



BOARD OF ADJUSTMENT MEETING NOTICE

Date: December 28, 2023

A Public Hearing will be held before the Board of Adjustment on: **January 10th, 2024 at 6:00 P.M.**

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

<p>CASE:</p> <p>OWNER:</p> <p>AGENT:</p> <p>ADDRESS:</p> <p>LEGAL DESCRIPTION:</p> <p>ZONING DISTRICT:</p> <p>COMMISSION DISTRICT:</p> <p>REQUESTING:</p>	<p>PLN-BOA-23110001</p> <p>1700 N ANDREWS LLC JANNA P. LHOTA, ESQ. 1700 N ANDREWS AVE, FORT LAUDERDALE, FL 33305 THAT PART OF TRACT "A" OF MERRIT ISLE, A RESUBDIVISION IN LAUDERDALE ISLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, AT PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY).</p> <p>RM-15 - RESIDENTIAL MULTIFAMILY LOW RISE/MEDIUM DENSITY/COMMUNITY BUSINESS 2 <u>Sec. 47-25.3. A.3.d(i) - Neighborhood compatibility requirements, Buffer yard requirements</u></p> <ul style="list-style-type: none"> • Requesting a variance from a requirement for a 10-foot landscape strip located along all property lines which are adjacent to a residential property <u>and which shall</u> extend to the property lines for the total required a distance of 306.5 feet adjacent to residential property to be reduced to 80 feet, for a total variance request of 226.5 feet as depicted on plans sheet X-9. <p><u>Sec.47-25.3. A.3.d(ii) - Neighborhood compatibility requirements, Parking restrictions</u></p> <ul style="list-style-type: none"> • Requesting a variance to allow parking within 2.9 feet of the property line of a contiguous residential property for a length of 165' feet of the 306.5 feet of property length adjacent to a residential property line, whereas the code requires a minimum setback of 12 feet, a total variance request of 9.1 feet for a length of 165' feet, as depicted on the plans (sheet X-9). Please Note: Of the 306.5', 141.5' will have no parking and complies. <p><u>Sec.47-25.3. A.3.d(iii) - Neighborhood compatibility requirements, Dumpster regulations</u></p> <ul style="list-style-type: none"> • Requesting a variance to allow a dumpster to be located 4 feet from a residential property line whereas 12 feet is required for a total variance request of 8 feet. <p><u>Sec.47-25.3. A.3.d.iv(b) - Neighborhood compatibility requirements, Wall requirements.</u></p> <ul style="list-style-type: none"> • Requesting a variance to reduce the total lineal foot requirement of a wall abutting a residential property line from the required 306.5 feet to 138 feet, a total variance request of 168.5 feet. As depicted on plans sheet X-9.
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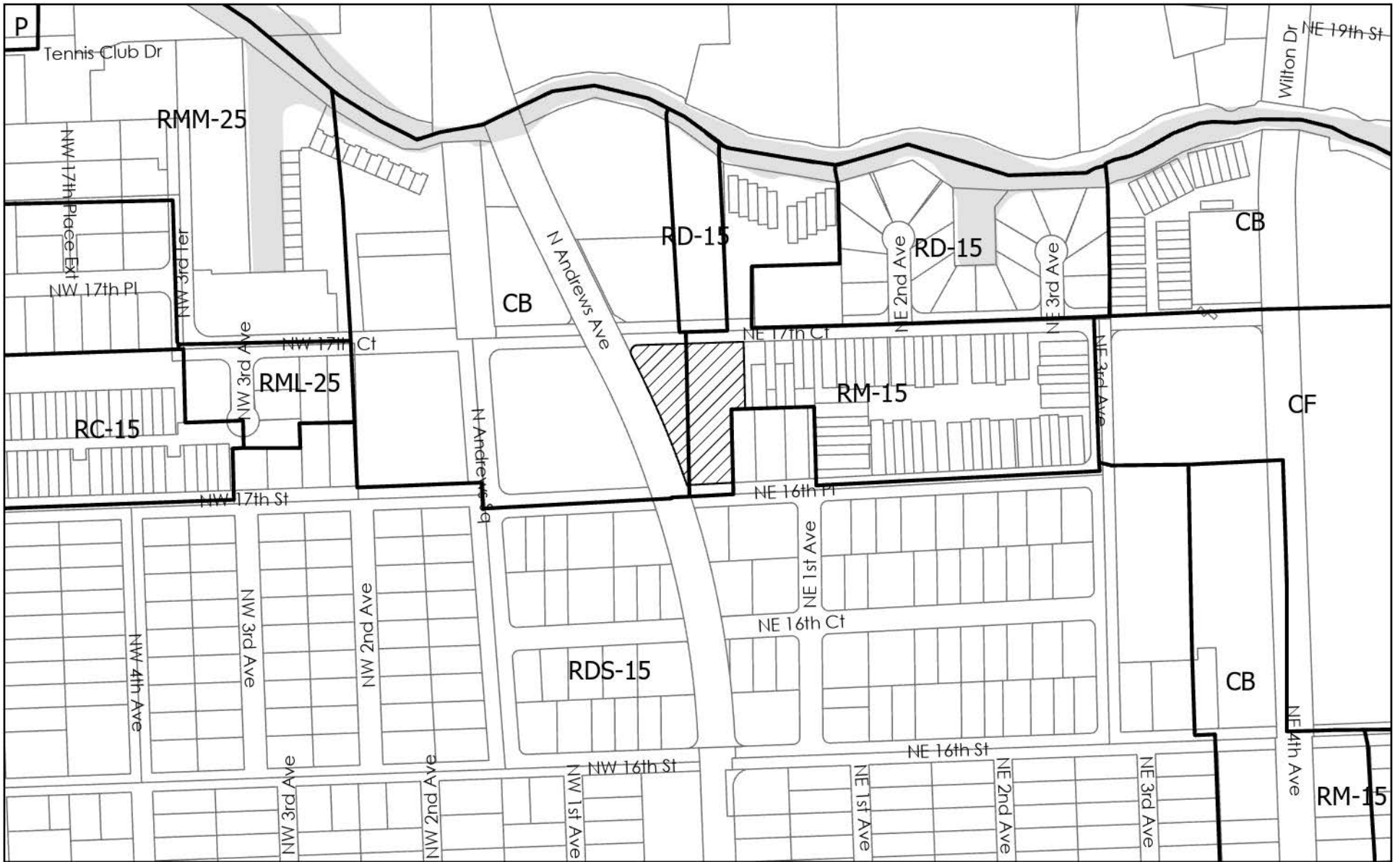
To watch and listen to the meeting, please visit: <https://www.fortlauderdale.gov/government/BOA> OR www.youtube.com/cityoffortlauderdale

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

MOHAMMED MALIK
ZONING ADMINISTRATOR



Florida Statutes, Sec. 286.0105

NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.



PLN-BOA-23110001

LEGEND

-  Municipal Boundary
-  Subject Site



0 100 200
US Feet

CASE PLN-PLN-BOA-23110001

Sec. 47-25.3. A.3.d(i)

A. The neighborhood compatibility requirements are as follows:

3. *Design and performance standards.*

d. Bufferyard requirements. Excluding parks, open space and conservation areas, when a use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, the property where the use is located shall be required to have a landscaped strip area and a physical barrier between it and the residential property. Such landscape strip shall meet the following requirements:

i. Landscape strip requirements. A ten (10) foot landscape strip shall be required to be located along all property lines which are adjacent to residential property. Such landscape strip shall include trees, shrubs and ground cover as provided in the landscape provisions of Section 47-21, Landscape and Tree Preservation Requirements. The width of the landscape area shall extend to the property line. All required landscaping shall be protected from vehicular encroachment. When walls are required on nonresidential property abutting an alley, required shrubbery shall be installed and located within the landscape area on the exterior of the wall.

Sec.47-25.3. A.3.d(ii)

ii. Parking restrictions. No parking shall be located within twelve (12) feet of the property line, within the yard area required by the district in which the proposed nonresidential use is located, when such yard is contiguous to residential property.

Sec.47-25.3. A.3.d(iii)

iii. Dumpster regulations. All solid waste refuse containers (dumpsters) shall be set back a minimum of twelve (12) feet from any property line which is contiguous to residential property, and shall be screened in accordance with the Dumpster requirements, as provided in Section 47-19, Accessory Uses, Buildings and Structures.

Sec.47-25.3. A.3.d.iv(b)

iv. Wall requirements. A wall shall be required on the nonresidential property, a minimum of five (5) feet in height, constructed in accordance with Section 47-19.5 and subject to the following:

b. Shall be located within, and along the length of the property line which abuts the residential property

Record

Showing 1-40 of 49

<input type="checkbox"/>	Record_Permit_or_Account #	Record Descr pt on	Appl cat on Name	Record Type	Balance	Planner Name	treet #	D r	treet Name e	Type	Un t # (start)	tat s
<input type="checkbox"/>	PLN-BOA-23110001		Townhom s and Shopp s at Whi...	Z- Board of Adjustm nt (BOA)	2382		1700	N	ANDREWS	AVE		Op n
<input type="checkbox"/>	UDP-S23010	Sit Plan L v I II R vi w: 4,889 Squar -F t of ...	1700 N Andr ws Av	RC- Sit Plan (L v I II, III, IV)	0	Adam Schn ll e	1700	N	ANDREWS	AVE		Op n
<input type="checkbox"/>	UDP-Z22015 e	R zon - CF to CB e	1700 North Andr ws Avee	M- R zoning	0 e	Adam Schn ll e	1700 e	N e	ANDREWS	AVE		Op n
<input type="checkbox"/>	UDP-Z22014 e	R zoning from Community Facility (CF) to (RM-15) e	1700 North Andr ws Ave	M- R zoning e	2000 e	Adam Schn ll e	1700	N	ANDREWS	AVE		Op n
<input type="checkbox"/>	CE21070321e	OVERGROWTH e		Cod Cas e		LOIST e	1700	N	ANDREWS	AVE		Clos d
<input type="checkbox"/>	LR21060006			Li n R duction Application e	0		1700	N	ANDREWS	AVE		Clos d
<input type="checkbox"/>	VIO-CE18081889_1e		GJ MANAGEMENT LLC	Violation-CODE H aring	0		1700	N	ANDREWS	AVE		Clos d e
<input type="checkbox"/>	CE18081889	VACANT LOT OVERGROWNe	GJ MANAGEMENT LLC	Cod Cas			1700	N	ANDREWS	AVE		Clos d
<input type="checkbox"/>	VIO-CE17121115_1 e	LANDSCAPE MAINTENANCE	GJ MANAGEMENT LLC	Violation-CODE H aring e	0		1700	N	ANDREWS	AVE		Clos d
<input type="checkbox"/>	CE17121115	LANDSCAPE MAINTENANCE	GJ MANAGEMENT LLC e	Cod Cas			1700	N	ANDREWS	AVE		Clos d
<input type="checkbox"/>	VIO-CE17110957_1	ILLEGAL DUMPING OF CONCRETE AND SOIL ON THE CORNER	GJ MANAGEMENT LLC	Violation-CODE H aring	0		1700	N	ANDREWS	AVE		Clos d
<input type="checkbox"/>	CE17110957	ILLEGAL DUMPING OF CONCRETE AND SOIL ON THE CORNE...	GJ MANAGEMENT LLC	Cod Cas			1700	N	ANDREWS	AVE		Clos d
<input type="checkbox"/>	VIO-CE17081079_1	OVERGROWTH.	GJ MANAGEMENT LLC	Violation-CODE H aring	0		1700	N	ANDREWS	AVE		Clos d
<input type="checkbox"/>	CE17081079	OVERGROWTH.	GJ MANAGEMENT LLC	Cod Cas			1700	N	ANDREWS	AVE		Clos d e
<input type="checkbox"/>	VIO-CE17060800_1	OVERGROWTH	GJ MANAGEMENT LLC	Violation-CODE H aring	0		1700	N	ANDREWS	AVE		Clos d
<input type="checkbox"/>	CE17060800	OVERGROWTH e	GJ MANAGEMENT LLC	Cod Cas			1700	N	ANDREWS	AVE		Clos d
<input type="checkbox"/>	VIO-CE17010654_1 e	FENCE IN DISREPAIR, GRAFFITI e	GJ MANAGEMENT LLC e	Violation-CODE H aring e	0 e		1700 e	N e	ANDREWS	AVE		Clos d e
<input type="checkbox"/>	CE17010654	FENCE IN DISREPAIR, GRAFFITI, FENCE IN DISREPAIR,... e	GJ MANAGEMENT LLC	Cod Cas			1700	N	ANDREWS	AVE		Clos d
<input type="checkbox"/>	VIO-CE16122026_1e	SMRCA - BULK TRASH PILE WAS	GJ MANAGEMENT LLC	Bulk Trash Cas e			1700	N	ANDREWS	AVE		Clos d e
<input type="checkbox"/>	CE16122026	SMRCA - BULK TRASH PILE WAS, FOUND ON THE SWALE O... e	GJ MANAGEMENT LLC	Bulk Trash Cas			1700	N	ANDREWS	AVE		Clos d
<input type="checkbox"/>	CE16100139	ACROSS FROM 81 NE 17 CT ILLEGAL DUMPING. AT NE, 1...	GJ MANAGEMENT LLC	Cod Cas			1700	N	ANDREWS	AVE		Clos d
<input type="checkbox"/>	CE16100113	BULK ITEMS OUT BEFORE PICKUP AND POLITICAL SIGNS,...	GJ MANAGEMENT LLC	Cod Cas			1700	N	ANDREWS	AVE		Clos d
<input type="checkbox"/>	VIO-CE16100139_d	ACROSS FROM 81 NE 17 CT ILLEGAL DUMPING. AT NE	GJ MANAGEMENT LLC	Violation-CODE H aring	0		1700	N	ANDREWS	AVE		Clos d
<input type="checkbox"/>	VIO-CE16100113_1 e		GJ MANAGEMENT LLC	Violation-CODE H aring e	0		1700	N	ANDREWS	AVE		Clos d
<input type="checkbox"/>	CE16081024	POLITICAL BANNERS AND SCAFFOLDS ERECTED ON VACANT... e	GJ MANAGEMENT LLC e	Cod Cas			1700 e	N e	ANDREWS	AVE		Clos d
<input type="checkbox"/>	VIO-CE16081024_d	POLITICAL BANNERS AND SCAFFOLDS ERECTED ON VACANT	GJ MANAGEMENT LLC	Violation-CODE H aring	0		1700	N	ANDREWS	AVE		Clos d e
<input type="checkbox"/>	VIO-CE16080637_1		GJ MANAGEMENT LLC	Violation-CODE H aring	0		1700	N	ANDREWS	AVE		Clos d
<input type="checkbox"/>	CE16080637	MULTIPLE LARGE ILLEGAL SIGNS e	GJ MANAGEMENT LLC	Cod Cas			1700	N	ANDREWS	AVE		Clos d
<input type="checkbox"/>	VIO-CE16071785_d	VACANT LOT OVERGROWTH	GJ MANAGEMENT LLC	Violation-CODE H aring e	0		1700	N	ANDREWS	AVE		Clos d
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<input type="checkbox"/>	VIO-CE15121471_2		GJ MANAGEMENT LLC	Violation-CODE H aring	0		1700	N	ANDREWS	AVE		Clos d
<input type="checkbox"/>	VIO-CE15121471_1		GJ MANAGEMENT LLC e	Violation-CODE H aring	0 e		1700 e	N e	ANDREWS	AVE		Clos d
<input type="checkbox"/>	CE15121471	DUMPING GROUNDS, SHRUB OVERGROWING. 2 LARGE PILES... e	GJ MANAGEMENT LLC	Cod Cas			1700	N	ANDREWS	AVE		Clos d
<input type="checkbox"/>	VIO-CE15070775_1		GJ MANAGEMENT LLC	Violation-CODE H aring	0		1700	N	ANDREWS	AVE		Clos d
<input type="checkbox"/>	CE15070775	BULK TRASH - FURNITURE ON THE PROPERTY	GJ MANAGEMENT LLC	Cod Cas			1700	N	ANDREWS	AVE		Clos d
<input type="checkbox"/>	VIO-CE12101241_1 e	OVERGROWTH - CORNER LOT BETWEEN NE 17 ST & NE 16	GJ MANAGEMENT LLC	Violation-CODE H aring e	0		1700	N	ANDREWS	AVE		Compli d e
<input type="checkbox"/>	CE12101241 e	OVERGROWTH - CORNER LOT BETWEEN NE 17 ST & NE... e	GJ MANAGEMENT LLC e	Cod Cas e			1700	N	ANDREWS	AVE		Compli d e
<input type="checkbox"/>	PM-07021595	COMPLETE DEMO OF PRESCHOOL ~ ~SIGNED CC P/U BY C... e	COMPLETE DEMO OF PRESCHOOL	Comm rcial D molition P rmit e	0		1700	N	ANDREWS	AVE		Compl t
<input type="checkbox"/>	PM-07011780	SEWER CAP FOR FUTURE DEMO	SEWER CAP FOR FUTURE DEMO	Plumbing S w r Cap P rmit	0		1700	N	ANDREWS	AVE		Compl t
<input type="checkbox"/>	PM-06090190	ORDER TO RE-CONNECT ELECT	ORDER TO RE-CONNECT ELECT e	El ctrical Comm rcial P rmit	0 e		1700 e	N e	ANDREWS e	AVE e		Compl t

Record

Showing 41-49 of 49

<input type="checkbox"/>	<u>Record, Permit, or Account #</u>	<u>Record Description</u>	<u>Application Name</u>	<u>Record Type</u>	<u>Balance</u>	<u>Planner Name</u>	<u>Street #</u>	<u>Dir</u>	<u>Street Name</u>	<u>Type</u>	<u>Unit # (start)</u>	<u>Status</u>
<input type="checkbox"/>	PL-8-Z-05	Z -	REZONE CFS AND RDS-15 TO CF	M- R zoning	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	PL-8Z05	Z -	REZONE CFS AND RDS-15 TO CF	M- R zoning	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	PL-122R05	R1 - 6,014 CULTURAL FACILITY FOR GAY/LESB...	UPTOWN VILLAGE	DRC- Sit Plan (L v I II, III, IV)	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	PM-05071521	330 LF OF CHAIN LINK FENCE W/ 1 DOUBLE SWING GATE	330 LF OF CHAIN LINK FENCE W...	Final Permit	0		1700	N	ANDREWS	AVE		Complete
<input type="checkbox"/>	BL-17046		FITZGIBBONS ROBERTA C e	M dical Offic Busin ss Tax R c ipt e	0 e		1700	N	ANDREWS	AVE		Closed e
<input type="checkbox"/>	PM-01011081	REMOVE & REPLACE 50'X6' C/L FENCE	REMOVE & REPLACE 50'X6' C/L ...	Final Permit	0		1700	N	ANDREWS	AVE		Complete
<input type="checkbox"/>	PM-00120494	RESURFACE/SEALCOAT AND RESTRIPE PARKING LOT	RESURFACE/SEALCOAT AND RESTR...	Commercial Paving Permit e	0		1700	N	ANDREWS	AVE		Complete
<input type="checkbox"/>	CE98080385	31 lic ns s e	DFC CORP	Cod Cas e			1700	N	ANDREWS	AVE		Closed e
<input type="checkbox"/>	VIO-CE98080385_1	31 lic ns s e	DFC CORP e	Violation-CODE H aring e	0 e		1700 e	N e	ANDREWS e	AVE e		Closed



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

SIGN 1 OUT OF 2

BOARD OF ADJUSTMENT MEETING

DATE: JANUARY 10, 2024

TIME: 6:00 P.M.

CASE: PLN-BOA-23110001

Sec. 47-25.3. A.3.d(i) - Neighborhood compatibility requirements, Buffer yard requirements

• Requesting a variance from a requirement for a 10 foot landscape strip located along all property lines which are adjacent to a residential property and which shall extend to the property lines for the total required a distance of 306.5 feet adjacent to residential property to be reduced to 80 feet, for a total variance request of 226.5 feet as depicted on plans sheet X-9.

Sec.47-25.3. A.3.d(ii) - Neighborhood compatibility requirements, Parking restrictions

• Requesting a variance to allow parking within 2.9 feet of the property line of a contiguous residential property for a length of 165' feet of the 306.5 feet of property length adjacent to a residential property line, whereas the code requires a minimum setback of 12 feet, a total variance request of 9.1 feet for a length of 165' feet, as depicted on the plans (sheet X-9). Please Note: Of the 306.5', 141.5' will have no parking and complies.

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
700 N.W. 19TH AVENUE (LOBBY)
FORT LAUDERDALE, FL., 33311
CONTACT: 954-828-6506

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:
<https://www.fortlauderdale.gov/government/BOA>
www.youtube.com/cityoffortlauderdale



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

SIGN 2 OUT OF 2

BOARD OF ADJUSTMENT MEETING

DATE: JANUARY 10, 2024

TIME: 6:00 P.M.

CASE: PLN-BOA-23110001

Sec.47-25.3. A.3.d(iii) - Neighborhood compatibility requirements, Dumpster regulations

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• Requesting a variance to reduce the total lineal foot requirement of a wall abutting a residential property line from the required 306.5 feet to 138 feet, a total variance request of 168.5 feet. As depicted on plans sheet X-9.

**MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
700 N.W. 19TH AVENUE (LOBBY)
FORT LAUDERDALE, FL., 33311
CONTACT: 954-828-6506**

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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-23110001

APPLICANT: 1700 N Andrews LLC

PROPERTY: 1700 N Andrews Avenue

PUBLIC HEARING DATE: February 14, 2024

BEFORE ME, the undersigned authority, personally appeared Janna P. Lhota, who upon being duly sworn and cautioned, under oath deposes and says:

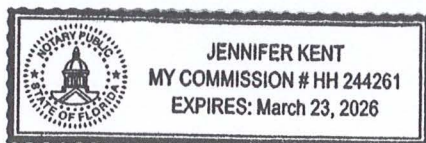
1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission** Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of 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 Zoning & Landscaping Division **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. of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. _____ (initial here)

Affiant Janna P. Lhota

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 16 day of January, 2024

(SEAL)



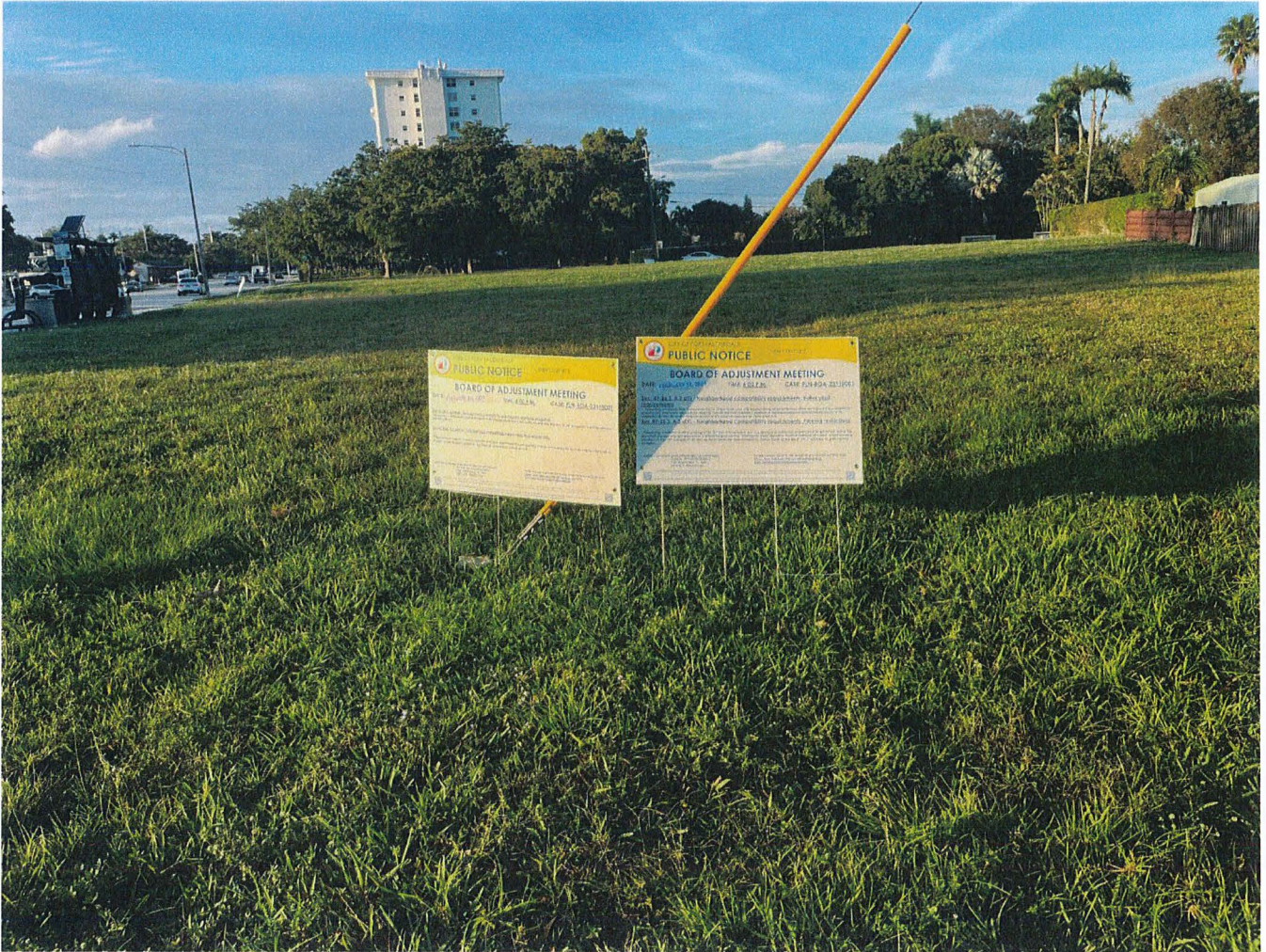
J Kent
NOTARY PUBLIC
MY COMMISSION EXPIRES:

January 12, 2024

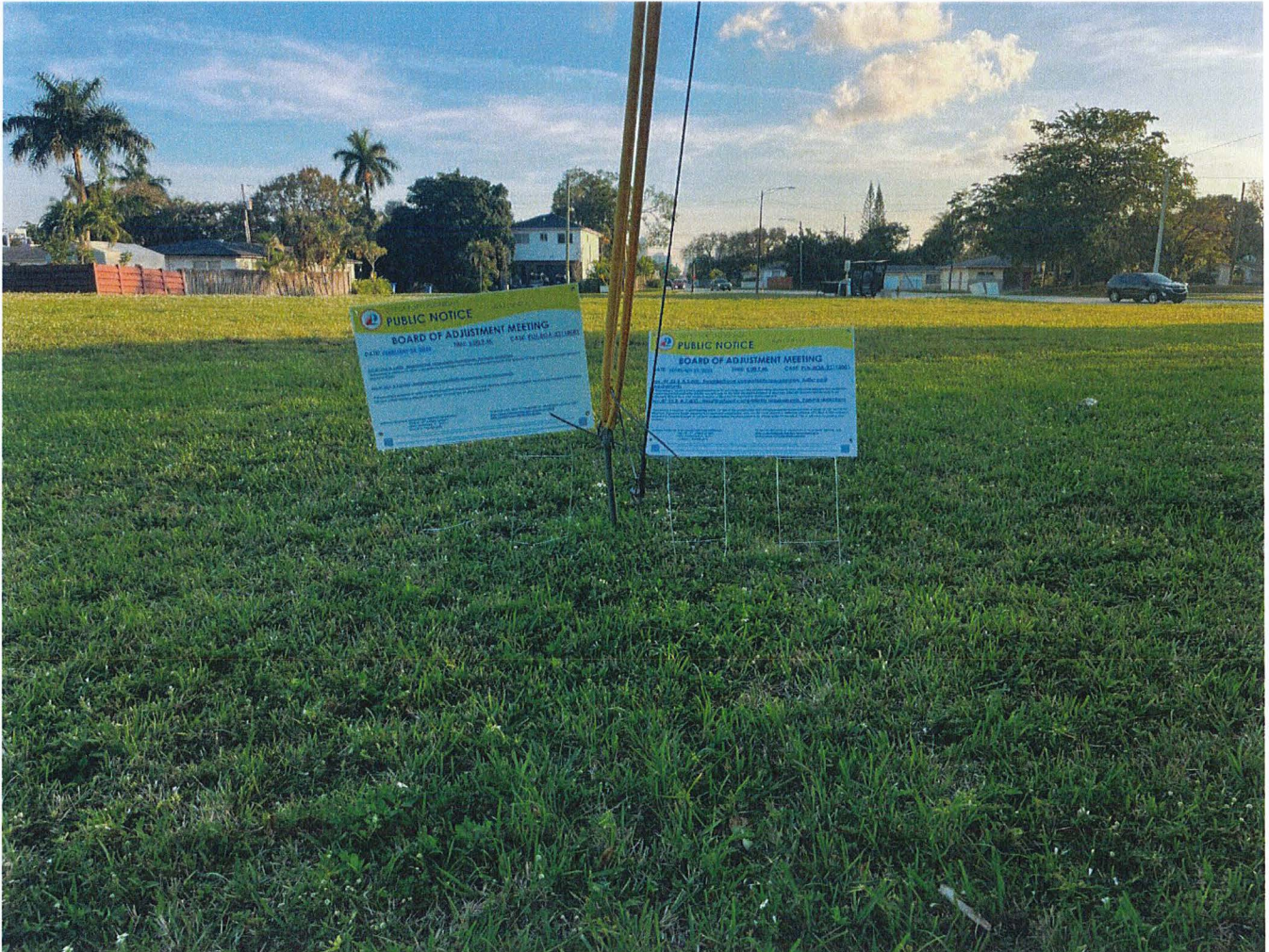
1700 N Andrews Ave



East view of site from N Andrews Ave.



North view of site from NE 16th Place.



South view of site from NE 17th Court.

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:

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AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN-BOA-23110001

APPLICANT: 1700 N Andrews LLC

PROPERTY: 1700 N Andrews Avenue

PUBLIC HEARING DATE: January 10, 2024

BEFORE ME, the undersigned authority, personally appeared Janna P. Lhota, who upon being duly sworn and cautioned, under oath deposes and says:

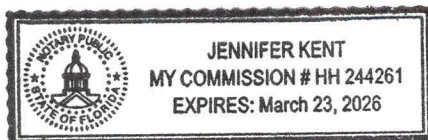
1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission Case**.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of 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 Zoning & Landscaping Division **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. of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. _____ (initial here)

Affiant Janna P. Lhota

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 27 day of December, 2023

(SEAL)



Jenny
NOTARY PUBLIC
MY COMMISSION EXPIRES:

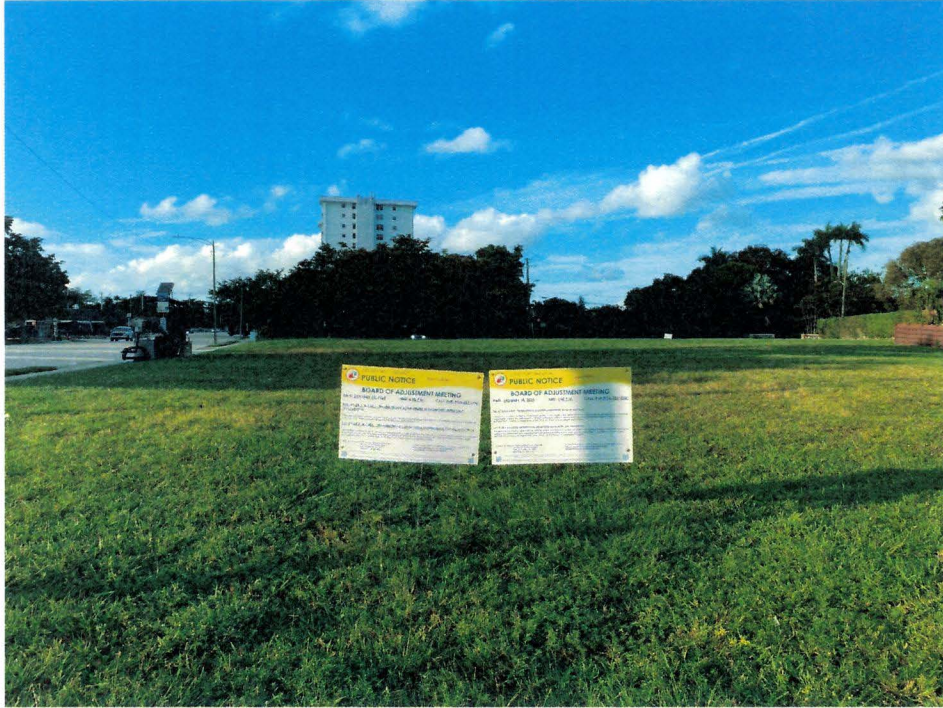
PHOTOS OF SIGN POSTING

**BOARD OF ADJUSTMENT
CASE NO. PLN-BOA-23110001**

View facing North Andrews Avenue



View facing NE 16th Place

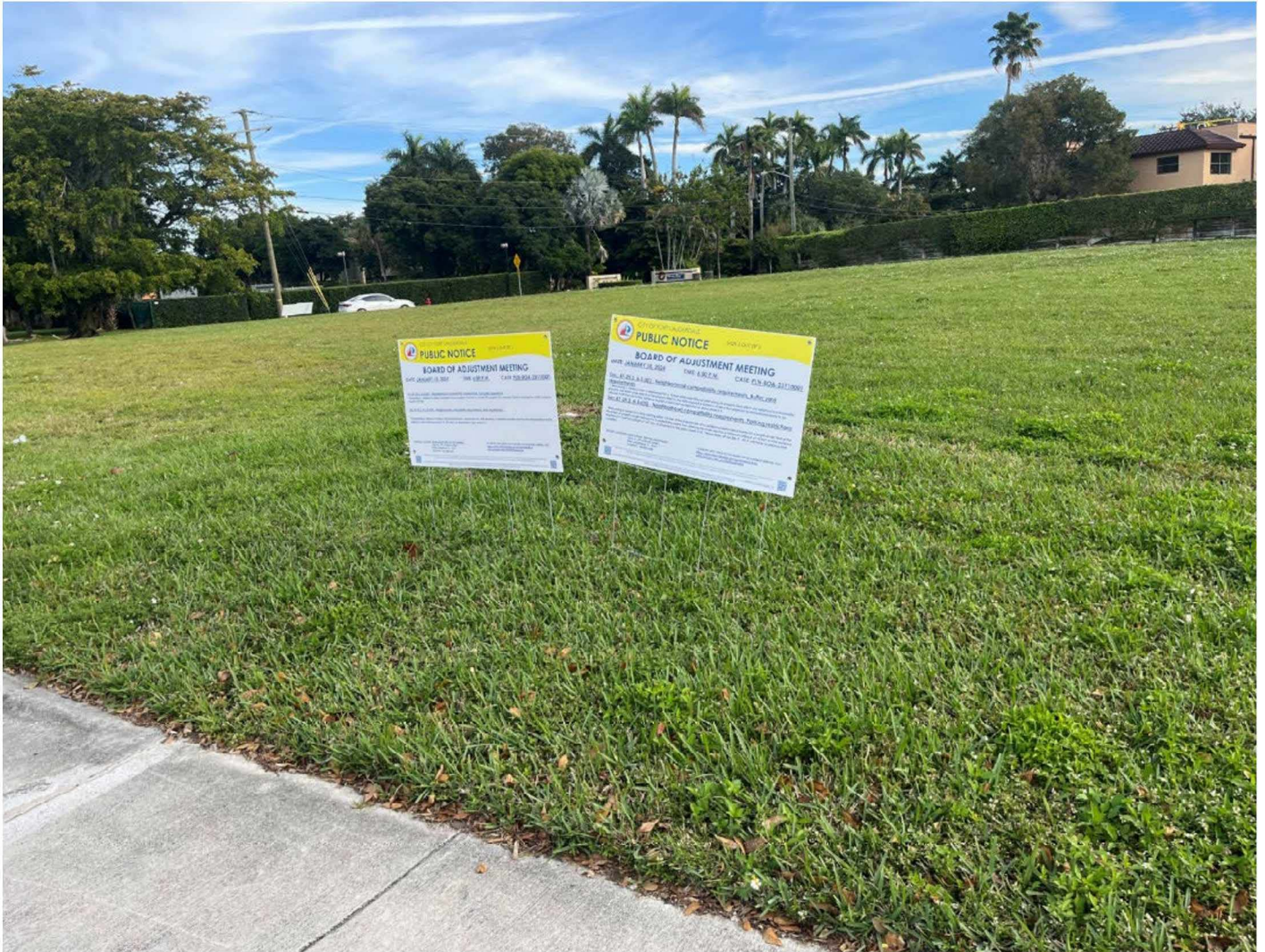


View facing NE 17th Court



January 2, 2024

1700 N Andrews Ave



East view of site from N Andrews Ave.



