AND COLLECTION SYSTEM CAPITAL EXPANSION FEES (CEF)

Sec. 28-256 POTABLE WATER PLANT AND DISTRIBUTION CAPITAL EXPANSION FEES

JOB ADDRESS (enter in blue box below):			PROJECT NAME (enter in blue box below):						PERMIT No. (enter in blue box below):		
Type of Use	Unit of Measure	ERC/Unit	New # of Units	Existing # of Units	Indicator	New #ERCs	Existing #ERCs	Net New #ERCs	CEF Water	CEF Wastewtr.	CEF Sub Total
Equivalent Residential Connection	---	1				0	0	0	\$0	\$0	\$0
Single Family House, Duplex, Triplex	ea.	1				0	0	0	\$0	\$0	\$0
Condominium, Apartment	ea.	0.805				0	0	0	\$0	\$0	\$0
Mobile Home	lot	0.559				0	0	0	\$0	\$0	\$0
Vehicular Repair (includes boat repairs)	1000 sf	0.473				0	0	0	\$0	\$0	\$0
Gas Station (fueling only)	fuel pump	0.55				0	0	0	\$0	\$0	\$0
Laundry and/or Dry Cleaning (staff op. machs.)	1000 sf	2.773				0	0	0	\$0	\$0	\$0
Laundry (coin operated machines)	1000 sf	8.659				0	0	0	\$0	\$0	\$0
Merchandising	1000 sf	0.55		1.54	◆	0	0.847	-0.85	-\$1,680	-\$1,605	-\$3,285
Warehouse (mixed use)	1000 sf	0.368				0	0	0	\$0	\$0	\$0
Warehouse (homogeneous, bulk storage use)	1000 sf	0.177				0	0	0	\$0	\$0	\$0
Self Service Storage	1000 sf	0.068				0	0	0	\$0	\$0	\$0
Restaurant	1000 sf	2.495		500	◆	0	1247.5	-1247.5	-\$2,466,308	-\$2,355,280	-\$4,821,588
Fast Food Service	1000 sf	3.455				0	0	0	\$0	\$0	\$0
Bar, Cocktail Lounge	1000 sf	1.236				0	0	0	\$0	\$0	\$0
Office	1000 sf	0.636				0	0	0	\$0	\$0	\$0
Day Child Care	1000 sf	0.632				0	0	0	\$0	\$0	\$0
Place of Worship	1000 sf	0.523				0	0	0	\$0	\$0	\$0
School	student	0.042				0	0	0	\$0	\$0	\$0
Hotel (with restaurant and/or meeting rooms)	rental rm.	0.868				0	0	0	\$0	\$0	\$0
Hotel (without restaurant and meeting rooms)	rental rm.	0.255				0	0	0	\$0	\$0	\$0
Movie Theater	seat	0.009				0	0	0	\$0	\$0	\$0
Car Wash (automatic) <sup>[1]</sup>	ea.	11.67				0	0	0	\$0	\$0	\$0
Grocery Store (Based on full usage breakdown) <sup>[1]</sup>	1000 sf	0.431				0	0	0	\$0	\$0	\$0
Barber Shop/Salon (dry chairs) <sup>[1]</sup>	chair	0.333				0	0	0	\$0	\$0	\$0
Barber Shop/Salon (wet chairs) <sup>[1]</sup>	chair	0.666				0	0	0	\$0	\$0	\$0
Health Spa <sup>[1]</sup>	sf	0.001				0	0	0	\$0	\$0	\$0
Marina <sup>[1]</sup>	boat slip	0.133				0	0	0	\$0	\$0	\$0
Doctor's Office / Clinic <sup>[1]</sup>	physician	0.833				0	0	0	\$0	\$0	\$0
	1000 sf	0.667	1.54		◆	1.02718	0	1.03	\$2,036	\$1,945	\$3,981
Hospitals and Nursing Homes <sup>[1]</sup>	bed space	0.700				0	0	0	\$0	\$0	\$0
Dance Halls <sup>[1]</sup>	person	0.007				0	0	0	\$0	\$0	\$0
Airports, bus terminals, train stations, port & dock facilities: (a) per passenger, (b) add per employee per 8 hour shift <sup>[1]</sup>	passenger	0.017				0	0	0	\$0	\$0	\$0
	employee	0.067				0	0	0	\$0	\$0	\$0
<b>Totals</b>											

-1,247.32 #####

David Soloman, City Clerk  
City of Fort Lauderdale  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301

Re: Permitting for property located at 1815-1823 E. Commercial Boulevard identified by folio number 494213040340, in the City of Fort Lauderdale, FL

Dear City Clerk:

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

Sincerely,

Brewers Hill Development Group, LP

By: 

Printed Name: Alex Friedman

Title: President

Date: 1/26/24

STATE OF FLORIDA )  
 ) ss  
COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me, by means of (check one):  
physical presence or        online notarization, this 7 day of February, 2024  
by Alex Friedman Brewers Hill Development Group, LP who is  
personally known to me or who has produced N/A as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 7 day  
of February, 2024.

  
Notary Public  
Elizabeth Mendez  
Typed, printed or stamped name of Notary Public

My Commission Expires:

