



BOARD OF ADJUSTMENT MEETING NOTICE

March 29, 2022

A Public Hearing will be held before the Board of Adjustment on:

Wednesday, April 13, 2022 at 6:00 P.M

This meeting will be held in the City Commission Chambers, City Hall, 1st Floor, 100 North Andrews Avenue, Fort Lauderdale, Florida 33301 to determine whether the following application should be granted:

CASE:	PLN-BOA-22030005
OWNER:	770 FT. LAUDERDALE, L.L.C.
AGENT:	GRAHAM PENN, ESQ.
ADDRESS:	210 S. ANDREWS AVENUE #R-D1, RD-2 and RD-3, FORT LAUDERDALE, FL., 33301
LEGAL DESCRIPTION:	CONDOMINIUM UNIT NO(S). R-D1, R-D2, AND R-D3, OF MUSEUM PLAZA, A COMMERCIAL CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, BY NRI PLAZA LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED APRIL 3, 2006, IN BOOK 41742, PAGES 368 THROUGH 461 OF OFFICIAL RECORDS; AS AFFECTED BY FIRST AMENDMENT TO DECLARATION OF MUSEUM PLAZA, A COMMERCIAL CONDOMINIUM, RECORDED APRIL 27, 2006, IN BOOK 41907, PAGE 694 OF OFFICIAL RECORDS; AS AFFECTED BY SECOND AMENDMENT TO DECLARATION OF MUSEUM PLAZA, A COMMERCIAL CONDOMINIUM RECORDED JULY 6, 2006, IN BOOK 42348 PAGE 1117 OF OFFICIAL RECORDS; AS AFFECTED BY THIRD AMENDMENT TO DECLARATION OF MUSEUM PLAZA, A COMMERCIAL CONDOMINIUM, RECORDED AUGUST 14, 2006, IN BOOK 42589, PAGE 344 OF OFFICIAL RECORDS; AS AFFECTED BY FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF MUSEUM PLAZA, A COMMERCIAL CONDOMINIUM, RECORDED NOVEMBER 16, 2006, IN BOOK 43129, PAGE 643 OF OFFICIAL RECORDS; AS AFFECTED BY FIFTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF MUSEUM PLAZA, A COMMERCIAL CONDOMINIUM, RECORDED AUGUST 11, 2008, IN BOOK 45604, PAGE 525 OF OFFICIAL RECORDS; AS AFFECTED BY CERTIFICATE OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF MUSEUM PLAZA, A COMMERCIAL CONDOMINIUM RECORDED FEBRUARY 24, 2009 IN BOOK 46007, PAGE 970 OF OFFICIAL RECORDS; AS AFFECTED BY SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF MUSEUM PLAZA, A COMMERCIAL CONDOMINIUM, RECORDED AUGUST 5, 2010, IN BOOK 47280, PAGE 1574 OF OFFICIAL RECORDS; AS AFFECTED BY CERTIFICATE OF AMENDMENT TO DECLARATION OF MUSEUM PLAZA, A

COMMERCIAL CONDOMINIUM, RECORDED JANUARY 28, 2011, IN BOOK 47681, PAGE 1231 OF OFFICIAL RECORDS; AS AFFECTED BY CERTIFICATE OF AMENDMENT TO BY-LAWS, RECORDED JUNE 25, 2003, IN BOOK 49923, PAGE 1596 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. AS AMENDED, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

ZONING DISTRICT: RAC-CC- CITY CENTER DISTRICT

COMMISSION DISTRICT: 4

REQUESTING: **Section 47-18.8. I.1.- Outdoor space requirements.**

- Requesting a variance to waive the outdoor space requirements per ULDR 47-18.8. (I).1. Except as expressly provided in subsections I.2 and 3, there shall be fifty (50) square feet of usable ground level outdoor space per child with a minimum of one thousand five hundred (1,500) square feet of which three hundred (300) square feet shall be landscaping. Usable outdoor space shall not include parking areas and vehicular use or sidewalks and shall be calculated by multiplying the minimum outdoor square footage requirement by one-half the licensed capacity of the facility. This facility is proposing an occupancy of 108 children requiring a total of 2,700 square feet of outdoor space. The applicant is requesting reducing the required 2,700 square feet of outdoor space, of which 300 square feet is landscaping to 0 (Zero) square feet.

Section 47-18.8. J.2.- Dispersal requirements.

- Requesting a variance to waive the dispersal requirements per ULDR 47-18.8. (J).2
The dispersal requirements shall not apply to family day care homes, on-site corporate/employer sponsored child day care facilities or to child day care facilities located in nonresidential districts. However, a child day care facility proposed to be located in a nonresidential district shall be one thousand five hundred (1,500) feet from any existing child day care facility or any existing social service residential facility (SSRF), as defined in [Section 47-18.32](#), excluding level I SSRF located in a residential district. As per the City GIS Map there are Three child day care centers within 1500 feet radius.

Section 47-18.8. L.- Buffer requirements.

- Requesting a variance to waive the buffer wall or

landscaped fence requirements, for 1-3 below.

Buffer requirements. In addition to all other applicable landscaping requirements provided in the ULDR, the following requirements shall apply to parcels of land on which child day care facilities exist:

1. Where the ground level outdoor play area of a child day care facility is within fifty (50) feet of any other property, the following physical barriers will be required:

- a. A wall in accordance with the requirements of [Section 47-19.5](#), Fences, Walls and Hedges, located along the property line between the outdoor space and adjacent residential property; and
- b. A landscaped fence, between the outdoor space and adjacent nonresidential property.

2. Where the ground level outdoor play area of a child day care facility is within fifty (50) feet of any street, a landscaped fence or wall shall be required, in accordance with the requirements of [Section 47-19.5](#), Fences, Walls and Hedges, to be located along the property line between the outdoor space and the adjacent street.

3. A landscape fence or wall as required in this section shall be constructed in accordance with the following requirements:

- a. A landscape fence shall be constructed of wood or chainlink fence six (6) feet in height with a landscape strip at least two (2) feet wide between the fence and the adjoining property and include densely planted shrubs or trees at least four (4) feet high at the time of planting and attaining maturity at a minimum height of six (6) feet.
- b. A wall six (6) feet in height, opaque with no open areas viewed from any angle, shall be installed in accordance with the standards provided in [Section 47-19.5](#).

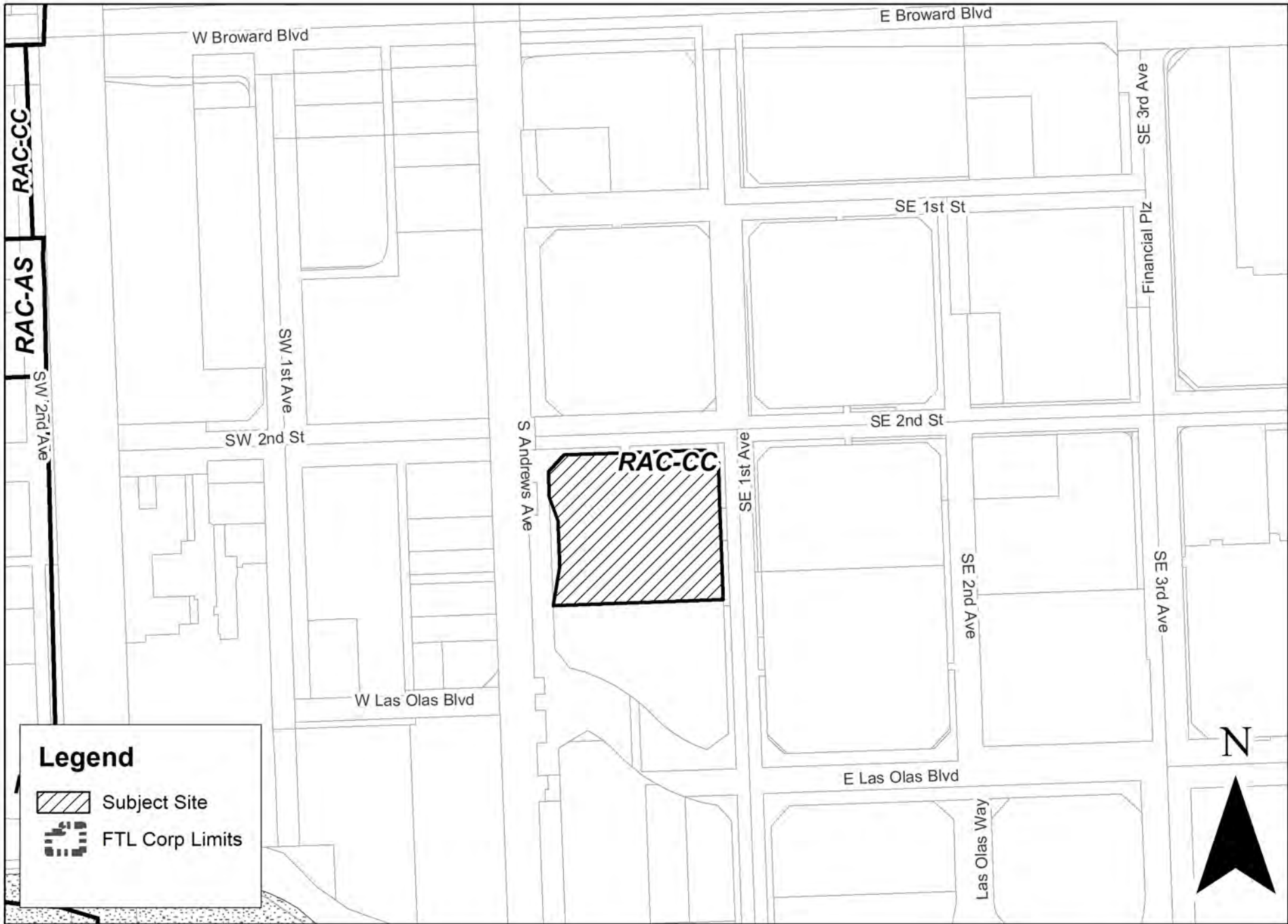
Note: To view more information about this item, please visit:
www.fortlauderdale.gov/government/BOA

If you have any questions, please feel free to contact me directly at 954-828-6342.

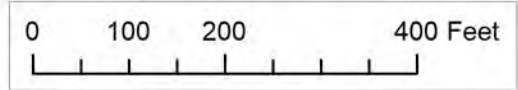
MOHAMMED MALIK
ZONING ADMINISTRATOR

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-22030005



Graphic Scale



CITY OF FORT LAUDERDALE
PUBLIC NOTICE (1 of 3)

BOARD OF ADJUSTMENT MEETING

DATE: APRIL 13, 2022

TIME: 6:00 PM

CASE: PLN-BOA-22030005

REQUESTING: Section 47-18.8. I.1.- Outdoor space requirements.

Requesting a variance to waive the outdoor space requirements per ULDR 47-18.8. (I).1. Except as expressly provided in subsections I.2 and 3, there shall be fifty (50) square feet of usable ground level outdoor space per child with a minimum of one thousand five hundred (1,500) square feet of which three hundred (300) square feet shall be landscaping. Usable outdoor space shall not include parking areas and vehicular use or sidewalks and shall be calculated by multiplying the minimum outdoor square footage requirement by one-half the licensed capacity of the facility. This facility is proposing an occupancy of 108 children requiring a total of 2,700 square feet of outdoor space. The applicant is requesting reducing the required 2,700 square feet of outdoor space, of which 300 square feet is landscaping to 0 (Zero) 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 (2 of 3)

BOARD OF ADJUSTMENT MEETING

DATE: APRIL 13, 2022

TIME: 6:00 PM

CASE: PLN-BOA-22030005

REQUESTING: Section 47-18.8. J.2.- Dispersal requirements.

Requesting a variance to waive the dispersal requirements per ULDR 47-18.8. (J).2. The dispersal requirements shall not apply to family day care homes, on-site corporate/employer sponsored child day care facilities or to child day care facilities located in nonresidential districts. However, a child day care facility proposed to be located in a nonresidential district shall be one thousand five hundred (1,500) feet from any existing child day care facility or any existing social service residential facility (SSRF), as defined in Section 47-18.32, excluding level I SSRF located in a residential district. As per the City GIS Map there are three child day care centers within 1500 feet radius.

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CITY OF FORT LAUDERDALE
PUBLIC NOTICE (3 of 3)

BOARD OF ADJUSTMENT MEETING

DATE: APRIL 13, 2022

TIME: 6:00 PM

CASE: PLN-BOA-22030005

REQUESTING: Section 47-18.8. L.- Buffer requirements.

Requesting a variance to waive the buffer wall or landscaped fence requirements, for 1-3 below. Buffer requirements. In addition to all other applicable landscaping requirements provided in the ULDR, the following requirements shall apply to parcels of land on which child day care facilities exist:

1. Where the ground level outdoor play area of a child day care facility is within fifty (50) feet of any other property, the following physical barriers will be required: a. A wall in accordance with the requirements of Section 47-19.5, Fences, Walls and Hedges, located along the property line between the outdoor space and adjacent residential property; and b. A landscaped fence, between the outdoor space and adjacent nonresidential property. 2. Where the ground level outdoor play area of a child day care facility is within fifty (50) feet of any street, a landscaped fence or wall shall be required, in accordance with the requirements of Section 47-19.5, Fences, Walls and Hedges, to be located along the property line between the outdoor space and the adjacent street. 3. A landscape fence or wall as required in this section shall be constructed in accordance with the following requirements: a. A landscape fence shall be constructed of wood or chainlink fence six (6) feet in height with a landscape strip at least two (2) feet wide between the fence and the adjoining property and include densely planted shrubs or trees at least four (4) feet high at the time of planting and attaining maturity at a minimum height of six (6) feet. b. A wall six (6) feet in height, opaque with no open areas viewed from any angle, shall be installed in accordance with the standards provided in Section 47-19.5.