North view of site from NE 16th Place.



South view of site from NE 17th Court.

BOARD OF ADJUSTMENT (BOA) APPLICATION FORM

REV: 10/26/2023 APPLICATION FORM: BOA



GENERAL INFORMATION
BOARD OF ADJUSTMENT REVIEW PROCESS AND APPLICATION SUBMITTAL

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

APPLICATION DEADLINE: Submittals must be received by 5:00 PM each business day. Pursuant to Section 47-24.12, the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if application, survey, plans and other documentation do not meet the submittal requirements and if changes are required. The applicable [Meeting Dates and Deadlines](#) can be found on the City's website at the Board of Adjustment webpage. Staff will provide guidance once an application has been submitted to the City.

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

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

PAYMENT OF FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit. Applicants will receive invoices electronically indicating the applicable fee(s). Note, there are fees at various stages of review depending on application type. Fees are paid online.

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

EXAMPLE VARIANCE SUBMITTAL

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

QUESTIONS: Questions regarding the Board of Adjustment process or LauderBuild, contact us by phone or email at: boardofadjustment@fortlauderdale.gov
Phone: 954-828-6520, Option 5

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

Application Type	(Select the application type from the list below and complete pages 1-4 of the application)	FEES
<input checked="" type="radio"/>	Requesting a Variance/Special Exception/Interpretation (Before)	\$2,332
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation (After)	\$2,968
<input type="radio"/>	Requesting Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (Before)	\$689
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (After)	\$901
<input type="radio"/>	Request for Continuance	\$954
<input type="radio"/>	Request for Rehearing	\$318
<input type="radio"/>	Rehearing Request before the board	\$1,219

Page 1: BOA - Applicant Information Sheet


INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). While the information requested in this application is the minimum required to proceed please be aware additional information may be required to fully address the variance(s) and/or special exception(s) requested. The application form must be filled out accurately and all applicable sections must be completed. Please print or type and answer all questions. Do Not leave any sections Blank. Indicate N/A if a question does not apply.

Case Number	PLN-BOA-23110001
Date of complete submittal	

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

Property Owner's Name	1700 N Andrews 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	488 NE 18 Street, Unit 1610, Miami, FL 33132
E-mail Address	jonathan@einhorncapitalgroup.com
Phone Number	(863) 623-5677
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

NOTE: If AGENT is to represent OWNER, notarized letter of consent is required

Applicant / Agent's Name	Janna P. Lhota, Esq.
Applicant / Agent's Signature	
Address, City, State, Zip	515 E Las Olas Blvd, Ste 1200, Fort Lauderdale, FL 33301
E-mail Address	janna.lhota@hklaw.com
Phone Number	(954)468-7841
Agent Authorization Form Submitted	<input checked="" type="checkbox"/>

Permit/code case related to variance(s)	Rezoning (Case Nos. UDP-Z-22014 and UDP-Z-22015) and Site Plan (DRC Case No. UDP-S23010)
Existing / New	Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/>
Project Address	Address: 1700 N Andrews Ave
Legal Description	PLACIDO PLACE RESUB 34-36 B LOT 12 LESS E 5, 13 & THAT PORTION OF LOTS 14, 25, 27 & 28 ALL LYING E OR R/W/L OF N ANDREWS AVE & LOTS 29 & 30
Tax ID Folio Numbers (For all parcels in development)	4942 34 20 0140
Variance/Special Exception Request (Provide a brief description of your request)	Variance from Sec. 47-25.3.A.3.d(i)-(iv) to: (a) to reduce the required 10' landscape strip adjacent to residentially zoned property from 306.5' to 80' for a total variance of 226.5'; (b) to allow parking within 2.9' of the property line contiguous to residential for a length of 165' of the 306.5' of property length adjacent to residential for a total variance of 9.1' for the length of 165'; (c) to allow a dumpster to be located 4' from property line where 12' required for a total variance of 8'; and (d) to reduce the total lineal foot requirement for a wall abutting the residential property line from the required 306.5' to 138' for a total variance of 168.5'. All variances depicted on plans Sheet X-9
Applicable ULDR Sections (Include all code sections)	Section 47-25.3.A.3.d(i), (ii), (iii), and (iv)(b).

Current Land Use Designation	Commercial / Medium Residential
Current Zoning Designation	CB / RM-15
Current Use of Property	vacant lot
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)		Required	Proposed
Front	W	5' (CB)	13.3'
Side	N	5' (CB)	22.7'
Side	E	15' (CB)	31.6'
Rear	S	5' (CB)	172.3'

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

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

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

CRITERIA: Applicant must demonstrate a unique hardship attributable to the land by proving by a preponderance of the evidence for all of the following criteria. Please answer the following criteria completely. While some criteria may seem duplicative the response should be tailored specifically to each. Per section 47-24.12. A.4,

a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and The Townhomes and Shoppes at White Lotus Manor are being developed and approved under a single Site Plan, due to, in part, to the split land use and zoning that is associated with the overall parcel, the small size of the development parcel, in particular the Commercial/Community Business zoned parcel and the shared infrastructure built into the overall Project, i.e., shared private drive. The Neighborhood Compatibility requirements are generally applied to new commercial being proposed adjacent to existing residential or residential property owned by another - not when it is part of the same site plan and overall development. These factors aside, the commercial parcel itself is unique given its size (0.43 acres) and more so due to its shape (triangular) which renders a portion of the property effectively undevelopable. These items all taken together demonstrate that there are special conditions or circumstances associated with the Property that effectively prevent the reasonable use of the Property.

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:

The variance is being requested in large part due to the size and shape of the Commercial/Community Business zoned portion of the Property. This fact was further compounded by the further dedication of right-of-way for Andrews Avenue was also required as part of the Site Plan approval that further narrowed the development parcel. The unique facts associated with the redevelopment of this Property, coupled with the size and shape noted above, is peculiar to the Property or affects a very small number of properties in the area.

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

The literal application of the provisions of Section 47-25.3.A.3.d (buffer yard requirements) given the facts and circumstances surrounding this common development and the unique features [size and shape] associated with the Commercial/Community Business zoned portion of the Property would deprive the Applicant of the ability to effectively develop this neighborhood commercial amenity on the property zoned Community Business.

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

This unique hardship is not self-created, but rather is the result of the unique size and shape of the commercially zoned parcel, the required right-of-way dedication, modifications requested by staff and coupled with the strict interpretation of the ULDR.

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.

The variances requested are the minimum variances required to allow development of the Property for the Project which was conceptually approved by the City Commission previously in connection with the rezoning of the Property. Approval of the variances will not be incompatible with the adjoining properties or the surrounding neighborhood. The Project has been designed in such a manner to incorporate urban design principles requested by staff, as well as shared infrastructure, as well as orienting the commercial (including any ingress/egress into the building) towards Andrews Avenue to ensure the internal compatibility of the overall Project. Regarding the larger neighborhood, the Applicant has worked closely with the South Middle River Civic Association presenting the Project both during the rezoning of the Property and again (while not required) prior to submission of the Site Plan application with positive feedback.

AFFIDAVIT: I, Janna P. Lhota 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 or 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.

Janna P. Lhota (Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 27 day of December, 2023

(SEAL)



Notary Public My Commission Expires:

Page 3: Checklist for submittal and completeness:

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

- Board of Adjustment Application Form** (the Board of Application form must be complete with the applicable information, signatures, and notarizations). *Complete and submit this entire application form with your submittal.
- Proof of Ownership** (warranty deed or tax record including corporation documents and Sunbiz verification name).
- Authorization Form** (Property owner(s) original notarized signature(s) is required (if applicable).
- Narrative** (include the applicable ULDR code sections, Date, specific request and criteria as described in the specifications for submittal by application. The narrative must be titled "Narrative" and indicate the author).
- Color Photographs** (Color photos of the entire property and all surrounding properties dated and labeled and identified as to orientation).
- Survey** (The survey of the property must be digitally signed and sealed, showing existing conditions; survey must be As Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of land(s) not included in the proposed project unless specifically requested by the city). *The date on the Survey should not exceed one (1) year.
- Site Plan** (A full set of plans must be submitted a survey may be substituted if the requested variance is clearly indicated) Cover sheet on plan set to state project name and table of contents.
- Elevations**
- Landscape Plans**
- Additional Plans**
- Mail Notification Documents**
 - **MAIL NOTICE: Mail notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing.**
 - **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
 - **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owner notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners' associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
 - **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The return address shall be listed on all envelopes as follows:
City of Fort Lauderdale- Zoning & Landscaping Division -BOA
700 N.W. 19th Avenue
Fort Lauderdale, Florida 33311

How to Order a Tax Map and Notice List.

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

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

OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS:

Submittals must be conducted through the [City's online citizen access portal LauderBuild](#). No hardcopy application submittals are accepted. Information and items listed on the above checklist are important submittal requirements that applicants must follow and submit online to be deemed complete. View all plan and document requirements at [LauderBuild Plan Room](#).

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

SUBMIT 14 COPY SETS

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

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

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



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

Detail by Entity Name

Florida Limited Liability Company
1700 N. ANDREWS, LLC

Filing Information

Document Number L22000161976
FEI/EIN Number NONE
Date Filed 04/18/2022
State FL
Status ACTIVE

Principal Address

225 BROADWAY, 36TH FLOOR
NEW YORK, NY 10007

Mailing Address

225 BROADWAY, 36TH FLOOR
NEW YORK, NY 10007

Registered Agent Name & Address

SHEVLIN & ATKINS, ATTORNEYS AT LAW
1111KANE CONCOURSE STE 619
BAY HARBOR ISLAND, FL 33154

Authorized Person(s) Detail

Name & Address

Title MGR

NUSSBAUM, MARK
225 BROADWAY, 36TH FLOOR
NEW YORK, NY 10007

Annual Reports

No Annual Reports Filed

Document Images

[04/18/2022 -- Florida Limited Liability.](#)

[View image in PDF format](#)

Prepared by:

Greenspoon Marder LLP
200 E. Broward Blvd. Suite 1800
Fort Lauderdale, FL 33301
954-491-1120

Return to:

Shevlin & Atkins
Attorneys at Law
Barry T. Shevlin| Attorney
1111 Kane Concourse, Suite 619
Bay Harbor Islands, Florida 33154
Telephone: (305) 868-0304

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 25 day of April, 2022 between GJ Management LLC, a Delaware Series A limited liability company and GJ Management LLC, a Delaware series limited liability company whose post office address is 9300 S. Dadeland Blvd #600 Miami, FL 33156, grantor, and 1700 N. Andrews, LLC, a Florida limited liability company, whose post office address is 488 NE 18 St. , Unit 1610, Miami, FL 33132, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

PARCEL 1 LOT 12, LESS THE EAST 5 FEET THEREOF, ALL OF LOT 13, THAT PORTION OF LOTS 14 AND 15 AND THE NORTH 25 FEET OF LOTS 27 AND 28 LYING EAST OF THE RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE, AND THE NORTH 25 FEET OF LOTS 29 AND 30, OF PLACIDO PLACE RESUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. PARCEL 2 LOTS 28 AND 29, LESS THE NORTH 25 FEET THEREOF, OF PLACIDO PLACE RESUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE RIGHT-OF-WAY FOR ANDREWS AVENUE (STATE ROAD S-811-A) PARCEL 3 LOT 30, LESS THE NORTH 25 FEET THEREOF, OF PLACIDO PLACE RESUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Parcel Identification Number: 4942-34-20-0140

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject, however, to: (i) taxes and assessments for the current year and subsequent years; and (ii) all applicable laws and zoning ordinances; (all of the foregoing matters collectively, the "Permitted Exceptions"); however, this reference shall not act to reimpose same.

To Have and to Hold, the same in fee simple forever.

22-0125M

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors, but against none other.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

GJ Management LLC, a Delaware Series A Limited Liability Company

By: [Signature]
Alfonso Garces, Manager

~~By: [Signature]
Luis Jaraba, Manager~~

[Signature]
Witness Name: Melissa Groisman
[Signature]
Witness Name: Beverly McGuinness

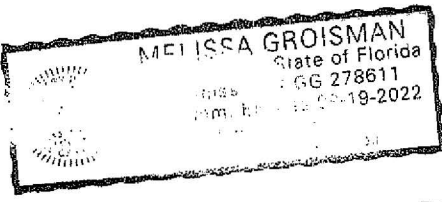
[Signature]
Witness Name: Melissa Groisman
[Signature]
Witness Name: Beverly McGuinness

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of April, 2022 by Alfonso Garces, Manager and Luis Jaraba, Manager of GJ Management LLC, a Delaware Series A Limited Liability Company, on behalf of the company, who are personally known to me or have produced passports as identification.

[Notary Seal]

[Signature]
Notary Public
Printed Name: Melissa Groisman
My Commission Expires: _____



Melissa Groisman
Witness Name: Melissa Groisman
Beverly McGuinness
Witness Name: Beverly McGuinness

Melissa Groisman
Witness Name: Melissa Groisman
Beverly McGuinness
Witness Name: Beverly McGuinness

GJ Management LLC, a Delaware ^{Series} Limited Liability Company

By: [Signature]
Alfonso Garcés, Manager

By: [Signature]
~~Luis Jaraba, Manager~~

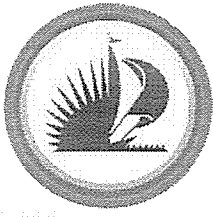
State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of April, 2022 by Alfonso Garcés, Manager and Luis Jaraba, Manager of GJ Management LLC, a Delaware ^{Series} Limited Liability Company, on behalf of the company, who are personally known to me or have produced passports as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: Melissa Groisman
My Commission Expires: _____



BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

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

AGENT AUTHORIZATION FORM

I, 1700 N Andrews LLC ("Owner") as the current title owner of the real
[Print First and Last Name of the title Owner]
 property located at 1700 N Andrews Ave ("Property"), do hereby authorize
[Print Property Address]
Janna P. Lhota, Esq. ("Authorized Agent") to act as my agent regarding the submittal
[Print First and Last Name of Agent]
 of a variance/special exception application to the City of Fort Lauderdale and appear at any and all
 scheduled hearings before the Board of Adjustment for the City of Fort Lauderdale, on the date, time and
 location specified on the Hearing Notice.

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

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

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



BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

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

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

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

WITNESSES:

[Signature]
Witness Signature
Alfonso Escobar 12/12/2023
Print Name and Date

[Signature]
Witness Signature
Emilio Galindo 12/12/2023
Print Name and Date

[Signature]
[Owner's Signature]
1700 N Andrews LLC Jonathan Einhorn
[Print Owner's Name]
12/12/23
[Date]

STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12 day of December, 2023, by Jonathan S Einhorn an individual.



FELIX ALEGRIA
Notary Public
State of Florida
Comm# HH167935
Expires 8/23/2025

[Signature]
(Signature of Notary Public- State of Florida)

Felix Alegria
(Print, Type, or Stamp Commissioned Name of Notary Public)



NOTICE AFFIDAVIT

STATE OF FLORIDA, BROWARD COUNTY
CITY OF FORT LAUDERDALE

PLN-BOA-2311001

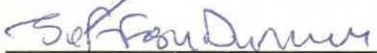
BEFORE ME THIS DAY PERSONALLY APPEARED CHRISTINA MATHEWS WHO BEING DULY SWORN, DEPOSES AND SAYS:

1. The attached property owners list is, to the best of my knowledge, a complete and accurate list of all property owners, mailing addresses and property control numbers as recorded in the latest official tax rolls obtained from the Property Appraisers Office for all property within 300 feet of Portion of Lots 12, 14, 15, 38 & 28 and Lot 13, 29, &30 of Placido Place Resub Plat as recorded in Plat Book 34 Page 36 of the Public Records of Broward County, Florida, City of Fort Lauderdale. 1700 N. Andrews Avenue
2. The attached property owners list includes, to the best of my knowledge, all affected property owners, municipalities, counties, homeowner associations, and property owner associations in accordance with the requirements of the UDLR and the City of Fort Lauderdale.


Signature

The foregoing instrument was acknowledged before me this 7th day of November, 2023.

Signature of Person Taking Acknowledgement


Notary Public



Notary's Seal



150 75 0 150 Feet

MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER

MARTY KIAR
BROWARD COUNTY

1700 N Andrews Ave





150 75 0 150 Feet

MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER

MARTY KIAR
BR 3 WAHD

1700 N Andrews Ave



A	B	C	D	E	F	G	H
J_NUMB	NAME	ADDRESS_L1	CITY	STATE	ZIP	ZIP4	LEGAL
234000031	SCHOEN,JEFFREYRODRIGUEZ,RUDY J	101 NE 17 CT #1-2	FORT LAUDERDALE	FL	33305		34-49-42S 135 OF E 190 OF W 750 OF N1/2OF N1/2 OF NE1/4
49423400051	1721 N ANDREWS AVE LLC	PO BOX 308	ROSLYN	NY	11576		34-49-42THAT PT OF N1/2 OF N1/2 OF NW1/4& N1/2 OF N1/2 OF NE1/4BOUNDED AS FOLL-ON N BY S FORKOF MIDDLE RIVER,ON S BY NE 17 CTAS NOW USED,ON E BY ST RDNO S-811-A,ON W BYNORTH ANDREWS AVE,LESS OR 3314PG 506
4 494234000350	CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301		34-49-42COMM AT A PT AT INTERSEC OF C/LOF NE 17 CT & 1/4 SEC LINE OF34-49-42,W 1.17 TO POB,N 25,E500,S 25,W 500 TO POB LESS THATPART IN NOW RELOCATED ANDREWSAVE
5 494234000360	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	34-49-42PORTION OF N ANDREWS AVE FROMN R/W/L OF NE 16 ST TO S FORKMIDDLE RIVER AS PER MISC MAP BK6-24
6 494234000380	CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301		34-49-42THAT POR OF SAID SEC 34-49-42 ASDESC IN OR 979/528, LESS SOUTHFORK OF MIDDLE RIVER
7 494234190320	POSITANO DESIGNS LLC	9801 COLLINS AVENUE	BAL HARBOUR	FL	33154		PLACIDO PLACE 11-43 BLOT 1 BLK 3
8 494234190330	BROCK,FLOYD EDSSEL H/EMASTERSON,BILLY JAMES	105 NE 16 CT	FORT LAUDERDALE	FL	33305	2908	PLACIDO PLACE 11-43 BLOT 2 BLK 3
9 494234190480	KUHLMANN,HANS WILLIAM	110 NE 16 PL	FORT LAUDERDALE	FL	33305		PLACIDO PLACE 11-43 BE 35 OF LOT 23 TOG WITH W 19 OFLOT 22, BLK 3
10 494234190481	AKHI,AKLIMA JAHAN H/ELITON,MIRZA	100 NE 16 PL	FORT LAUDERDALE	FL	33305	2914	PLACIDO PLACE 11-43 BLOT 24 TOG WITH W 15 OF LO 23,BLK 3
11 494234190510	CHRISTIE,THERMUTIS	11 NE 16 CT	FORT LAUDERDALE	FL	33305	2906	PLACIDO PLACE 11-43 BLOT 4,5 BLK 4
12 494234190511	SIMILIEN,AVICENEBLANC,CLODETTE	229 NW 10 ST	POMPANO BEACH	FL	33060	5628	PLACIDO PLACE 11-43 BLOT 6 BLK 4
13 494234190520	THOMAS,KENNETH JOSEPH	23 NE 16 CT	FORT LAUDERDALE	FL	33305		PLACIDO PLACE 11-43 BLOT 7 BLK 4
14 494234190530	27 NE 16TH COURT LLC	1229 SW 23 AVE	FORT LAUDERDALE	FL	33312		PLACIDO PLACE 11-43 BLOT 8 LESS RD R/W BLK 4
15 494234190540	MCKEE,ALBERT EDWARD &MCKEE,GEORGE	19023 HARBOR COVE LN	CORNELIUS	NC	28031	8098	PLACIDO PLACE 11-43 BLOT 9 LESS RD R/W BLK 4
16 494234190550	PROPERTY PREACHER LLC	7501 NW 13 CT	PLANTATION	FL	33313		PLACIDO PLACE 11-43 BLOT 10 LESS PT FOR RD R/W ASIN OR 2688/3,11 BLK 4
17 494234190560	FLYNN,JOSEPH X	1625 NE 1 AVE	FORT LAUDERDALE	FL	33305		PLACIDO PLACE 11-43 BLOTS 12,13 BLK 4
18 494234190570	KARPINSKY-SEMPER,DARLASEMPER,EARL WENDELL	5820 NE 27 AVE	FORT LAUDERDALE	FL	33308		PLACIDO PLACE 11-43 BLOT 14 TO 16 BLK 4
19 494234190571	34 NE 16 PLACE LLC	3310 LAKE RIDGE LN	WESTON	FL	33332		PLACIDO PLACE 11-43 BLOT 17 LESS RD R/W,18 LESS RDR/W BLK 4
20 494234190590	MORRIS,SCOTT	2541 NE 26 AVE	FORT LAUDERDALE	FL	33305		PLACIDO PLACE 11-43 BLOT 19 THRU 21 BLK 4 LESSPT DESC IN OR 2629/657 FOR ST RD
21 494234190591	FIFTEEN B'S LC% CARL G SANTANGELO	11301 NW 18 ST	PLANTATION	FL	33323	2225	PLACIDO PLACE 11-43 BLOT 22,23 BLK 4
22 494234190600	PANKRATZ,CHAD L	12 NE 16 PL #1	FORT LAUDERDALE	FL	33305		PLACIDO PLACE 11-43 BLOT 24 BLK 4
23 494234200140	1700 N ANDREWS LLC	488 NE 18 ST UNIT 1610	MIAMI	FL	33132		PLACIDO PLACE RESUB 34-36 BLOT 12 LESS E 5,13 & THAT PTOF LOTS 14,15,27 & 28 ALL LYINGE OF E R/W/L OF N ANDREWS AVE &LOTS 29 & 30
24 494234200170	NORTH ANDREWS UPTOWNVILLAGE LLC %MARTIN SILVER	41 INDIAN CREEK DR	MIAMI BEACH	FL	33154		PLACIDO PLACE RESUB 34-36 BLOT 16 LESS RD R/W,17 LESSRD R/W,18 THRU 25,26 LESS RDR/W,27 LESS N 25 & LESS RD R/W
25 494234200345	VIANNA11 ENTERPRISES LLC	2200 S OCEAN BLVD #906	DELRAY BEACH	FL	33483		PLACIDO PLACE RESUB 34-36 BLOT 31
26 494234200350	THOMAS,CHRISTINE R	53 NE 16 PL	FORT LAUDERDALE	FL	33305	2929	PLACIDO PLACE RESUB 34-36 BLOT 32,33 LESS E 50
27 494234200351	THOMAS,THOMAS F	8777 SE 70 TER	OCALA	FL	34472		PLACIDO PLACE RESUB 34-36 BLOT 33 E 50
28 494234200370	THOMAS,THOMAS F	59 NE 16 PL	FORT LAUDERDALE	FL	33305	2929	PLACIDO PLACE RESUB 34-36 BLOT 34 W 15
29 494234200380	PUBLIC LAND% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301		PLACIDO PLACE RESUB 34-36 BROAD RIGHT OF WAY DEDICATED PERPLAT LESS THAT PART W OF E R/W/LOF N ANDREWS AVE
30 494234310010	BALLARD,TROY D	4910 TANYA LEE CIRCLE APT 10106	DAVIE	FL	33328		34-49-42PT OF E 579.83 OF W 1329.83 OFN1/2 OF N1/2 OF NE1/4 LYING S OFS FORK OF MIDDLE RIVER AS DESCIN OR 7110/750AKA:LOT 2 UNREC DE DON TERRACE
31 494234310011	J-ZA ENTERPRISES LLC	7785 NW 128 AVE	PARKLAND	FL	33076		34-49-42PART OF NE1/4 DESC'D AS,COMM ATSW COR OF N1/2 OF N1/2 OF NE1/4,E ALG S/L SAID N1/2 FOR 850.00,N 155.00 TO POB,NWLY 100.98,NLY100.00,SELY 115.37 TO P/C,SELY35.00,S 10.51 TO POBAKA:LOT 3DE DON TERRACE
32 494234310013	PEREZ,JASON H/EBJORNESTAL,ANNA	1725 NE 2 AVE	FORT LAUDERDALE	FL	33305		34-49-42PT OF E 579.83 OF W 1329.83 OFN1/2 OF N1/2 OF NE1/4 LYING S OFS FORK OF MIDDLE RIVER AS DESCIN OR 3398/88 AKA LOT 1 UNRECDE DON TERRACE
33 494234310014	CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301		34-49-42PT OF E 579.83 OF W 1329.83 OFN1/2 OF N1/2 OF NE1/4 LYING S OFS FORK OF MIDDLE RIVER,AKA 25 FTSTRIP LYING S OF LOT 1 UNRECDE DON TERRACE
34 494234390010	WILLEFORD,KEVINSANTOS,CRISTOPHER	81 NE 17 CT	FORT LAUDERDALE	FL	33305	2917	MIDDLE RIVER TOWNHOUSES 108-37 BLOT 1
35 494234390020	SOMMERS,CHARLES H JRGRIFFIN,TUCKER	83 NE 17 CT	FORT LAUDERDALE	FL	33305	2917	MIDDLE RIVER TOWNHOUSES 108-37 BLOT 2
36 494234390030	BURNS,TIMOTHY DTIMOTHY D BURNS REV TR	85 NE 17 CT	FORT LAUDERDALE	FL	33305		MIDDLE RIVER TOWNHOUSES 108-37 BLOT 3
37 494234390040	HENSON,RICHARD L	87 NE 17 CT	FORT LAUDERDALE	FL	33305		MIDDLE RIVER TOWNHOUSES 108-37 BLOT 4
38 494234390050	AKHTAR,SHAMAN	89 NE 17 CT	FORT LAUDERDALE	FL	33305		MIDDLE RIVER TOWNHOUSES 108-37 BLOT 5
39 494234390060	PRIOLA,MARIO	91 NE 17 CT	FORT LAUDERDALE	FL	33305	2917	MIDDLE RIVER TOWNHOUSES 108-37 BLOT 6
40 494234390070	SILVERMAN,FRED	93 NE 17 CT	FORT LAUDERDALE	FL	33305		MIDDLE RIVER TOWNHOUSES 108-37 BLOT 7