**LOCATION: CITY COMMISSION CHAMBERS
CITY HALL, 100 N. ANDREWS AVENUE**

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BOA

DATE: 04/13/2022

AGENDA ITEM: 9

CASE:

PLN-BOA-22030005



SUSTAINABLE DEVELOPMENT – ZONING & LANDSCAPING

BOARD OF ADJUSTMENT (BOA) APPLICATION

Rev: 3 Revision Date: 05/17/2021 | Print Date: 05/17/2021
I.D. Number: Z&L-BOA

BOARD OF ADJUSTMENT (BOA) APPLICATION

- Cover:** Deadline, Notes, and Fees
- Page 1:** Applicant Information Sheet
- Page 2:** Variance Request Criteria
- Page 3:** Required Documentation & Mail Notice Requirements
- Page 4:** Sign Notice Requirements & Affidavit
- Page 5:** Technical Specifications

DEADLINE: Submittals must be received prior to 4:00 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 plans do not meet the submittal requirements and if changes are required.

APPLICATION SUBMITTAL: Submit your Board of Adjustment (BOA) application, required documents and fees online by visiting: <https://aca-prod.accela.com/FTL>. After application and document submission, you should receive a case number and will be invoiced for the fee amount due. Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with the Board Liaison and staff to obtain feedback regarding proposals. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on preparation of submittal documents. To request a meeting to discuss your variance request, please contact Chakila Crawford at chcrawford@fortlauderdale.gov and/or Stephanie Hughey at shughey@fortlauderdale.gov.

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.

- Variance/Special Exception/Interpretation (Before): **\$2,200**
- Variance/Special Exception/Interpretation (After): **\$2,800**
- Parking Variance (per space): **\$2,600**
- Variance/Special Exception/Interpretation (Before)- Residential Homesteaded Only- Accessory Structures & Existing Non-Conforming Structures: **\$650**
- Variance/Special Exception/Interpretation (After)- Residential Homesteaded Only- Accessory Structures & Existing Non-Conforming Structures: **\$850**
- Request for Continuance: **\$900**
- Request for Rehearing: **\$300**
- Rehearing before the Board: **\$1,150**

Page 1: BOA - Applicant Information Sheet

INSTRUCTIONS: The following information is requested 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 requested. The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.


NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

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

Property Owner's Name	770 Ft Lauderdale, LLC
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	2750 NE 185 Street, Suite 203 Aventura, FL 33180
E-mail Address	see agent
Phone Number	see agent
Proof of Ownership	<input 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	Graham Penn agent for Guidepost A LLC
Applicant / Agent's Signature	
Address, City, State, Zip	200 S. Biscayne Blvd., Suite 300 Miami FL 33131
E-mail Address	gpenn@brzeringlaw.com
Phone Number	305 377 6229
Letter of Consent Submitted	

Development / Project Name	Guidepost Montessori Child Day-care
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: 210 S Andrews Avenue Units RD-1, RD-2, and RD-3
Legal Description	condo. according to the Declaration of Condominium recorded at Official I
Tax ID Folio Numbers (For all parcels in development)	504210BG0010, 504210BG0020, 504210BG0030
Request / Description of Project	of the ULDR to permit a child day-care use without on-site outdoor space
Applicable ULDR Sections	47-18.8.I(1); 47-18.8(L); 47-18.8(J)(2).

Current Land Use Designation	RAC
Current Zoning Designation	RAC-CC
Current Use of Property	Office Building
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front <input type="text"/>	N/A	
Side <input type="text"/>	N/A	
Side <input type="text"/>	N/A	
Rear <input type="text"/>	N/A	

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

Complete this page and an attached narrative.

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

See attached letter.

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

See attached letter.

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:

See attached letter.

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

See attached letter.

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

See attached letter.

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.

See attached letter.

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

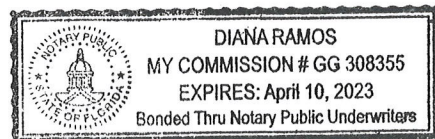
1. In order to be entitled to the relief requested in the application an affirmative vote of a majority plus one of the Board of Adjustment is required;
2. That in granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULDR and that the Board may 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.

Graham Penn
2F10672003C1783
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 31 day of March, 2022

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:



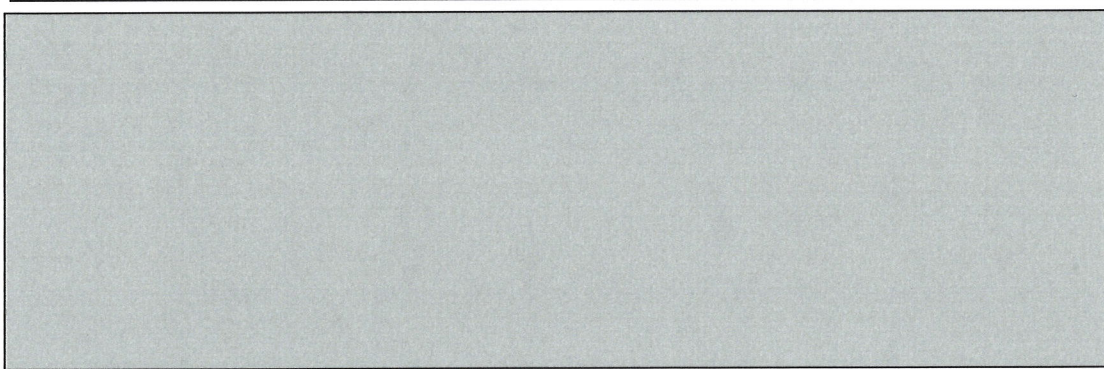
Page 3: Required Documentation & Mail Notice Requirements

One (1) original set, signed and sealed, with plans at 24" x 36"
One (1) electronic version (CD or USB) of complete application and plans in PDF format
Fourteen (14) copy sets of each item below and plans at half-size scale 11" x 17"

- Completed application** (all pages must be filled out where applicable)
- Mail notification documents** (mail notification instructions at bottom of page)
- Proof of ownership** (warranty deed, Sunbiz and/or tax record), including corporation documents if applicable
- Property owners original notarized signature** and/or notarized agent letter signed by the property owner (if applicable).
- Color photographs** of the entire property and all surrounding properties, dated and labeled and identified as to orientation.
- Narrative** describing specific request and outlining ULDR sections that are applicable. Narratives must be on letterhead, dated, and with author indicated.
- Cover sheet** on plan set to state project name and table of contents.
- Current survey(s)** of property, 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 lands not included in the proposed project unless specifically requested by the City. If the survey is not signed and sealed, a zoning affidavit is required and shall only be used for the structures listed in the affidavit.
- Site Plan** (a survey may be substituted if the requested variance is clearly indicated)
- Landscape Plan (if applicable)**
- Elevations (if applicable)**
- Additional Plan details as needed**

Note: All copy sets must be clear and legible.

Note: Plans must be folded to 8 ½" x 11". All non-plan documents should be 8 ½" x 11".



MAIL NOTIFICATION: 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
Urban Design & Development -BOA
700 NW 19th Avenue, Fort Lauderdale, FL 33311**

- **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Development will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.
- **HOW TO ORDER A TAX MAP AND MAIL NOTICE LIST:** To order a tax map and notice list, please email Heather Hanson at hhanson@bcpa.net or call 954-357-6855. You may also contact Kenny Gibbs, kgibbs@bcpa.net or call 954-357-5503.



200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6229 office

305.377.6222 fax

gpenn@brzoninglaw.com

March 16, 2022

VIA ELECTRONIC SUBMITTAL

Mohammed Malik
Zoning Administrator
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33311

Re: Board of Adjustment Application for Child Day Care Use – 210 S. Andrews Avenue (Units RD-1, 2, and 3).

Dear Mr. Malik:

This firm represents 770 FT Lauderdale, LLC (the "Applicant"), the owner of three condominium units within the "Museum Plaza" office building located at 210 S. Andrews Avenue (the "Property"). Please consider this letter the Applicant's letter of intent supporting the variance requests necessary to allow for the development of a "Guidepost Montessori" child day care use on the Property.

The Property. The Property is is designated "Downtown Regional Activity Center" ("DRAC") under the City's comprehensive plan and future land use map. As a regional activity center, the City's Downtown area is contemplated for the most intense mixed-use development permitted in the City. The Downtown RAC is subdivided into three (3) "character areas," through which the City intends to "create a variety of urban experiences." The Property is located in the "Downtown Core" character area, which is defined as "mixed-use central business district that encourages a variety and higher intensity of commercial, entertainment, office, civic uses and high-density housing."

The Downtown Core Character Area includes three zoning subzones. The Property is located in the RAC City Center or RAC-CC zoning district. The RAC-CC lists child day care as a permitted use.

Existing Development and Surrounding Area. The Property has been developed with an office building since 1987. As with other development in the RAC-CC, the Property is urban in character, with parking located below the main structure and no significant landscaped area. The Property is surrounded on the north by the Broward County Main Library campus, to the east by the very large Riverwalk parking garage containing over 550 parking spaces, to the south by the Nova Southeastern University Museum of Art and Huzienga Plaza/Bubier Park, and to the west by additional commercial uses and a parking lot. The Broward County Government Center is located to the northwest of the Property.

The Property is located in the epicenter of a surge in new office and residential development in the City. The City's records reflect forty-two "projects in review" within a mile radius of the Property. Within just a walkable quarter mile of the Property in the area north of the New River are: (1) "The Main Las Olas" (R17032) with 341 residential units, office space and retail uses, including a "Greenwise" supermarket; (2) "201 East Las Olas" (R17033) with nearly 400,000 square feet of office and commercial space; (3) "The Residences of Las Olas" (R16023) with 419 residential units; (4) "Next Las Olas" (R17044) with 374 residential units; and (4) "Riverfront" (R16049) with over 1,200 residential units.

The Downtown RAC is intended to "foster an active downtown within which one can work, live, entertain and shop without commuting to other districts in the [C]ity." If the RAC is going to succeed in creating an area where young families can truly make a home, provision must be made for child day care uses. The instant application, which seeks the approvals necessary for a first-class Montessori child day care, is supportive of the goals of the RAC, bringing a necessary service for the thousands of parents who live and work in the area.

The immediate (quarter mile radius) area does include two recognized day care/preschool uses, both associated with the Methodist Church (101 SE 3 Avenue). The instant development will add another day care option for neighborhood parents.

Proposed Use. Attached to this letter is a comprehensive project narrative, detailing the proposed child day care use. The operator, Guidepost Montessori, is a recognized leader in Montessori education throughout the United States. The Fort Lauderdale location is proposed to serve up to 108 children from eighteen (18) months to six (6) years old. The proposed center will be spacious, offering indoor area more than twice the size required by the City's standards. Each classroom will provide between thirty-eight (38) square feet and fifty (50) square feet per child. The open, spacious classrooms are designed to give children plenty of room for the self-directed learning central to the Montessori method. The classroom spaces will be supplemented

by a separate, well-appointed playroom (known as “Gross Motor Activity” area) of over 1,200 square feet.

No modifications are proposed for the exterior of the existing building.

Permitted Use and ULDC Issues. Child day care is a listed permitted use in the RAC-CC district. The use does not require parking or loading spaces. As noted above, the proposed Guidepost use far exceeds the ULDC requirements for indoor space. There are, however, two areas in which it is impossible for the use to comply with the strict requirements of the ULDC.

The City’s child day care code was designed, and remains, largely directed toward suburban zoning and development contexts in two important ways.

First, the ULDC requires a minimum of 1,500 square feet of outdoor space (50 square feet per child) and requires the provided open space to be buffered from adjacent uses. These requirements make perfect sense in many of the City’s zoning districts. It does not, however, in the RAC-CC, where the most intense development in the City is proposed and where development has no required landscaped open space requirement. As noted above and in the attached project narrative, Guidepost Montessori has provided an excess of overall interior space as well as a dedicated 1,200 square foot interior play area. The operator will also take advantage of area parks and recreational options.

Second, the ULDC’s “dispersal” requirements, which require a 1,500-foot radius between day care uses, are clearly focused on lower-density areas where the proliferation of day care uses could have a detrimental effect on the quality of life. Despite the fact that the Downtown RAC is planned to include over 10,000 units in a dense urban setting, the ULDC does not currently account for the need to accommodate day care uses in the City’s core. For example, a 1,500-foot radius from the center of the Property would include 163 acres of the City’s RAC. Strict compliance with the dispersal requirement would prevent thousands of potential families from adequate day care opportunities. A variance is appropriate given the nature of the RAC.

This lack of consistency between the RAC standards and the requirements applied to child day care uses City-wide has necessitated the instant application.

Requested Variances. The Applicant hereby requests the following variances:

1. A variance to waive the outdoor space requirement of ULDC 47-18.8.I(1).

2. A variance to waive the buffer requirements of ULDC 47-18.8(L).
3. A variance to waive the dispersal requirements of ULDC 47-18.8(J)(2).

Application of Standards. Below are the standards of ULDC 47-24.12(A)(4) as well as the consistency of the Applicant's requests with each criterion.

- a. That special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and

As explained above, the instant application is the product of an internal consistency in the ULDC as applied to the RAC-CC. Despite the fact that child day care uses are permitted in the RAC-CC, the outdoor space, buffer, and dispersal requirements explained above make the development of the use impossible.

- b. That the 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

The special conditions are peculiar to the small number of sites in the RAC-CC that would be appropriate for a child day care use and the conditions are not common throughout the district.

- c. That the literal application of the provisions of the ULDC 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 ULDC still allow a reasonable use of the property; and

The literal application of the ULDC standards sought to be waived would make the use of the Property for the permitted child day care impossible.

- d. That 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 ULDC or antecedent zoning regulations; and

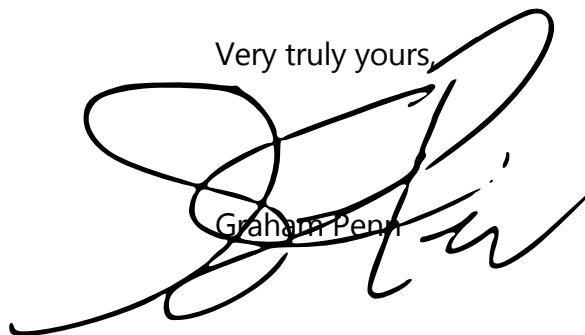
As explained above, the issues related to the inherent inconsistencies between the RAC-CC requirements and the three listed child day care requirements are the product of the ULDC's failure to account for the need for day care uses in the City's downtown and not the creation of the Applicant.

- e. That 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 ULDC and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

The requested variances are the minimum necessary to bring a much-needed resource to help serve the thousands of families who live and work in the City's downtown. The requests are in harmony with the fundamental goal of the RAC – to finally create an area of the City where residents can “work, live, entertain and shop without commuting to other districts in the [C]ity.”

Conclusion. Approval of this application will advance the Goals, Policies and Objectives of the City's Comprehensive Plan and ULDC. The proposed use will be a direct benefit to the community – bringing a high-quality child day care option that is walking distance from thousands of existing and proposed homes. Should you have any questions or comments, please do not hesitate to phone me at 305-377-6229.

Very truly yours,



Graham Penn

Enclosures

Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

Applicant must **POST SIGNS** (for Board of Adjustment) according to Sec. 47-27.2 Types of Public Notice and 47-27.9 Variance, Special Exception, Temporary Non-Conforming Use, Interpretation requires the following notice:

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date, and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time, and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN-BOA-2203005

APPLICANT: 770 Ft. Lauderdale LLC

PROPERTY: 210 S Andrews Avenue

PUBLIC HEARING DATE: 4/13/2027

BEFORE ME, the undersigned authority, personally appeared Graham Pann, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission** Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the **Board or Commission**.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the **Board or Commission. Should the application be continued, deferred, or re-heard, the sign shall be amended to reflect the new dates.**
5. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Development **five (5)** calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties, therefore.

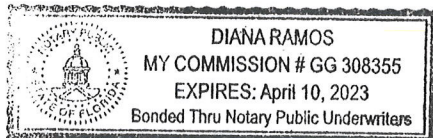
NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.2.j of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. _____ (initial here)

[Signature]
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 31 day of March, 2022

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:



Page 5: Technical Specifications

A. SITE PLAN

1. Title Block including project name and design professional's address and phone number
2. Scale (1" = 30' min., must be engineer's scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
 - Current use of property
 - Land Use designation
 - Zoning designation
 - Site area (sq. ft. and acres)
 - Setback table (required vs. provided)
 - Open space
8. Site Plan Features (graphically indicated)
 - Setbacks and building separations (dimensioned)
 - Project signage (if applicable)
 - Easements (as applicable)

(Please note additional site plan information may be necessary to fully address the requested variance)

B. BUILDING ELEVATIONS (as applicable)

1. All building facades with directional labels (i.e. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required setbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Include proposed signage



210 S Andrews — Sign Posting 3/29/22 SE 1 Ave

CITY OF FORT LAUDERDALE
PUBLIC NOTICE (2 of 3)
BOARD OF ADJUSTMENT MEETING
DATE: APRIL 13, 2022 TIME: 8:00 PM CASE: EUS-SCA-22030003
#REQUESTING: Section 47.18.8.12 - Special requirements.
Requesting a variance to waive the department requirements per USDP 47.18.8.12.2.
This request is made for the purpose of allowing the applicant to use the property for a purpose other than that for which the property is zoned. The applicant is requesting a variance to allow the property to be used for a purpose other than that for which the property is zoned. The applicant is requesting a variance to allow the property to be used for a purpose other than that for which the property is zoned. The applicant is requesting a variance to allow the property to be used for a purpose other than that for which the property is zoned.
LOCATION: CITY COMMISSION CHAMBER
CITY HALL, 100 N. ANDREWS AVENUE
INFORMATION: CONTACT (954) 638-6868
<http://www.fortlauderdale.gov>

PAYMENT OPTIONS
PAY AT METER
PAY BY PHONE
82952
fortlauderdale.gov/parking

167

210 S Andrews — Sign Posting 3/29/22 SE 1 Ave



210 S Andrews — Sign Posting 3/29/22 SE 1 Ave

CITY OF FORT LAUDERDALE
PUBLIC NOTICE (1 of 2)

BOARD OF ADJUSTMENT MEETING
DATE: APRIL 13, 2022 TIME: 6:00 PM CASE: PLB 80A-2020008

SUBJECT: Section 17-18A, L.O. 2020-00000000

Notwithstanding to whatever the zoning requirements may be of 17-18A, L.O. 2020-00000000, the applicant hereby requests that the Board of Adjustment, in its discretion, grant a variance to the applicant for the proposed use of the property. The Board of Adjustment is requested to grant the variance to the applicant for the proposed use of the property. The Board of Adjustment is requested to grant the variance to the applicant for the proposed use of the property. The Board of Adjustment is requested to grant the variance to the applicant for the proposed use of the property.

CONTACT: CITY ENGINEERING DEPARTMENT **WORKING:** CONTACT (352) 876-1100
201 S.W. 10th Street, Fort Lauderdale, FL 33301 800-762-8888

210 S Andrews — Sign Posting 3/29/22 SE 2 Street

CITY OF FORT LAUDERDALE
PUBLIC NOTICE (1 of 3)

BOARD OF ADJUSTMENT MEETING
 DATE: APRIL 13, 2022 TIME: 6:00 PM CASE: PLN-BOA-22030005

REQUESTING: Section 47-18.8.1.1 - Outdoor space requirements.

Requesting a variance to waive the outdoor space requirements per ULDE 47-18.8. (j).1. Except as expressly provided in subsections 1.2 and 3, there shall be fifty (50) square feet of usable ground level outdoor space per child with a minimum of one thousand five hundred (1,500) square feet of which three hundred (300) square feet shall be landscaping. Usable outdoor space shall not include parking areas and vehicular use or sidewalks and shall be calculated by multiplying the minimum outdoor square footage requirement by one-half the licensed capacity of the facility. The facility is proposing an occupancy of 108 children requiring a total of 2,700 square feet of outdoor space. The applicant is requesting reducing the required 2,700 square feet of outdoor space, of which 300 square feet is landscaping, to 0 (zero) square feet.

LOCATION: CITY COMMISSION CHAMBERS **INFORMATION: CONTACT (954) 828-4504**
CITY HALL, 100 N. ANDREWS AVENUE **http://www.fortlauderdale.gov**

2100
ANDREWS AVE

WARNING
HIGH
PRESSURE
WATER

STAY
2 FEET
AWAY
AT ALL TIMES

210 S Andrews — Sign Posting 3/29/22 SE 2 Street



210 S Andrews — Sign Posting 3/29/22 S Andrews Avenue

Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Opened Date	Status
PLN-BOA-22030005		Variance for Child Day	Z- Board of Adjustm	0		210	S	ANDREWS AVE	AVE	3/4/2022	Open
BT-GEN-REN-20071442		General Renewal	General Business Ta:	0		210	S	ANDREWS AVE	AVE	7/1/2020	Complete
CE15041813	L/S RELLEABLE LIEN SEAF	770 FT LAUDERDALE LL	Code Case	0		210	S	ANDREWS AVE	AVE	4/24/2015	Closed
VIO-CE15041813_1		770 FT LAUDERDALE LL	Violation-CODE Hea	0		210	S	ANDREWS AVE	AVE	4/24/2015	Closed
AB-0082086		STARMARK INTERNATI	Resident/Business A	250		210	S	ANDREWS AVE	AVE	8/1/2014	Active
	INSTALL 3 ELEC WALL SIGNS FOR STARMARK ~1@28FT 1@12FT										
PM-11090893	1@42FFT	INSTALL 3 ELEC WALL S	Sign Permit	0		210	S	ANDREWS AVE	AVE	9/14/2011	Complete
PM-11090899	ELECTRIC FOR 3 SIGNS	ELECTRIC FOR 3 SIGNS	Sign Permit	0		210	S	ANDREWS AVE	AVE	9/14/2011	Complete
BL-1100453		STARMARK INTERNATI	General Business Ta:	0		210	S	ANDREWS AVE	AVE	8/22/2011	Need Mail
	# R-D1 INSTALL BURG ALARM 1 PANEL 19 DEVICES BP ~11060297										
PM-11071875		# R-D1 INSTALL BURG	Electrical Burglar Al	0		210	S	ANDREWS AVE	AVE	7/27/2011	Complete
	STARMARK INTERIOR REMODEL ~ ~ ~B-REV2P ISSUED 8/18/11 ~ ~ ~										
PM-11060297	~EARLY START REQUEST ACCEPTED- PLEASE SEE ATTACHED	STARMARK INTERIOR R	Commercial Alterati	0		210	S	ANDREWS AVE	AVE	6/3/2011	Complete
	WALL SIGNS "THE FLAME" ~ ~9 9.6.11: A SITE INSPECTION SHOWED THAT STARMARK ~REMODELED THE FORMER RESTAURANT SPACE INTO OFFICE ~SPACE. THE SCOPE OF WORK DETAILED IN THIS PERMIT ~HAS BEEN ADDRESSED OR SUPERCEDED IN THE OFFICE ~BUILDOUT UNDER PERMIT 11060297, WHICH PASSED ALL ~INSPECTIONS AS OF 8.19.11: ~ ~11060297@losedB ALTCLM210 S ANDREWS AVE STARMARK										
PM-08021806	~INTERIOR REMODEL	INSTALL TWO ELECT W.	Sign Permit	1.88		210	S	ANDREWS AVE	AVE	2/26/2008	Void
	INSTALL TWO ELECT WALL SIGNS "CAFE NEIO" ~ ~9.6.11: A SITE INSPECTION SHOWED NO SIGN "CAFE ~NEIO" PERMIT IS										
PM-08021812	VOID ---- JORGH	INSTALL TWO ELECT W.	Sign Permit	27.47		210	S	ANDREWS AVE	AVE	2/26/2008	Void

PM-07090016	<p>Flame Steakhouse Restaurant" Max ~cap 218 ~EXPEDITED PERMIT ~</p> <p>~9 9.6.11: A SITE INSPECTION SHOWED THAT STARMARK ~REMODELED THE FORMER RESTAURANT SPACE INTO OFFICE ~SPACE. THE SCOPE OF WORK DETAILED IN THIS PERMIT ~HAS BEEN ADDRESSED OR SUPERCEDED IN THE OFFICE ~BUILDOUT UNDER PERMIT 11060297, WHICH PASSED ALL ~INSPECTIONS AS OF 8.19.11: ~</p> <p>~11060297@losedB ALTCLM210 S ANDREWS -----</p>	int remodel "The Flame Commercial Alterati	0	210 S	ANDREWS	AVE	9/4/2007 Void
	<p>~With Expedited Permit Master ~</p> <p>~9.6.11: A SITE INSPECTION SHOWED THAT STARMARK ~REMODELED THE FORMER RESTAURANT SPACE INTO OFFICE ~SPACE. THE SCOPE OF WORK DETAILED IN THIS PERMIT ~HAS BEEN ADDRESSED OR SUPERCEDED IN THE OFFICE ~BUILDOUT UNDER PERMIT 11060297, WHICH PASSED ALL ~INSPECTIONS AS OF 8.19.11: ~</p> <p>~11060297@losedB ALTCLM210 S ANDREWS AVE@STARMARK</p>						
PM-07090058	<p>~INTERIOR REMODEL ----- 07090016</p>	elect for 07090016 Electrical Commerci	0	210 S	ANDREWS	AVE	9/4/2007 Void
	<p>~With Expedited Permit Master ~</p> <p>~9 9.6.11: A SITE INSPECTION SHOWED THAT STARMARK ~REMODELED THE FORMER RESTAURANT SPACE INTO OFFICE ~SPACE. THE SCOPE OF WORK DETAILED IN THIS PERMIT ~HAS BEEN ADDRESSED OR SUPERCEDED IN THE OFFICE ~BUILDOUT UNDER PERMIT 11060297, WHICH PASSED ALL ~INSPECTIONS AS OF 8.19.11: ~</p> <p>~11060297@losedB ALTCLM210 S ANDREWS AVE@STARMARK</p>						
PM-07090059	<p>plumbing for 07090016 Plumbing Commerci</p>		0	210 S	ANDREWS	AVE	9/4/2007 Void