	A	B	C	D	E	F	G	H
41	494234390080	GUNN,DAVID A & CHARLENE S	95 NE 17 CT	FORT LAUDERDALE	FL	33305	2917	MIDDLE RIVER TOWNHOUSES 108-37 BLOT 8
42	494234390090	BARRETT,DANIEL F	97 NE 17 COURT	FORT LAUDERDALE	FL	33305		MIDDLE RIVER TOWNHOUSES 108-37 BLOT 9
43	494234390100	MAGNETIAN,EVANES	99 NE 17 CT #99	FORT LAUDERDALE	FL	33305		MIDDLE RIVER TOWNHOUSES 108-37 BLOT 10
44	494234390110	MIDDLE RIVER TOWNHOUSESASSOCIATION INC	95 NE 17 CT	FORT LAUDERDALE	FL	33305	2917	MIDDLE RIVER TOWNHOUSES 108-37 BPARCEL A
45	494234390120	PUBLIC LAND% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301		MIDDLE RIVER TOWNHOUSES108-37 BROAD RIGHT OF WAY DEDICATED PERPLAT
46	494234450011	LANCIO,JACQUELINE	201 NE 16 PL UNIT 101	FORT LAUDERDALE	FL	33305		PLACIDO PLACE RESUB 34-36 BPOR LOTS 7,8,9,34,35,36 DESC AS:COMM SE COR OF W 15 OF LOT 34,N 131.24 TO POB;N 31,E 115.85S 31,W 115.85 TO POBAKA:BLDG SITE 1 UNIT 101SPANISH SPRING TOWNHOMES
47	494234450012	AZZOLI,GLENCOSGROVE,BRENT J	201 NE 16 PL #102	FORT LAUDERDALE	FL	33305	2936	PLACIDO PLACE RESUB 34-36 BPORS LOTS 34,35,36 DESC AS:COMMSE COR OF W 15 OF LOT 34,N110.57 TO POB;N 20.67,E 115.85S 20.67,W 115.85 TO POBAKA:BLDG SITE 1 UNIT 102SPANISH SPRING TOWNHOMES
48	494234450013	CAMPBELL,KEVINLOVE,THOMAS	201 NE 16 PL #103	FORT LAUDERDALE	FL	33305		PLACIDO PLACE RESUB 34-36 BPORS LOTS 34,35,36 DESC AS:COMMSE COR OF W 15 OF LOT 34,N 90.57TO POB;N 20,E 120.85,S 20,W 120.85 TO POBAKA:BLDG SITE 1 UNIT 103SPANISH SPRING TOWNHOMES
49	494234450014	TZAVELIS,KATELYNGERBER,ALEXANDER	201 NE 16 PL #104	FORT LAUDERDALE	FL	33305		PLACIDO PLACE RESUB 34-36 BPORS LOTS 34,35,36 DESC AS:COMMSE COR OF W 15 OF LOT 34,N 70.57TO POB N 20,E 120.85,S 20,W 120.85 TO POBAKA:BLDG SITE 1 UNIT 104SPANISH SPRING TOWNHOMES
50	494234450015	HALL,JEFFREY TMCKINLEY,JEFFREY T	201 NE 16 PL #105	FORT LAUDERDALE	FL	33305		PLACIDO PLACE RESUB 34-36 BPORS LOTS 34,35,36 DESC AS:COMMSE COR OF W 15 OF LOT 34,N 49.9TO POB;N 20.67,E 115.85,S 20.67W 115.85 TO POBAKA:BLDG SITE 1 UNIT 105SPANISH SPRING TOWNHOMES
51	494234450016	GAIR,STEPHEN B	201 NE 16 PL APT 106	FORT LAUDERDALE	FL	33305	2936	PLACIDO PLACE RESUB 34-36 BPORS LOTS 34,35,36 DESC AS:COMMSE COR OF W 15 OF LOT 34,N 18.9TO POB;N 31,E 115.85,S 31,W 115.85 TO POBAKA:BLDG SITE 1 UNIT 106SPANISH SPRING TOWNHOMES
52	494234450021	FREAD,AMY MOTTERMAN,ILEEN ETAL	241 NE 16 PL APT 201	FORT LAUDERDALE	FL	33305	2932	PLACIDO PLACE RESUB 34-36 BPOR LOT 36 DESC AS: COMM SE COROF W 15 OF LOT 34,E 120.89 TOPOB;E 30.19,N 119,W 27.79,S 119.02 TO POBAKA:BLDG 2 UNIT 201SPANISH SPRING TOWNHOMES
53	494234450081	SUMMARELL,SCOTT	200 NE 17 CT #801	FORT LAUDERDALE	FL	33305		PLACIDO PLACE RESUB 34-36 BPOR LOT 7 DESC AS:COMM NE COROF W 15 OF LOT 9,E 130.26 TOPOB;E 31,S 105.2,W 31,N 105.2TO POBAKA:BLDG SITE 8 UNIT 801SPANISH SPRING TOWNHOMES
54	494234450082	SINGER,LESLIE SCOTT	200 NE 17 CT # 802	FORT LAUDERDALE	FL	33305		PLACIDO PLACE RESUB 34-36 BCOMM NE COR OF W 15 OF LOT 9,ELY109.59 TO POB,CONT ELY 20.67,SLY105.20,WLY 20.67,NLY 105.20 TOPOBAKA:BLDG SITE 8,UNIT 802SPANISH SPRING TOWNHOMES
55	494234450083	PLATT,ROBERT L	200 NE 17 CT #803	FORT LAUDERDALE	FL	33305		PLACIDO PLACE RESUB 34-36 BPOR LOT 8 DESC AS:COMM NE COROF W 15 OF LOT 9,E 89.59 TO POBE 20,S 110.2,W 20,N 110.2 TO POBAKA:BLDG SITE 8 UNIT 803SPANISH SPRING TOWNHOMES
56	494234450084	HUENKE,JESSICA H/EHUENKE,CHRISTIAN	200 NE 17 CT APT 804	FORT LAUDERDALE	FL	33305	2900	PLACIDO PLACE RESUB 34-36 BPOR LOT 8 DESC AS:COMM NE COROF W 15 OF LOT 9,E 69.59 TO POBE 20,S 110.2,W 20,N 110.2 TO POBAKA:BLDG SITE 8 UNIT 804SPANISH SPRING TOWNHOMES
57	494234450085	DEACY,JOSHUA	1721 NE 63 CT	FORT LAUDERDALE	FL	33334		PLACIDO PLACE RESUB 34-36 BCOMM NE COR OF W 15 OF LOT 9,E 48.92 TO POB;E 20.67,S 105.2W 20.67,N 105.2 TO POBAKA:BLDG SITE 8 UNIT 805SPANISH SPRINGS TOWNHOMES
58	494234450086	PERRY,RICHARD F	200 NE 17 CT #806	FORT LAUDERDALE	FL	33305		PLACIDO PLACE RESUB 34-36 BPOR LOT 9 DESC AS:COMM NE COROF W 15 OF LOT 9,E 17.92 TO POBE 31,S 105.2,W 31,N 105.2 TOPOBAKA:BLDG SITE 8 UNIT 806SPANISH SPRING TOWNHOMES
59	494234450090	SPANISH SPRINGS TOWNHOMES INC% MG PROPERTY MANAGEMENT	3049 N FEDERAL HWY	FORT LAUDERDALE	FL	33306		PLACIDO PLACE RESUB 34-36 BLOT 9 W 15,LOT 10,LOT 11,LOT12 E 5,LESS UNITS 901 THRU 906OF SPANISH SPRINGS TOWNHOMES
60	494234450091	D'ERRICO,HERBERT J &DENSMORE,WILLIAM E	180 NE 17 CT #901	FORT LAUDERDALE	FL	33305	2934	PLACIDO PLACE RESUB 34-36 BPOR LOTS 9 & 10 DESC AS COMM NWCOR OF LOT 10,E 57.46 TO POB,CONT E 22.54,S 105,W 22.54,N 105TO POBAKA:UNIT 901SPANISH SPRINGS TOWNHOMES
61	494234450092	RIOS CRUZ,DAVID A H/EHOUSTON,ALI R	180 NE 17 COURT #902	FORT LAUDERDALE	FL	33305		PLACIDO PLACE RESUB 34-36 BPOR LOT 10 DESC AS COMM NW CORLOT 10,E 36.79 TO POB,CONT E20.67,S 105,W 20.67,N 105 TO POBAKA:UNIT 902SPANISH SPRINGS TOWNHOMES
62	494234450093	MACNEIL,BRIAN	180 NE 17 CT #903	FORT LAUDERDALE	FL	33305		PLACIDO PLACE RESUB 34-36 BPT LOT 10 DESC'D AS,COMM AT NWCOR OF LOT 10,ELY 16.79,SLY 50TO POB,CONT SLY 95 TO PT ON S/LOF LOT 10,ELY 20,NLY 95,WLY 20TO POBAKA:UNIT 903SPANISH SPRINGS TOWNHOMES
63	494234450094	GANNON,JULIA ROSECERRO,LUCIANA CAROLINA	180 NE 17 CT #904	FORT LAUDERDALE	FL	33305		PLACIDO PLACE RESUB 34-36 BPOR LOTS 10 & 11 DESC AS COMMNW COR OF LOT 11,E 61.79,S 50 TOPOB,CONT S 95,E 20,N 95,W 20 TOPOBAKA:UNIT 904SPANISH SPRINGS TOWNHOMES

	A	B	C	D	E	F	G	H
64	494234450095	BUEGE,KRISTINE S	180 NE 17 CT UNIT 905	FORT LAUDERDALE	FL	33305		PLACIDO PLACE RESUB 34-36 BPOR LOT 11 DESC AS COMM NW CORLOT 11,E 41.12 TO POB,CONT E20.67,S 105,W 20.67,N 105 TO POBAKA:UNIT 905SPANISH SPRINGS TOWNHOMES
65	494234450096	TENIM REALTY MANAGEMENT LLC	PO BOX #50485	LIGHTHOUSE POINT	FL	33074	2592	PLACIDO PLACE RESUB 34-36 BPOR LOT 11 DESC AS COMM NW CORLOT 11,E 10.12,S 50 TO POB,CONTS 95,E 31,N 95,W 31 TO POBAKA:UNIT 906SPANISH SPRINGS TOWNHOMES
66	494234450150	SPANISH SPRING TOWNHOMES INC% EAGLE PROPERTY MANAGEMENT INC NORTH ANDREWS UPTOWN VILLAGELLC %MARTIN	3049 N FEDERAL HWY	FORT LAUDERDALE	FL	33306	1403	PLACIDO PLACE RESUB 34-36 BLOTS 1 THRU 8 & LOTS 9 & 34 LESSW 15 THEREOF & LOTS 35 THRU 42LESS BLDGS 1 THRU 8AKA:SPANISH SPRING TOWNHOMES
67	494234490010	SILVER	41 INDIAN CREEK DR	MIAMI BEACH	FL	33154		ANDREWS AVE/NE 17 COURT PLAT176-46 BPARCEL A
68	494234AJ0010	BAIG,MIRZA	10343 WELLEBY ISLES BLVD	SUNRISE	FL	33351	8292	DRAKE TOWER CONDOUNIT 1DPER CDO BK/PG: 7955/495
69	494234AJ0020	JACKSON,JACQUELINE ANNE	1800 N ANDREWS AVE #1E	FORT LAUDERDALE	FL	33311	3902	DRAKE TOWER CONDOUNIT 1EPER CDO BK/PG: 7955/495
70	494234AJ0030	CAZIER,STEVEN SCOTT	1800 N ANDREWS AVE APT 1F	FORT LAUDERDALE	FL	33311	3901	DRAKE TOWER CONDOUNIT 1FPER CDO BK/PG: 7955/495
71	494234AJ0040	SAIZ,DARIEL	1800 N ANDREWS AVE #1G	FORT LAUDERDALE	FL	33311	3901	DRAKE TOWER CONDOUNIT 1GPER CDO BK/PG: 7955/495
72	494234AJ0050	MOQUETTE,SAULA	1800 N ANDREWS AVE #1H	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 1HPER CDO BK/PG: 7955/495
73	494234AJ0060	LEHMANN,DEREK WILBUR	1800 N ANDREWS AVE UNIT 1-I	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 1IPER CDO BK/PG: 7955/495
74	494234AJ0061	MOHORN,BARBARA J	1800 N ANDREWS AVE #1-K	FORT LAUDERDALE	FL	33311	3901	DRAKE TOWER CONDOUNIT 1KPER CDO BK/PG: 7955/495
75	494234AJ0070	CRAM,DAVID GUY JRSMITH,ROBERT	1800 N ANDREWS AVE APT 1L	FORT LAUDERDALE	FL	33311	3901	DRAKE TOWER CONDOUNIT 1LPER CDO BK/PG: 7955/495
76	494234AJ0080	BROWN,STEPHEN HHENNIG,TREVOR	273 MUTUAL ST	*TORONTO ON	CA	M4Y 1	X6	DRAKE TOWER CONDOUNIT 2APER CDO BK/PG: 7955/495
77	494234AJ0090	HUNTER,JOHN	1800 N ANDREWS AVE #2B	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 2BPER CDO BK/PG: 7955/495
78	494234AJ0100	SMITH,RICHARD LOFTON	1800 N ANDREWS AVE #2D	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 2DPER CDO BK/PG: 7955/495
79	494234AJ0110	JANUSZEWSKI,GERALD W	1800 N ANDREWS AVE #2E	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 2EPER CDO BK/PG: 7955/495
80	494234AJ0120	WEBLEY,JOANNA	1800 N ANDREWS AVE #2F	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 2FPER CDO BK/PG: 7955/495
81	494234AJ0130	MIRANDA,JORGE H/EFITZPATRICK,DONALD	1800 N ANDREWS AVE #2G	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 2GPER CDO BK/PG: 7955/495
82	494234AJ0140	SILVA,PAUL J	1800 N ANDREWS AVE #2H	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 2HPER CDO BK/PG: 7955/495
83	494234AJ0150	RAMOS,FRANCO L	1800 N ANDREWS AVE #2I	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 2IPER CDO BK/PG: 7955/495
84	494234AJ0160	BASTOS,FATIMA ALACHMAN,DAVID E	3363 ISLEWOOD AVE	WESTON	FL	33332		DRAKE TOWER CONDOUNIT 2JPER CDO BK/PG: 7955/495
85	494234AJ0170	GRAY,MATTHEW J H/ESHIRE,CARLOS FITZGERALD	1800 N ANDREWS AVE #2K	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 2KPER CDO BK/PG: 7955/495
86	494234AJ0180	JOHN V FORCIER LIV TRFORCIER,JOHN V TRSTEE	87 SAWYER AVE # 1	DORCHESTER	MA	02125	2012	DRAKE TOWER CONDOUNIT 2LPER CDO BK/PG: 7955/495
87	494234AJ0190	CERRETA,RONALD A	1800 N ANDREWS AVE # 3A	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 3APER CDO BK/PG: 7955/495
88	494234AJ0200	EL SHERIF,EHAB HUSSEIN	1800 N ANDREWS AVE #3B	FORT LAUDERDALE	FL	33311	3902	DRAKE TOWER CONDOUNIT 3BPER CDO BK/PG: 7955/495
89	494234AJ0210	SWANSON,JAMES MJAMES M SWANSON REV TR	1800 N ANDREWS AVE UNIT 3C	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 3CPER CDO BK/PG: 7955/495
90	494234AJ0220	CHENEY,JEROME E	431 LOVELL ST	ELGIN	IL	60120		DRAKE TOWER CONDOUNIT 3DPER CDO BK/PG: 7955/495
91	494234AJ0230	RATZEL,FRANCOIS	1800 N ANDREWS AVE #3E	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 3EPER CDO BK/PG: 7955/495
92	494234AJ0240	ANDERSON,JON KIM OLIVADOTI MARTIN REV LIV TROLIVADOTI	1800 N ANDREWS AVE #3F	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 3FPER CDO BK/PG: 7955/495
93	494234AJ0250	MARTIN,KIM TRSTEE	849 W CHERYL AVE	HURST	TX	76053		DRAKE TOWER CONDOUNIT 3GPER CDO BK/PG: 7955/495
94	494234AJ0260	GOMEZ,PEDRO M.	1800 N ANDREWS AVE #3H	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 3HPER CDO BK/PG: 7955/495
95	494234AJ0270	EAOV HOLDINGS LLC	70 WASHINGTON ST #8P	BROOKLYN	NY	11201	1478	DRAKE TOWER CONDOUNIT 3IPER CDO BK/PG: 7955/495
96	494234AJ0280	GRM&F LLC	7951 RIVIERA BLVD STE 101	MIRAMAR	FL	33023		DRAKE TOWER CONDOUNIT 3KPER CDO BK/PG: 7955/495
97	494234AJ0290	DONER,MICHAEL PNOEL,SHANE M	1800 N ANDREWS AVE #3K	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 3KPER CDO BK/PG: 7955/495
98	494234AJ0300	MCGLYNN,DANIEL	2801 NE 37 ST	FORT LAUDERDALE	FL	33308		DRAKE TOWER CONDOUNIT 3LPER CDO BK/PG: 7955/495
99	494234AJ0310	GUSTAFSON,CHRISTOPHER H/EPALANCARES,SERGIO	1800 N ANDREWS AVE APT 4A	FORT LAUDERDALE	FL	33311	3902	DRAKE TOWER CONDOUNIT 4APER CDO BK/PG: 7955/495
100	494234AJ0320	PETRONE,JAMES J	1800 N ANDREWS AVE APT 4B	FORT LAUDERDALE	FL	33311	3902	DRAKE TOWER CONDOUNIT 4BPER CDO BK/PG: 7955/495
101	494234AJ0330	CARNAGO,WILLIAM	1800 N ANDREWS AVE #4D	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 4DPER CDO BK/PG: 7955/495
102	494234AJ0340	RASHBAUM,BERNARD J	1800 N ANDREWS AVE #4E	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 4EPER CDO BK/PG: 7955/495
103	494234AJ0350	WINTERS,KEVIN P	1800 N ANDREWS AVE #4F	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 4FPER CDO BK/PG: 7955/495
104	494234AJ0360	PIROLA,DAVID JOHNMICHAELS,SCOTT	1800 N ANDREWS AVE #4G	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 4GPER CDO BK/PG: 7955/495
105	494234AJ0370	SPARKMAN,STANLEY KEITHSEBIE,DENIS	15300 PALM DR #191	DESERT HOT SPRINGS	CA	92240		DRAKE TOWER CONDOUNIT 4HPER CDO BK/PG: 7955/495
106	494234AJ0380	PALUMBO,JOSEPHBLAKE,GARY W	1800 N ANDREWS AVE #4-I	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 4IPER CDO BK/PG: 7955/495
107	494234AJ0390	PERRY,THOMAS J	1800 N ANDREWS AVE #4J	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 4JPER CDO BK/PG: 7955/495
108	494234AJ0400	BREEZE,STEVEN JNOONAN,DAVID B	1800 N ANDREWS AVE #4K	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 4KPER CDO BK/PG: 7955/495
109	494234AJ0410	FRIEDMAN,ANDREW J	1800 N ANDREWS AVE #4L	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 4LPER CDO BK/PG: 7955/495
110	494234AJ0420	PEART,MICHAEL A	1201 E WEST HWY #413	SILVER SPRING	MD	20910		DRAKE TOWER CONDOUNIT 5APER CDO BK/PG: 7955/495
111	494234AJ0430	LOVELL,DANIEL WHITE,MICHAEL JOHN J SARAPUCHIELLO TRSARAPUCHIELLO,JOHN J TRSTEE	1202 PALMER CT	PORT HURON	MI	48060		DRAKE TOWER CONDOUNIT 5BPER CDO BK/PG: 7955/495
112	494234AJ0440	POWELL,WILLIAM ALLENWILLIAM ALLEN POWELL	3111 BEL AIR DR 9B	LAS VEGAS	NV	89109		DRAKE TOWER CONDOUNIT 5DPER CDO BK/PG: 7955/495
113	494234AJ0450	REV TR	1800 N ANDREWS AVE #5E	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 5EPER CDO BK/PG: 7955/495
114	494234AJ0460	GOUSIE,JOSEPH RBEARD,JAMES F	1800 N ANDREWS AVE UNIT 5-F	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 5FPER CDO BK/PG: 7955/495
115	494234AJ0470	CARLETON,RUTH E	1800 N ANDREWS AVE UNIT 5-G	FORT LAUDERDALE	FL	33311	3903	DRAKE TOWER CONDOUNIT 5GPER CDO BK/PG: 7955/495

	A	B	C	D	E	F	G	H
116	494234AJ0480	HUSING,BENEDIKT	313 NE 2 ST APT 502	FORT LAUDERDALE	FL	33301	1109	DRAKE TOWER CONDOUNIT 5HPER CDO BK/PG: 7955/495
117	494234AJ0490	STOUT,JEFFREY	1800 N ANDREWS AVE #5I	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 5IPER CDO BK/PG: 7955/495
118	494234AJ0500	MONTEMARANO,VINCE JAMES	1800 N ANDREWS AVE #5J	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 5JPER CDO BK/PG: 7955/495
119	494234AJ0510	LUTHY,PETERALFRED & HEDY LUTHY REV LIV TR	1800 N ANDREWS AVE #5K	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 5KPER CDO BK/PG: 7955/495
120	494234AJ0520	BROWN,JOSEPH G H/EBECK,GLEN R	1800 N ANDREWS AVE #5L	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 5LPER CDO BK/PG: 7955/495
121	494234AJ0530	WILLIAMS,KENYACORVALAN-WILLIAMS,MIGUEL	1800 N ANDREWS AVE #6A	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 6APER CDO BK/PG: 7955/495
122	494234AJ0540	PIPES,JOE DAVID	1800 N ANDREWS AVE #6B	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 6BPER CDO BK/PG: 7955/495
123	494234AJ0550	TRITTO,PERRYMITCHELL,RAYMOND R	1800 N ANDREWS AVE UNIT 6-D	FORT LAUDERDALE	FL	33311	3903	DRAKE TOWER CONDOUNIT 6DPER CDO BK/PG: 7955/495
124	494234AJ0560	MORRIS,THOMAS	1800 N ANDREWS AVE #6E	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 6EPER CDO BK/PG: 7955/495
125	494234AJ0570	CRESPO-CARBONE,STEVEN	1800 N ANDREWS AVE #6F	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 6FPER CDO BK/PG: 7955/495
126	494234AJ0580	LEWIS,ROMAN A JR	1800 N ANDREWS AVE #6G	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 6GPER CDO BK/PG: 7955/495
127	494234AJ0590	HOARD,MITCHELL SCOT	1800 N ANDREWS AVE #6H	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 6HPER CDO BK/PG: 7955/495
128	494234AJ0600	PROUSE,MARK	1800 N ANDREWS AVE #6I	FORT LAUDERDALE	FL	33311	3908	DRAKE TOWER CONDOUNIT 6IPER CDO BK/PG: 7955/495
129	494234AJ0610	PIKE,KENNETH E	1800 N ANDREWS AVE #6J	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 6JPER CDO BK/PG: 7955/495
130	494234AJ0620	BRUNOW,GLENN	1800 N ANDREWS AVE #6K	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 6KPER CDO BK/PG: 7955/495
131	494234AJ0630	MURLIN,CHRISTOPHER LEE	1800 N ANDREWS AVE #6L	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 6LPER CDO BK/PG: 7955/495
132	494234AJ0640	WEISBURD,BRUCE	1800 N ANDREWS AVE #7A	FORT LAUDERDALE	FL	33311	3930	DRAKE TOWER CONDOUNIT 7APER CDO BK/PG: 7955/495
133	494234AJ0650	FUCHS,JACALYN M	1800 N ANDREWS AVE #7B	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 7BPER CDO BK/PG: 7955/495
134	494234AJ0660	FISCHER,DONALD J	1800 N ANDREWS AVE #7D	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 7DPER CDO BK/PG: 7955/495
135	494234AJ0670	DONAHO,ERNESTINE M & GARY B	1800 N ANDREWS AVE UNIT 7E	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 7EPER CDO BK/PG: 7955/495
136	494234AJ0680	MARCUS,ARTHUR J	1800 N ANDREWS AVE APT 7F	FORT LAUDERDALE	FL	33311	3903	DRAKE TOWER CONDOUNIT 7FPER CDO BK/PG: 7955/495
137	494234AJ0690	PAGANO,NICHOLASSUAREZ,LUIS	622 WASHINGTON ST APT GB	NEW YORK	NY	10014	3903	DRAKE TOWER CONDOUNIT 7GPER CDO BK/PG: 7955/495
138	494234AJ0700	MUGFORD,KEVIN WBERGES,ARNALDO A	86 FAIRWAY DR	ATTEBORO	MA	02703		DRAKE TOWER CONDOUNIT 7HPER CDO BK/PG: 7955/495
139	494234AJ0710	REYES,WINSTON DAVID	1800 N ANDREWS AVE APT 7I	FORT LAUDERDALE	FL	33311	3903	DRAKE TOWER CONDOUNIT 7IPER CDO BK/PG: 7955/495
140	494234AJ0720	HOPKINS,CRAIG R	1800 N ANDREWS AVE # 7J	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 7JPER CDO BK/PG: 7955/495
141	494234AJ0730	RODRIGUEZ,DAVID ROBERT	1800 N ANDREWS AVE #7K	FORT LAUDERDALE	FL	33311	3903	DRAKE TOWER CONDOUNIT 7KPER CDO BK/PG: 7955/495
142	494234AJ0740	KOKET,JEFFREY	1800 N ANDREWS AVE #7L	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 7LPER CDO BK/PG: 7955/495
143	494234AJ0750	AVILES,WILSONWILSON AVILES REV TR	1800 N ANDREWS AVE #8A	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 8APER CDO BK/PG: 7955/495
144	494234AJ0760	IVERSEN,ION CHRISTIAN	1800 N ANDREWS AVE #8B	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 8BPER CDO BK/PG: 7955/495
145	494234AJ0770	MCCLAFFERTY,TERENCE	33 SHOREHAM TURN	*MINDARIE WA	AU			DRAKE TOWER CONDOUNIT 8CPER CDO BK/PG: 7955/495
146	494234AJ0780	KEIN,GUSTAVE G	1800 N ANDREWS AVE APT 8D	FORT LAUDERDALE	FL	33311	3904	DRAKE TOWER CONDOUNIT 8DPER CDO BK/PG: 7955/495
147	494234AJ0790	BARRETT,DONALD R	8600 TROLLEY TRL	MCKINNEY	TX	75070		DRAKE TOWER CONDOUNIT 8EPER CDO BK/PG: 7955/495
148	494234AJ0800	VADENAI,GARY	1800 N ANDREWS AVE #8F	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 8FPER CDO BK/PG: 7955/495
149	494234AJ0810	KOSSMAN,WAYNE	1800 N ANDREWS AVE #8G	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 8GPER CDO BK/PG: 7955/495
150	494234AJ0820	DODRILL,CHRISTOPHER F	115-15 121 ST	SOUTH OZONE PARK	NY	11420		DRAKE TOWER CONDOUNIT 8HPER CDO BK/PG: 7955/495
151	494234AJ0830	FREEMAN-RUSSELL,GERALDINE A	1800 N ANDREWS AVE APT 8I	FORT LAUDERDALE	FL	33311	3904	DRAKE TOWER CONDOUNIT 8IPER CDO BK/PG: 7955/495
152	494234AJ0840	ABRAMS,STUART	6370 ROYAL MANOR CIR	DELRAY BEACH	FL	33484	2405	DRAKE TOWER CONDOUNIT 8JPER CDO BK/PG: 7955/495
153	494234AJ0850	BENITEZ,PETER	1800 N ANDREWS AVE #8K	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 8KPER CDO BK/PG: 7955/495
154	494234AJ0860	COLONNA,DONNADELLA-TORRI,ANNMARIE	3 CEDAR LANE	HAMPTON BAYS	NY	11946		DRAKE TOWER CONDOUNIT 8LPER CDO BK/PG: 7955/495
155	494234AJ0870	VAN LINDT,JOHN	4784 BOSTON POST RD	PELHAM	NY	10803		DRAKE TOWER CONDOUNIT 9APER CDO BK/PG: 7955/495
156	494234AJ0880	BIRNBAUM,NANCY	1800 N ANDREWS AVE #9B	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 9BPER CDO BK/PG: 7955/495
157	494234AJ0890	ALLARD,ALBERT G	1800 N ANDREWS AVE #9D	FORT LAUDERDALE	FL	33311	3904	DRAKE TOWER CONDOUNIT 9DPER CDO BK/PG: 7955/495
158	494234AJ0900	BAUMANN,GERALD	1800 N ANDREWS AVE APT 9E	FORT LAUDERDALE	FL	33311	3904	DRAKE TOWER CONDOUNIT 9EPER CDO BK/PG: 7955/495
159	494234AJ0910	JURGES,JEFFREY	1800 N ANDREWS AVE #9F	FORT LAUDERDALE	FL	33311	3904	DRAKE TOWER CONDOUNIT 9FPER CDO BK/PG: 7955/495
160	494234AJ0920	KLEIN,DANIEL JABREU,ANTHONY	1800 N ANDREWS AVE #9G	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 9GPER CDO BK/PG: 7955/495
161	494234AJ0930	BAUMANN,GERALD	1800 N ANDREWS AVE #9E	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 9HPER CDO BK/PG: 7955/495
162	494234AJ0940	TUSA,JOHN FRANCIS III	1800 N ANDREWS AVE #9-I	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 9IPER CDO BK/PG: 7955/495
163	494234AJ0950	CAMACHO,PATRICIO	1800 N ANDREWS AVE # 9J	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 9JPER CDO BK/PG: 7955/495
164	494234AJ0960	DE CASTRO VIEIRA,DJANIRA	1800 N ANDREWS AVE #9K	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 9KPER CDO BK/PG: 7955/495
165	494234AJ0970	HANRAHAN,MICHAEL J H/EVILLANUEVA,CONRAD D	1800 N ANDREWS AVE #9L	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 9LPER CDO BK/PG: 7955/495
166	494234AJ0980	DELAURO,STEVEN	327 WEST 30 ST #7D	NEW YORK	NY	10001	0051	DRAKE TOWER CONDOUNIT 10APER CDO BK/PG: 7955/495
167	494234AJ0990	US FREEDOM PROPERTIES LLC	2146 ROSWELL RD #108-1104	MARIETTA	GA	30062	0807	DRAKE TOWER CONDOUNIT 10BPER CDO BK/PG: 7955/495
168	494234AJ1000	LYNCH,NED MNED M LYNCH TR	1800 N ANDREWS AVE #10D	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 10DPER CDO BK/PG: 7955/495
169	494234AJ1010	OLSEN,RICHARD E	1800 N ANDREWS AVE APT 10E	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 10EPER CDO BK/PG: 7955/495
170	494234AJ1020	ETLING,TERRY DOUGLASSCHWAMBERGER,MARK P	2245 RIVERSIDE DR #406	COLUMBUS	OH	43221	3684	DRAKE TOWER CONDOUNIT 10FPER CDO BK/PG: 7955/495
171	494234AJ1030	RICHARD J GEHRING REV TRSTEPHEN J VATTIMO REV TR	134 LINWOOD AVE	BUFFALO	NY	14209		DRAKE TOWER CONDOUNIT 10GPER CDO BK/PG: 7955/495
172	494234AJ1040	MAINA,LINDA J	1800 N ANDREWS AVE APT 10H	FORT LAUDERDALE	FL	33311	3905	DRAKE TOWER CONDOUNIT 10HPER CDO BK/PG: 7955/495
173	494234AJ1050	CLEMENTS,BRENT A	1800 N ANDREWS AVE UNIT 10-I	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 10IPER CDO BK/PG: 7955/495
174	494234AJ1060	BAILEY,DAVID	PO BOX 5127	BURLINGTON	VT	05402		DRAKE TOWER CONDOUNIT 10JPER CDO BK/PG: 7955/495
175	494234AJ1070	NATHANSON,FRED HFRED H NATHANSON REV TR	1800 N ANDREWS AVE #10-K	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 10KPER CDO BK/PG: 7955/495
176	494234AJ1080	SUICHUN WEN	2000 S OCEAN DR #1705	FORT LAUDERDALE	FL	33316		DRAKE TOWER CONDOUNIT 10LPER CDO BK/PG: 7955/495

	A	B	C	D	E	F	G	H
177	494234AJ1090	KEEGAN,MARC D	1800 N ANDREWS AVE #11A	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDUNIT 11APER CDO BK/PG: 7955/495
178	494234AJ1100	CHERNEKOFF,STEVEN M	1800 N ANDREWS AVE #11B	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDUNIT 11BPER CDO BK/PG: 7955/495
179	494234AJ1110	MICHAEL C STONE REV TRSTONE,MICHAEL C TRSTEE	77 BEACON ST	BOSTON	MA	02108		DRAKE TOWER CONDUNIT 11DPER CDO BK/PG: 7955/495
180	494234AJ1120	WALLACE,RICHARD OTHOWALLACE REV TR	1800 N ANDREWS AVE UNIT 11-E	FORT LAUDERDALE	FL	33311	3905	DRAKE TOWER CONDUNIT 11EPPER CDO BK/PG: 7955/495
181	494234AJ1130	D'AGOSTINO,SCOTT M	1800 N ANDREWS AVE #11F	FORT LAUDERDALE	FL	33311	3905	DRAKE TOWER CONDUNIT 11FPER CDO BK/PG: 7955/495
182	494234AJ1140	FREEMAN,KEVIN T	1800 N ANDREWS AVE #11G	FORT LAUDERDALE	FL	33311	3905	DRAKE TOWER CONDUNIT 11GPER CDO BK/PG: 7955/495
183	494234AJ1150	DI DOMENICO,PATRICK J	1800 N ANDREWS AVE #11H	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDUNIT 11HPER CDO BK/PG: 7955/495
184	494234AJ1160	DEBORJA,GENE LINA H/EDEBORJA,RHODOURA	1800 N ANDREWS AVE #11I	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDUNIT 11IAPER CDO BK/PG: 7955/495
185	494234AJ1170	VALENTIN,ANTHONY	1800 N ANDREWS AVE #11J	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDUNIT 11JPER CDO BK/PG: 7955/495
186	494234AJ1180	MARTINEZ,DORIS	1800 N ANDREWS AVE #11K	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDUNIT 11KPER CDO BK/PG: 7955/495
187	494234AJ1190	COX,JAMES	158 UNION ST FL 2	BROOKLYNERDALE	NY	11231	3068	DRAKE TOWER CONDUNIT 11LPER CDO BK/PG: 7955/495
188	494234AJ1200	RAINGE,SHERMAN ASHERMAN A RAINGE REV LIV TR	1800 N ANDREWS AVE #12A	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDUNIT 12APER CDO BK/PG: 7955/495
189	494234AJ1210	JOHN H SHIELDS REV TRSHIELDS,JOHN H TRSTEE	1800 N ANDREWS AVE APT 12B	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDUNIT 12BPER CDO BK/PG: 7955/495
190	494234AJ1220	POPE,TERRENCE P	1800 N ANDREWS AVE APT 12D	FORT LAUDERDALE	FL	33311	3905	DRAKE TOWER CONDUNIT 12DPER CDO BK/PG: 7955/495
191	494234AJ1230	SORTO,VERONICA	1800 N ANDREWS DR #12E	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDUNIT 12EPPER CDO BK/PG: 7955/495
192	494234AJ1240	SHRADER,DAVID	1800 N ANDREWS AVE #12-F	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDUNIT 12FPER CDO BK/PG: 7955/495
193	494234AJ1250	DAVIDSON,STEVEN THOMAS	692 W PALM AIRE DR	POMPANO BEACH	FL	33069	5550	DRAKE TOWER CONDUNIT 12GPER CDO BK/PG: 7955/495
194	494234AJ1260	DAVINO,MICHAEL JHEWITT,RANDY A	1800 N ANDREWS AVE #12H	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDUNIT 12HPER CDO BK/PG: 7955/495
195	494234AJ1270	STERLING,DESARI	1800 N ANDREWS AVE #12I	FORT LAUDERDALE	FL	33311	3905	DRAKE TOWER CONDUNIT 12IAPER CDO BK/PG: 7955/495
196	494234AJ1280	WEST,ROBERT B JR	700 BRIGHTON AVE	PORTLAND	ME	04102		DRAKE TOWER CONDUNIT 12JPER CDO BK/PG: 7955/495
197	494234AJ1290	BRICELAND,KEITH	315 NE 3 AVE #2008	FORT LAUDERDALE	FL	33301		DRAKE TOWER CONDUNIT 12KPER CDO BK/PG: 7955/495
198	494234AJ1300	GRIPP,DAVID ADAVID A GRIPP LIV TR	1800 N ANDREWS AVE #12-L	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDUNIT 12LPER CDO BK/PG: 7955/495
199	494234AJ1310	CHILDS,CHRISTOPHER W	1800 N ANDREWS AVE #PH-A	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDUNIT PH-APER CDO BK/PG: 7955/495
200	494234AJ1320	BARBAGALLO,JOSEPH D	7142 NOLEN PARK CIR	NOLENSVILLE	TN	37135		DRAKE TOWER CONDUNIT PH-BPER CDO BK/PG: 7955/495
201	494234AJ1330	ROGER TIEMANN REV TRTIEMANN,ROGER TRSTEE	1800 N ANDREWS AVE #PH-H	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDUNIT PH-CPER CDO BK/PG: 7955/495
202	494234AJ1340	SHAFER,ARTHUR	1800 N ANDREWS AVE #PH-D	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDUNIT PH-DPER CDO BK/PG: 7955/495
203	494234AJ1350	BROWN,KYLER W	1800 N ANDREWS AVE #PH-E	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDUNIT PH-EPPER CDO BK/PG: 7955/495
204	494234AJ1360	RISS,CHRIS	1800 N ANDREWS AVE #PHF	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDUNIT PH-FPER CDO BK/PG: 7955/495
205	494234AJ1370	LIGUORI,THOMAS PMCDONNELL,RANDLE MICHAEL	1800 N ANDREWS AVE UNIT PH G	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDUNIT PH-GPER CDO BK/PG: 7955/495
206	494234AJ1380	TIEMANN,ROGERROGER TIEMANN REV TR	1800 N ANDREWS AVE #PH-H	FORT LAUDERDALE	FL	33311	3906	DRAKE TOWER CONDUNIT PH-HPER CDO BK/PG: 7955/495
207	494234AJ1390	PATRICIA,JAMES V	96 SCUDDERS RD	SPARTA	NJ	07871	3535	DRAKE TOWER CONDUNIT PH-IPER CDO BK/PG: 7955/495
208	494234AJ1400	WYMAN,SCOTT	1800 N ANDREWS AVE #PH-J	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDUNIT PH-JPER CDO BK/PG: 7955/495
209	494234AJ1410	MONAGHAN,MARK ANTHONY	1800 N ANDREWS AVE #PH-K	FORT LAUDERDALE	FL	33311	3910	DRAKE TOWER CONDUNIT PH-KPER CDO BK/PG: 7955/495
210	494234AJ1420	PROCHASKA,GERALDNEWELL,EVERETT	1800 N ANDREWS AVE #PH-L	FORT LAUDERDALE	FL	33311	3906	DRAKE TOWER CONDUNIT PH-LPER CDO BK/PG: 7955/495

SOUTH MIDDLE RIVER CIVIC
ASSOCIATION, INC
PO BOX 1619
FORT LAUDERDALE, FL 33302

November 16, 2023

1700 N Andrews Ave



East view of site from N Andrews Ave.