	<p>----- ~With Expedited Permit Master ~ ~9 9.6.11: A SITE INSPECTION SHOWED THAT STARMARK ~REMODELED THE FORMER RESTAURANT SPACE INTO OFFICE ~SPACE. THE SCOPE OF WORK DETAILED IN THIS PERMIT ~HAS BEEN ADDRESSED OR SUPERCEDED IN THE OFFICE ~BUILDOUT UNDER PERMIT 11060297, WHICH PASSED ALL ~INSPECTIONS AS OF 8.19.11: ~ ~11060297@closed@ ALTCLM210 S ANDREWS AVE@STARMARK</p>								
PM-07090062	<p>~INTERIOR REMODEL ----- 07090016 ~With Expedited Permit Master ~ ~9 9.6.11: A SITE INSPECTION SHOWED THAT STARMARK ~REMODELED THE FORMER RESTAURANT SPACE INTO OFFICE ~SPACE. THE SCOPE OF WORK DETAILED IN THIS PERMIT ~HAS BEEN ADDRESSED OR SUPERCEDED IN THE OFFICE ~BUILDOUT UNDER PERMIT 11060297, WHICH PASSED ALL ~INSPECTIONS AS OF 8.19.11: ~ ~11060297@closed@ ALTCLM210 S ANDREWS AVE@STARMARK</p>	mech for 07090016	Mechanical Resident	0	210 S	ANDREWS	AVE	9/4/2007	Void
	<p>----- ~With Expedited Permit Master ~ ~9 9.6.11: A SITE INSPECTION SHOWED THAT STARMARK ~REMODELED THE FORMER RESTAURANT SPACE INTO OFFICE ~SPACE. THE SCOPE OF WORK DETAILED IN THIS PERMIT ~HAS BEEN ADDRESSED OR SUPERCEDED IN THE OFFICE ~BUILDOUT UNDER PERMIT 11060297, WHICH PASSED ALL ~INSPECTIONS AS OF 8.19.11: ~ ~11060297@closed@ ALTCLM210 S ANDREWS AVE@STARMARK</p>								
PM-07090065	<p>~OR SUPERCEDED IN THE OFFICE ~BUILDOUT UNDER PERMIT 11060297, WHICH PASSED ALL ~INSPECTIONS AS OF 8.19.11: ~new kitchen hood for 07090016 ~With Expedited Permit Master ~ ~9 9.6.11: A SITE INSPECTION SHOWED THAT STARMARK ~REMODELED THE FORMER RESTAURANT SPACE INTO OFFICE ~SPACE. THE SCOPE OF WORK DETAILED IN THIS PERMIT ~ ~11060297@closed@ ALTCLM210 S ANDREWS AVE@STARMARK</p>	fire sprinkler for 07090	Sprinkler System Ab	0	210 S	ANDREWS	AVE	9/4/2007	Void
	<p>----- ~With Expedited Permit Master ~ ~9 9.6.11: A SITE INSPECTION SHOWED THAT STARMARK ~REMODELED THE FORMER RESTAURANT SPACE INTO OFFICE ~SPACE. THE SCOPE OF WORK DETAILED IN THIS PERMIT ~ ~11060297@closed@ ALTCLM210 S ANDREWS AVE@STARMARK</p>								
PM-07090066	<p>~INTERIOR REMODEL</p>	new kitchen hood for 0	Mechanical Comm	0	210 S	ANDREWS	AVE	9/4/2007	Void

.....
system for 07090016
~
~With Expedited
Permit Master
~9.6.11: A SITE
INSPECTION SHOWED
THAT STARMARK
~REMODELED THE
FORMER RESTAURANT
SPACE INTO OFFICE
~SPACE. THE SCOPE
OF WORK DETAILED IN
THIS PERMIT
~HAS BEEN
ADDRESSED OR
SUPERCEDED IN THE
OFFICE
~BUILDOUT UNDER
PERMIT 11060297,
WHICH PASSED ALL
~INSPECTIONS AS OF
8.19.11:
~
~11060297 closed
ALTCLM 210 S
ANDREWS
AVE STARMARK

PM-07090069 fire suppression system Fire Suppression Per 0 210 S ANDREWS AVE 9/4/2007 Void

PLN-BOA-22030005

Section 47-18.8. I.1.- Outdoor space requirements.

(I.) *Outdoor space requirements.*

(1.) Except as expressly provided in subsections 1.2 and 3, there shall be fifty (50) square feet of usable ground level outdoor space per child with a minimum of one thousand five hundred (1,500) square feet of which three hundred (300) square feet shall be landscaping. Usable outdoor space shall not include parking areas and vehicular use or sidewalks, and shall be calculated by multiplying the minimum outdoor square footage requirement by one-half the licensed capacity of the facility.

Section 47-18.8. J.2.- Dispersal requirements.

(J.) Dispersal requirements.

(2.) The dispersal requirements shall not apply to family day care homes, on-site corporate/employer sponsored child day care facilities or to child day care facilities located in nonresidential districts. However, a child day care facility proposed to be located in a nonresidential district shall be one thousand five hundred (1,500) feet from any existing child day care facility or any existing social service residential facility (SSRF), as defined in [Section 47-18.32](#), excluding level I SSRF located in a residential district.

Section 47-18.8. L.- Buffer requirements.

(L.) *Buffer requirements.* In addition to all other applicable landscaping requirements provided in the ULDR, the following requirements shall apply to parcels of land on which child day care facilities exist:

(1.) Where the ground level outdoor play area of a child day care facility is within fifty (50) feet of any other property, the following physical barriers will be required:

(a.) A wall in accordance with the requirements of [Section 47-19.5](#), Fences, Walls and Hedges, located along the property line between the outdoor space and adjacent residential property; and

(b.) A landscaped fence, between the outdoor space and adjacent nonresidential property.

(2.) Where the ground level outdoor play area of a child day care facility is within fifty (50) feet of any street, a landscaped fence or wall shall be required, in accordance with the requirements of [Section 47-19.5](#), Fences, Walls and Hedges, to be located along the property line between the outdoor space and the adjacent street.

(3.) A landscape fence or wall as required in this section shall be constructed in accordance with the following requirements:

(a.) A landscape fence shall be constructed of wood or chainlink fence six (6) feet in height with a landscape strip at least two (2) feet wide between the fence and the adjoining property and include densely planted shrubs or trees at least four (4) feet high at the time of planting and attaining maturity at a minimum height of six (6) feet.

(b.) A wall six (6) feet in height, opaque with no open areas viewed from any angle, shall be installed in accordance with the standards provided in [Section 47-19.5](#).



rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

February 7, 2022

City of Fort Lauderdale
Urban Design & Development-BOA
700 NW 19 Avenue
Fort Lauderdale, FL 33311

Re: Property owners within 300 feet of:

Address: 210 South Andrews Avenue, Ft. Lauderdale, FL 33301

I hereby certify that upon receiving the excel file and the mail notice from the GIS/BCPA office on 2/4/2022, I removed the duplicate data, and prepared the appropriate envelopes to contain the mailed notice.

Diana B. Rio

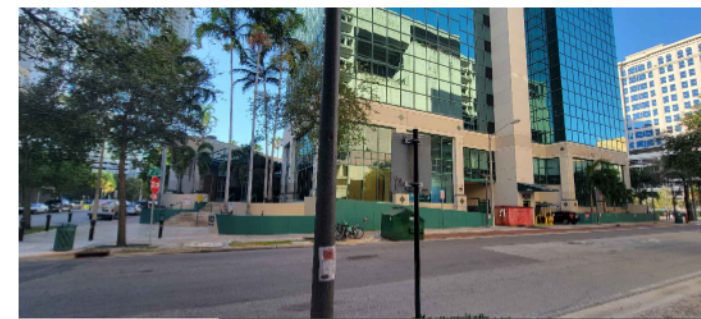
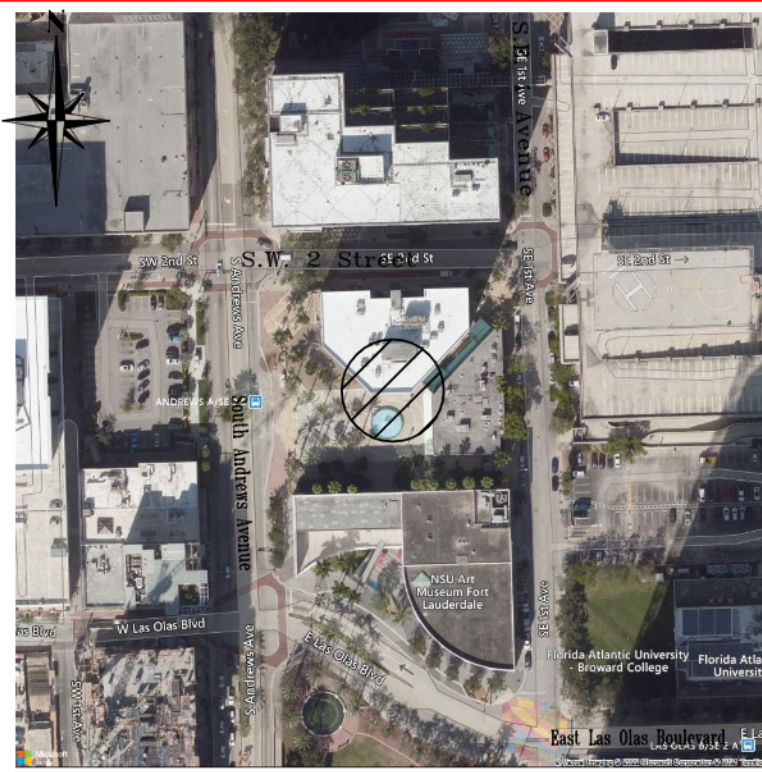
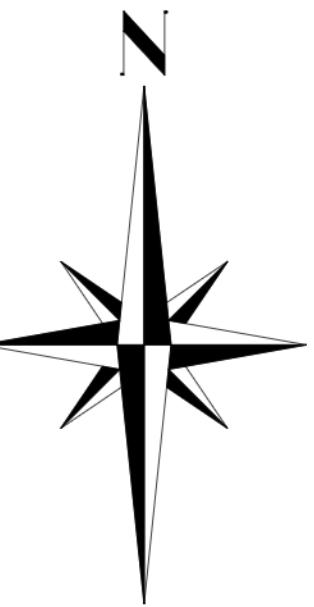
Total number of property owners without repetition: **37, including 1 international**

Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.

NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP	COUNTRY
LOS LIRIOS CALAS INC	%MMG TOWER,PISO 16, MARBELA	APT POSTAL 832-00232 WTC	PANAMA CITY			PANAMA
200 BRICKELL LTD	%STILES CORPORATION	201 E LAS OLAS BLVD 12TH FLOOR	FORT LAUDERDALE	FL	33301	USA
200 SOUTH ANDREWS LLC		200 S ANDREWS AVE #900	FORT LAUDERDALE	FL	33301	USA
200 SOUTH ANDREWS LLC		200 S ANDREWS AVE #901	FORT LAUDERDALE	FL	33301	USA
200 SOUTH ANDREWS LLC		200 S ANDREWS AVE #902	FORT LAUDERDALE	FL	33301	USA
200 SOUTH ANDREWS LLC		200 S ANDREWS AVE #903	FORT LAUDERDALE	FL	33301	USA
770 FT LAUDERDALE LLC	% SERBER & ASSOCIATES PA	2875 NE 191 ST #801	AVENTURA	FL	33180	USA
AMUCO TRADING LLC		200 S ANDREWS AVE SUITE 200	FORT LAUDERDALE	FL	33301	USA
ANDREWS SECOND STREET LLC		17 W LAS OLAS BLVD	FORT LAUDERDALE	FL	33301	USA
BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	USA
BUDDE-HALDER REALTY LLC		6372 GLENBROOK CT	LISLE	IL	60532	USA
CITY OF FORT LAUDERDALE		100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	USA
ELEVATE ONE RIVER LLC	%CARDONE RE ACQUISITIONS LLC	18909 NW 29 AVE	AVENTURA	FL	33180	USA
FORT LAUDERDALE DOWNTOWN	DEVELOPMENT AUTHORITY	110 E BROWARD BLVD STE 1610	FORT LAUDERDALE	FL	33301	USA
G & G INSURANCE ADJUSTERS INC		200 S ANDREWS AVE # 603	FORT LAUDERDALE	FL	33301	USA
GLOBAL ENTERPRISE	HOLDINGS USA LLC	200 S ANDREWS AVE STE R-A	FORT LAUDERDALE	FL	33301	USA
GRUPPO IMMOBILIARE LLC		200 S ANDREWS AVE #100	FORT LAUDERDALE	FL	33301	USA
HALMOS PROPERTIES INC		17 W LAS OLAS BLVD	FORT LAUDERDALE	FL	33301	USA
ISM PROPERTIES NORTH LLC		2450 HOLLYWOOD BLVD STE 506	HOLLYWOOD	FL	33020	USA
ISM PROPERTIES SECOND LLC		2450 HOLLYWOOD BLVD STE 506	HOLLYWOOD	FL	33020	USA
K & J LAS OLAS INVESTMENTS LLC		3155 SW 10 ST #D	DEERFIELD BEACH	FL	33442	USA
KEITH M POLIAKOFF PA		200 S ANDREWS AVE STE 601	FORT LAUDERDALE	FL	33301	USA
KS & D PROPERTY HOLDINGS LLC		200 S ANDREWS AVE 8TH FLOOR	FORT LAUDERDALE	FL	33301	USA
LAS OLAS RIVERFRONT LP		2434 E LAS OLAS BLVD	FORT LAUDERDALE	FL	33301	USA
MAIN ASSETS CORP		15800 PINES BLVD STE 301	PEMBROKE PINES	FL	33027	USA
ML HOLDINGS GROUP LLC		200 S ANDREWS AVE #702	FORT LAUDERDALE	FL	33301	USA
MUSEUM PLAZA BUSINESS CENTER LLC		200 S ANDREWS AVE #504	FORT LAUDERDALE	FL	33301	USA
MUSEUM PLAZA PARTNERS LLC		845 NE 79 ST	MIAMI	FL	33138	USA
NOVA SOUTHEASTERN UNIVERSITY INC	C/O FACILITIES MANAGEMENT	3301 COLLEGE AVE	FORT LAUDERDALE	FL	33314	USA
NRI PLAZA LLC		1600 NE 1 AVE STE 3800	MIAMI	FL	33132	USA
NUTRUVIA HOLDINGS LLC	%ANTONIO F DE FILIPPO	2225 N UNIVERSITY DR BLDG O	PEMBROKE PINES	FL	33024	USA
ONE WEST LOA LLC	% KOPELOWITZ OSTROW FIRM PA	1 W LAS OLAS BLVD STE 400	FORT LAUDERDALE	FL	33301	USA
PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	USA
SEAHAWK INVESTMENTS LLC		200 S ANDREWS AVE STE 600	FORT LAUDERDALE	FL	33301	USA
TIITF/STATE OF FLORIDA	% FLA BOARD OF REGENTS	3900 COMMONWEALTH BLVD	TALLAHASSEE	FL	32399	USA
WILLIAM C RUGGIERO PA		200 S ANDREWS AVE #700	FORT LAUDERDALE	FL	33301	USA
WILLIAM RUGGIERO P A		200 S ANDREWS AVE #703	FORT LAUDERDALE	FL	33301	USA

A.L.T.A./N.S.P.S. Land Title Survey

SCALE: 1" = 20'



210 South Andrews Avenue, Fort Lauderdale, FL 33301

National Flood Insurance Community Panel: 12011 C 0557 H
Flood Zone: AH
Base Flood Elevation: 5'
Firm Date: 08/18/2014

Project Number: 22-0018
Order Number:
Revision:

Title Information provided by:
First American Title Insurance Company
Commitment Number: NCS-1101337-5A1
Issuing Office File Number: NCS-1101337-5A1
Commitment Date: November 24, 2021 at 7:30 AM

Property Location

SITE ADDRESS: 210 South Andrews Avenue, Fort Lauderdale, FL 33301

BUILDING FOOTPRINT AREA : 210 South Andrews Avenue 14417.3 Sq.ft.±
200 South Andrews Avenue 8394.9 Sq.ft.±

LOT AREA : ±58,231.2 Sq. feet

Title Legal Description

CONDOMINIUM UNIT NO(S), R-01, R-02, AND R-03, OF MUSEUM PLAZA, A COMMERCIAL CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, BY NRI PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED APRIL 3, 2006, IN BOOK 41742, PAGES 368 THROUGH 461 OF OFFICIAL RECORDS; AS AFFECTED BY FIRST AMENDMENT TO DECLARATION OF MUSEUM PLAZA, A COMMERCIAL CONDOMINIUM, RECORDED APRIL 27, 2006, IN BOOK 41907, PAGE 694 OF OFFICIAL RECORDS; AS AFFECTED BY SECOND AMENDMENT TO DECLARATION OF MUSEUM PLAZA, A COMMERCIAL CONDOMINIUM, RECORDED JULY 6, 2006, IN BOOK 42348, PAGE 1117 OF OFFICIAL RECORDS; AS AFFECTED BY THIRD AMENDMENT TO DECLARATION OF MUSEUM PLAZA, A COMMERCIAL CONDOMINIUM, RECORDED AUGUST 14, 2006, IN BOOK 42589, PAGE 344 OF OFFICIAL RECORDS; AS AFFECTED BY FOURTH AMENDMENT TO DECLARATION OF MUSEUM PLAZA, A COMMERCIAL CONDOMINIUM, RECORDED NOVEMBER 16, 2006, IN BOOK 43129, PAGE 643 OF OFFICIAL RECORDS; AS AFFECTED BY FIFTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF MUSEUM PLAZA, A COMMERCIAL CONDOMINIUM, RECORDED AUGUST 11, 2008, IN BOOK 45604, PAGE 529 OF OFFICIAL RECORDS; AS AFFECTED BY CERTIFICATE OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF MUSEUM PLAZA, A COMMERCIAL CONDOMINIUM, RECORDED FEBRUARY 24, 2009, IN BOOK 46007, PAGE 970 OF OFFICIAL RECORDS; AS AFFECTED BY SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF MUSEUM PLAZA, A COMMERCIAL CONDOMINIUM, RECORDED AUGUST 5, 2010, IN BOOK 47280, PAGE 1574 OF OFFICIAL RECORDS; AS AFFECTED BY CERTIFICATE OF AMENDMENT TO DECLARATION OF MUSEUM PLAZA, A COMMERCIAL CONDOMINIUM, RECORDED JANUARY 28, 2011, IN BOOK 47681, PAGE 1231 OF OFFICIAL RECORDS; AS AFFECTED BY CERTIFICATE OF AMENDMENT TO BY-LAWS, RECORDED JUNE 25, 2003, IN BOOK 49923, PAGE 1096 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS AMENDED, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

Parking

-Internal parking garage, no access granted.

EXCEPTIONS

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. - Does not contain survey matters.
2. Any rights, interests, or claims of parties in possession of the land not shown by the public records. - Does not contain survey matters.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. - Does not contain survey matters.
4. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein. - Does not contain survey matters.
5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water. - Does not contain survey matters.
6. Taxes and special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy. - Does not contain survey matters.
7. This item has been intentionally deleted. - Does not contain survey matters.
8. Taxes and assessments for the year 2021, which are due and payable, but are not yet delinquent. - Does not contain survey matters.
9. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s). - Does not contain survey matters.
10. Matters shown on the Plat of Town of Fort Lauderdale, recorded in Plat Book B, Page 40; as affected by Ordinance No. C-79-15, by the City Commission of the City of Fort Lauderdale, Florida, recorded in Book 8261, Page 229 of Official Records; as affected by Resolution No. 84-11, by the City Commission of the City of Fort Lauderdale, Florida, recorded in Book 11428, Page 797 of Official Records. - Hereon shown.
11. Easement, granted from City of Fort Lauderdale, a municipal corporation of the State of Florida to Museum of Art, Inc., a Not-for-Profit corporation, recorded in Book 11306, Page 694 of Official Records. - Hereon shown.
12. Easement, granted from Mercedes Center, Inc., a Florida corporation, joined in and consented to by the Downtown Development Authority of the City of Fort Lauderdale, Florida, to Museum of Art, Inc., a Florida not-for-profit corporation, recorded in Book 11495, Page 197 of Official Records. - Hereon shown.
13. Easement granted to Florida Power & Light Company by instrument recorded in Book 13271, Page 471 of Official Records. - Hereon shown.
14. Covenants, Conditions and Restrictions as set forth in Special Warranty Deed recorded in Book 15829, Page 561 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
15. The terms, provisions, and conditions contained in that certain Notice of Conditions Attached to Variance, recorded in Book 19706, Page 573 of Official Records. - Instrument affects/ burdens the subject property.
16. Terms, provisions, restrictive covenants, conditions, reservations, rights, duties and easements contained in the Declaration of Condominium of Museum Plaza, and any Exhibits thereto, recorded in Book 41742, Page 368 of Official Records; as affected by First Amendment to Declaration of Museum Plaza, a Commercial Condominium, recorded in Book 41907, Page 694 of Official Records; as affected by Second Amendment to Declaration of Museum Plaza, a Commercial Condominium, recorded in Book 42348, Page 1117 of Official Records; as affected by Third Amendment to Declaration of Museum Plaza, a Commercial Condominium, recorded in Book 42589, Page 344 of Official Records; as affected by Fourth Amendment to Declaration of Museum Plaza, a Commercial Condominium, recorded in Book 43129, Page 643 of Official Records; as affected by Fifth Amendment to Declaration of Condominium of Museum Plaza, a Commercial Condominium, recorded in Book 45604, Page 529 of Official Records; as affected by Certificate of Amendment to the Declaration of Condominium of Museum Plaza, a Commercial Condominium, recorded in Book 46007, Page 970 of Official Records; as affected by Sixth Amendment to Declaration of Condominium of Museum Plaza, a Commercial Condominium, recorded in Book 47280, Page 1574 of Official Records; as affected by Certificate of Amendment to Declaration of Museum Plaza, a Commercial Condominium, recorded in Book 47681, Page 1231 of Official Records; as affected by Certificate of Amendment to By-Laws, recorded in Book 49923, Page 1096 of Official Records. - Instrument affects/ burdens the subject property.
17. Terms and conditions of the Educational Mitigation Agreement between Broward County, a political subdivision of the State of Florida, and City of Fort Lauderdale, a municipal corporation, created and existing under the laws of the State of Florida, its successors and assigns and The School Board of Broward County, a body corporate and political subdivision of the State of Florida, recorded in Book 43756, Page 1606 of Official Records, as affected by First Amendment to Educational Mitigation Agreement, recorded in Instrument No. 114295268. - Instrument affects/ burdens the subject property.
18. The terms, provisions, and conditions contained in that certain Broker's Commission Lien Notice Under Florida Commercial Real Estate Leasing Commission Lien Act, recorded in Book 47171, Page 1150 of Official Records. - Does not contain survey matters.
19. Terms and conditions of the Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Downtown Fort Lauderdale Regional Activity Center between Broward County, a political subdivision of the State of Florida and City of Fort Lauderdale, a Florida municipal corporation, created and existing under the laws of the State of Florida, recorded in Instrument No. 114050934. - Instrument affects/ burdens the subject property.
20. The terms, provisions, and conditions contained in that certain Hold Harmless Agreement for Public Works Maintenance Operation, recorded in Instrument No. 115132412. Does not contain survey matters.
21. The terms, provisions, and conditions contained in that certain Resolution No. 19-126, by the City Commission of the City of Fort Lauderdale, Florida., recorded in Instrument No. 115980965. - Instrument affects/ burdens the subject property.

SURVEYOR'S NOTES

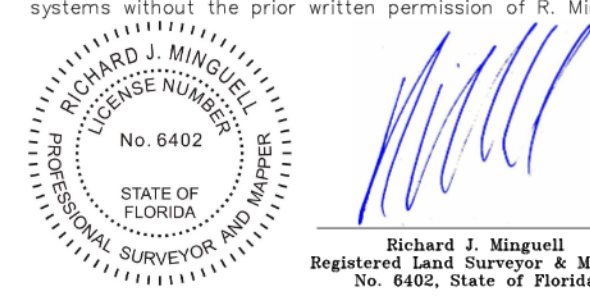
- Legal description used for this survey was provided by First American Title Insurance Company.
- This Survey has been prepared for the exclusive use of the entities named herein and do not extend to any unnamed parties.
- Bearings, if any, shown herein are based on the Plat Book 53, Page 59 of Miami-Dade County, Florida.
- All dimensions and directions shown herein are in substantial agreement with record unless otherwise noted.
- Due to varying construction standards, building dimensions are approximate.
- All ties to property line are perpendicular to it, unless otherwise noted.
- In all cases dimensions shall control location over scaled positions.
- This survey does not determine or imply ownership.
- Underground improvements and utilities were not located.
- Not valid without the signature & raised seal of a Florida licensed surveyor and mapper.

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 53-17 OF THE FLORIDA ADMINISTRATIVE CODE FOR THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

To:
(name of insured, if known)
(name of lender, if known)
(name of insurer, if known)
(names of others as negotiated with the client):

This is to certify that the map and plat on which this survey is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/N.S.P.S. Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 5, 7a, 7b, 8, 9, 16 of Table A thereof. The fieldwork was completed on February 07, 2022.
Date of Plat or Map: February 10, 2022.

No part of this drawing may be reproduced by photocopying, recording or by any other means, or stored, processed or transmitted in or by any computer or other systems without the prior written permission of R. Minguell Land Surveyors. Copies of this plan without an original signature and impression seal are not valid.



R. Minguell, Inc.
Land Surveyors & Planners
954-298-8935
Minguell@rminguell.com
R. Minguell.com
591 S.W. 1st Avenue
Plantation, Florida 33325

Survey Notes

- None of the buildings shown herein encroach on any street, title or building lines, nor are there encroachments by improvements from adjoining properties, except as follows: N/A.
- All utility lines connect to the Property through a public right-of-way or an insured easement.
- There was no observable evidence of earth moving work, building construction, or building additions.
- There was no observable evidence of recent street or sidewalk construction and/or repair at the time of this survey.
- There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill at the time of this survey.
- There was no evidence of cemetery or burial grounds located on property.
- The location of utilities shown herein are from observed evidence above ground only.
- The surveyor was not provided with underground plans to determine the location of any subterranean uses.

Property Access

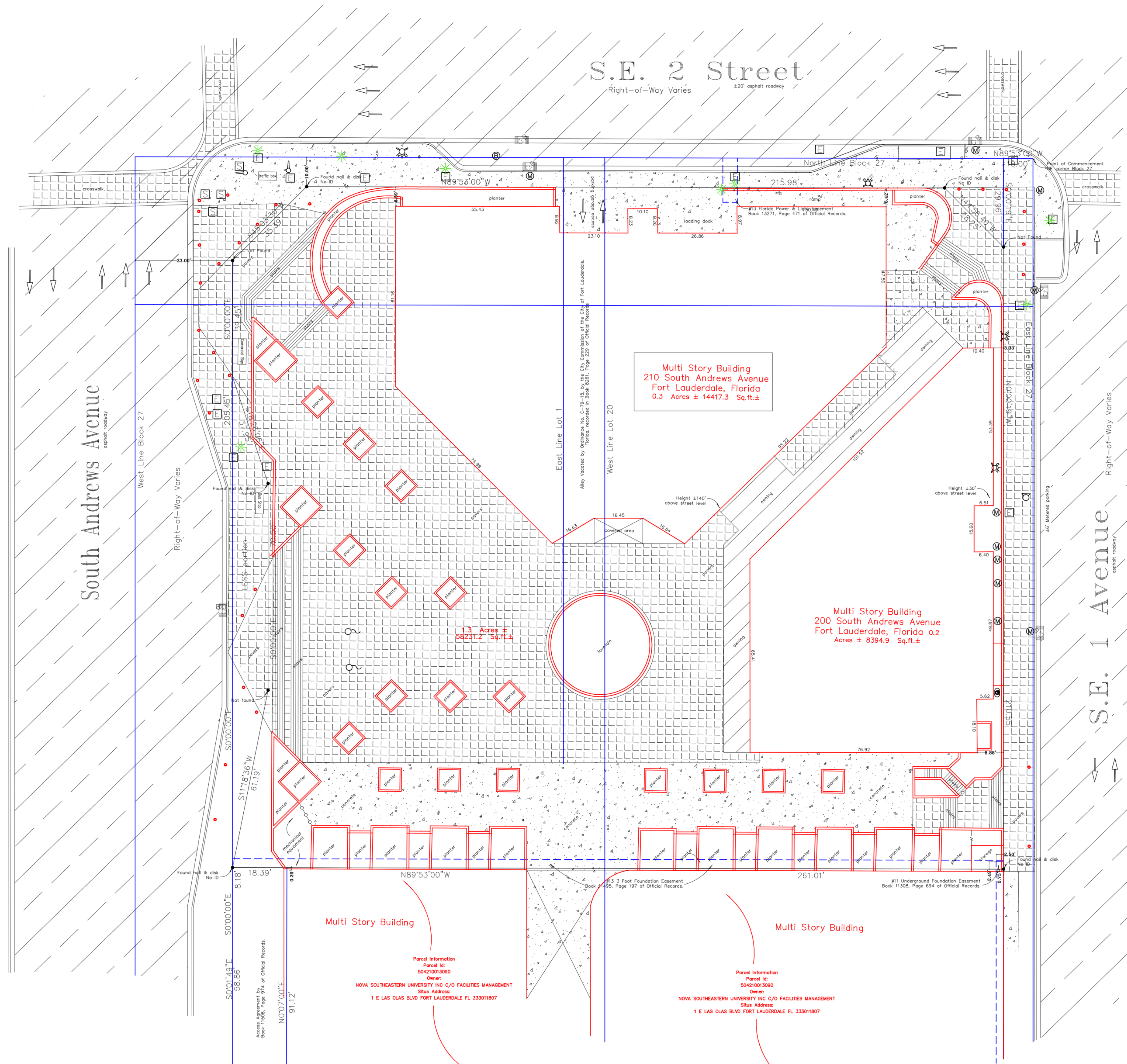
- Pedestrian access along S Andrews Avenue, SE 2 Street, SE 1 Avenue, and court yard south of property.
- Vehicular access along SE 2 Street.