North view of site from NE 16th Place.



South view of site from NE 17th Court.

Holland & Knight

515 E. Las Olas Boulevard, Suite 1200 | Fort Lauderdale, FL 33301 | T | F 954.463.2030
Holland & Knight LLP | www.hklaw.com

Janna P. Lhota
(954) 468-7841
janna.lhota@hklaw.com

December 5, 2023

Mr. Mohammed Malik, Zoning Administrator
Urban Design & Planning
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale FL 33311

Re: Revised Narrative for Variance Request for the Townhomes and Shoppes
at White Lotus Manor located at 1700 North Andrews Avenue

Dear Mr. Malik,

Holland & Knight, LLP represents 1700 N. Andrews, LLC (the “Owner” or “Applicant”), the owner of the vacant real property located at 1700 N. Andrews Avenue (the “Property”). The Property is located east of Andrews Avenue and between NE 16th Place and NE 17th Court in the City of Fort Lauderdale, Florida (the “City”). The following Narrative is in support of the application to the City requesting approval of certain variances from the buffer yard requirements outlined in Section 47-25.3.A.3.d of the Unified Land Development Regulations (“ULDR”).

Project Approvals:

The current variance application is the culmination of a series of approvals previously granted by the City for the development of the Townhomes and Shoppes at White Lotus Manor. The Townhomes and Shoppes at White Lotus Manor proposes to develop eleven (11) townhome units comprising two and three stories and a 4,475 SF commercial building with access to both the residential and commercial uses via a shared private drive (the “Project”). To conform the Property to the underlying split land use designations associated with the Property, the Applicant processed and received approval from the City Commission to rezone the westernmost 0.43 acres from Community Facility (CF) District to Community Business (CB) District (Case No. UDP-Z22015) and rezoned the easternmost 0.77 acres from Community Facility

(CF) District to Residential Multifamily Low Rise/Medium Density (RM-15) District (Case No. UDP-Z22014). During both the Planning and Zoning Board and City Commission hearings on the rezoning, the conceptual plans for the Project were presented that showed the mix of uses with the common private drive. The rezoning applications were approved by the City Commission on December 20, 2022.

Subsequent to the rezoning of the Property, the Applicant filed its application seeking Site Plan approval (DRC Case No. UDP-S23010) for the Project. During the review by staff, the Applicant was requested to relocate the building to the northwest corner of the commercial site to create a more urban pattern of development, and which, because of the triangular shape of the site, required the relocation of the parking associated with the commercial use along the private drive rather than the previously designed separate parking area.

Notwithstanding the fact that the overall Property is being developed together with certain shared infrastructure, e.g. common private drive, the Applicant is still being required to comply with the neighborhood compatibility requirements for the commercial development vis-à-vis the proposed townhomes. Given the size and shape of the commercial parcel, coupled with the building orientation requested by staff, the Applicant requests approval of several variances from the buffer yard requirements of Section 47-25.3.A.3.d of the ULDR as set forth below.

Variance Requests:

Section 47-24.1 requires that new commercial development within one hundred (100') feet of residential comply with the neighborhood compatibility requirements of Section 47-25.3 of the ULDR. As noted above, in connection with the review and approval of the Site Plan application for the Project, it was determined that a variance would be required from various provisions of Section 47-25.3 as it relates to the commercial development vis-a-via the townhome development proposed by the same Site Plan application. The requested variances are as follows:

- **Section 47-25.3.A.3.d - *Bufferyard requirements.*** Excluding parks, open space and conservation areas, when a use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, the property where the use is located shall be required to have a landscaped strip area and a physical barrier between it and the residential property. Such landscape strip shall meet the following requirements:
 - i. *Landscape strip requirements.* A ten (10) foot landscape strip shall be required to be located along all property lines which are adjacent to residential property. Such landscape strip shall include trees, shrubs and ground cover as provided in the landscape provisions of Section 47-21, Landscape and Tree Preservation Requirements. The width of the

landscape area shall extend to the property line. All required landscaping shall be protected from vehicular encroachment. When walls are required on nonresidential property abutting an alley, required shrubbery shall be installed and located within the landscape area on the exterior of the wall.

VARIANCE REQUEST: Requesting a variance from Section 47-25.3.A.3.d(i) from a requirement for a 10' foot landscape strip located along all property lines which are adjacent to a residential property and which shall extend to the property lines for the total required distance of 306.5' feet adjacent to residential property to be reduced to 80' feet, for a total variance request of 226.5' feet as depicted on plans Sheet X-9.

- ii. *Parking restrictions.* No parking shall be located within twelve (12) feet of the property line, within the yard area required by the district in which the proposed nonresidential use is located, when such yard is contiguous to residential property.

VARIANCE REQUEST: Requesting a variance from Section 47-25.3.A.3.d(ii) to allow parking within 2.9' feet of the property line of a contiguous residential property for a length of 165' of the 306.5' feet of property length adjacent to a residential property line, whereas the Code requires a minimum setback of 12' feet, a total variance request of 9.1' feet for a length of 165' feet, as depicted on the plans (Sheet X-9). Please Note: Of the 306.5' feet, 141.5' feet will have no parking and complies.

- iii. *Dumpster regulations.* All solid waste refuse containers (dumpsters) shall be set back a minimum of twelve (12) feet from any property line which is contiguous to residential property and shall be screened in accordance with the Dumpster requirements, as provided in Section 47-19, Accessory Uses, Buildings and Structures.

VARIANCE REQUEST: Requesting a variance from Section 47-25.3.A.3.d(iii) to allow a dumpster to be located four (4') feet from the property line where twelve (12') feet is required for a total variance of eight (8') feet.

- iv. *Wall requirements.* A wall shall be required on the nonresidential property, a minimum of five (5) feet in height, constructed in accordance with Section 47-19.5 and subject to the following....(b) [s]hall be located within, and along the length of the property line which abuts the residential property.

VARIANCE REQUEST: Requesting a variance from Section 47-25.3.A.3.d(iv)(b) to reduce the total lineal foot requirement of a wall abutting a residential property line from the required 306.5' feet to 138' feet, a total variance request of 168.5 feet. As depicted on plans Sheet X-9.

Criteria for Variance:

Section 47-24.12(A)(4) of the ULDR provides the following criteria that must be met for the granting of a variance:¹

1. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and

As noted previously, the Townhomes and Shoppes at White Lotus Manor are being developed and approved under a single Site Plan. In part this is due to the split land use and zoning that is associated with the overall parcel, the small size of the development parcel, in particular the Commercial/Community Business zoned parcel and the shared infrastructure built into the overall Project, e.g., shared private drive. The Neighborhood Compatibility requirements are generally applied to new commercial being proposed adjacent to existing residential or residential property owned by another – not when it is part of the same site plan and overall development. These factors aside, the commercial parcel itself is unique given its size (0.43 acres) and more so due to its shape (triangular) which renders a portion of the property effectively undevelopable. These items all taken together demonstrate that there are special conditions or circumstances associated with the Property that effectively prevent the reasonable use of the Property.

2. 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 the other properties in the same zoning district; and

Again, the variance is being requested in large part due to the size and shape of the Commercial/Community Business zoned portion of the Property. This fact was further compounded by the fact that a further dedication of right-of-way for Andrews Avenue

¹ The Applicant's responses to each of the stated criteria is noted in bold and italics.

was also required as part of the Site Plan approval that further narrowed the development parcel. The unique facts associated with the redevelopment of this Property, coupled with the size and shape noted above, is peculiar to the Property or affects a very small number of properties in the area.

3. 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; and

As noted above, the literal application of the provisions of Section 47-25.3.A.3.d (buffer yard requirements) given the facts and circumstances surrounding this common development and the unique features [size and shape] associated with the Commercial/Community Business zoned portion of the Property would deprive the Applicant of the ability to effectively develop this neighborhood commercial amenity.

4. The unique hardship is not self-created by the applicant or his predecessors, nor is the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

This unique hardship is not self-created, but rather is the result of the unique size and shape of the commercially zoned parcel, the right-of-way dedication that impacted the commercial parcel, coupled with the strict interpretation of the ULDR.

5. 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.

The variances requested above are the minimum variances required to allow development of the Property with the Townhomes and Shoppes at White Lotus Manor which was conceptually approved by the City Commission previously in connection with the rezoning of the Property. Approval of the variances will not be incompatible with the adjoining properties or the surrounding neighborhood. As noted previously, the Project has been designed in such a manner to incorporate urban design principles requested by staff, as well as shared infrastructure, as well as orienting the commercial (including any ingress/egress into the building) towards Andrews Avenue to

ensure the internal compatibility of the overall Project. Regarding the larger neighborhood, the Applicant has worked closely with the South Middle River Civic Association presenting the Project both during the rezoning of the Property and again (while not required) prior to submission of the Site Plan application with positive feedback.

For the foregoing reasons, the Owner and Applicant respectfully requests a favorable decision from the City Board of Adjustment on its Application for the above-described variances.

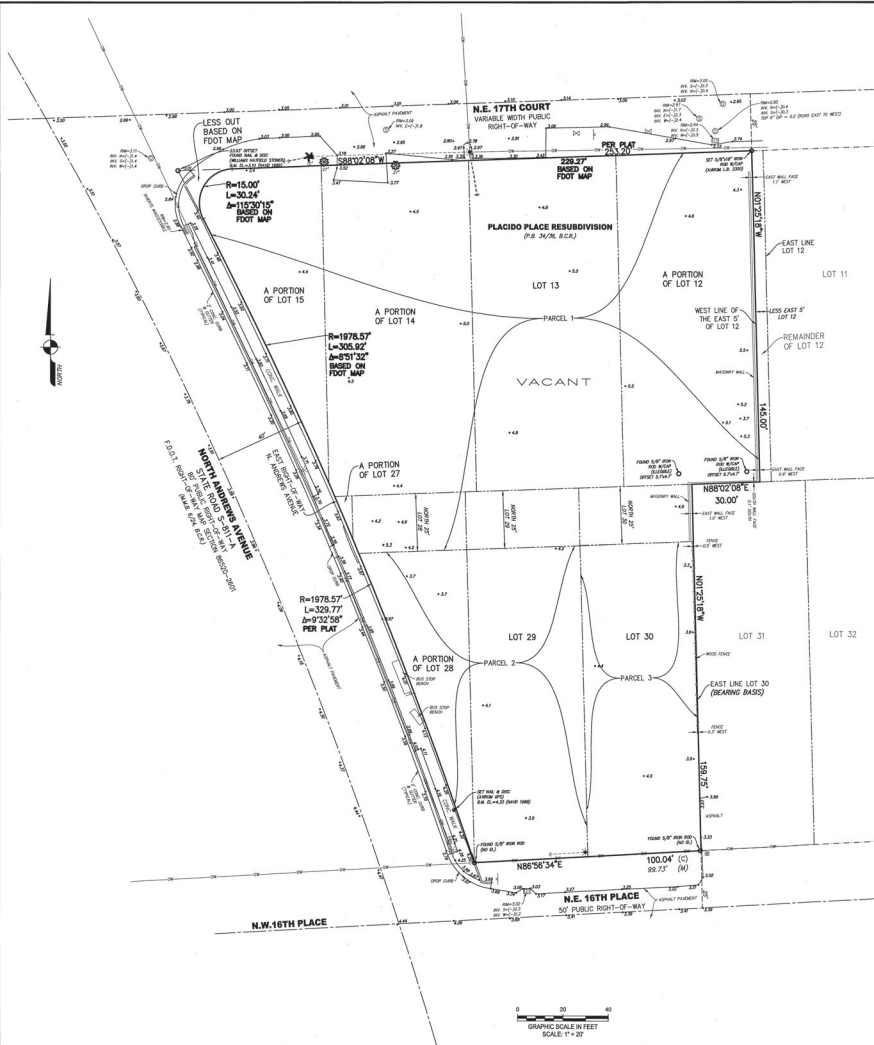
Sincerely yours,

HOLLAND & KNIGHT LLP



Janna P. Lhota

JPL:jjk
Attachment



SURVEYOR'S REPORT:

1. Reproductions of this sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment issued by First American Title Insurance Company, Policy No. 5011412-1004504, dated May 10, 2022, and Attorney's Opinion of Title, as prepared by SJ Reeves, Attorney, dated June 1, 2023. Where applicable, these instruments are shown on the survey. Auhim & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
3. The land description shown hereon is based on the sold commitment.
4. No underground improvements were located.
5. Distances and angles shown hereon are in accord with the plat and/or deed of record and agree with the survey measurements, unless otherwise noted. Bearings are measured based on the East line of 30 having a bearing of N02°21'10"W.
6. The property described hereon lies within Flood Zone AH (EL 5), as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 22010C0294, Community Number 125105, dated 08/16/2014.
7. Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
8. Benchmark description: Broward County Engineering Benchmark No. 1813, Elevation = 8.67 (NAVD 1988), Elevation = 7.10 (NAVD 1985).
9. The common names of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the species.
10. Abbreviation Legend: B.C. = Broward County Records; B.M. = Benchmark; C = Contour; C.A. = Central Angle; E = Elevation; G.C. = Geometric Center; D.I.P. = Ductile Iron Pipe; E.L. = Elevation; F.B. = Field Book; F.D.O.T. = Florida Department of Transportation; ID = Identification; Inv. = Invert; L = Lot Length; L.S. = Licensed Surveyor; M = Meter; M.D. = North American Vertical Datum; N.A.V.D. = National Geodetic Vertical Datum; O.W. = Overhead Wires; P.B. = Plot Book; P.C. = Page; P.L.S. = Professional Land Surveyor; R = Radius; W/CAP = With Surveyor's Cap.

LEGEND

- BENCHMARK
- CONTOUR
- CONCRETE LIGHT POLE
- CONCRETE UTILITY POLE
- CURB RILEY
- DRAINAGE MANHOLE
- EXISTING ELEVATION
- SEWER MANHOLE
- OVERHEAD WIRES
- SANITARY MANHOLE
- SIGN (UNLESS NOTED)
- TELEPHONE RISER
- UNDERGROUND FIBER OPTIC MANHOLE
- UNKNOWN UTILITY SERVICE BOX
- WATER METER
- WATER VALVE
- WOOD UTILITY POLE WITH LIGHT

TREE LEGEND

- BLACK OAK
- PINE
- CYPRESS
- PALM

LAND DESCRIPTION:

- PARCEL 1**
 Lot 13, Less the East 5 feet thereof, all of Lots 13, that portion of Lots 14 and 15 and the North 25 feet of Lots 27 and 28 lying east of the right-of-way line of North Andrews Avenue, and the North 25 feet of Lots 29 and 30, of PLACIDO PLACE RESUBDIVISION, according to the Plat thereof, as recorded in Plat Book 34, Page 36, of the Public Records of Broward County, Florida.
- PARCEL 2**
 Lots 28 and 29, Less the North 25 feet thereof, of PLACIDO PLACE RESUBDIVISION, according to the Plat thereof, as recorded in Plat Book 34, Page 36, of the Public Records of Broward County, Florida.
- PARCEL 3**
 Lot 30, Less the North 25 feet thereof, of PLACIDO PLACE RESUBDIVISION, according to the Plat thereof, as recorded in Plat Book 34, Page 36, of the Public Records of Broward County, Florida.

Said lots lying in the City of Fort Lauderdale, Broward County, Florida and containing 52,168 square feet (1,197.6 acres) more or less.

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary & Topographic Survey of the herein described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary & Topographic Survey meets the Standards of Practice set forth in Chapter 50-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 06/02/23 **John T. Doogan, PLS**
 Digitally signed by John T. Doogan, PLS
 Date: 2023.06.16 14:27:35 -0400
 JOHN T. DOOGAN, P.L.S.
 Florida Registration No. 4469
 Auhim & Associates, Inc.
 L.S. No. 3300

AUHIM & ASSOCIATES, INC.
 SURVEYING & MAPPING
 60 S.W. 2nd Avenue, Suite 202
 Fort Lauderdale, FL 33301
 (954) 333-2247 / www.auhim.com

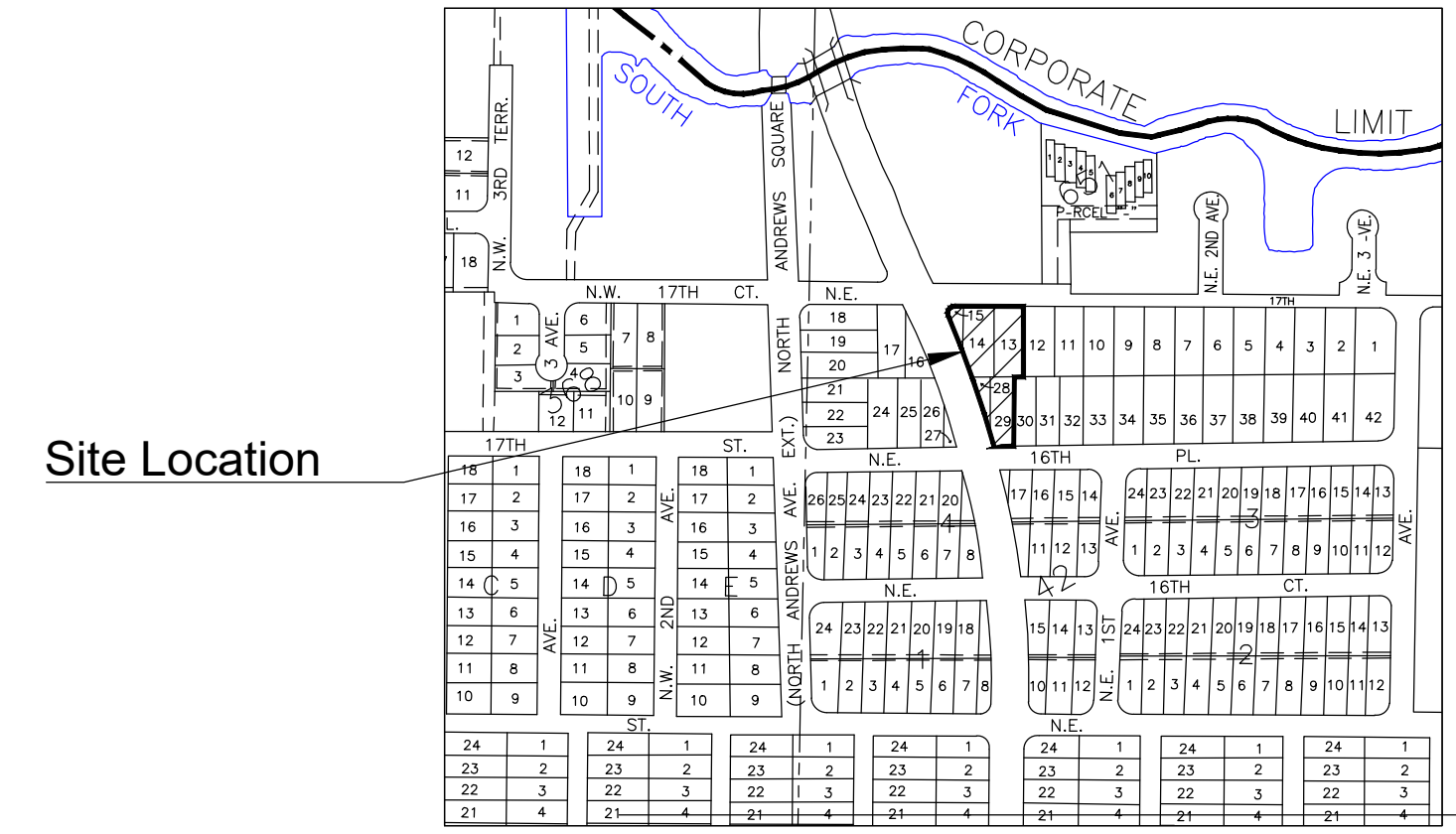
NO.	DATE	BY	FOR	REVISIONS
1	06/02/23	John T. Doogan	Boundary & Topographic Survey	

BOUNDARY & TOPOGRAPHIC SURVEY
1700 NORTH ANDREWS AVENUE
 A PORTION OF PLACIDO PLACE RESUBDIVISION
 (P.B. 34, P.C. 36, B.C.R.)
 CITY OF FORT LAUDERDALE
 BROWARD COUNTY, FLORIDA

SCALE: 1" = 20'
 DATE: 06/02/2023
 BY: W.A.E.
 CHECKED: J.T.D.
 P.L.S. NO. 4469
 L.S. NO. 3300

1700 N. ANDREWS Board of Adjustment UDP-S23010

1700 N. ANDREWS AVENUE, FORT LAUDERDALE, FL 33305



LOCATION MAP:

NTS
SECTION, TOWNSHIP, RANGE: 34-49-42
TAX ID #4942 34 20 0140



SHEET INDEX

SURVEY PLAT	
C0	SITE PLAN
	RENDERING 1
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	RENDERING 7
	RENDERING 8
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	RENDERING 14
	RENDERING 15
LAPL-0	TREE DISPOSITION PLAN
LAPL-1	PLANTING PLAN
LAPL-2	PLANTING DETAILS
PH-1	PHOTOMETRIC FLOOR PLAN
X1	ROW EASEMENT EXHIBIT
X7	LANDSCAPE EXHIBIT
X8	LOT LAYOUT EXHIBIT
X9	VARIANCES



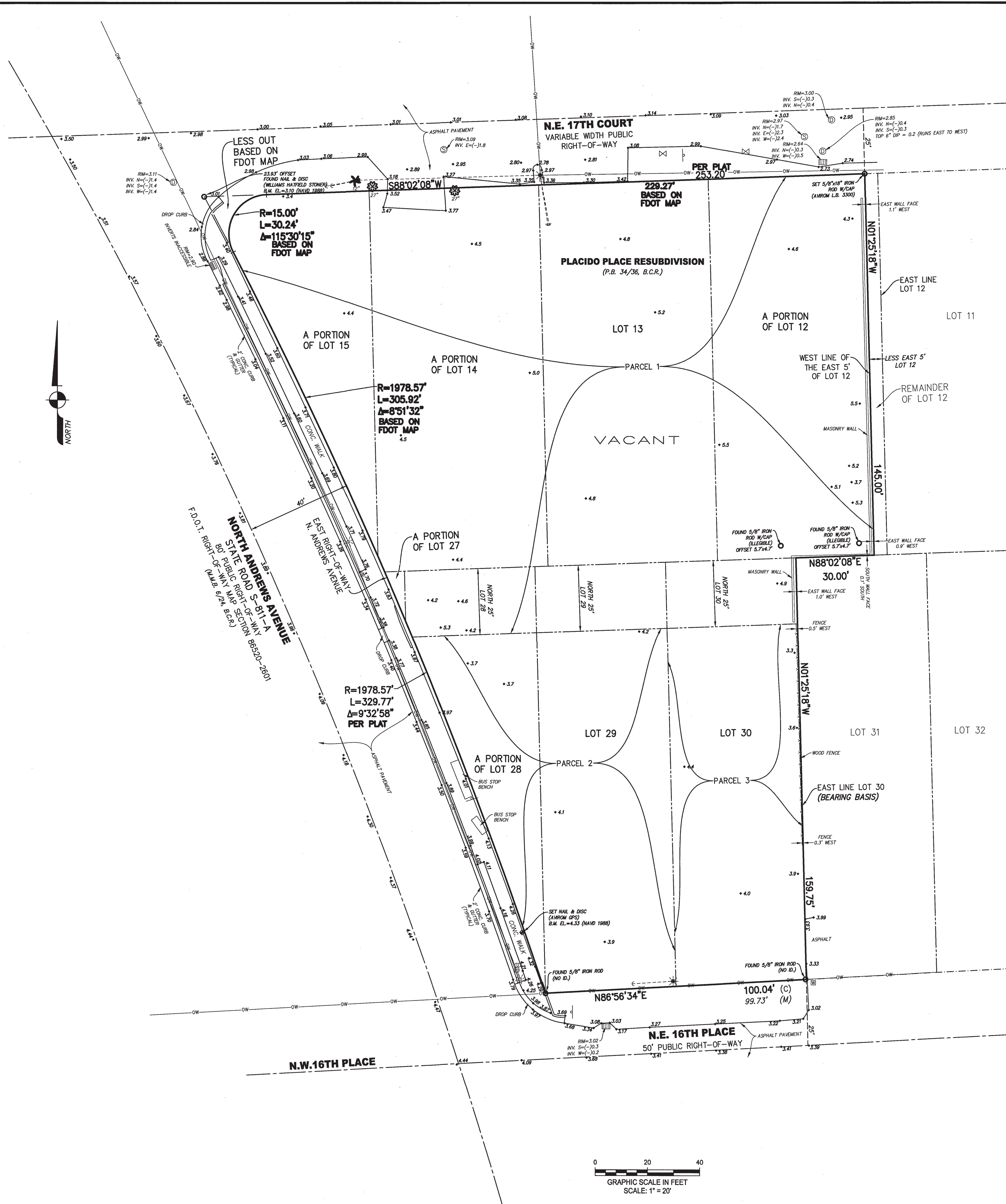
PROJECT TEAM:

- OWNER**
EINHORN CAPITAL GROUP
2 S Biscayne Blvd, Miami, FL 33131
- LAND USE ATTORNEY**
HOLLAND & KNIGHT
515 E Las Olas Blvd Suite 1200
Fort Lauderdale, FL 33301
954.468.7871
- ARCHITECT**
DESIGN ODYSSEY
965 W Commercial Blvd, Fort Lauderdale, FL 33309
954.418.7111
- LAND PLANNER**
FLYNN ENGINEERING SERVICES, P.A.
241 Commercial Blvd., Lauderdale-by-the-Sea, FL
954.522.1004
- LANDSCAPE ARCHITECT**
ECOPLAN
310 SE 18th Street, Fort Lauderdale, FL 33316
954.524.3722

FRANCHISE UTILITY PROVIDERS:

FP&L	AT&T
COMCAST	TECO

<p>241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308 PHONE: (954) 522-1004 WWW.FLYNNENGINEERING.COM EB# 6578</p>	Drawn by	Date
	JMG	11/02/23
	Proj. Mgr.	Plot Date
	SROD	11/02/23
Appr. by		
JMF		
Job No.		
22-1704.00		



SURVEYOR'S REPORT:

- Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
- The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment issued by First American Title Insurance Company, Policy No. 5011412-10046506, date May 10, 2022, and Attorney's Opinion of Title, as prepared by BJ Reeves, attorney, dated June 1, 2023. Where applicable, these instruments are shown on the survey. Avrom & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
- The land description shown hereon based on the said commitment.
- No underground improvements were located.
- Distances and angles shown hereon are in accord with the plat and/or deed of record and agree with the survey measurements, unless otherwise noted. Bearings are assumed based on the East line of 30 having a bearing of N01°25'18"W.
- The property described hereon lies within Flood Zone AH (EL 5), as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12011C0369H, Community Number 125105, dated 08/18/2014.
- Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
- Benchmark Description: Broward County Engineering Benchmark No. 1813, Elevation = 8.67 (NGVD 1929), Elevation = 7.10 (NAVD 1988).
- The common name of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the species.
- Abbreviation Legend: B.C.R. = Broward County Records; B.M. = Benchmark; C = Calculated; Δ = Central Angle; ∠ = Centerline; CONC. = Concrete; D.I.P. = Ductile Iron Pipes; EL. = Elevation; F.B. = Field Book; F.D.O.T. = Florida Department of Transportation; ID. = Identification; INV. = Invert; L. = Arc Length; L.B. = Licensed Business; M = Measured; NAVD = North American Vertical Datum; NGVD = National Geodetic Vertical Datum; OW = Overhead Wires; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; R = Radius; W/CAP = With Surveyors Cap.

LAND DESCRIPTION:

PARCEL 1
Lot 12, Less the East 5 feet thereof, all of Lots 13, that portion of Lots 14 and 15 and the North 25 feet of Lots 27 and 28 lying east of the right-of-way line of North Andrews Avenue, and the North 25 feet of Lots 29 and 30, of PLACIDO PLACE RESUBDIVISION, according to the Plat thereof, as recorded in Plat Book 34, Page 36, of the Public Records of Broward County, Florida.

PARCEL 2
Lots 28 and 29, Less the North 25 feet thereof, of PLACIDO PLACE RESUBDIVISION, according to the Plat thereof, as recorded in Plat Book 34, Page 36, of the Public Records of Broward County, Florida, LESS the right-of-way for Andrews Avenue (State Road S-811-A).

PARCEL 3
Lot 30, Less the North 25 feet thereof, of PLACIDO PLACE RESUBDIVISION, according to the Plat thereof, as recorded in Plat Book 34, Page 36, of the Public Records of Broward County, Florida.

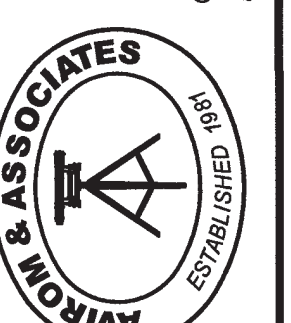
Said lands lying in the City of Fort Lauderdale, Broward County, Florida and containing 52,168 square feet (1.1976 acres) more or less.

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary & Topographic Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary & Topographic Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 6/16/2023 John T. Doogan, PLS
 Digitally signed by John T. Doogan, PLS
 Date: 2023.06.16 14:27:35 -04'00'
 JOHN T. DOOGAN, P.L.S.
 Florida Registration No. 4409
 AVROM & ASSOCIATES, INC.
 L.B. No. 3300

AVROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 02
BOCA RATON, FLORIDA 33432
(954) 392-2594 / WWW.AVROMSURVEY.COM



REVISIONS	DATE	BY	DATE	BY	DATE	BY
REVISED PER COMMENTS - RELocate BUS STOP	07/28/2023	W.R.E.				
REVISED BASED ON COUNTY COMMENTS AND COMMUNICATIONS/06/16/2023		J.T.D.				

BOUNDARY & TOPOGRAPHIC SURVEY
1700 NORTH ANDREWS AVENUE
A PORTION OF PLACIDO PLACE RESUBDIVISION
(P.B. 34, PG. 36, B.C.R.)
CITY OF FORT LAUDERDALE
BROWARD COUNTY, FLORIDA

SCALE:	1" = 20'
DATE:	05/29/2022
BY:	W.R.E.
CHECKED:	J.T.D.
F.B.:	2113
PG.:	69-74
SHEET:	1 OF 1

DESCRIPTION

LOTS 1 to 16 both inclusive of BLOCK 5; LOTS 1 to 15 both inclusive of BLOCK 6; and LOTS 1 to 18 both inclusive of BLOCK 7; being all of BLOCKS 5, 6 and 7 of PLACIDO PLACE, according to the PLAT thereof recorded in PLAT BOOK 11, at PAGE 43, of the Public Records of BROWARD COUNTY, Florida, Also CANAL lying between Said BLOCKS 5, 6 and 7 and that PORTION of ROYAL PALM DRIVE (N.E. 14th AVE.) lying between Said BLOCKS 5 and 6, on Said PLAT of PLACIDO PLACE.

STATE OF FLORIDA }
COUNTY OF BROWARD }

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, owners of all the lands shown and included on this PLAT, have caused said lands to be subdivided and platted in the manner hereon shown.

WE, the undersigned, hereby dedicate to the perpetual use of the PUBLIC for proper purposes thereof, all thoroughfares.