Encroachments

- Possible unrecorded utility and public service easement rights evidenced by street signs, fire hydrant, water meters, water valves, electric boxes, light poles, catch basins at various locations nearby or on property.

Wetlands

There were no wetland delineation markers observed during the course of the fieldwork.



LEGEND

- CHAIN LINK FENCE
- WOOD FENCE
- ALUMINUM FENCE
- OVERHEAD WIRES
- CENTER LINE
- AIR CONDITIONER
- ELECTRIC TRANSFORMER
- UTILITY POLE
- LIGHT POLE
- EXISTING ELEVATION
- ELECTRIC MANHOLE
- WATER MANHOLE
- DRAINAGE MANHOLE
- GAS MANHOLE
- STORM MANHOLE
- ELECTRIC METER
- GAS METER
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- MANHOLE
- TELEPHONE BOX
- CATCH BASIN
- NOT TO SCALE
- MIAMI-DADE COUNTY RECORDS
- PALM BEACH COUNTY RECORDS
- MIAMI-DADE COUNTY RECORDS
- SEWER FLOW MONITOR
- CLEAN OUT
- MONITOR WELL
- WATER FLOW MONITOR
- TELEPHONE MANHOLE
- HANDICAPPED PARKING
- SINGLE TRAFFIC POLE
- DUAL TRAFFIC POLE
- PARKING METER
- FLAG POLE
- DIAL POLE SIGN
- INTERSECTION SIGN
- RAILROAD SIGN
- SINGLE POLE SIGN
- STOP SIGN
- TRAFFIC SIGN
- MAIL BOX
- VALVE
- GAS VALVE
- ANCHOR
- ELECTRIC BOX
- STREET LIGHT BOX
- TRAFFIC SIGNAL BOX
- SEWER MANHOLE

Digitally signed by Carlos A Pizarro
 Date: 2022.02.28 17:29:02 -05'00'
 Carlos Pizarro, R.A.
 AR - 0013079

Revisions:

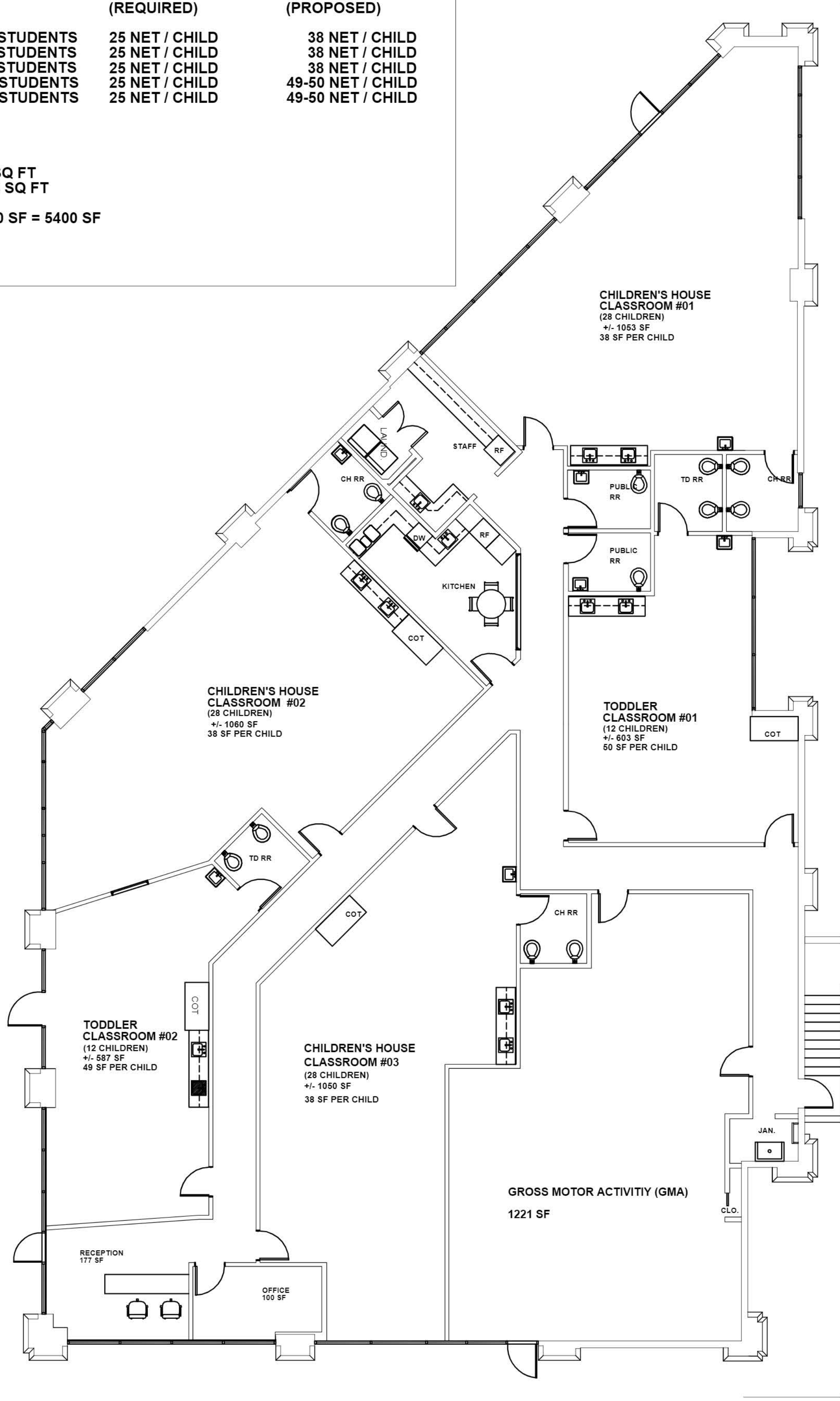
PROJECT: **GUIDEPST MONTESSORI CHILD DAY-CARE FACILITY**
 210 S ANDREWS AVE
 FORT LAUDERDALE, FL 33301

Job Number:	21118.01
File name:	
Issued Date:	01 / 24 / 2022
Drawn by:	IBR
Checked by:	CP / IBR

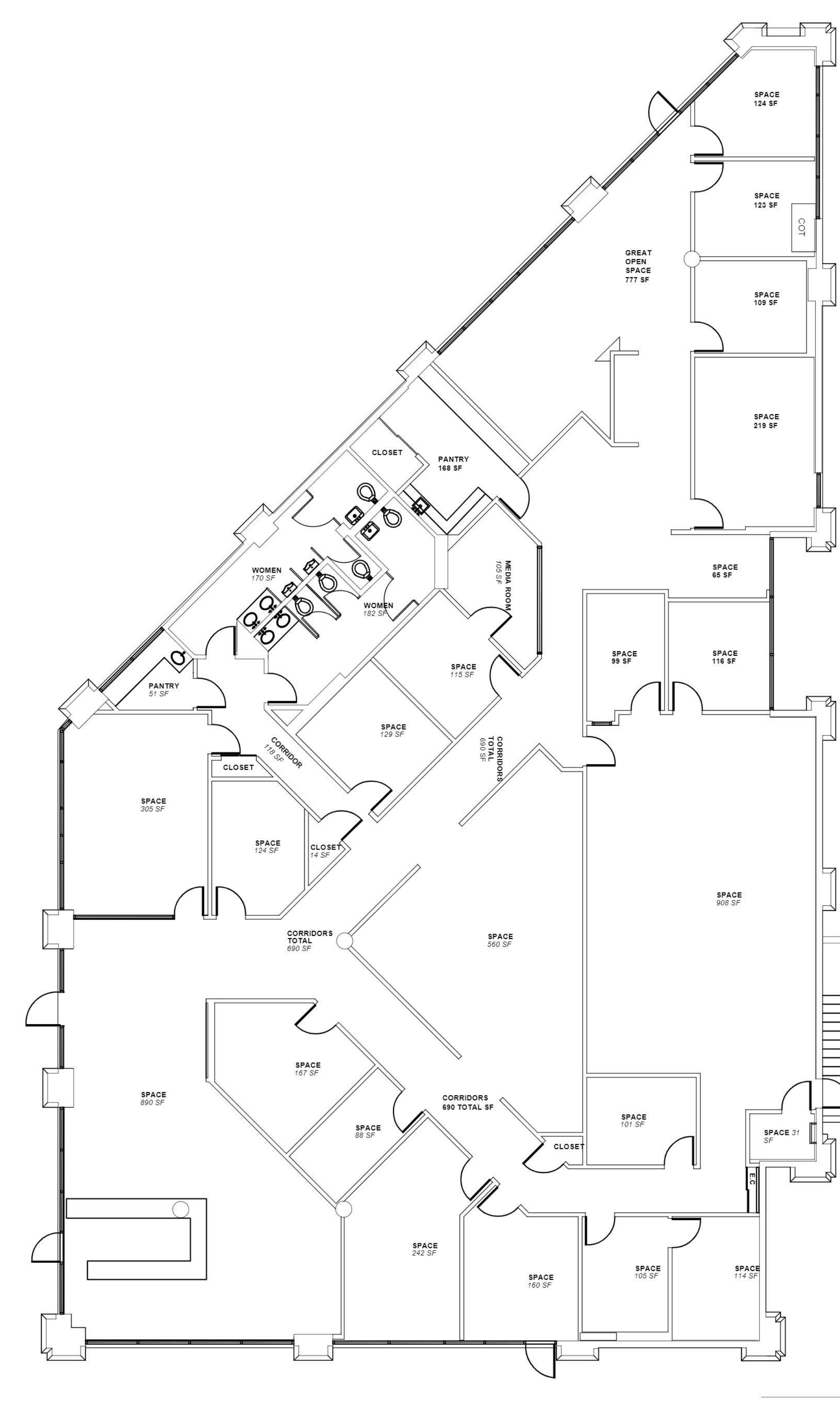
SHEET NAME
**EXISTING/
 PROPOSED
 FLOOR PLAN**

SHEET NUMBER
A-2.0

OCCUPANCY LOAD	OCCUPANCY FACTOR (REQUIRED)	OCCUPANCY FACTOR (PROPOSED)
CHILDREN HOUSE CLASSROOM #01 (1053 SQ FT) - 28 STUDENTS	25 NET / CHILD	38 NET / CHILD
CHILDREN HOUSE CLASSROOM #02 (1060 SQ FT) - 28 STUDENTS	25 NET / CHILD	38 NET / CHILD
CHILDREN HOUSE CLASSROOM #03 (1050 SQ FT) - 28 STUDENTS	25 NET / CHILD	38 NET / CHILD
TODDLERS CLASSROOM #01 (603 SQ FT) - 12 STUDENTS	25 NET / CHILD	49-50 NET / CHILD
TODDLERS CLASSROOM #02 (587 SQ FT) - 12 STUDENTS	25 NET / CHILD	49-50 NET / CHILD
GMA (PLAY AREA) = 1,221 SF. PROPOSED		
108 X 45 SF = 4,860 X 25% = 1,215 SF. REQUIRED		
TOTAL INDOOR AREA REQUIRED (108 X 25) = 2700 SQ FT		
TOTAL INDOOR AREA PROPOSED (108 X 51.6) = 5574 SQ FT		
TOTAL OUTDOOR AREA REQUIRED - 108 CHILDREN X 50 SF = 5400 SF		
TOTAL OUTDOOR AREA PROPOSED = 0 SF		