IN WITNESS WHEREOF: WE, have hereunto set our hands and SEALS.
Margaret J. Adams, D. Tompkins, Lollie Tompkins, J. Deak Tompkins, Ollie Tompkins, David Tompkins, Helen C. Tompkins, Elmer Kreiser, Helen E. Kreiser

STATE OF FLORIDA }
COUNTY OF UNION }

I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, D. T. TOMPKINS and LOLLIE R. TOMPKINS, his wife, to me well known to be the individuals described in, and who executed the foregoing dedication, and they acknowledged before me that they executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS: My hand and Official Seal at LAKE BUTLER, in the County of UNION, State of FLORIDA, this 8th day of February, 1954.
Notary Public - State of Florida, My Commission Expires: Jan. 20, 1955

STATE OF FLORIDA }
COUNTY OF BROWARD }

I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, J. DEAK TOMPKINS and OLLIE TOMPKINS, his wife, to me well known to be the individuals described in, and who executed the foregoing dedication, and they acknowledged before me that they executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS: My hand and Official Seal at FORT LAUDERDALE, in the County of BROWARD, State of FLORIDA, this 25th day of February, 1954.
Notary Public - State of Florida, My Commission Expires: Jan. 20, 1955

STATE OF NEW JERSEY }
COUNTY OF ATLANTIC }

I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, DAVID T. SMITH, and HELEN C. SMITH, his wife, to me well known to be the individuals described in, and who executed the foregoing dedication, and they acknowledged before me that they executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS: My hand and Official Seal at FORT LAUDERDALE, in the County of BROWARD, State of FLORIDA, this 4th day of March, 1954.
Notary Public - State of New Jersey, My Commission Expires: April 22, 1957

STATE OF FLORIDA }
COUNTY OF BROWARD }

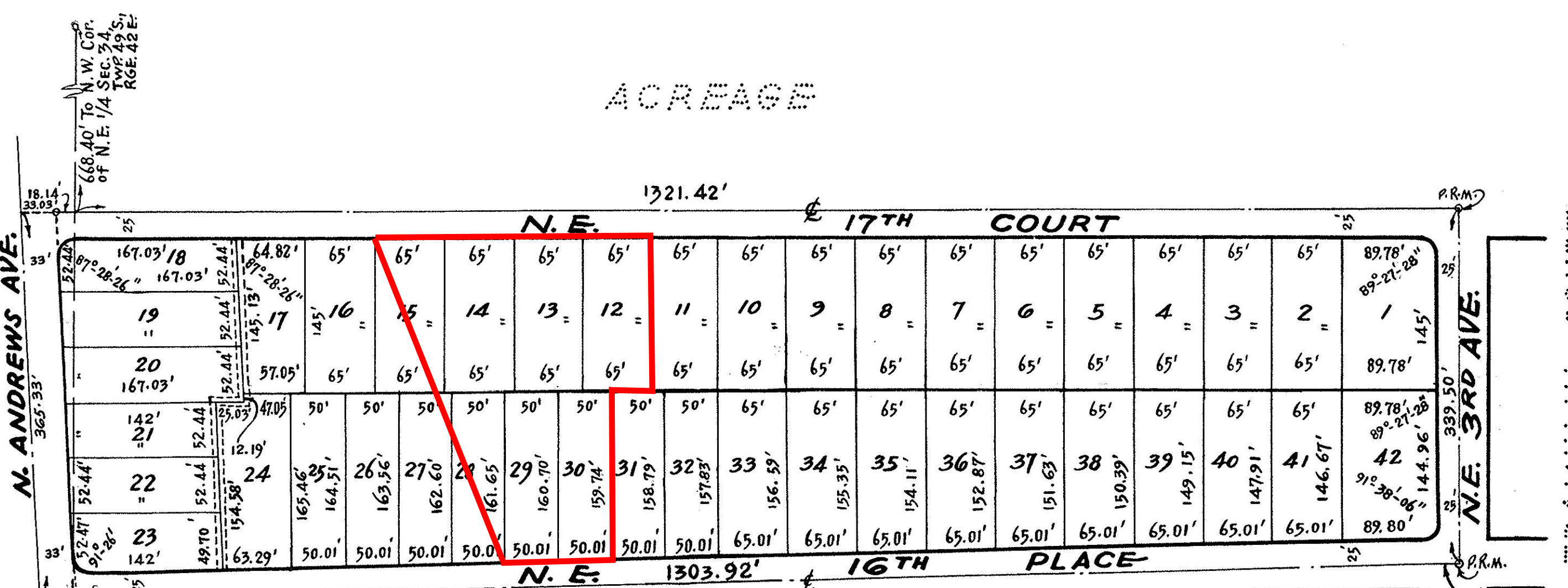
I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, ELMER KREISER and HELEN E. KREISER, his wife, to me well known to be the individuals described in, and who executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS: My hand and Official Seal at FORT LAUDERDALE, in the County of BROWARD, State of FLORIDA, this 4th day of February, 1954.
Notary Public - State of Florida, My Commission Expires: Dec 2, 1957

STATE OF FLORIDA }
COUNTY OF BROWARD }

KNOW ALL MEN BY THESE PRESENTS: That WE, the undersigned, as Officers of TEM CURT CORPORATION a Florida Corporation, owners of the lands shown and included, on this PLAT have caused said lands to be subdivided and platted as hereon shown. All previous PLATS of said lands are hereby voided, cancelled, and superseded by this PLAT.

WE, the undersigned, hereby dedicate to the PUBLIC, for the proper uses thereof, all the thoroughfares shown on this PLAT.
IN WITNESS WHEREOF: WE, have hereunto set our hands and affixed our SEALS.
Witnesses: Annie R. Bean, Reatha Mae Baker, James L. Temple, Jeanette Temple

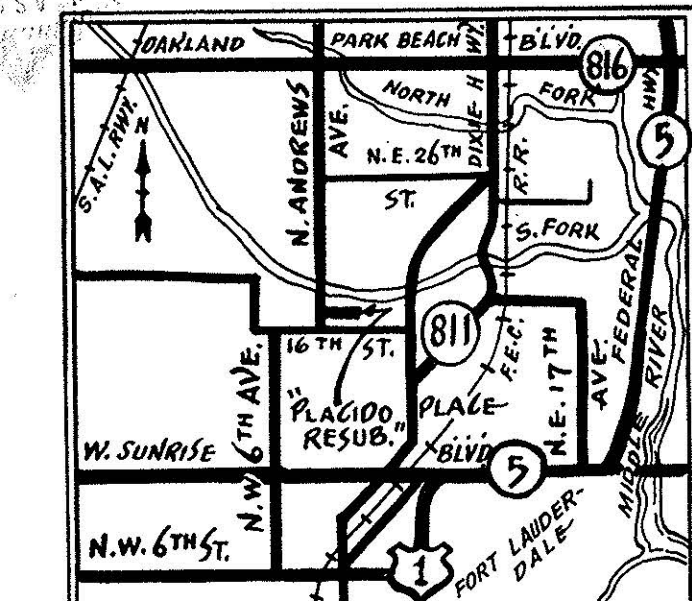


PLACIDO PLACE RESUBDIVISION
SEC. 34, TWP. 49 S., RGE. 42 E.
BROWARD COUNTY - FLORIDA.

J.W. McLAUGHLIN - CIVIL ENGINEER
FORT LAUDERDALE - FLORIDA
FEBRUARY ~ 1954

NOTES:
All Radii are 25' unless otherwise noted.
o Indicates Permanent Reference Monuments.

WE, the undersigned, as Officers of FORT LAUDERDALE NATIONAL BANK... hereby approve this PLAT.
Wm. S. Manderville, President
John F. English, Vice President
Melba R. Brunner, Secretary



THIS IS TO CERTIFY: That the CITY PLANNING BOARD of FORT LAUDERDALE, FLORIDA, approved and accepted this PLAT by RESOLUTION, adopted this 1st day of July, 1954.
William J. Cayton, Secretary

THIS IS TO CERTIFY: That this PLAT has been approved and accepted for RECORD by the CITY COMMISSION of the CITY OF FORT LAUDERDALE, FLORIDA, Inc. and by ORDINANCE No. C-1024 adopted by said CITY COMMISSION on the 6th day of APRIL, 1954.

IN WITNESS WHEREOF: The said CITY COMMISSION has caused these presents to be attested by its AUDITOR and CLERK, and the CORPORATE SEAL of said CITY to be affixed this 7th day of APRIL, 1954.
St. Marshall, City Auditor and Clerk

I HEREBY CERTIFY: That this PLAT complies with the provisions of "AN ACT TO REGULATE THE MAKING OF SURVEYS AND FILING FOR RECORD OF MAPS AND PLATS IN THE STATE OF FLORIDA, approved by the GOVERNOR, June 11th, 1925.

FRANK H. MARKS, CLERK OF THE CIRCUIT COURT
Deputy Clerk

STATE OF FLORIDA }
COUNTY OF BROWARD }
This instrument filed for RECORD this 7 day of July, 1954, and recorded in Book 34 of PLATS at PAGE 36, RECORD VERIFIED.

FRANK H. MARKS, CLERK OF THE CIRCUIT COURT
By: Dorothy Adams, DEPUTY CLERK

STATE OF FLORIDA }
COUNTY OF BROWARD }
I HEREBY CERTIFY: That this PLAT is a true and correct representation of a SURVEY made by me and that PERMANENT REFERENCE MONUMENTS have been set as indicated. Dated at FORT LAUDERDALE, FLORIDA, this 2nd day of Feb, 1954.

J.W. McLaughlin, REGISTERED ENGINEER No. 1713, REGISTERED LAND SURVEYOR No. 107, STATE OF FLORIDA

STATE OF FLORIDA }
COUNTY OF BROWARD }
I HEREBY CERTIFY: That on this day personally appeared before me, an Officer duly authorized to administer oaths and take acknowledgements, F.M. TEMPLE and JEANNET TEMPLE, President and Asst. Secretary of TEM CURT CORPORATION, and they acknowledged before me, that they executed the foregoing dedication as such officers of said Corporation in the name of said Corporation. WITNESS: My hand and Official Seal at FORT LAUDERDALE, in the County of BROWARD, State of FLORIDA, this 1st day of March, 1954.

Annie R. Bean, Notary Public - State of Florida, My Commission Expires April 15, 1955

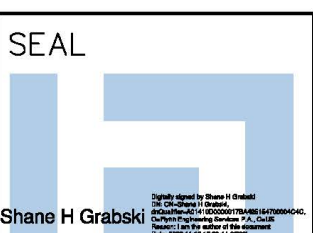
1-B/W
2-BLV



Revisions

05/17/23	DRG REV 1
07/24/23	DRG REV 2
08/28/23	DRG REV 3
09/05/23	DRG REV 4
09/15/23	DRG REV 5

Phase:
 DRG
 DOCUMENTS



Scale: 1"=20'
 Date: 02/24/23

Job No. 22-1704.00
 Plat Date: 09/20/23

Drawn by: SROD
 Proj. Mgr.: SROD
 Appr. by: JMF

Sheet No. **C0**



LOCATION MAP
 NTS

LEGAL DESCRIPTION:
 PLACIDO PLACE RESUB 34-36 LOT 12
 LESS E 5,13 & THAT PT OF LOTS 14,15,27 &
 28 ALL LYING E OF E R/W/L OF N ANDREWS
 AVE & LOTS 29 & 30

SITE PLAN INFORMATION

CURRENT USE OF PROPERTY	VACANT LOT
CURRENT LAND USE DESIGNATION	COMMERCIAL, RESIDENTIAL
PROPOSED LAND USE DESIGNATION	COMMERCIAL, RESIDENTIAL
CURRENT ZONING DESIGNATION	CF
PROPOSED ZONING DESIGNATION	CB / RM-15
ADJACENT ZONING DESIGNATION-NORTH	CB, RD-15, RM-15
ADJACENT ZONING DESIGNATION-SOUTH	RM-15
ADJACENT ZONING DESIGNATION-EAST	RM-15
ADJACENT ZONING DESIGNATION-WEST	ROW

SETBACK TABLE BUILDING 1

	REQUIRED (CB)	PROVIDED (CB)
FRONT YARD (W)-ANDREWS AVE	5' FROM PL	13.3' FROM PL
SIDE YARD (S)-NE 16TH PL	5' FROM PL	172.3' FROM PL
SIDE YARD (N)-NE 17TH CT	5' FROM PL	22.7' FROM PL
REAR YARD (E)-REZONE LINE	15' FROM PL	31.6' FROM REZONE

PER SEC. 47-6.20. - Table of dimensional requirements (CB)

SETBACK TABLE BUILDING 2

	REQUIRED (RM-15)	PROVIDED (RM-15)
FRONT YARD (N)-NE 17TH CT	5' FROM PL	15.1' FROM PL
SIDE YARD (W)-REZONE LINE	10' FROM PL	43.8' FROM PL
SIDE YARD (E)-ADJ LOT	10' FROM PL	25.0' FROM PL
REAR YARD (S)-NE 16TH PL	20' FROM PL	180.6' FROM PL

PER SEC. 47-5.34. - Table of dimensional requirements (RM-15)

SETBACK TABLE BUILDING 3

	REQUIRED (RM-15)	PROVIDED (RM-15)
FRONT YARD (S)-NE 16TH PL	5' FROM PL	38.3' FROM PL
SIDE YARD (W)-REZONE LINE	10' FROM PL	41.7' FROM PL
SIDE YARD (E)-ADJ LOT	10' FROM PL	20.0' FROM PL
REAR YARD (N)-NE 17TH CT	20' FROM PL	152.4' FROM PL

PER SEC. 47-5.34. - Table of dimensional requirements (RM-15)

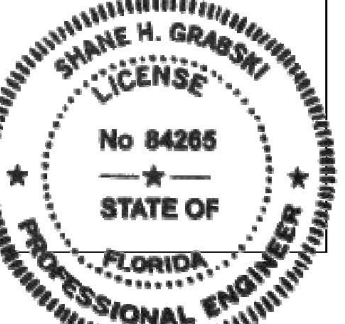
TOTAL SITE AREA (GROSS)	1.55 - ACRES TOTAL / 67,923 S.F.
TOTAL SITE AREA (NET)	1.2 - ACRES TOTAL / 52,299 S.F.
CB TOTAL SITE AREA (NET)	0.43 - ACRES TOTAL / 18,915 S.F.
RM-15 TOTAL SITE AREA (NET)	0.77 - ACRES TOTAL / 33,384 S.F.

TOTAL PERVIOUS EXISTING (LANDSCAPE)	52,127 SF	99%
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	17,298 SF	33%
TOTAL IMPERVIOUS EXISTING	171 SF	1%
TOTAL IMPERVIOUS PROPOSED	20,807 SF	40%
TOTAL BUILDING FOOT PRINT EXISTING	0 SF	0%
TOTAL BUILDING FOOT PRINT PROPOSED (CB)	4,475 SF	9%
TOTAL BUILDING FOOT PRINT PROPOSED (RM-15)	9,619 SF	18%
TOTAL BUILDING SQUARE FOOTAGE	27,289 = GSF	
FLOOR AREA RATIO (F.A.R.)	27,289/52,299 = .52	
LOT COVERAGE (95% MAX)	35,519 S.F	68%
PROPOSED BUILDING SIZE - (BUILDING 1)	4,475 SF	
PROPOSED BUILDING SIZE - (BUILDING 2)	12,870 SF	
PROPOSED BUILDING SIZE - (BUILDING 3)	9,930 SF	

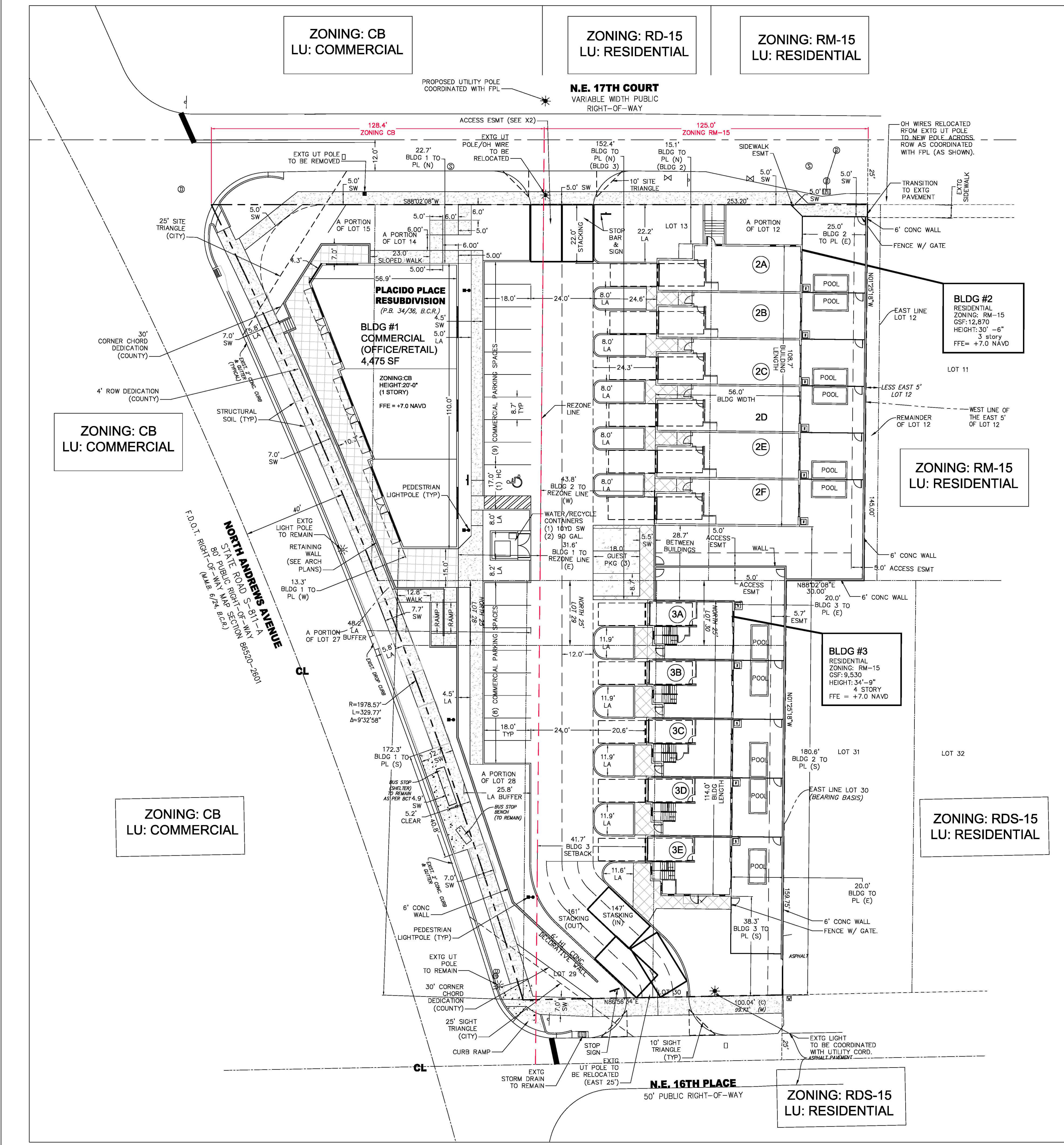
NUMBER OF STORIES/HEIGHT - BLDG (BUILDING 1)	1 STORY / 20' ROOF
NUMBER OF STORIES/HEIGHT - BLDG (BUILDING 2)	2 STORES / 30'-6" ROOF
NUMBER OF STORIES/HEIGHT - BLDG (BUILDING 3)	3 STORES / 34'-9" ROOF
FOR WASTE DISPOSAL	
(1) 90 GALLON CONTAINER TRASH COLLECTED 2x/WEEK	
(1) 90 GALLON CONTAINER RECYCLABLES COLLECTED 1x/WEEK	
(1) 90 GALLON CONTAINER YARD TRASH COLLECTED 1x/WEEK	
DENSITY (15/AC MAX ALLOWED) RM-15 AREA = 0.77 ACRE	11/0.77 AC = 14.3
VIA (RM-15 9,614 SF + CB 3,825 SF)	13,539 S.F.
LANDSCAPE (RM-15 11,788 + CB 5,530)	17,298 S.F.
PEDESTRIAN WALKS & PLAZAS (RM-15 1,710 + CB 5,072)	6,782 S.F.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SHANE H. GRABSKI, P.E. ON 11/16/2023

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES



SITE LOCATION



ZONING: CB
LU: COMMERCIAL

ZONING: RD-15
LU: RESIDENTIAL

ZONING: RM-15
LU: RESIDENTIAL

N.E. 17TH COURT
 VARIABLE WIDTH PUBLIC
 RIGHT-OF-WAY

ZONING: CB
LU: COMMERCIAL

ZONING: RM-15
LU: RESIDENTIAL

ZONING: CB
LU: COMMERCIAL

ZONING: RDS-15
LU: RESIDENTIAL

ZONING: RDS-15
LU: RESIDENTIAL

PARKING / LOADING / BIKE / STACKING DATA:

PARKING DATA:	SF/UNIT	RATIO	REQUIRED	PROVIDED
(RETAIL/COMMERCIAL)	4,475 SF	1/250 SF	17.9	18.0
(RESIDENTIAL-TOWNHOUSE)	11	2.0/UNIT	22.0	22.0
(RESIDENTIAL-TOWNHOUSE GUEST)	11	0.25/UNIT	2.8	3.0
TOTAL			42.7	43.0

NOTE: PARKING REQUIREMENTS PER SEC 47-20.2

NOTE: 3 SPACES TO BE DEDICATED FOR GUEST PARKING

	PROVIDED
COMMERCIAL SURFACE PARKING	18.0
RESIDENTIAL GUEST SURFACE PARKING	3.0
GARAGE PARKING	11.0
DRIVEWAY PARKING	11.0
TOTAL	43.0

LOADING REQUIREMENTS:

	GSF	REQUIRED	PROVIDED
RESIDENTIAL		0	0
COMMERCIAL	4,475 SF	0	0
TOTAL		0	0

STACKING REQUIREMENTS:

	IN-BOUND	IN-BOUND	OUT-BOUND	OUT-BOUND
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
NE 17TH CT				
NE 16TH PLACE	1	2	1	1

* STACKING REQUIREMENT PER ULDR SEC 47-20.5.C.6.

BICYCLE REQUIREMENTS:

	REQUIRED	PROVIDED
BICYCLE PARKING COMMERCIAL	0	0
BICYCLE PARKING RESIDENTIAL	0	0

FLOOD DATA:

SEE SHEET C2

SOLID WASTE / RECYCLING: (RESIDENTIAL)

- EACH TOWNHOUSE DWELLING SHALL INCORPORATE A DESIGNATED AREA IN ACCORDANCE TO CHAPTER 24 OF THE CITY'S CODE OF ORDINANCES FOR WASTE DISPOSAL
- (1) 90 GALLON CONTAINER TRASH COLLECTED 2x/WEEK
- (1) 90 GALLON CONTAINER RECYCLABLES COLLECTED 1x/WEEK
- (1) 90 GALLON CONTAINER YARD TRASH COLLECTED 1x/WEEK

SOLID WASTE / RECYCLING: (RETAIL)

- (1) 10 YD CONTAINER TRASH COLLECTED 2x/WEEK
- (2) 90 GALLON CONTAINERS RECYCLABLES COLLECTED 1x/WEEK

** THE WASTE SYSTEMS WILL MEET THE CAPACITY REQUIREMENTS OF THE BLDG ORDINANCE REG. AND COMPLY WITH ULDR 47-19.14

* REZONE APPLICATION WAS APPROVED BY CITY COMMISSION ON 9/12/22





















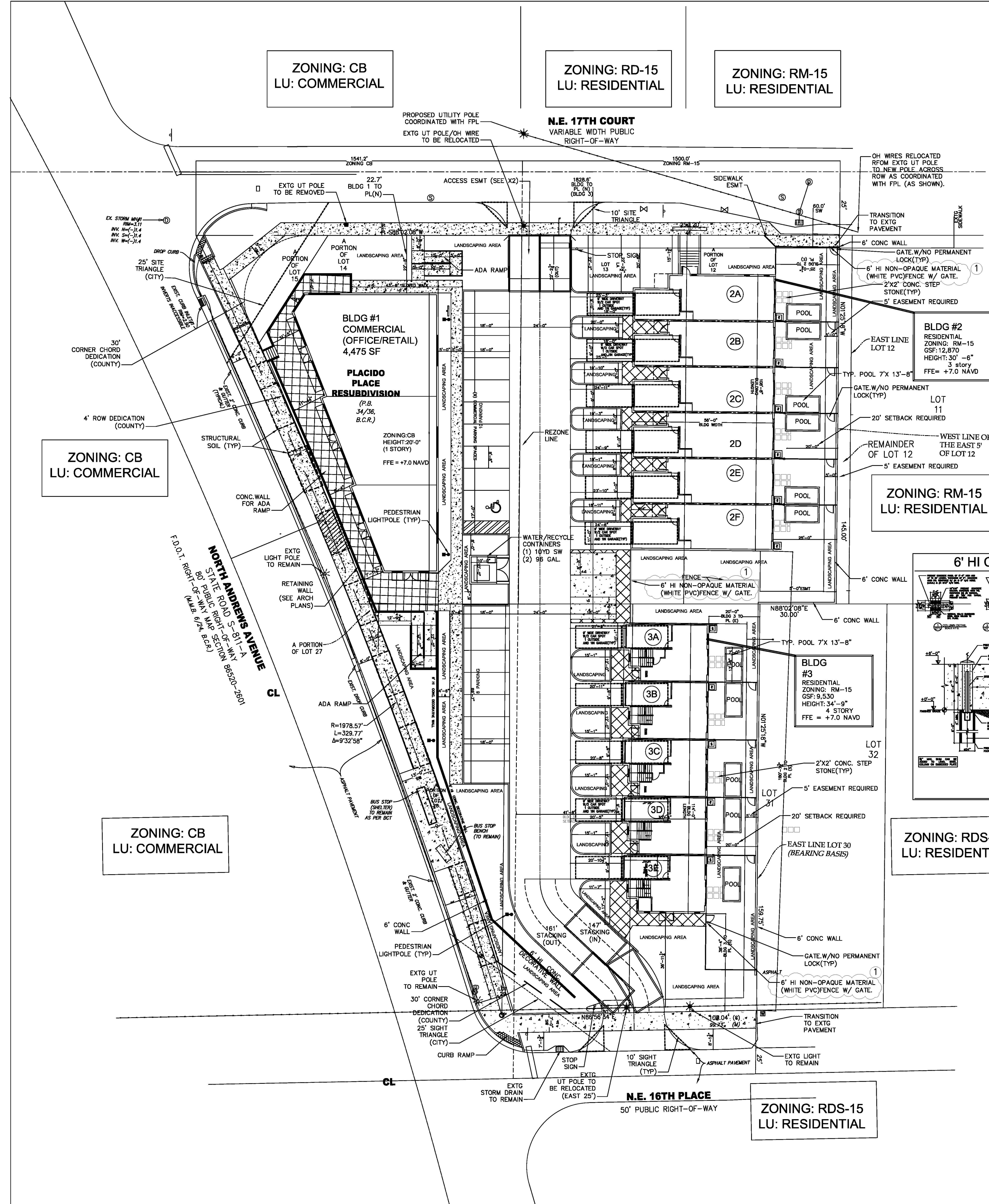












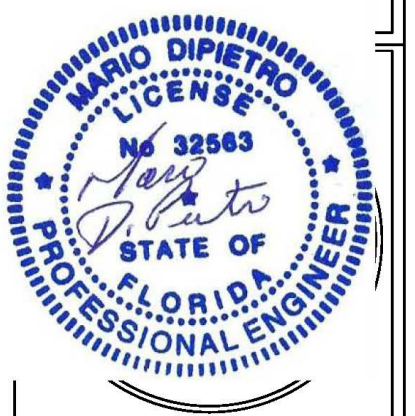
SITE PLAN GFP

RECESS TABULATION BUILDING 2	A1
FIRST FLOOR PLAN BUILDING 2	A2
SECOND FLOOR PLAN BUILDING 2	A3
THIRD FLOOR PLAN BUILDING 2	A4
FRONT +REAR ELEVATION -WEST +EAST BUILDING 2	A5
LEFT ELEVATION -NORTH BUILDING 2	A6
RIGHT ELEVATION -SOUTH BUILDING 2 +STAIRS SECTION	A7
UNIT LAYOUT BUILDING 2	A8
RECESS TABULATION BUILDING 3	A9
FIRST FLOOR PLAN BUILDING 3	A10
SECOND FLOOR PLAN BUILDING 3	A11
THIRD FLOOR PLAN BUILDING 3	A12
FOUR FLOOR PLAN BUILDING 3	A13
FRONT ELEVATION BUILDING 3	A14
REAR ELEVATION BUILDING 3	A15
RIGHT ELEVATION BUILDING 3	A16
LEFT ELEVATION BUILDING 3 +STAIRS SECTION	A17
UNIT LAYOUT BUILDING 3	A18
FLOOR PLAN BUILDING 1	A19
FRONT +REAR ELEVATION -WEST +EAST BUILDING 1	A20
LEFT +RIGHT ELEVATION - NORTH +SOUTH BUILDING 1	A21
FOOF PLAN BUILDING 1	A22

LEGAL DESCRIPTION:
 PLACIDO PLACE RESUB 34-36 B LOT 12
 LESS E 5,13 & THAT PT OF LOTS 14,15,27 & 28
 ALL LYING E OF E R/W/L OF N ANDREWS AVE &
 LOTS 29 & 30

DESIGN ODYSSEY INC.
 REG. # AA-28001971
 985 W COMMERCIAL BLVD.
 FORT LAUDERDALE FL 33309
 GREGORY A. JONES ARCHITECT
 REG. # AR12185
 MDP ENGINEERING, INC.
 Consulting Structural Engineers
 18183 S.W. 60th Ct.
 SW RANCHES, FL 33332
 Phone: (954) 243-4595
 STATE OF FLORIDA, P.E. No. 32263 CB-0918

REVISIONS	BY
1	9-26-23 AA



MARIO DI PIETRO
 Digitally signed by MARIO DI PIETRO
 Date: 2023.09.27 12:51:52 -04'00'

SITE PLAN BUILDING DATA

PROJECT DESCRIPTION:
 NEW (11 UNIT) 2 STORY AND 3 STORY MULTI-FAMILY TOWNHOUSE BUILDING
 TYPE: V B OCCUPANCY (MULTI-FAMILY) ALL PRECAST CONC.WALLS, FLOORS, ROOFS 1HR RATING.
 TYPE: II B OCCUPANCY (COMMERCIAL RETAIL/OFFICES) ALL PRECAST CONC.WALLS, ROOF 1HR RATING

DESIGNED TO F.B.C. 2020 LATEST EDITION
 CURRENT USE OF PROPERTY: 52,335
 PROPERTY ZONE OF (COMMUNITY FACILITY)
 LAND USE DESIGNATION: MEDIUM
 19,193 SQUARE FEET 0.441 ACRES ZONED COMMERCIAL OF MEDIUM
 33,384 SQUARE FEET 0.767 ACRES ZONED RDS-15 RESIDENTIAL
 11 UNITS TOWNHOUSE STYLE

19,193 SQUARE FEET 0.441 ACRES ZONED COMMERCIAL
 COMMERCIAL DEVELOPMENT: 4,467 S.F. BUILDING (1), OFFICES AND RETAIL SPACES
 OCCUPANCY 1 TO 100 = 45 PEOPLE
 1 STORY BUILDING @ 24' TO 20' HIGH TOP OF PARAPET WALL
 PARKING DATA: PROVIDED
 250 S.F./1 PARKING (4467:250=17.86) 18 18

33,384 SQUARE FEET 0.767 ACRES ZONED RDS-15
 RESIDENTIAL DEVELOPMENT: 11 UNITS TOWNHOUSE STYLE
 CURRENT UNITS PER ACRE: 150/ACRE

AREA CALCULATION FOR (6) UNIT (BUILDING 2)

AREA	AREA
1. FLOOR AREA	1,100
2. PERIMETER	1,100
3. TOTAL AREA	2,200
4. PERIMETER	1,100
5. TOTAL AREA	2,200
6. PERIMETER	1,100
7. TOTAL AREA	2,200
8. PERIMETER	1,100
9. TOTAL AREA	2,200
10. PERIMETER	1,100
11. TOTAL AREA	2,200
12. PERIMETER	1,100
13. TOTAL AREA	2,200
14. PERIMETER	1,100
15. TOTAL AREA	2,200
16. PERIMETER	1,100
17. TOTAL AREA	2,200
18. PERIMETER	1,100
19. TOTAL AREA	2,200
20. PERIMETER	1,100
21. TOTAL AREA	2,200
22. PERIMETER	1,100
23. TOTAL AREA	2,200
24. PERIMETER	1,100
25. TOTAL AREA	2,200
26. PERIMETER	1,100
27. TOTAL AREA	2,200
28. PERIMETER	1,100
29. TOTAL AREA	2,200
30. PERIMETER	1,100
31. TOTAL AREA	2,200
32. PERIMETER	1,100
33. TOTAL AREA	2,200
34. PERIMETER	1,100
35. TOTAL AREA	2,200
36. PERIMETER	1,100
37. TOTAL AREA	2,200
38. PERIMETER	1,100
39. TOTAL AREA	2,200
40. PERIMETER	1,100
41. TOTAL AREA	2,200
42. PERIMETER	1,100
43. TOTAL AREA	2,200
44. PERIMETER	1,100
45. TOTAL AREA	2,200
46. PERIMETER	1,100
47. TOTAL AREA	2,200
48. PERIMETER	1,100
49. TOTAL AREA	2,200
50. PERIMETER	1,100

AREA CALCULATION FOR (5) UNIT (BUILDING 3)