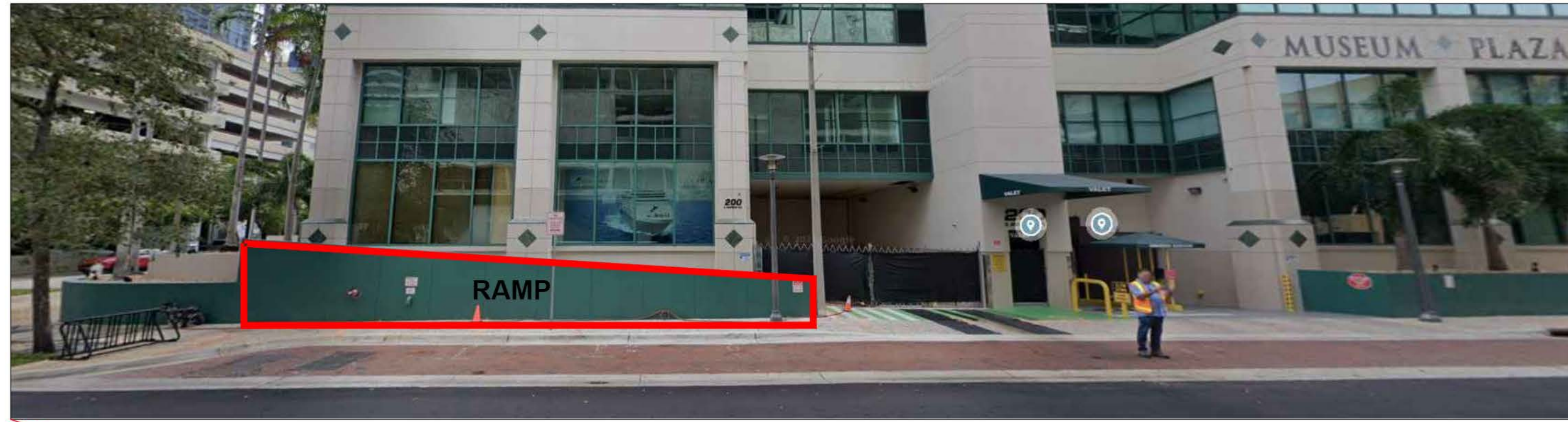
PROPOSED FLOOR PLAN
 SCALE: 1/8" = 1'-0"



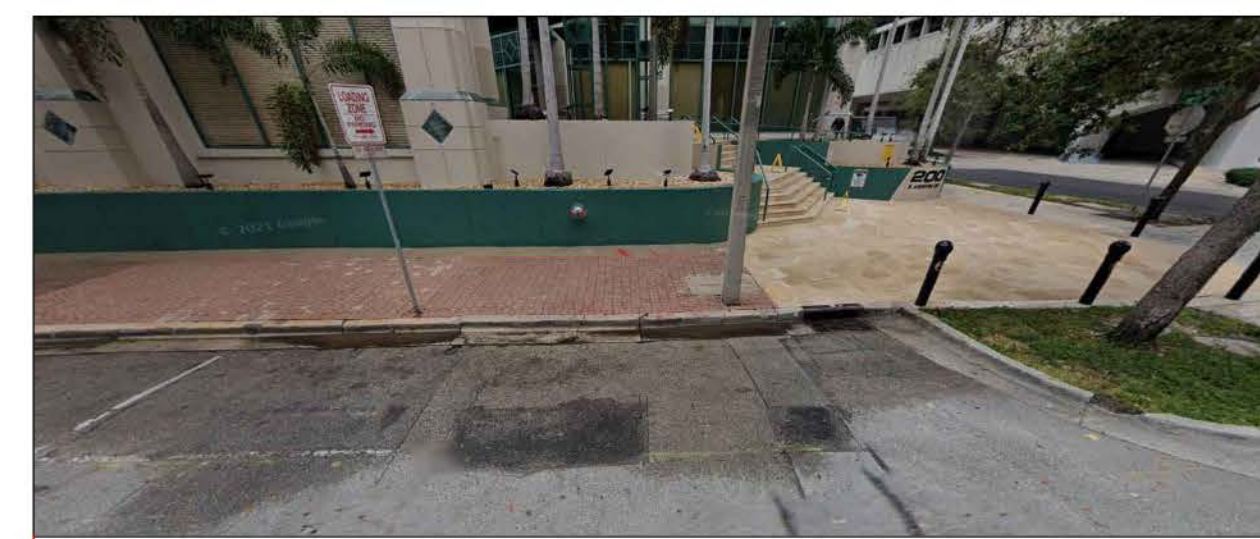
EXISTING FLOOR PLAN
 SCALE: 1/8" = 1'-0"



KEY PLAN
 SCALE: N.T.S.



ACCESS RAMP FROM STREET LEVEL (EXHIBIT #1) & LOADING ZONE ALONG SE 2nd ST



LOADING ZONE ALONG SE 2nd ST



LOCATION KEY MAP



EXHIBIT #2 (ACCESS STEPS FROM STREET LEVEL)

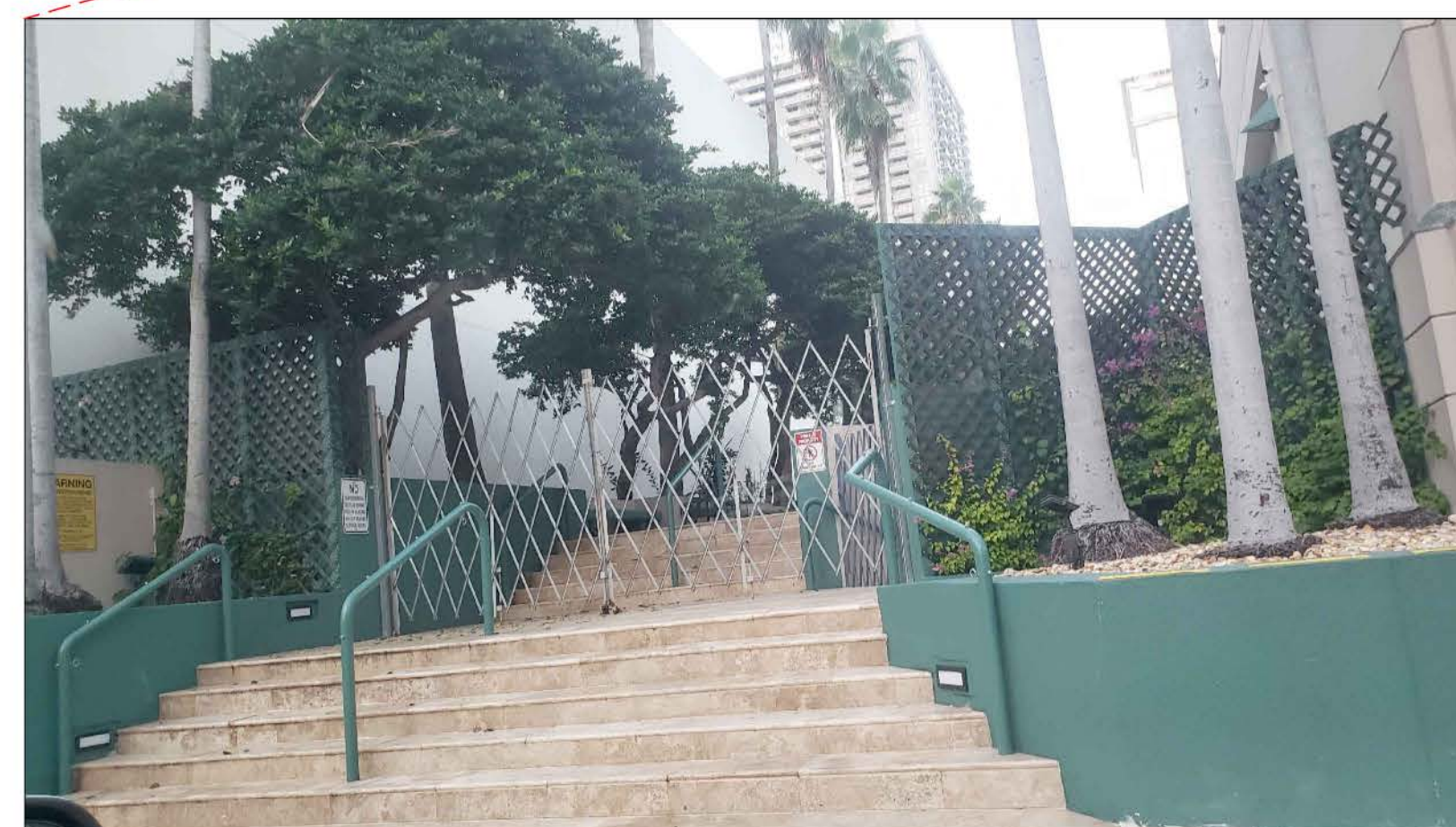


EXHIBIT #5 (ACCESS STEPS FROM STREET LEVEL)



EXHIBIT #4 (STREET PARKING)



EXHIBIT #3 (PUBLIC PARKING WITH ACCESS TO SITE)

Revisions:

Job Number:	21118.01
File name:	
Issued Date:	01 / 24 / 2022
Drawn by:	IBR
Checked by:	CP / IBR

Revisions:

PROJECT: **GUIDEPOST MONTESSORI CHILD DAY-CARE FACILITY**
 210 S ANDREWS AVE
 FORT LAUDERDALE, FL 33301

Job Number:	21118.01
File name:	
Issued Date:	01 / 24 / 2022
Drawn by:	IBR
Checked by:	CP / IBR