AREA	AREA
1. FLOOR AREA	1,100
2. PERIMETER	1,100
3. TOTAL AREA	2,200
4. PERIMETER	1,100
5. TOTAL AREA	2,200
6. PERIMETER	1,100
7. TOTAL AREA	2,200
8. PERIMETER	1,100
9. TOTAL AREA	2,200
10. PERIMETER	1,100
11. TOTAL AREA	2,200
12. PERIMETER	1,100
13. TOTAL AREA	2,200
14. PERIMETER	1,100
15. TOTAL AREA	2,200
16. PERIMETER	1,100
17. TOTAL AREA	2,200
18. PERIMETER	1,100
19. TOTAL AREA	2,200
20. PERIMETER	1,100
21. TOTAL AREA	2,200
22. PERIMETER	1,100
23. TOTAL AREA	2,200
24. PERIMETER	1,100
25. TOTAL AREA	2,200
26. PERIMETER	1,100
27. TOTAL AREA	2,200
28. PERIMETER	1,100
29. TOTAL AREA	2,200
30. PERIMETER	1,100
31. TOTAL AREA	2,200
32. PERIMETER	1,100
33. TOTAL AREA	2,200
34. PERIMETER	1,100
35. TOTAL AREA	2,200
36. PERIMETER	1,100
37. TOTAL AREA	2,200
38. PERIMETER	1,100
39. TOTAL AREA	2,200
40. PERIMETER	1,100
41. TOTAL AREA	2,200
42. PERIMETER	1,100
43. TOTAL AREA	2,200
44. PERIMETER	1,100
45. TOTAL AREA	2,200
46. PERIMETER	1,100
47. TOTAL AREA	2,200
48. PERIMETER	1,100
49. TOTAL AREA	2,200
50. PERIMETER	1,100

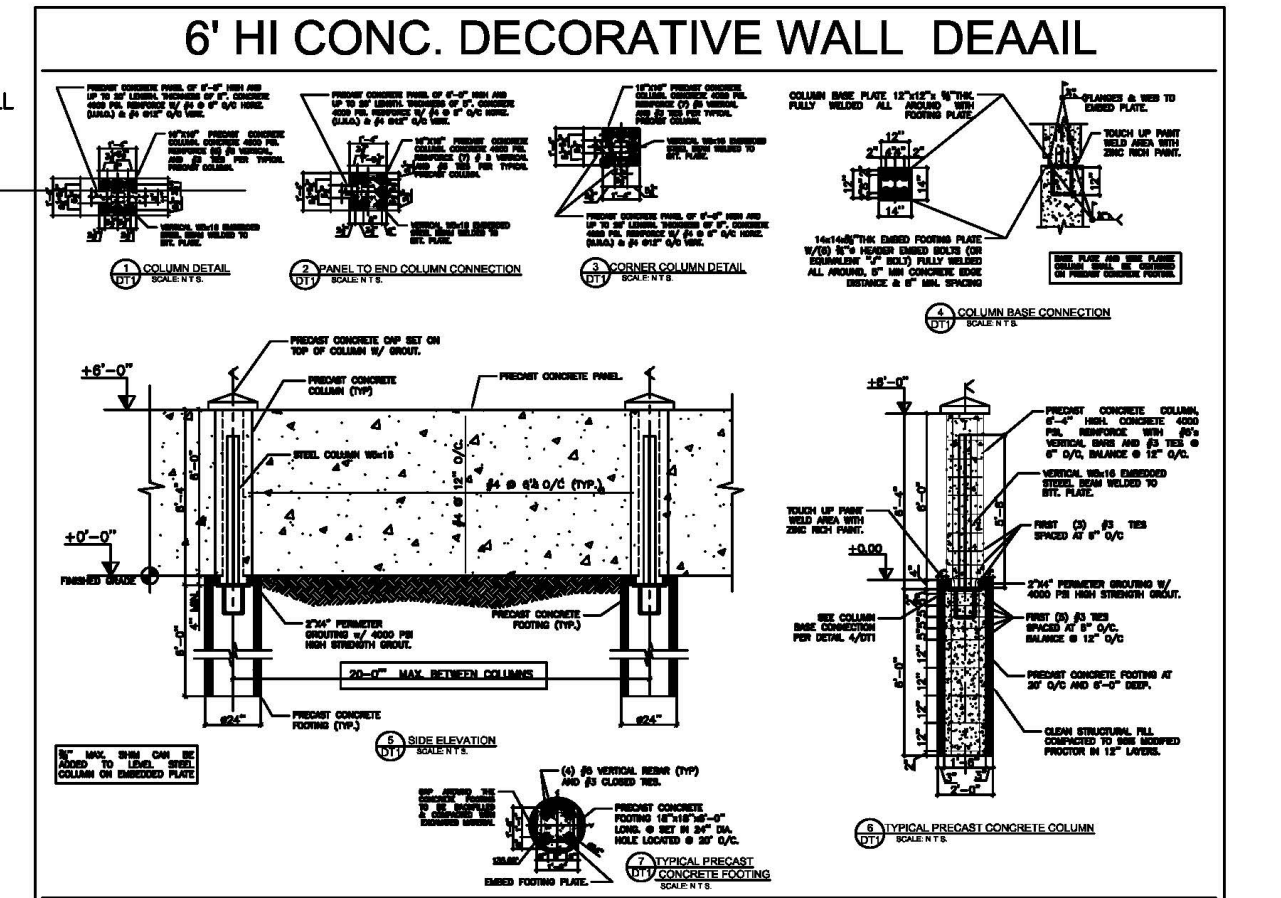
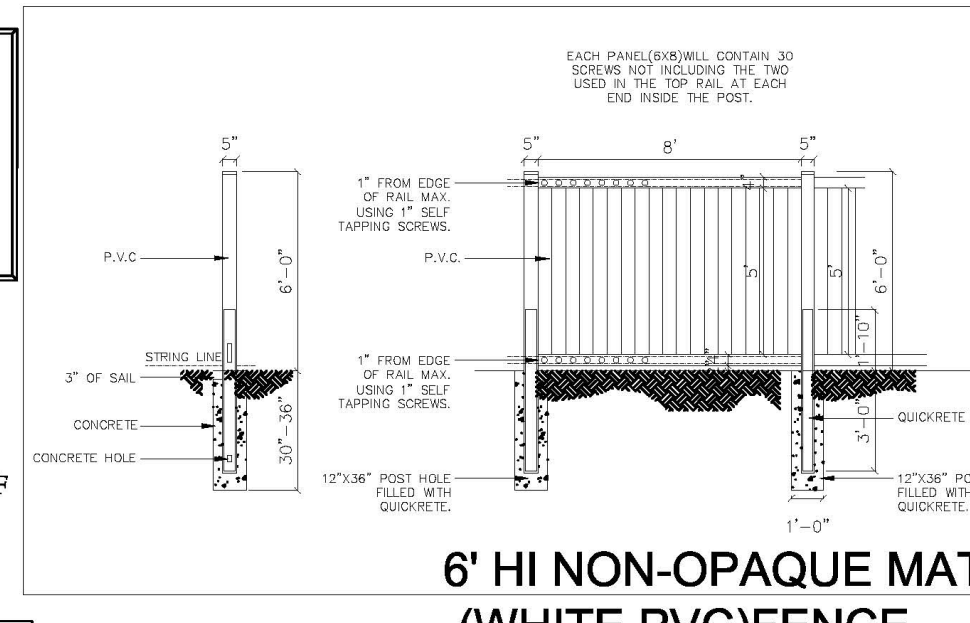
PARKING DATA:

REQUIRED	PROVIDED
2.25X 11 UNITS	24.75 25

EVERY UNIT HAVE 1 PARKING OUTSIDE AND 1 GARAGE PARKING
 ADDITIONAL 3 GUEST PARKING ADDING ON SITE

(6) UNITS A 3 BDRMS 2.5 BA, DINING, LIVING ROOM, LOFT, TOTAL 1906 S.F.
 (5) UNITS A 4 BDRMS 3.5 BA, DINING, LIVING ROOM, OFFICE, TOTAL 2145 AC S.F.
 TOTAL FOR THE BUILDING (STRUCTURE) 22,161 S.F.

2 STORY BUILDING 1 IS 56'X 108'-8" FOOTPRINT = 6085 S.F.
 3 STORY BUILDING 2, IS 31'X 114'-0" FOOTPRINT = 3534 S.F.
 BUILDING HEIGHT TOP OF ROOF BUILDING (2) 21'-10" TOP OF ROOF RAIL 24'-4" 2 STORIES
 # OF STORIES TOP OF ROOF BUILDING (3) 31'-30" TOP OF ROOF RAIL 34'-9" (3 STORIES)



All projects must consider safeguards during the construction process.

FBC Chapter 33 delineates various safeguards that may apply during the construction phase.

All structures associated with the protection of pedestrians will require a separate permit.

A licensed professional must sign and seal the plans and specifications.

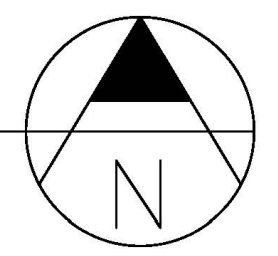
Lighting. No lighting shall be directed from a use which is subject to the requirements of this Sec. 47-25.3 in a manner which illuminates abutting residential property and no source of incandescent or mercury vapor illumination shall be directly visible from any abutting residential property. No neon lights inside or outside structures shall be visible from any abutting residential property.

i. Glare. Any nonresidential operation or activity producing glare shall be conducted so that direct or indirect illumination of light shall not cause illumination in excess of one (1) footcandle on any abutting residential property except as provided in subsection iii. of this subsection a.

ii. Control of effects of lights from automobiles or other sources. Where the site plan indicates potential adverse effects of parking or of other sources on the lot on which the nonresidential use is to be located, such effects shall be eliminated or at a minimum prevented so that lights do not illuminate adjacent residential property below a height of five (5) feet at the residential lot line, or from shining into any residential window if there is to be nonresidential parking on the premises after dark.

SITE PLAN

SCALE : 1/32"=1'-0"



GROUND FLOOR PLAN

FFE = +7.0 NAVD

D.R.C. APPROVED

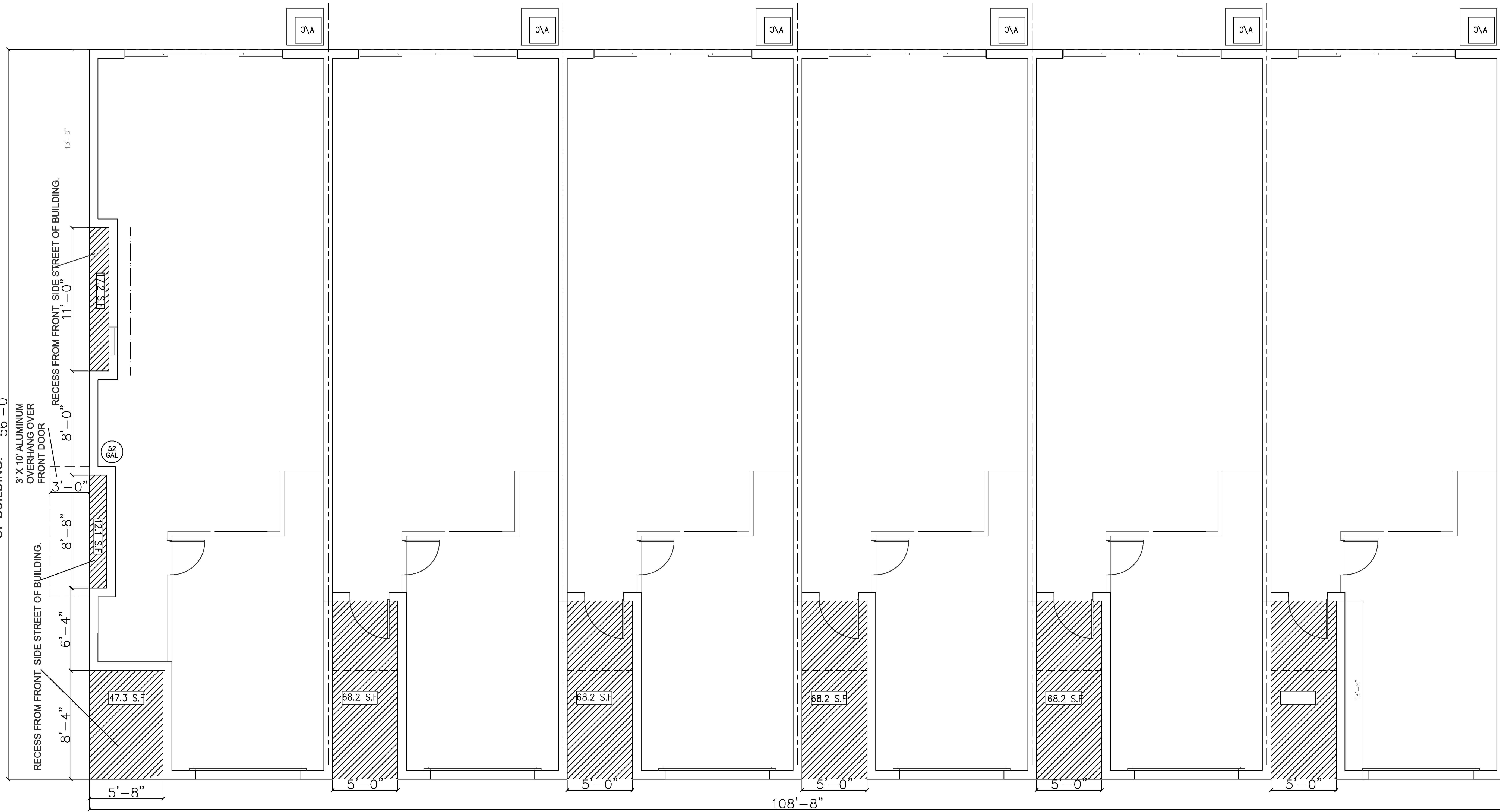
For : JONATHAN S. EINHORN
 PROPOSED 11 TOWNHOUSES AND RETAIL SPACES
 1700 N ANDREWS AVE
 CITY OF FORT LAUDERDALE, Florida

DESIGN ODYSSEY Inc.
 Architectural Design
 985 W COMMERCIAL BLVD.
 FORT LAUDERDALE FL 33309
 Phone (954) 418-7111
 Direct Ph. (954) 547-4441
 Fax (954) 418-7110

DESIGNED BY: ABEY
 DRAWN BY:
 CHECKED BY:
 DATE: 9/22/2023

Sheet:
GFP
 1 of 23

FACING NE 17 COURT
25% OF 56'-0" IS 14' REQUIRED WE
PROVIDE 28' OF RECESS IN FRONT
OF BUILDING. 56'-0"

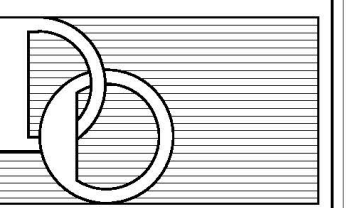


FACING PRIVATE DRIVE
25% OF 108' IS 27' RQUIRED. WE PROVIDE 30.8 S.F OF RECESS IN FRONT OF BUILDING.

DESIGN ODYSSEY INC.
REG. # AA-28001977
985 W COMMERCIAL BLVD.
FORT LAUDERDALE FL 33309
GREGORY A. JONES ARCHITECT
REG. # AR12185
MDP ENGINEERING, INC.
Consulting Structural Engineers
336 S.W. SUN CIRCLE
PALM CITY, FL 34990
Phone: 954.243.4595
STATE OF FLORIDA P.E. No. 32583 CA-8918

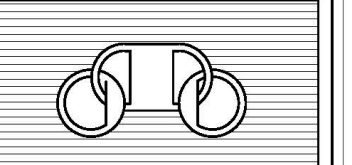
REVISIONS	BY

For : JONATHAN S. EINHORN
BUILDING 2 (6 UNITS)
1700 N ANDREWS AVE
CITY OF FORT LAUDERDALE



DESIGN ODYSSEY Inc.
Architectural Design

985 W COMMERCIAL BLVD.
FORT LAUDERDALE FL 33309
Phone (954) 418-7111
Direct Ph. (954) 547-4441
Fax (954) 418-7110
e-mail: designodyssey@gmail.com
WWW.DESIGNODYSSEY.NET



DESIGNED BY: ABEY

DRAWN BY:

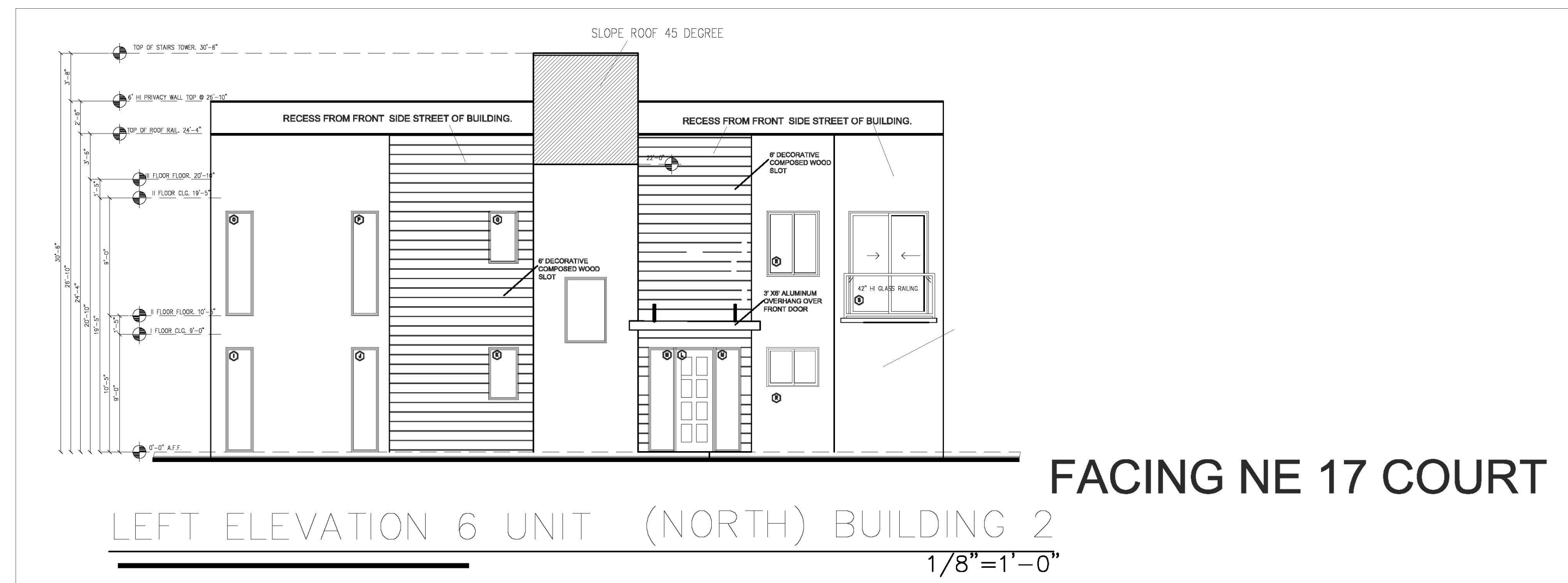
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DATE: 5/18/2023

Sheet:

A1

2 of 23



FACING NE 17 COURT

LEFT ELEVATION 6 UNIT (NORTH) BUILDING 2
1/8"=1'-0"

RECESS TABULATION BUILDING 2

1/4"=1'-0"

MARIO DIPIETRO
Digitally signed
by MARIO DIPIETRO
Date: 2023.08.25
09:49:18 -04'00'



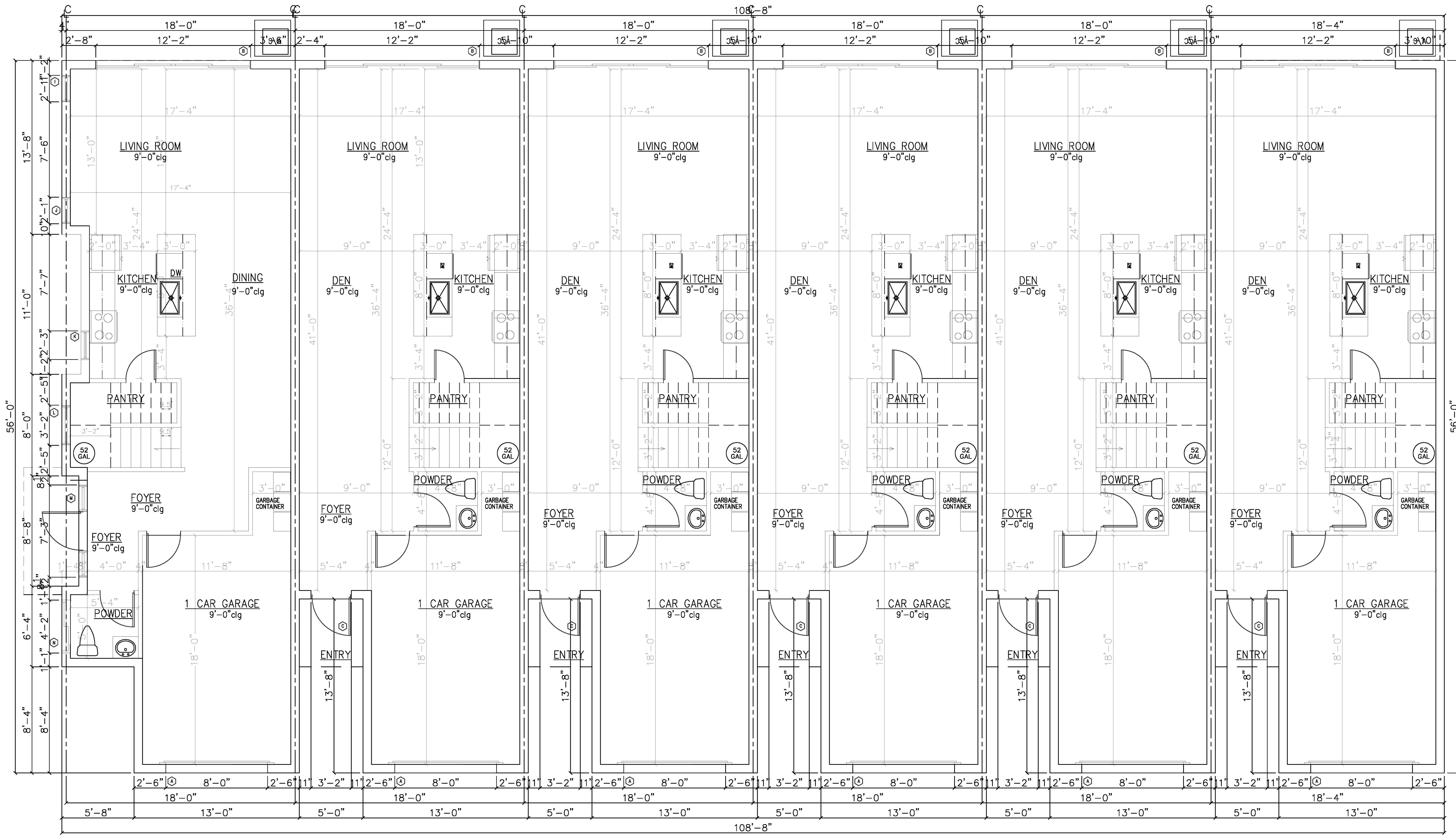
DESIGN ODYSSEY INC.
 REG. # AA-28001971
 985 W COMMERCIAL BLVD.
 FORT LAUDERDALE FL 33309
 GREGORY A. JONES ARCHITECT
 REG. # AR12185
 MDP ENGINEERING, INC.
 Consulting Structural Engineers
 336 S.W. SUN CIRCLE
 PALM CITY, FL 34990
 Phone: 954.243.4595
 STATE OF FLORIDA P.E. No. 32583 CA-6918

REVISIONS	BY

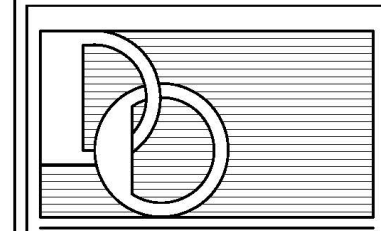
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 DIPIETRO**



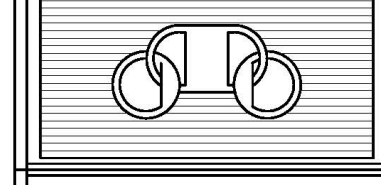
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 by MARIO
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For: JONATHAN S. EINHORN
 BUILDING 2 (6 UNITS)
 1700 N ANDREWS AVE
 CITY OF FORT LAUDERDALE



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 ODYSSEY Inc.**
 Architectural Design
 985 W COMMERCIAL BLVD.
 FORT LAUDERDALE FL 33309
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 DATE: 5/18/2023

Sheet:
A2
 3 of 23

AREA CALCULATION TYP. UNIT

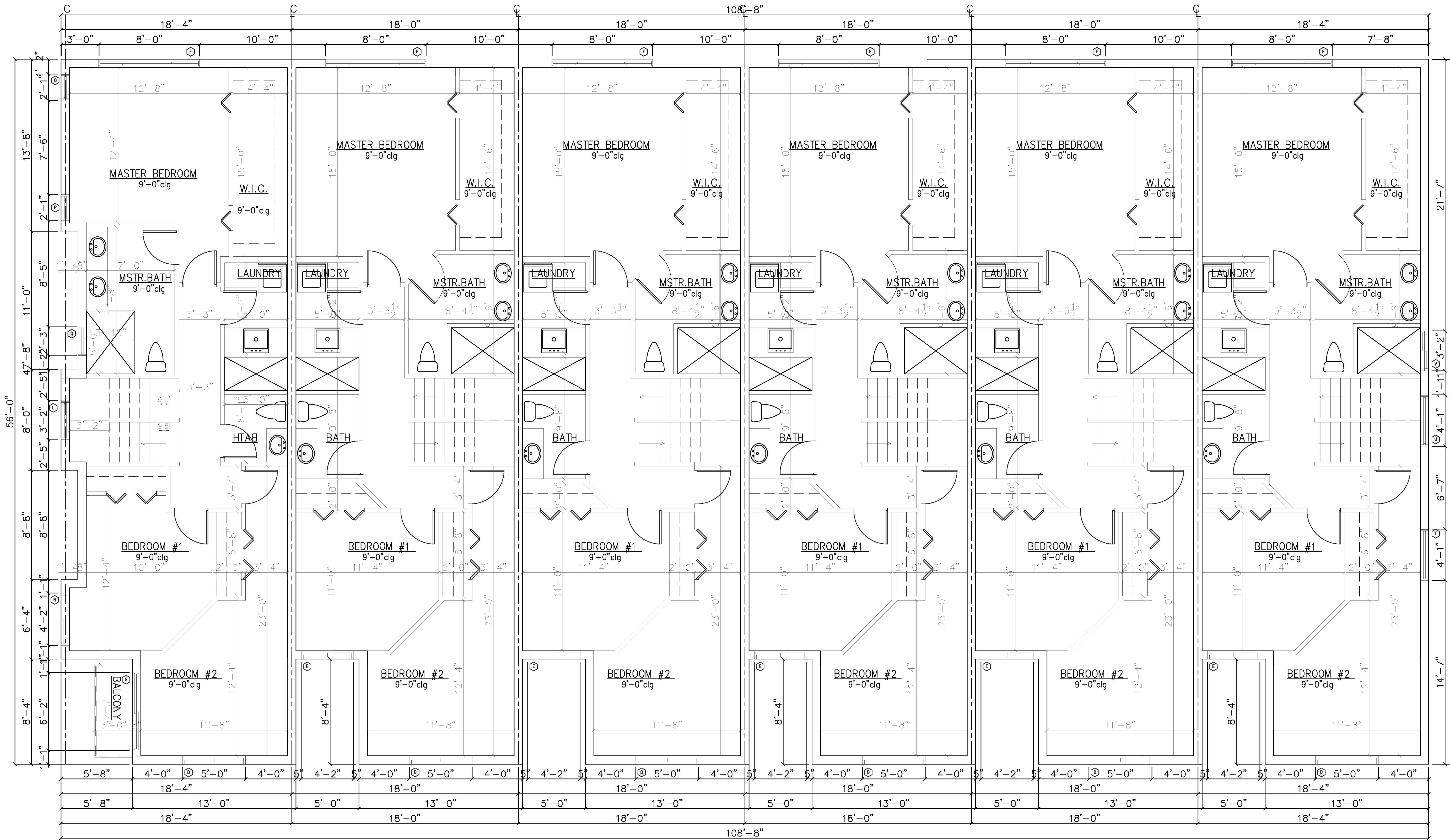
I FLOOR AC AREA	683	SF
II FLOOR AC AREA	939	SF
ROOF LANDING AREA	143	SF
TOTAL AC AREA	= 1,765	SF
1 CAR GARAGE	= 257	SF
FRONT OVERHANG	= 25	SF
TOTAL AREA	= 2,047	SF

FIRST FLOOR PLAN BUILDING 2
 SCALE: 1/4"=1'-0"

FFE = +7.0 NAVD

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 GREGORY A. JONES ARCHITECT
 REG. # AR12185
 MDP ENGINEERING, INC.
 Consulting Structural Engineers
 336 S.W. SUN CIRCLE
 PALM CITY, FL 34990
 Phone: 954.243.4595
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REVISIONS	BY



**MARIO
 DIPIETRO
 RO**



Digitally signed by
 MARIO
 DIPIETRO
 Date:
 2023.08.25
 10:06:33
 -04'00'

For : JONATHAN S. EINHORN
 BUILDING 2 (6 UNITS)
 1700 N ANDREWS AVE
 CITY OF FORT LAUDERDALE


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 ODYSSEY Inc.**
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SECOND FLOOR PLAN BUILDING 2
 SCALE: 1/4"=1'-0"

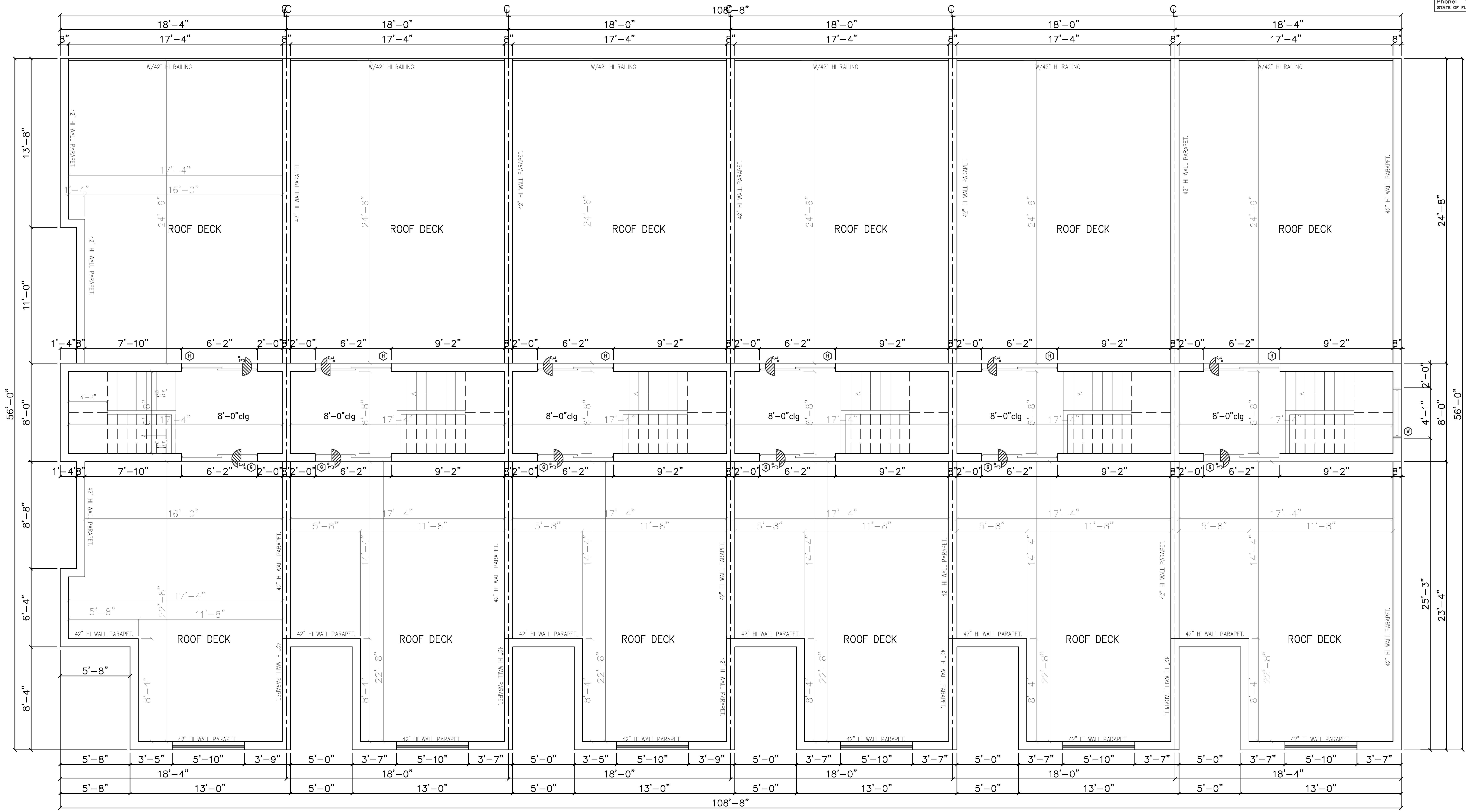
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Sheet:
A3
 4 of 23

FFE = +7.0 NAVD

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 REG. # AA-28001971
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 FORT LAUDERDALE FL 33309
 GREGORY A. JONES ARCHITECT
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 PALM CITY, FL 34990
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THIRD FLOOR PLAN BUILDING 2
 1/4" = 1'-0"

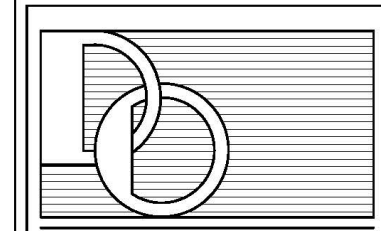
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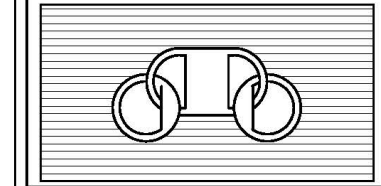


FFE = +7.0 NAVD

For: **JONATHAN S. EINHORN**
BUILDING 2 (6 UNITS)
1700 N ANDREWS AVE
CITY OF FORT LAUDERDALE



**DESIGN
 ODYSSEY Inc.**
 Architectural Design
 985 W COMMERCIAL BLVD.
 FORT LAUDERDALE FL 33309
 Phone (954) 418-7111
 Direct Ph. (954) 547-4441
 Fax (954) 418-7110
 e-mail: designodyssey@gmail.com
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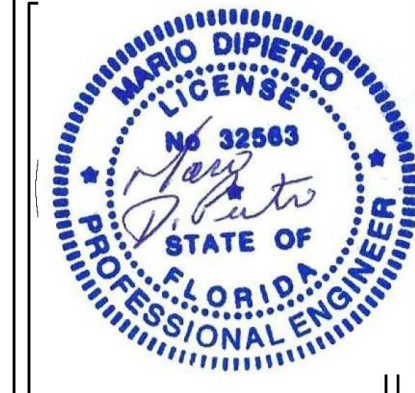


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 DATE: 5/18/2023

Sheet:
A4
 5 of 23

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 REG. # AA-28001971
 985 W COMMERCIAL BLVD.
 FORT LAUDERDALE FL 33309
 GREGORY A. JONES ARCHITECT
 REG. # AR12185
 MDP ENGINEERING, INC.
 Consulting Structural Engineers
 336 S.W. SUN CIRCLE
 PALM CITY, FL 34990
 Phone: 954.243.4595
 STATE OF FLORIDA P.E. No. 32583 CA-8918

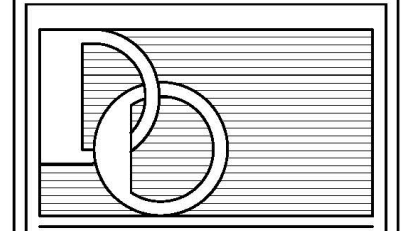
REVISIONS	BY



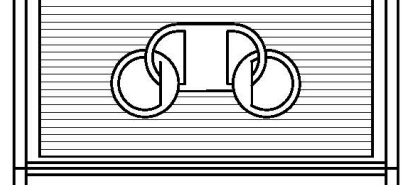
MARIO DIPIETRO

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 by MARIO DIPIETRO
 Date: 2023.08.25
 10:09:37 -04'00'

For : JONATHAN S. EINHORN
 BUILDING 2 (6 UNITS)
 1700 N ANDREWS AVE
 CITY OF FORT LAUDERDALE



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 Architectural Design
 985 W COMMERCIAL BLVD.
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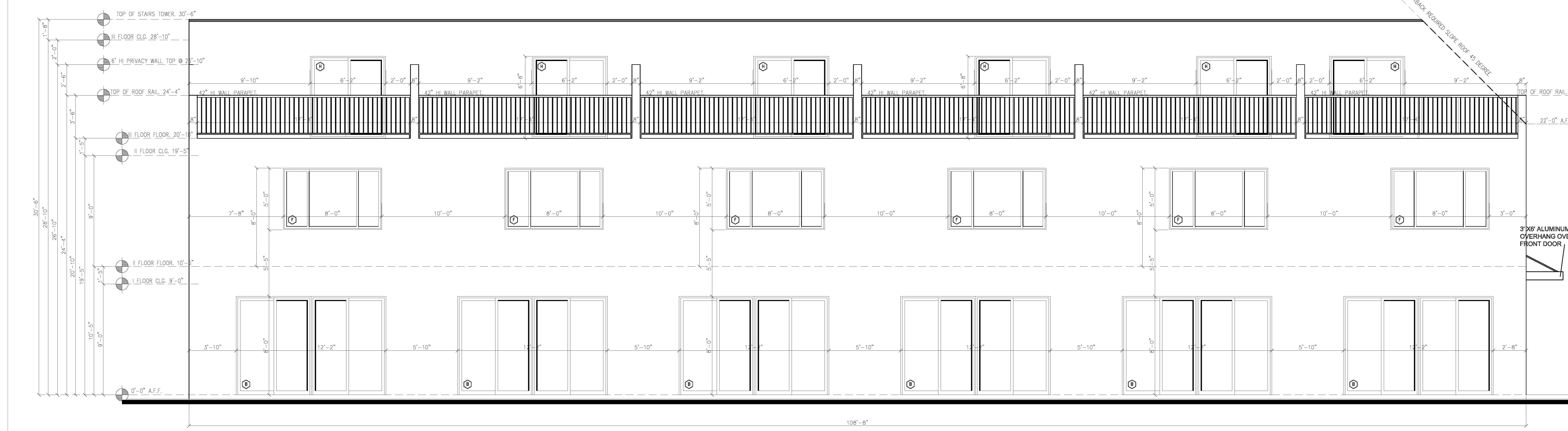


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 CHECKED BY:
 DATE: 5/18/2023

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A5
 6 of 23



FRONT ELEVATION 6 UNIT (WEST) BUILDING 2
 1/4" = 1'-0"

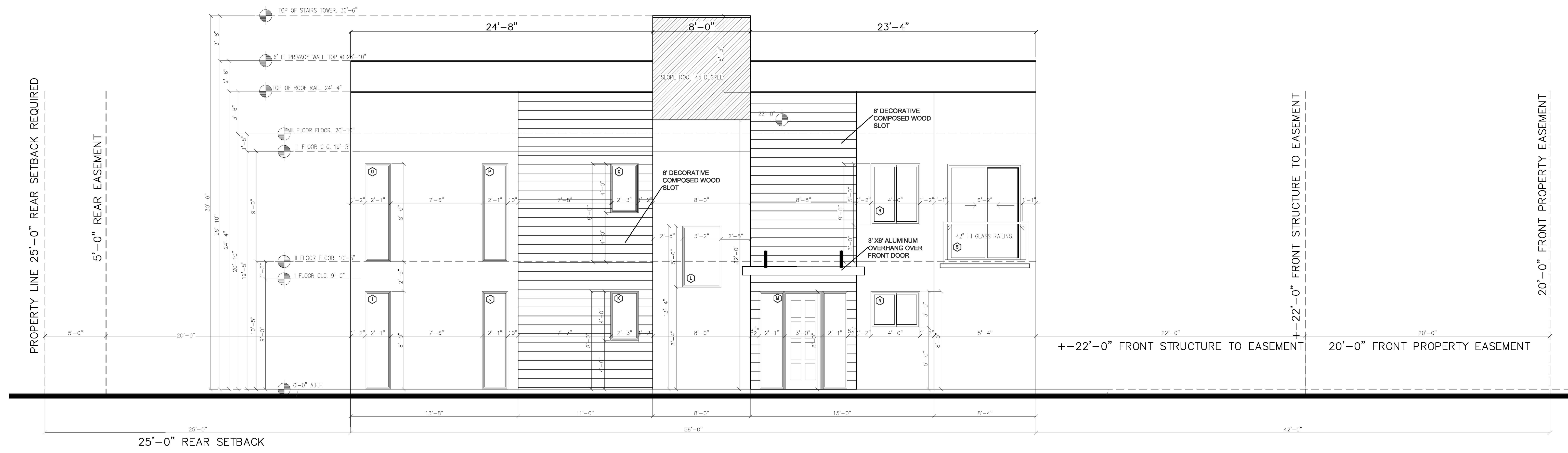


REAR ELEVATION 6 UNIT (EAST) BUILDING 2
 1/4" = 1'-0"

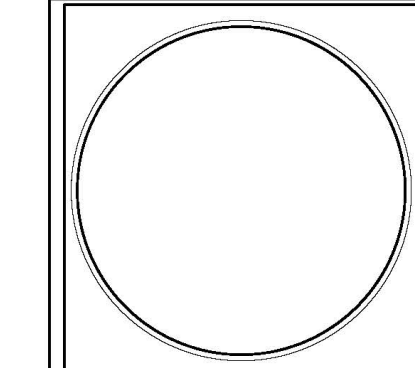
FFE = +7.0 NAVD

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 REG. # AA-28001977
 985 W COMMERCIAL BLVD.
 FORT LAUDERDALE FL 33309
 GREGORY A. JONES ARCHITECT
 REG. # AR12185
 MDP ENGINEERING, INC.
 Consulting Structural Engineers
 336 S.W. SUN CIRCLE
 PALM CITY, FL 34990
 Phone: 954.243.4595
 STATE OF FLORIDA P.E. No. 32563 CA-6918

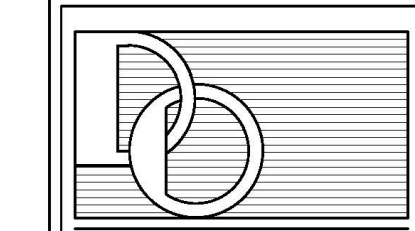
REVISIONS	BY



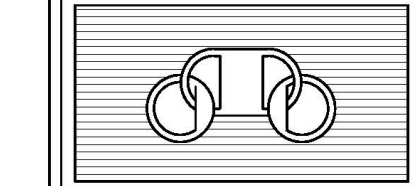
LEFT ELEVATION 6 UNIT (NORTH) BUILDING 2
 1/4"=1'-0"
 FACING NE 17 COURT



For : JONATHAN S. EINHORN
 BUILDING 2 (6 UNITS)
 1700 N ANDREWS AVE
 CITY OF FORT LAUDERDALE



DESIGN ODYSSEY Inc.
 Architectural Design
 985 W COMMERCIAL BLVD.
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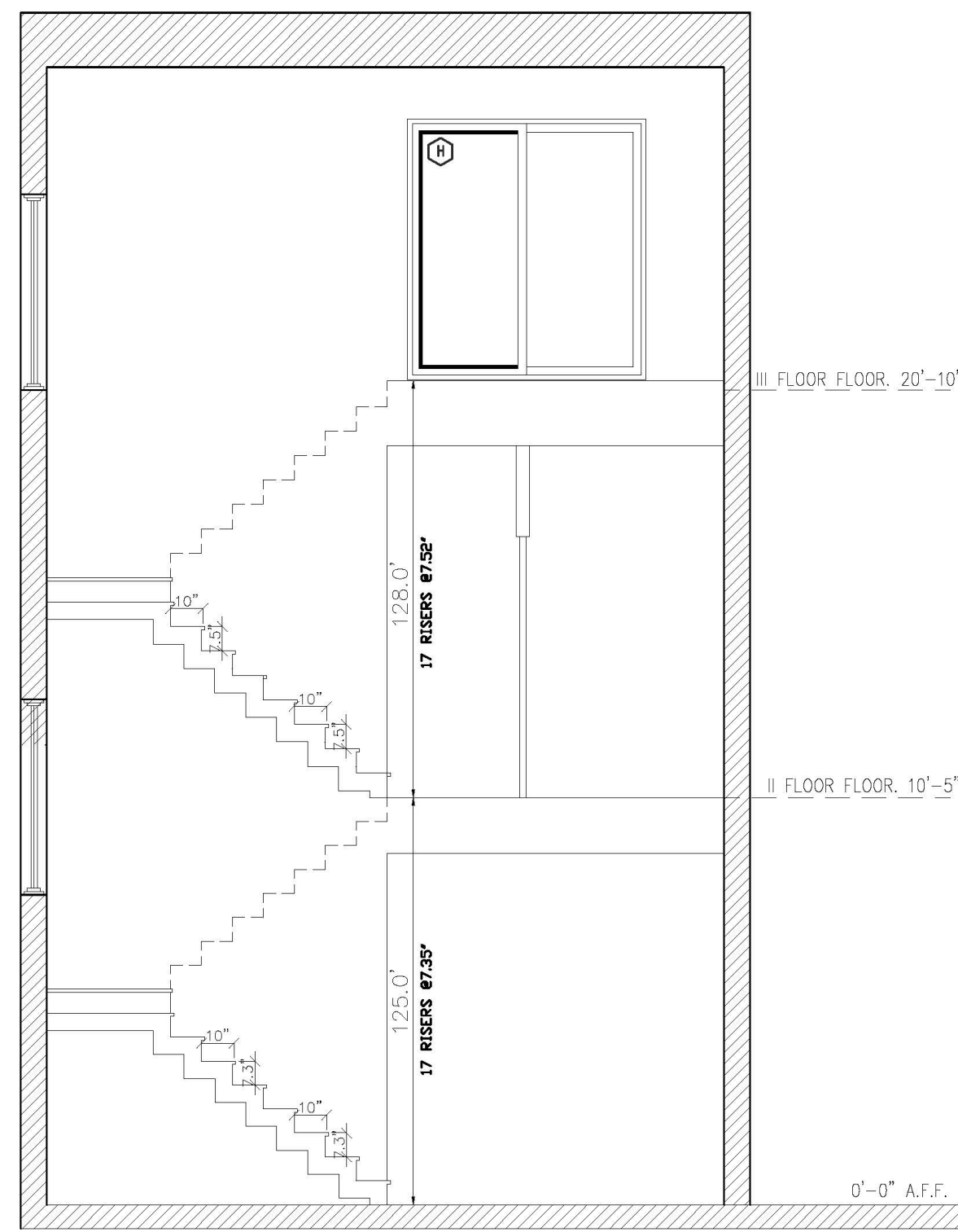
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 CHECKED BY:
 DATE: 5/18/2023

MARIO DIPIETRO
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 Date: 2023.08.25 11:59:43 -04'00'



FFE = +7.0 NAVD

Sheet:
A6
 7 of 23



STAIRS SECTION

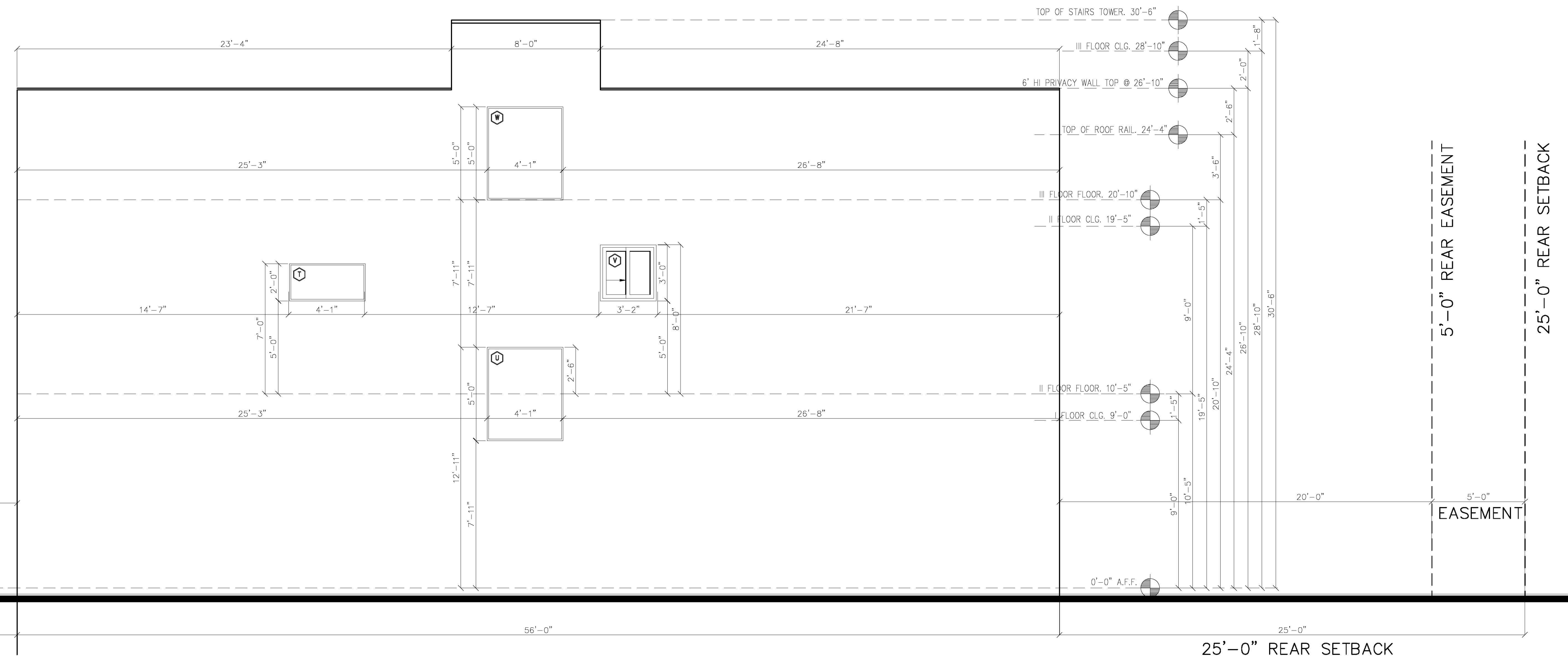
1/4" = 1'-0"

◊ WINDOW / DOOR SCHEDULE ◊		
TYPE/SIZE	REMARKS	PRESSURE
Ⓐ 8070 GARAGE DOOR (86"x84")	TOP @ 6'-8" A.F.F.	
Ⓑ 12080 S.G.DOOR (146"x96")	TOP @ 8'-0" A.F.F.	
Ⓒ D-3080 (38"x96")	TOP @ 8'-0" A.F.F.	
Ⓓ 5080 S.G.DOOR (60"x96")	TOP @ 8'-0" A.F.F.	
Ⓔ R40H.S. (48"x60")	TOP @ 8'-0" A.F.F.	
Ⓕ R80H.S. (96"x60")	TOP @ 8'-0" A.F.F.	
Ⓖ 6088 S.G.DOOR (74"x80")	TOP @ 8'-0" A.F.F.	
Ⓗ 6088 S.G.DOOR (74"x80")	TOP @ 8'-0" A.F.F.	
Ⓙ 25"x96" F.GLASS	TOP @ 8'-0" A.F.F.	
Ⓚ 25"x96" F.GLASS	TOP @ 8'-0" A.F.F.	
Ⓛ 27"x48" F.GLASS	TOP @ 8'-0" A.F.F.	
Ⓜ 38"x60" F.GLASS	TOP @ 13'-4" A.F.F.	
Ⓝ D-3080 (38"x96") / 25"x96" F.GLASS E.SIDE	TOP @ 8'-0" A.F.F.	
Ⓟ R40H.S. (48"x24")	TOP @ 8'-0" A.F.F.	
Ⓠ 25"x96" F.GLASS	TOP @ 8'-0" A.F.F.	
Ⓡ 25"x96" F.GLASS	TOP @ 8'-0" A.F.F.	
Ⓢ 27"x48" F.GLASS	TOP @ 8'-0" A.F.F.	
Ⓣ R40H.S. (48"x60")	TOP @ 8'-0" A.F.F.	
Ⓤ 6080 S.G.DOOR (73"x96")	TOP @ 8'-0" A.F.F.	
Ⓥ 24"x48" F.GLASS	TOP @ 7'-0" A.F.F.	
Ⓦ 48"x60" F.GLASS	TOP @ 2'-6" A.F.F.	
Ⓧ R30H.S. (36"x36")	TOP @ 8'-0" A.F.F.	
Ⓨ 27"x96" F.GLASS	TOP @ 5'-0" A.F.F.	

DESIGN ODYSSEY INC.
 REG. # AA-26001977
 985 W COMMERCIAL BLVD.
 FORT LAUDERDALE FL 33309
 GREGORY A. JONES ARCHITECT
 REG. # AR12195
 MDP ENGINEERING, INC.
 Consulting Structural Engineers
 336 S.W. SUN CIRCLE
 PALM CITY, FL 34990
 Phone: 954.243.4595
 STATE OF FLORIDA P.E. No. 32583 CA-6918

REVISIONS	BY

MARIO DIPIETRO Digitally signed by MARIO DIPIETRO
 Date: 2023.08.25 11:58:23 -04'00'

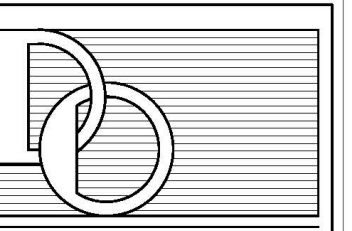


RIGHT ELEVATION 6 UNIT (SOUTH) BUILDING 2
 1/4" = 1'-0"

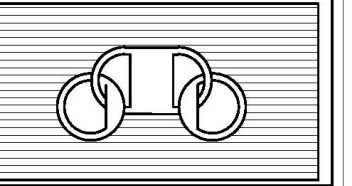
20'-0" FRONT PROPERTY EASEMENT
 20'-0" FRONT PROPERTY EASEMENT + 22'-0" FRONT STRUCTURE TO EASEMENT
 42'-0"

5'-0" REAR EASEMENT
 25'-0" REAR SETBACK
 EASEMENT

For: JONATHAN S. EINHORN
 BUILDING 2 (6 UNITS)
 1700 N ANDREWS AVE
 CITY OF FORT LAUDERDALE



DESIGN ODYSSEY Inc.
 Architectural Design
 985 W COMMERCIAL BLVD.
 FORT LAUDERDALE FL 33309
 Phone (954) 418-7111
 Direct Ph. (954) 547-4441
 Fax (954) 418-7110
 e-mail: designodyssey@gmail.com
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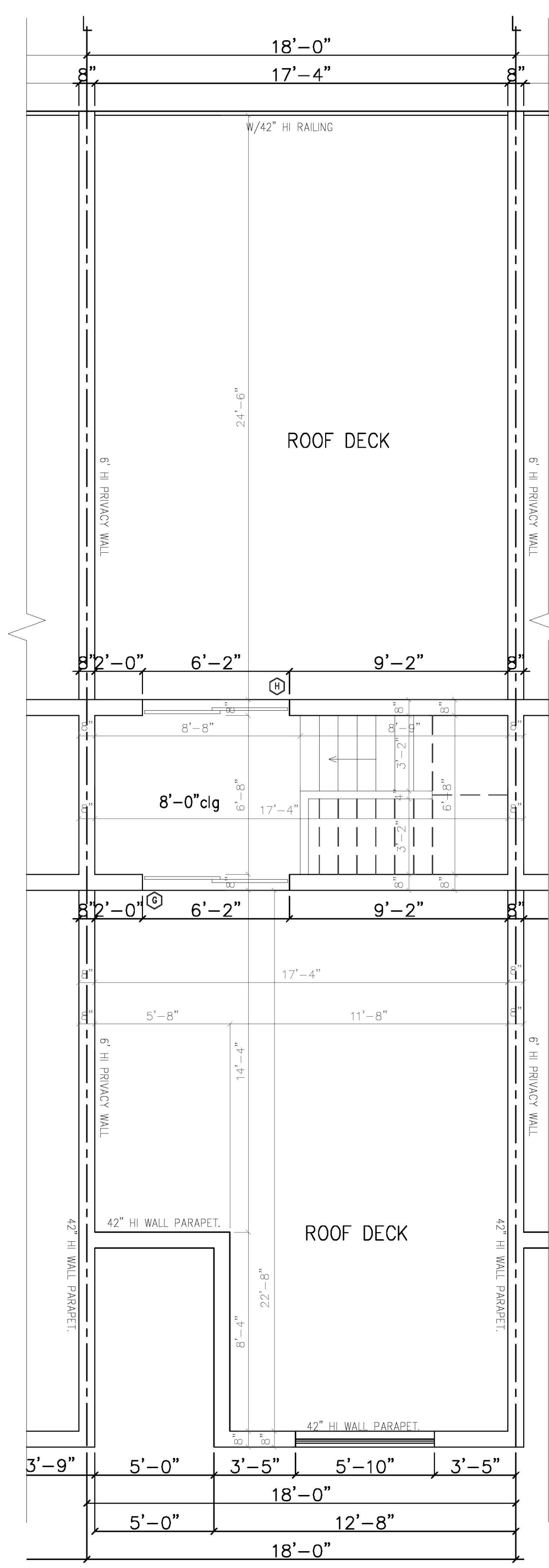
DESIGNED BY: ABEY
 DRAWN BY:
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 DATE: 5/18/2023

Sheet:
 A7
 8 of 23

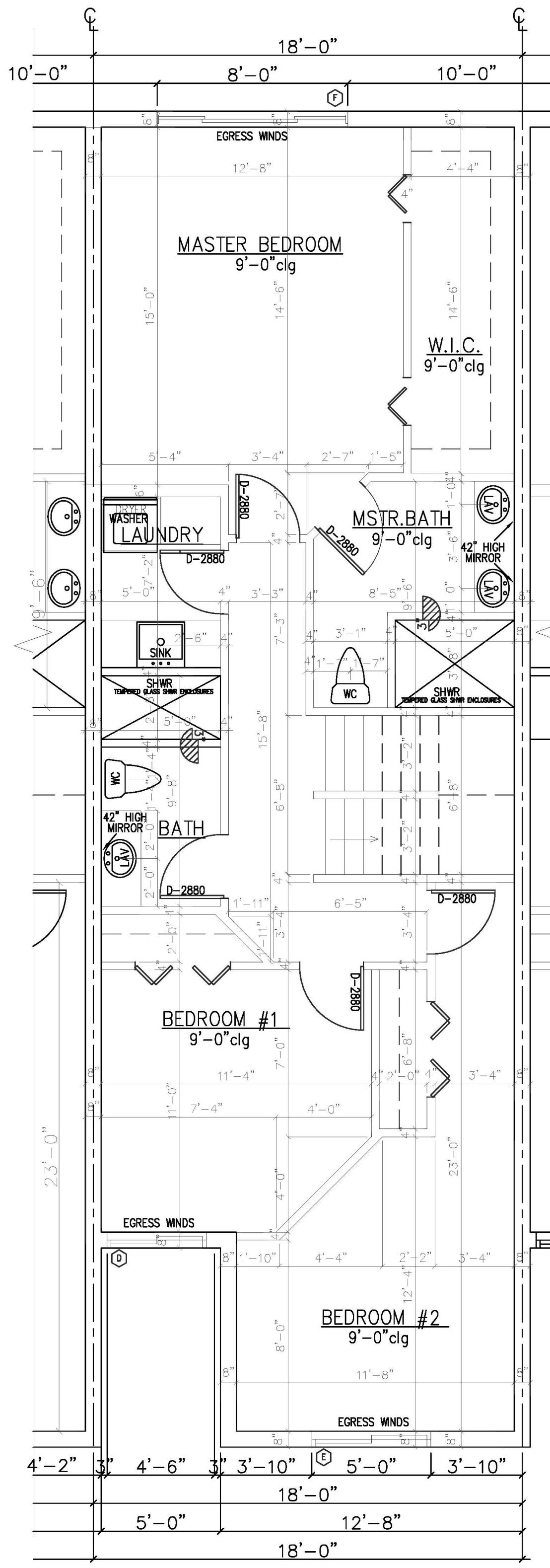
FFE = +7.0 NAVD

DESIGN ODYSSEY INC.
 REG. # AA-28001971
 985 W COMMERCIAL BLVD.
 FORT LAUDERDALE FL 33309
 GREGORY A. JONES ARCHITECT
 REG. # AR12185
 MDP ENGINEERING, INC.
 Consulting Structural Engineers
 336 S.W. SUN CIRCLE
 PALM CITY, FL 34990
 Phone: 954.243.4595
 STATE OF FLORIDA P.E. No. 32563 CA-6918

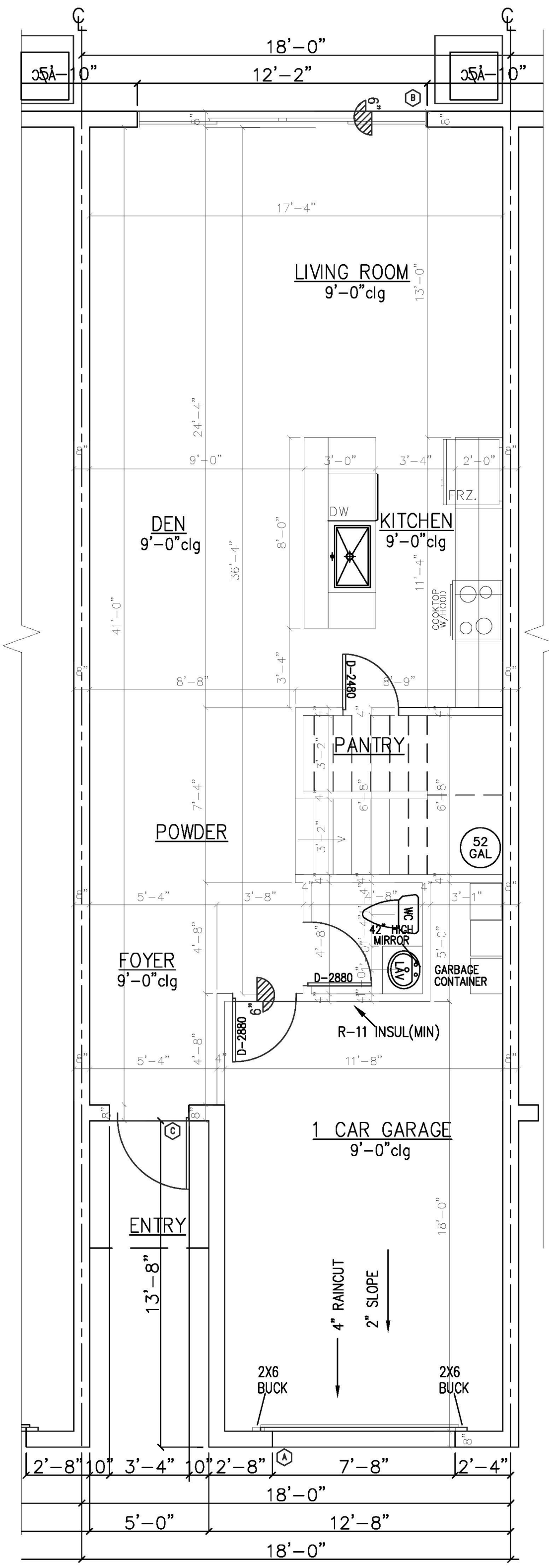
REVISIONS	BY



TYP. UNIT THIRD FLOOR ROOF PLAN 144 S.F.
 SCALE: 1/4"=1'-0"



TYP. UNIT SECOND FLOOR PLAN 973 S.F.
 SCALE: 1/4"=1'-0"



TYP. UNIT FIRST FLOOR PLAN 944 S.F.
 SCALE: 1/4"=1'-0"

AREA CALCULATION TYP. UNIT

I FLOOR AC AREA	683	SF
II FLOOR AC AREA	939	SF
ROOF LANDING AREA	143	SF
TOTAL AC AREA	= 1,765	SF
1 CAR GARAGE	= 257	SF
FRONT OVERHANG	= 25	SF
TOTAL AREA	= 2,047	SF

UNIT LAYOUT BUILDING 2
 SCALE: 1/4"=1'-0"

Digitally signed
 by MARIO
 DIPIETRO
 Date: 2023.08.25
 11:57:07 -04'00'



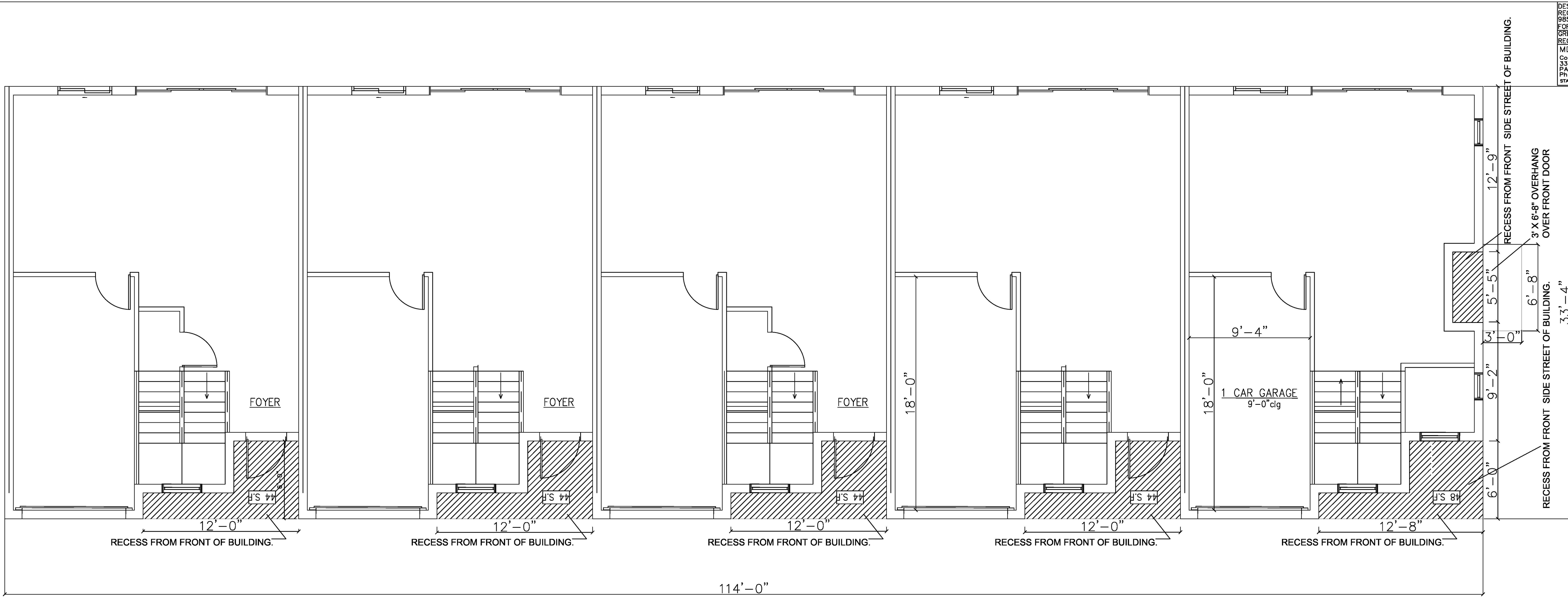
For : JONATHAN S. EINHORN
 BUILDING 2 (6 UNITS)
 1700 N ANDREWS AVE
 CITY OF FORT LAUDERDALE