SHEET NAME
EXISTING ELEVATION CONDITIONS

SHEET NUMBER
A-5.0

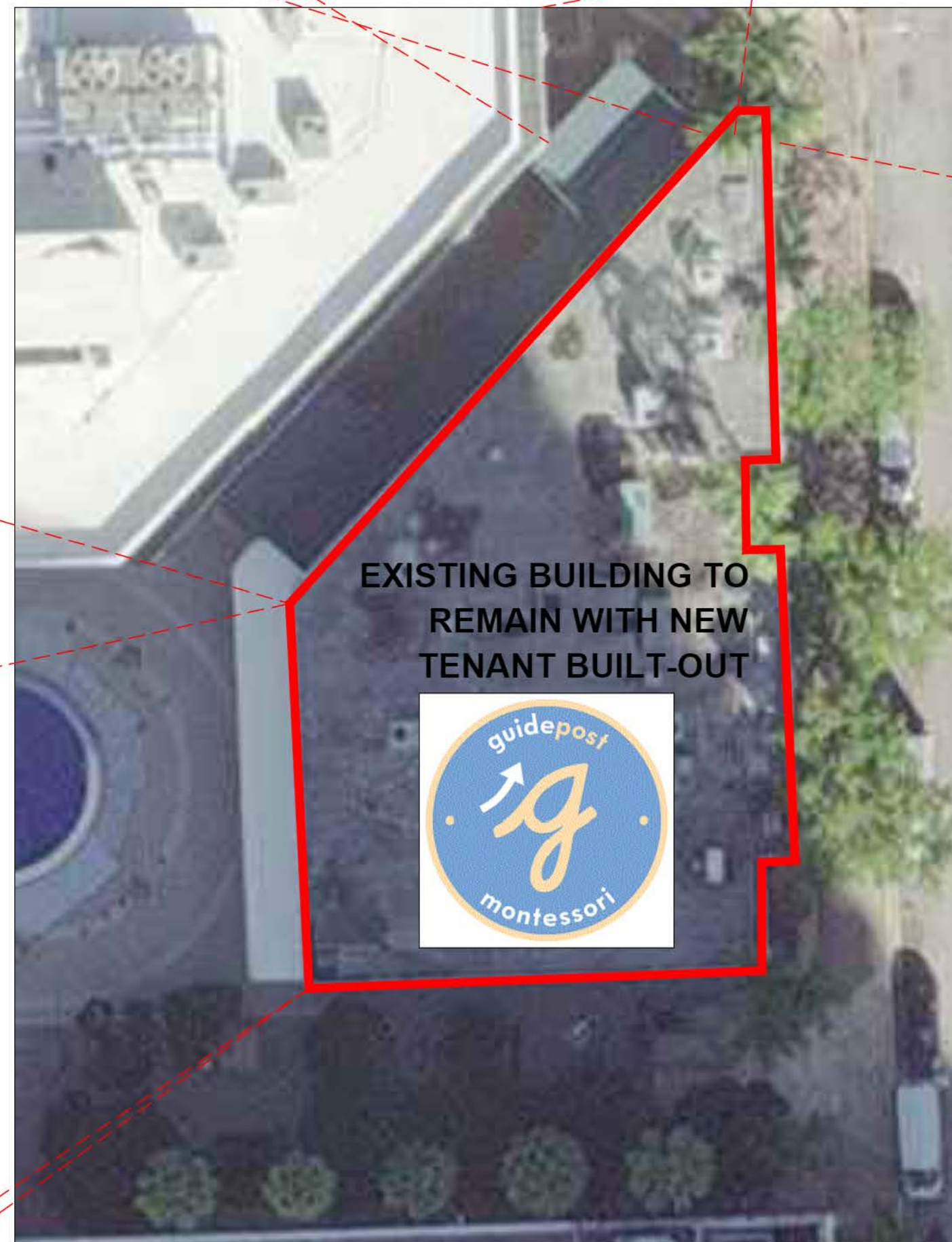


WALKWAY BETWEEN BUILDINGS ON NORTH SIDE OF PROJECT

WALKWAY BETWEEN BUILDINGS ON NORTH SIDE OF PROJECT



STEP AT CORNER OF SE 2nd St AND



EXISTING BUILDING TO REMAIN WITH NEW TENANT BUILT-OUT

 **LOCATION KEY MAP**



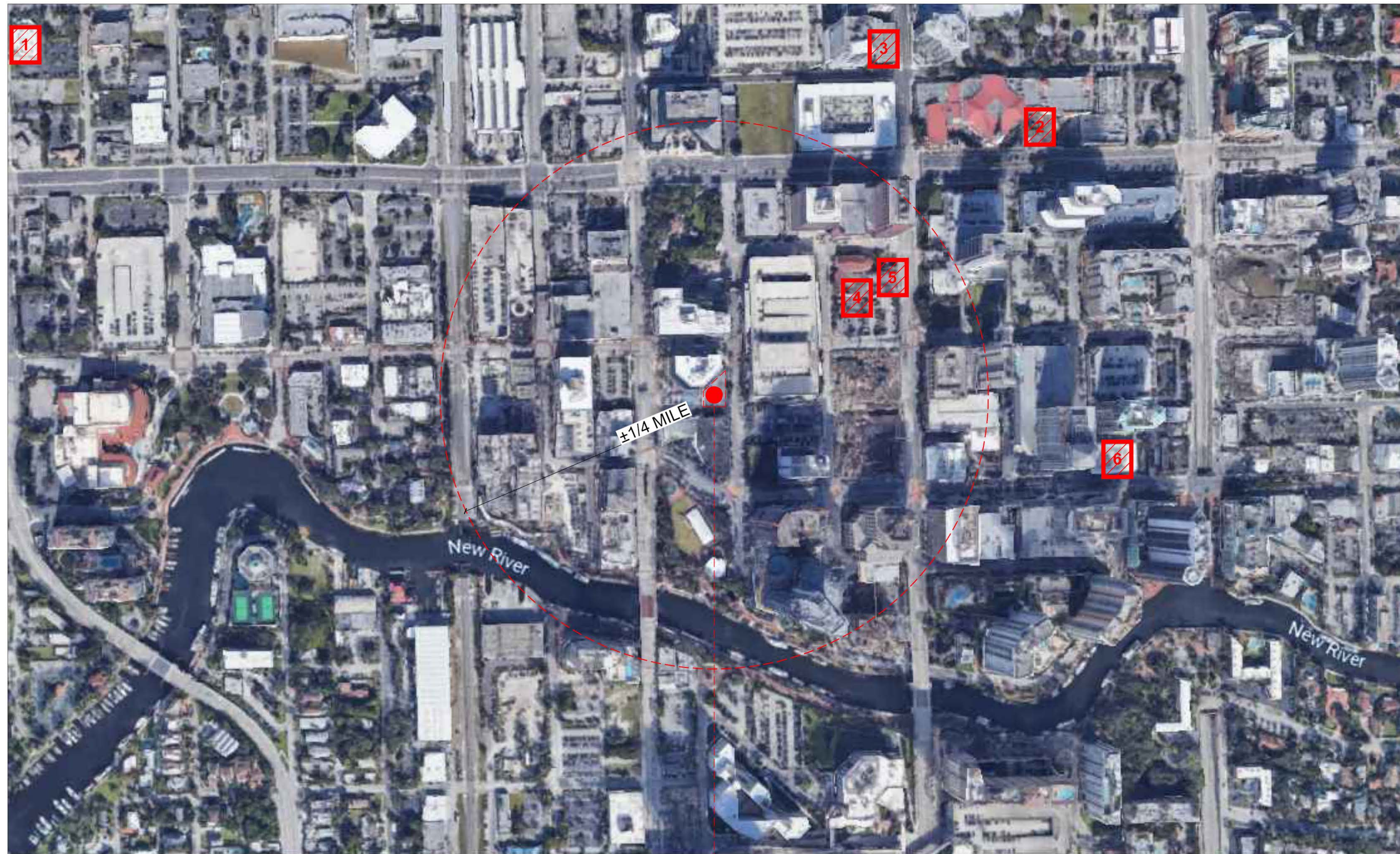
WEST FACADE ALONG SE 1st AVE



WEST FACADE OF PROJECT FACING THE COMMON PLAZA AND WATER FOUNTAIN



WALKWAY SOUTH OF PROJECT LEADING TO STEPS TO SE 1st AVE



LOCATION KEY MAP

210 S ANDREW AVE
FORT LAUDERDALE, FL 33301

DAY CARE

1 NEW RIVER CHILD CARE LEARNING CENTER
LOCATION: 120 NW 7TH AVE
DISTANCE: 0.7 MILE

2 NEW GENERATION LEARNING CENTER
LOCATION: 416 NE 1ST ST
DISTANCE: 0.5 MILE

3 TUTOR TIME DAY CARE CENTER
LOCATION: 100 SE 3RD AVE #150
DISTANCE: 0.4 MILE

4 FUMC - VALE DAYCARE
LOCATION: 101 SE 3RD AVE,
FORT LAUDERDALE,
FL 33301
DISTANCE: 0.2 MILE

5 FIRST UNITED METHODIST PRESCHOOL
LOCATION: 101 SE 3RD AVE, FORT
LAUDERDALE, FL 33301
DISTANCE: 0.2 MILE

6 MANDALA WORLD ACADEMY- ONLINE TEACHING LEARNING SYSTEM, EDUCATIONAL URRICULUMS IN FL
LOCATION: 501 E LAS OLAS
BLVD 3RD FLOOR
DISTANCE: 0.5 MILE

Revisions:

PROJECT:
GUIDEPST MONTESSORI CHILD DAY-CARE FACILITY
210 S ANDREWS AVE
FORT LAUDERDALE, FL 33301

Job Number:	21118.01
File name:	
Issued Date:	01 / 24 / 2022
Drawn by:	IBR
Checked by:	CP / IBR

SHEET NAME
DISPERSAL MAP

SHEET NUMBER
A-6.0



STARMARK





PROPERTY SUMMARY

Tax Year: 2022	Property Use: 19 - Professional services building	Deputy Appraiser: Condo Department
Property Id: 504210BG0010	Millage Code: 9312	Appraisers Number: 954-357-6832
Property Owner/s: 770 FT LAUDERDALE LLC % SERBER & ASSOCIATES PA	Adj. Bldg. S.F.: 2983	Email: condoinfo@bcpa.net
Mailing Address: 2875 NE 191 ST #801 AVENTURA, FL 33180	Bldg Under Air S.F.:	Zoning : RAC-CC - REGIONAL ACTIVITY CENTER - CITY CENTER DISTRICT
Physical Address: 210 S ANDREWS AVENUE # R-D1 FORT LAUDERDALE, 33301	Effective Year: 2006	Abbr. Legal Des.: MUSEUM PLAZA COMMERCIAL CONDO UNIT R-D1 PER CDO BK/PG: 41907/694
	Year Built: 1987	
	Units/Beds/Baths: 1 / 0 / 0	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2022	\$85,870	\$772,810	0	\$858,680	\$858,680	
2021	\$85,870	\$772,810	0	\$858,680	\$858,680	\$17,992.46
2020	\$86,750	\$780,790	0	\$867,540	\$805,160	\$17,260.68

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$858,680	\$858,680	\$858,680	\$858,680
Portability	0	0	0	0
Assessed / SOH	\$858,680	\$858,680	\$858,680	\$858,680
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$858,680	\$858,680	\$858,680	\$858,680

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
11/10/2006	Multi Special Warranty Deed	\$3,550,000	43129 / 641

LAND CALCULATIONS

Unit Price	Units	Type

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504210BG0170	12/10/2021	Warranty Deed	Qualified Sale	\$460,000	117803535	200 S ANDREWS AVE #504 FORT LAUDERDALE, FL 33301
504210BG0230	04/12/2021	Warranty Deed	Disqualified Sale	\$650,000	117226466	200 S ANDREWS AVE #601 FORT LAUDERDALE, FL 33301
504210BG0050	01/28/2019	Warranty Deed	Qualified Sale	\$680,000	115583582	200 S ANDREWS AVE #101 FORT LAUDERDALE, FL 33301
504210BG0210	01/24/2018	Warranty Deed	Qualified Sale	\$520,000	114856729	200 S ANDREWS AVE #604 FORT LAUDERDALE, FL 33301

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03) Commercial (C) 2,983						(F2) 1,334.00		

SCHOOL

Walker Elementary: D
 Sunrise Middle: B
 Fort Lauderdale High: A

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	22	Ted Deutch

Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
94	Daryl Campbell	34	Gary M. Farmer, Jr.	Sarah Leonardi



PROPERTY SUMMARY

Tax Year: 2022	Property Use: 19 - Professional services building	Deputy Appraiser: Condo Department
Property Id: 504210BG0020	Millage Code: 9312	Appraisers Number: 954-357-6832
Property Owner/s: 770 FT LAUDERDALE LLC % SERBER & ASSOCIATES PA	Adj. Bldg. S.F.: 2446	Email: condoinfo@bcpa.net
Mailing Address: 2875 NE 191 ST #801 AVENTURA, FL 33180	Bldg Under Air S.F.:	Zoning : RAC-CC - REGIONAL ACTIVITY CENTER - CITY CENTER DISTRICT
Physical Address: 210 S ANDREWS AVENUE # R-D2 FORT LAUDERDALE, 33301	Effective Year: 2006	Abbr. Legal Des.: MUSEUM PLAZA COMMERCIAL CONDO UNIT R-D2 PER CDO BK/PG: 41907/694
	Year Built: 1987	
	Units/Beds/Baths: 1 / 0 / 0	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2022	\$70,410	\$633,690	0	\$704,100	\$704,100	
2021	\$70,410	\$633,690	0	\$704,100	\$704,100	\$14,924.68
2020	\$71,140	\$640,240	0	\$711,380	\$660,220	\$14,324.77

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$704,100	\$704,100	\$704,100	\$704,100
Portability	0	0	0	0
Assessed / SOH	\$704,100	\$704,100	\$704,100	\$704,100
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$704,100	\$704,100	\$704,100	\$704,100

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
11/10/2006	Multi Special Warranty Deed	\$3,550,000	43129 / 641

LAND CALCULATIONS

Unit Price	Units	Type
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RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504210BG0170	12/10/2021	Warranty Deed	Qualified Sale	\$460,000	117803535	200 S ANDREWS AVE #504 FORT LAUDERDALE, FL 33301
504210BG0230	04/12/2021	Warranty Deed	Disqualified Sale	\$650,000	117226466	200 S ANDREWS AVE #601 FORT LAUDERDALE, FL 33301
504210BG0050	01/28/2019	Warranty Deed	Qualified Sale	\$680,000	115583582	200 S ANDREWS AVE #101 FORT LAUDERDALE, FL 33301
504210BG0210	01/24/2018	Warranty Deed	Qualified Sale	\$520,000	114856729	200 S ANDREWS AVE #604 FORT LAUDERDALE, FL 33301

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03) Commercial (C) 2,446						(F2) 1,094.00		

SCHOOL

Walker Elementary: D
 Sunrise Middle: B
 Fort Lauderdale High: A

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	22	Ted Deutch
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
94	Daryl Campbell	34	Gary M. Farmer, Jr.	Sarah Leonardi



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

PROPERTY SUMMARY

Tax Year: 2022	Property Use: 19 - Professional services building	Deputy Appraiser: Condo Department
Property Id: 504210BG0030	Millage Code: 9312	Appraisers Number: 954-357-6832
Property Owner/s: 770 FT LAUDERDALE LLC % SERBER & ASSOCIATES PA	Adj. Bldg. S.F.: 1609	Email: condoinfo@bcpa.net
Mailing Address: 2875 NE 191 ST #801 AVENTURA, FL 33180	Bldg Under Air S.F.:	Zoning : RAC-CC - REGIONAL ACTIVITY CENTER - CITY CENTER DISTRICT
Physical Address: 210 S ANDREWS AVENUE # R-D3 FORT LAUDERDALE, 33301	Effective Year: 2006	Abbr. Legal Des.: MUSEUM PLAZA COMMERCIAL CONDO UNIT R-D3 PER CDO BK/PG: 41907/694
	Year Built: 1987	
	Units/Beds/Baths: 1 / 0 / 0	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2022	\$43,330	\$390,010	0	\$433,340	\$433,340	
2021	\$43,330	\$390,010	0	\$433,340	\$433,340	\$9,082.80
2020	\$43,780	\$394,040	0	\$437,820	\$400,380	\$8,636.12

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$433,340	\$433,340	\$433,340	\$433,340
Portability	0	0	0	0
Assessed / SOH	\$433,340	\$433,340	\$433,340	\$433,340
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$433,340	\$433,340	\$433,340	\$433,340

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
11/10/2006	Multi Special Warranty Deed	\$3,550,000	43129 / 641

LAND CALCULATIONS

Unit Price	Units	Type
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RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504210BG0170	12/10/2021	Warranty Deed	Qualified Sale	\$460,000	117803535	200 S ANDREWS AVE #504 FORT LAUDERDALE, FL 33301
504210BG0230	04/12/2021	Warranty Deed	Disqualified Sale	\$650,000	117226466	200 S ANDREWS AVE #601 FORT LAUDERDALE, FL 33301
504210BG0050	01/28/2019	Warranty Deed	Qualified Sale	\$680,000	115583582	200 S ANDREWS AVE #101 FORT LAUDERDALE, FL 33301
504210BG0210	01/24/2018	Warranty Deed	Qualified Sale	\$520,000	114856729	200 S ANDREWS AVE #604 FORT LAUDERDALE, FL 33301

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03) Commercial (C) 1,609						(F2) 720.00		

SCHOOL

Walker Elementary: D
 Sunrise Middle: B
 Fort Lauderdale High: A

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	22	Ted Deutch
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
94	Daryl Campbell	34	Gary M. Farmer, Jr.	Sarah Leonardi



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Detail by Entity Name

Florida Limited Liability Company
770 FT. LAUDERDALE, L.L.C.

Filing Information

Document Number	L06000066160
FEI/EIN Number	76-0837600
Date Filed	06/29/2006
State	FL
Status	ACTIVE

Principal Address

2750 NE 185 TH STREET
STE 203
AVENTURA, FL 33180

Changed: 04/15/2016

Mailing Address

PO Box 546971
Surfside, FL 33154

Changed: 05/01/2019

Registered Agent Name & Address

FELDMAN, PAUL, Esq.
2750 NE 185 TH STREET
STE 203
AVENTURA, FL 33180

Name Changed: 04/15/2016

Address Changed: 04/15/2016

Authorized Person(s) Detail

Name & Address

Title Manager

Eliav, Ighal
PO Box 546971
Surfside, FL 33154

Annual Reports

Report Year	Filed Date
2019	05/01/2019
2020	06/09/2020
2021	04/29/2021

Document Images

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04/25/2013 -- ANNUAL REPORT	View image in PDF format
04/10/2012 -- ANNUAL REPORT	View image in PDF format
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05/23/2008 -- ANNUAL REPORT	View image in PDF format
01/29/2007 -- ANNUAL REPORT	View image in PDF format
06/29/2006 -- Florida Limited Liability	View image in PDF format