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 Architectural Design
 985 W COMMERCIAL BLVD.
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 Direct Ph. (954) 547-4444
 Fax (954) 418-7110
 e-mail: designodyssey@gmail.com
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 DATE: 5/18/2023

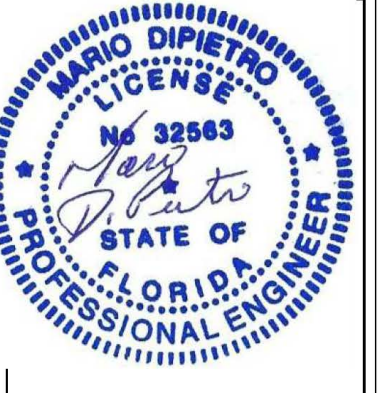
Sheet:
 A8
 9 of 23

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 REG. # AA-26001971
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 FORT LAUDERDALE FL 33309
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 REG. # AR12185
 MDP ENGINEERING, INC.
 Consulting Structural Engineers
 336 S.W. SUN CIRCLE
 PALM CITY, FL 34990
 Phone: 954.243.4595
 STATE OF FLORIDA P.E. No. 32663 CA-6916

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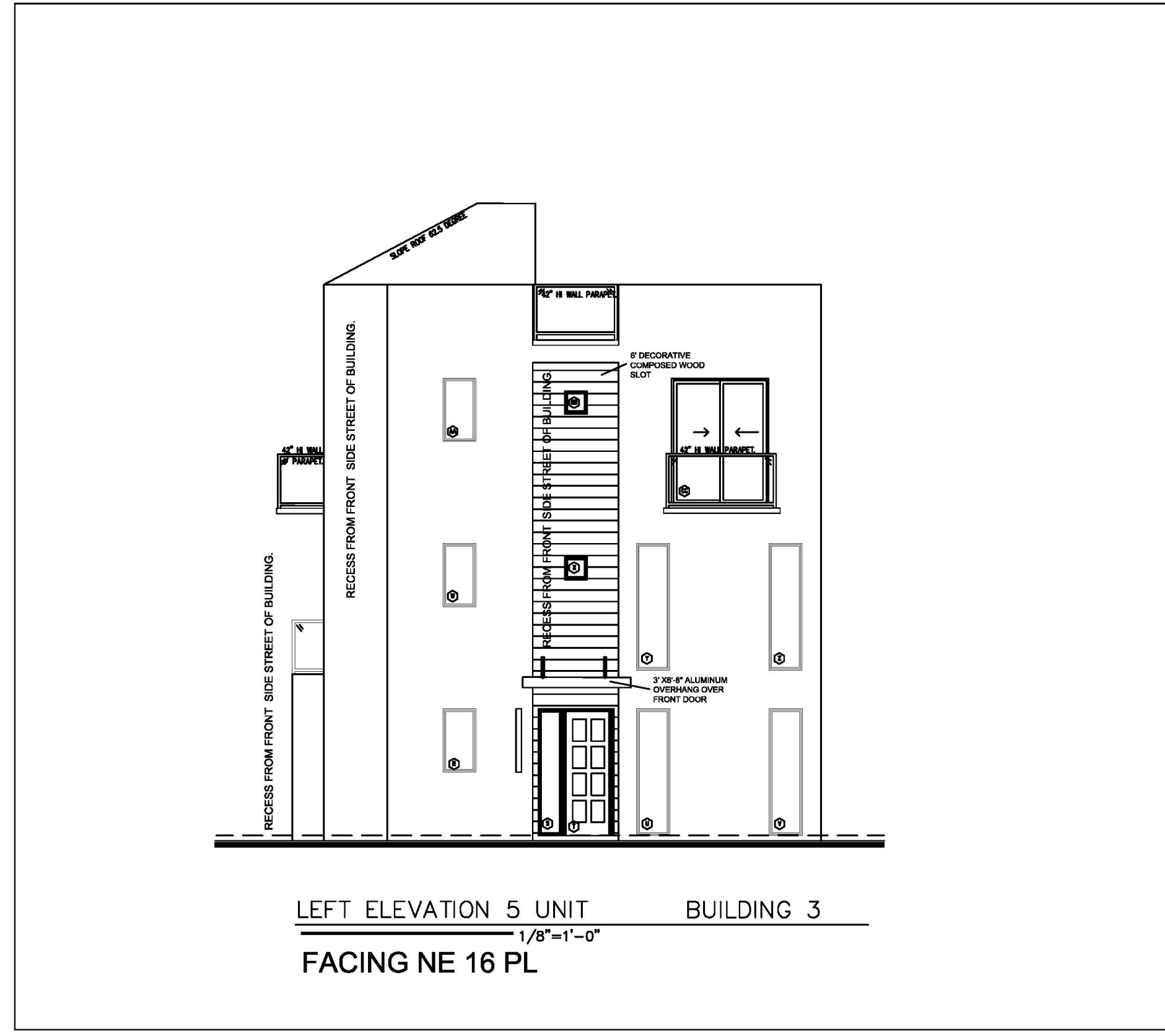
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 by MARIO
 DIPIETRO
 Date: 2023.08.25
 12:50:46 -04'00'

For : JONATHAN S. EINHORN
 BUILDING 3 (5 UNITS)
 1700 N ANDREWS AVE
 CITY OF FORT LAUDERDALE

FACING PRIVATE DRIVE
 25% OF 114' IS 28'-6" REQUIRED. WE PROVIDE 224 S.F OF RECESS IN FRONT OF BUILDING.

RECESS TABULATION BUILDING 3

1/4" = 1'-0"



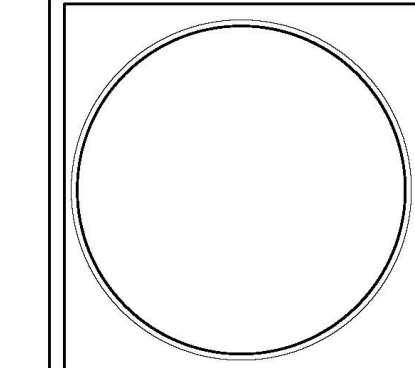
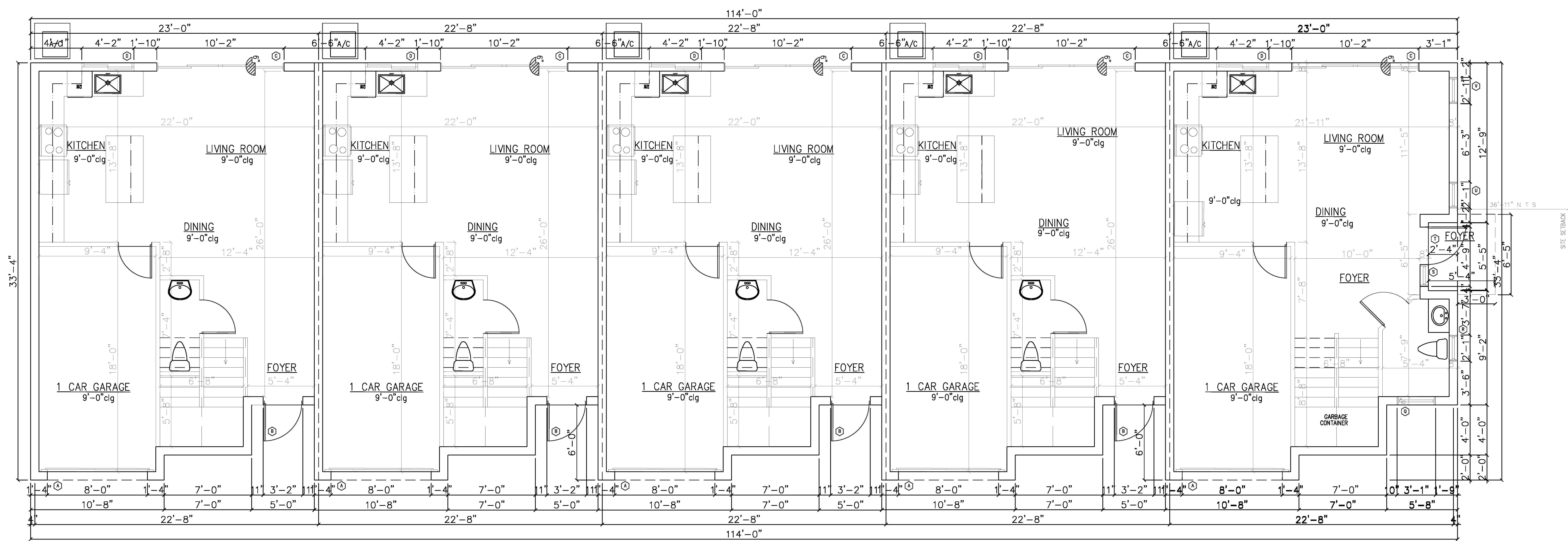
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Sheet:
A9
 10 of 23

DESIGN ODYSSEY INC.
 REG. # AA-28001971
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 FORT LAUDERDALE FL 33309
 GREGORY A. JONES ARCHITECT
 REG. # AR12185
 MDP ENGINEERING, INC.
 Consulting Structural Engineers
 336 S.W. SUN CIRCLE
 PALM CITY, FL 34990
 Phone: 954.243.4595
 STATE OF FLORIDA P.E. No. 32563 CA-0918

REVISIONS	BY



For: JONATHAN S. EINHORN
 BUILDING 3 (5 UNITS)
 1700 N ANDREWS AVE
 CITY OF FORT LAUDERDALE

FIRST FLOOR PLAN BUILDING 3

1/4" = 1'-0"

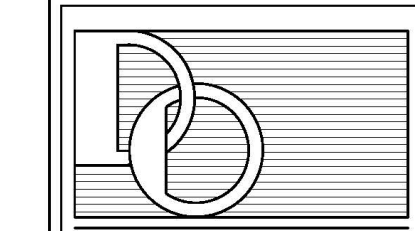
AREA CALCULATION TYP. UNIT

I FLOOR AC AREA	528	SF
II FLOOR AC AREA	688	SF
III FLOOR AC AREA	688	SF
ROOF LANDING AREA	140	SF
TOTAL AC AREA	= 2,044	SF
1 CAR GARAGE	= 180	SF
1 BALCONIES	= 21	SF
TOTAL AREA	= 2,245	SF

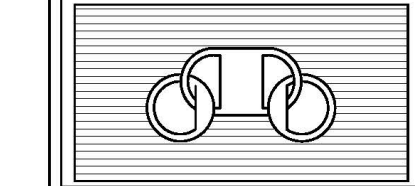
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 e-mail: designodyssey@gmail.com
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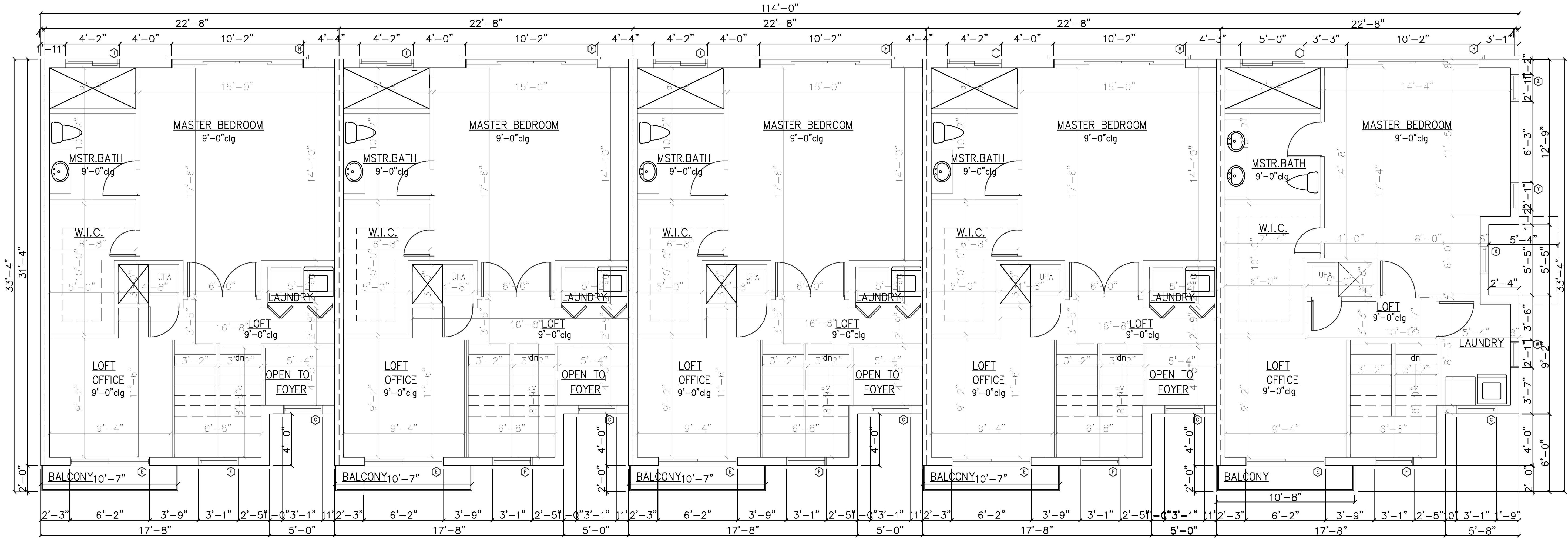


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 DRAWN BY:
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 DATE: 5/18/2023

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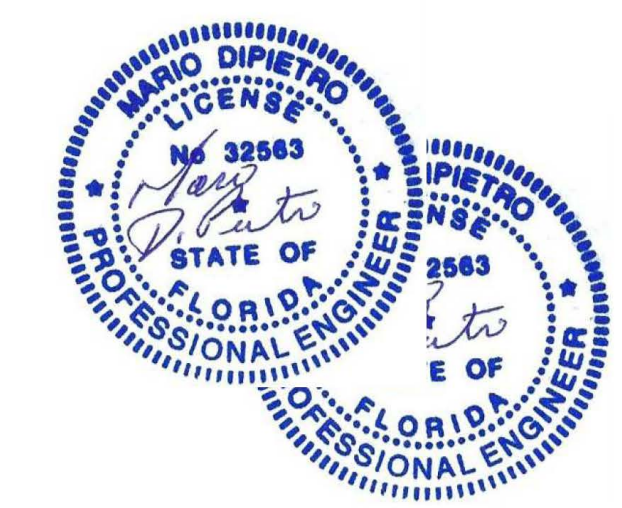
DESIGN ODYSSEY INC.
 REG. # AA-26001971
 985 W COMMERCIAL BLVD.
 FORT LAUDERDALE FL 33309
 GREGORY A. JONES ARCHITECT
 REG. # AR12185
 MDP ENGINEERING, INC.
 Consulting Structural Engineers
 336 S.W. SUN CIRCLE
 PALM CITY, FL 34990
 Phone: 954.243.4595
 STATE OF FLORIDA P.E. No. 32563 CA-6918

REVISIONS	BY



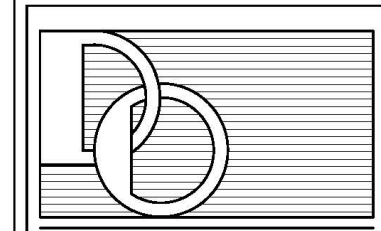
SECOND FLOOR PLAN BUILDING 3
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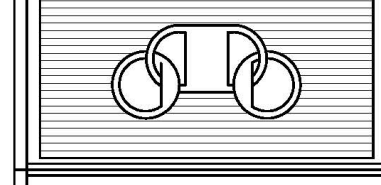


FFE = +7.0 NAVD

For: JONATHAN S. EINHORN
 BUILDING 3 (5 UNITS)
 1700 N ANDREWS AVE
 CITY OF FORT LAUDERDALE



DESIGN ODYSSEY Inc.
 Architectural Design
 985 W COMMERCIAL BLVD.
 FORT LAUDERDALE FL 33309
 Phone (954) 418-7111
 Direct Ph. (954) 547-4441
 Fax (954) 418-7110
 e-mail: designodyssey@gmail.com
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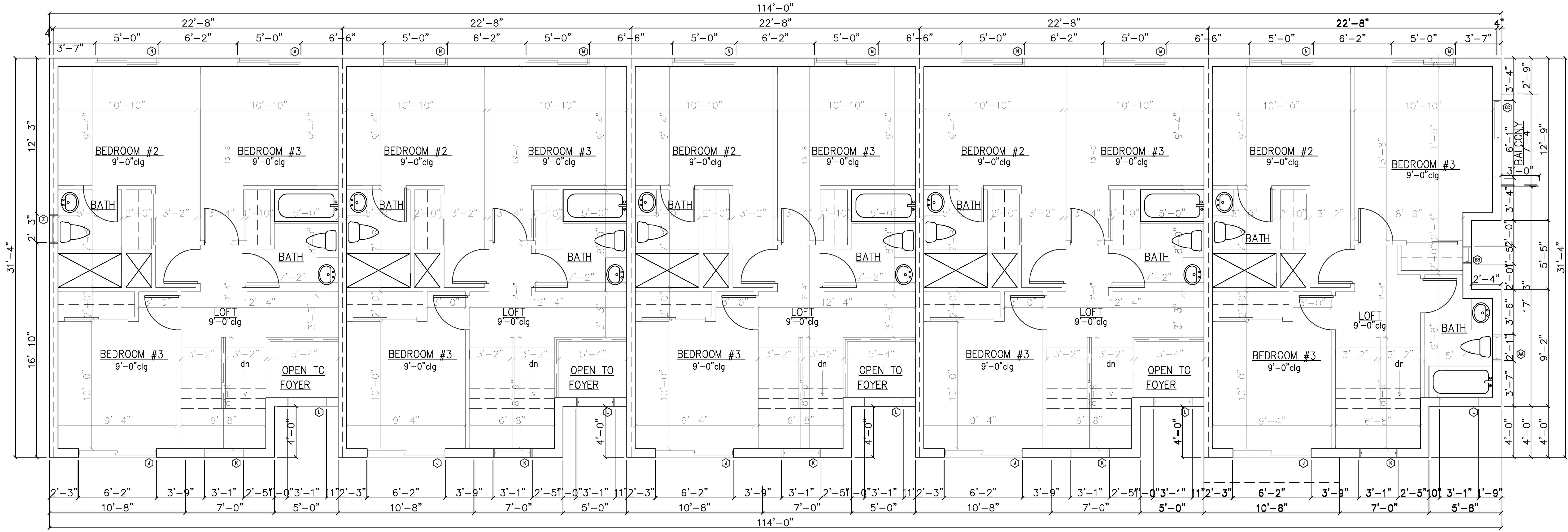


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 Sheet:

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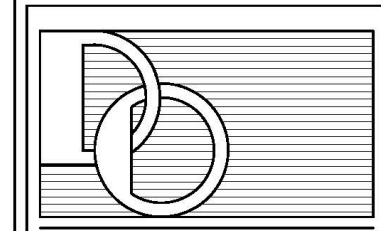
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 REG. # AA-28001971
 985 W COMMERCIAL BLVD.
 FORT LAUDERDALE FL 33309
 GREGORY A. JONES ARCHITECT
 REG. # AR12185
 MDP ENGINEERING, INC.
 Consulting Structural Engineers
 336 S.W. SUN CIRCLE
 PALM CITY, FL 34990
 Phone: 954.243.4595
 STATE OF FLORIDA P.E. No. 32583 CA-0918

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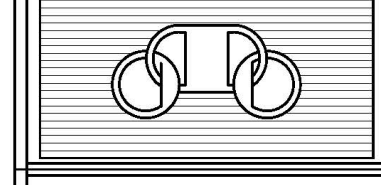


THIRD FLOOR PLAN BUILDING 3
 1/4"=1'-0"

For: JONATHAN S. EINHORN
 BUILDING 3 (5 UNITS)
 1700 N ANDREWS AVE
 CITY OF FORT LAUDERDALE



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 Architectural Design
 985 W COMMERCIAL BLVD.
 FORT LAUDERDALE FL 33309
 Phone (954) 418-7111
 Direct Ph. (954) 547-4441
 Fax (954) 418-7110
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 Digitally signed by MARIO DIPIETRO
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 DATE: 5/18/2023
 Sheet:

A12
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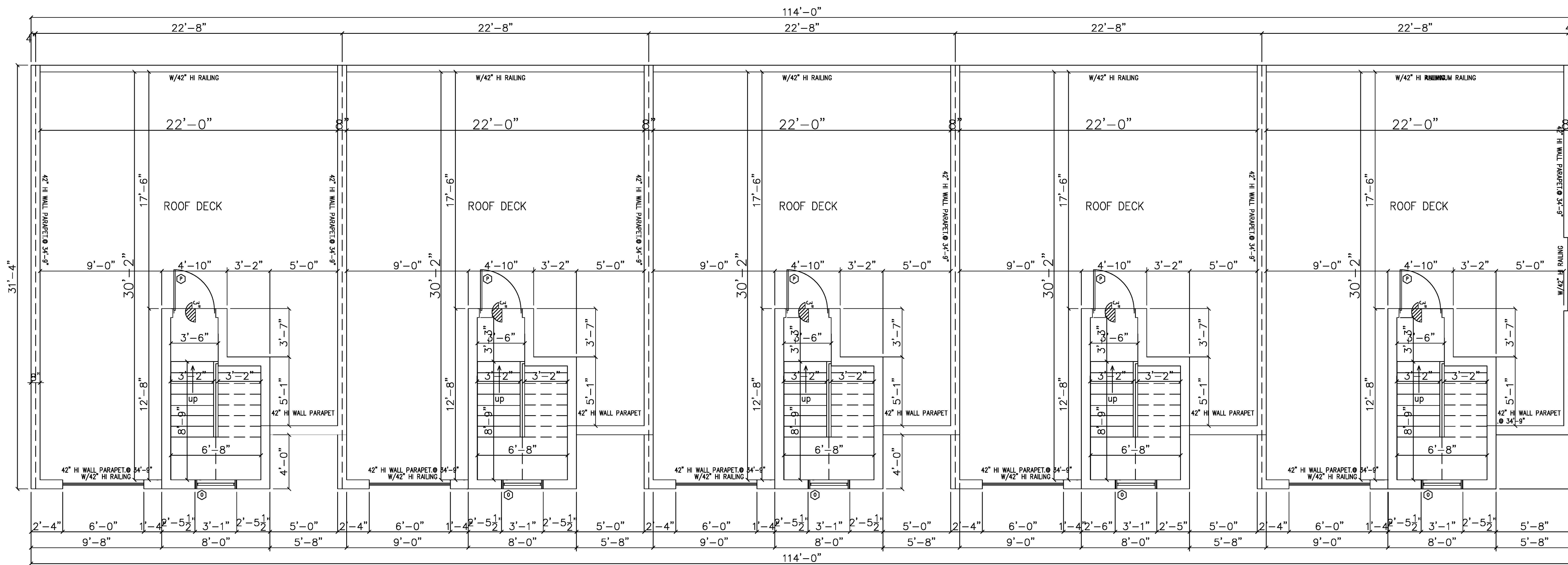
DESIGN ODYSSEY INC.
 REG. # AA-26001971
 865 W COMMERCIAL BLVD.
 FORT LAUDERDALE FL 33309
 GREGORY A. JONES ARCHITECT
 REG. # AR12185
 MDP ENGINEERING, INC.
 Consulting Structural Engineers
 336 S.W. SUN CIRCLE
 PALM CITY, FL 34990
 Phone: 954.243.4595
 STATE OF FLORIDA P.E. No. 32563 CA-6916

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**MARIO
 DIPIETRO**

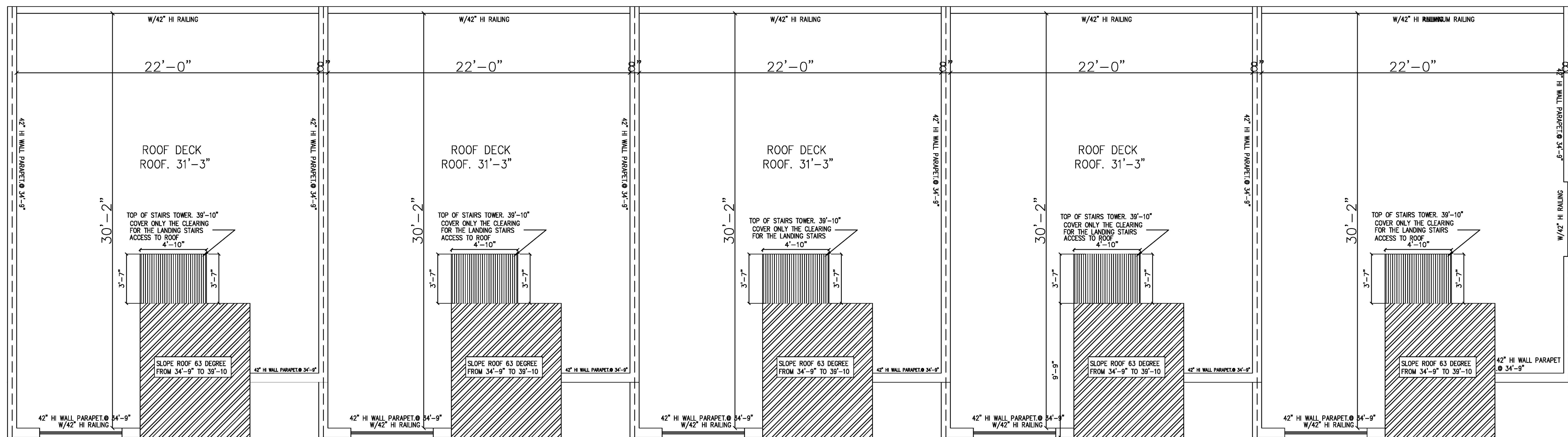


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FOUR FLOOR PLAN

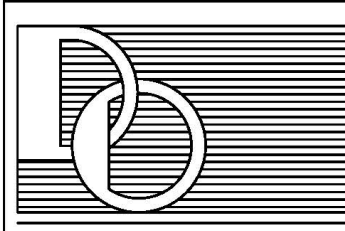
1/4" = 1'-0"



ROOF ELEVATION PLAN BUILDING 3

1/4" = 1'-0"

For : JONATHAN S. EINHORN
 BUILDING 3 (5 UNITS)
 1700 N ANDREWS AVE
 CITY OF FORT LAUDERDALE



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 ODYSSEY Inc.**
 Architectural Design

865 W COMMERCIAL BLVD.
 FORT LAUDERDALE FL 33309
 Phone (954) 418-7111
 Direct Ph: (954) 547-4441
 Fax (954) 418-7110
 e-mail: designodyssey@gmail.com
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DRAWN BY:

CHECKED BY:

DATE: 8/31/2023

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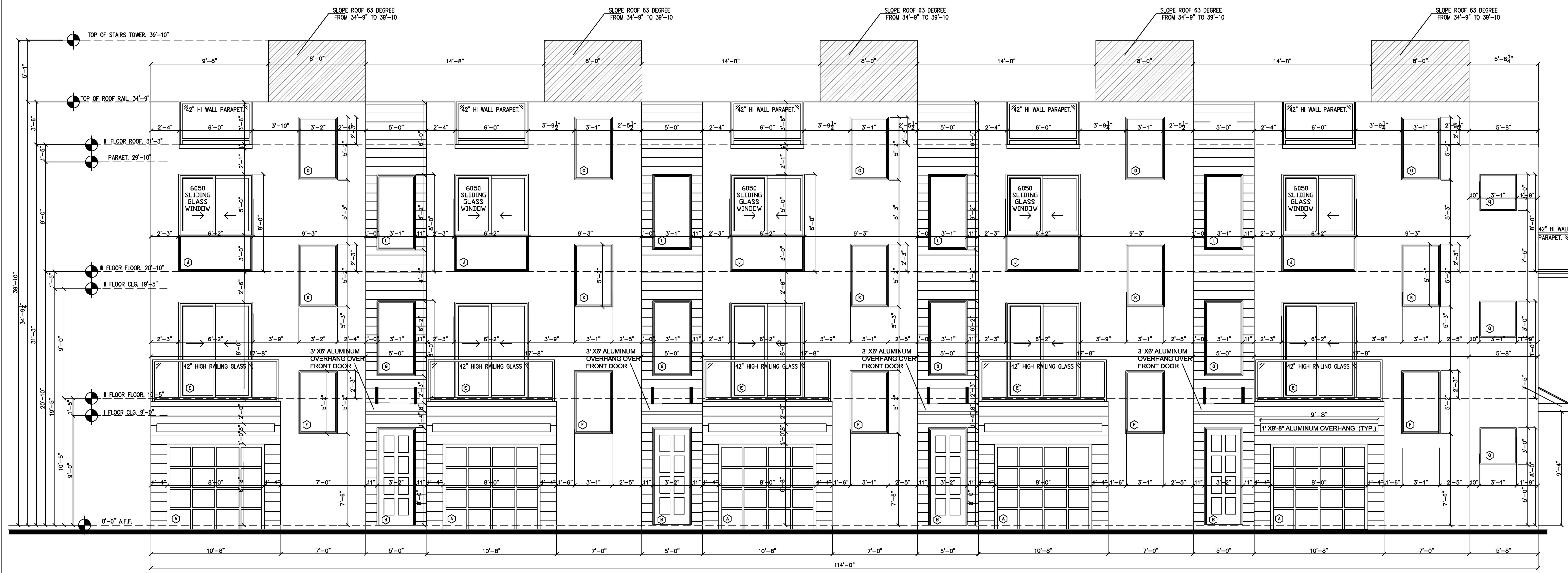
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1 of 4

FFE = +7.0 NAVD

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 REG. # AA-26001971
 965 W COMMERCIAL BLVD.
 FORT LAUDERDALE FL 33309
 GREGORY A. JONES ARCHITECT
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 MDP ENGINEERING, INC.
 Consulting Structural Engineers
 336 S.W. SUN CIRCLE
 PALM CITY, FL 34990
 Phone: 954.243.4595
 STATE OF FLORIDA P.E. No. 32663 CA-6916

REVISIONS	BY



FRONT ELEVATION 5 UNIT BUILDING 3 (WEST)
 1/4"=1'-0"

WINDOW / DOOR SCHEDULE		
TYPE/SIZE	REMARKS	PRESSURE
(1) 48"x72" F.GLASS / 48"x40" F.GLASS ABV.	TOP @ 9'-0" A.F.F. / TOP @ 13'-0" A.F.F.	
(2) D-3080 (38"x86")	TOP @ 8'-0" A.F.F.	
(3) 10080 S.G.DOOR	TOP @ 8'-0" A.F.F.	
(4) R404.S. (50"x50")	TOP @ 8'-0" A.F.F.	
(5) 6080 S6.DOOR (74"x98")	TOP @ 8'-0" A.F.F.	
(6) 38"x82" F.GLASS	TOP @ 2'-3" A.F.F.	
(7) 37"x74" F.GLASS	TOP @ 8'-0" A.F.F.	
(8) 10080 S.G.DOOR	TOP @ 8'-0" A.F.F.	
(9) R404.S. (50"x38")	TOP @ 8'-0" A.F.F.	
(10) R604.S. (74"x80") / 74"x38" F.GLASS UNDER	TOP @ 8'-0" A.F.F.	
(11) 38"x82" F.GLASS	TOP @ 2'-3" A.F.F.	
(12) 37"x74" F.GLASS	TOP @ 8'-0" A.F.F.	
(13) R504.S. (60"x60")	TOP @ 7'-9" A.F.F.	
(14) R504.S. (60"x60")	TOP @ 7'-9" A.F.F.	
(15) 38"x82" F.GLASS	TOP @ 2'-3" A.F.F.	
(16) D-3069	TOP @ 7'-0" A.F.F.	
(17) 37"x38" F.GLASS	TOP @ 8'-0" A.F.F.	
(18) 25"x98" F.GLASS	TOP @ 8'-0" A.F.F.	
(19) 25"x98" F.GLASS	TOP @ 8'-0" A.F.F.	
(20) D-3080	TOP @ 8'-0" A.F.F.	
(21) 25"x98" F.GLASS	TOP @ 8'-0" A.F.F.	
(22) 25"x98" F.GLASS	TOP @ 8'-0" A.F.F.	
(23) 27"x48" F.GLASS	TOP @ 8'-0" A.F.F.	
(24) 17"x17" F.GLASS	TOP @ 8'-0" A.F.F.	
(25) 25"x98" F.GLASS	TOP @ 8'-0" A.F.F.	
(26) 25"x98" F.GLASS	TOP @ 8'-0" A.F.F.	
(27) 27"x48" F.GLASS	TOP @ 8'-0" A.F.F.	
(28) 17"x17" F.GLASS	TOP @ 8'-0" A.F.F.	
(29) 6080 S.G.DOOR	TOP @ 8'-0" A.F.F.	

MARIO DIPIETRO
 Digitally signed by MARIO DIPIETRO
 Date: 2023.08.31 10:10:27 -04'00'



FFE = +7.0 NAVD

For : JONATHAN S. EINHORN
 BUILDING 3 (5 UNITS)
 1700 N ANDREWS AVE
 CITY OF FORT LAUDERDALE

DESIGN ODYSSEY Inc.
 Architectural Design
 965 W COMMERCIAL BLVD.
 FORT LAUDERDALE FL 33309
 Phone (954) 418-7111
 Direct Ph: (954) 547-4441
 Fax (954) 418-7110
 e-mail: designodyssey5@gmail.com
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DESIGNED BY: ABEY
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 CHECKED BY:
 DATE: 8/31/2023

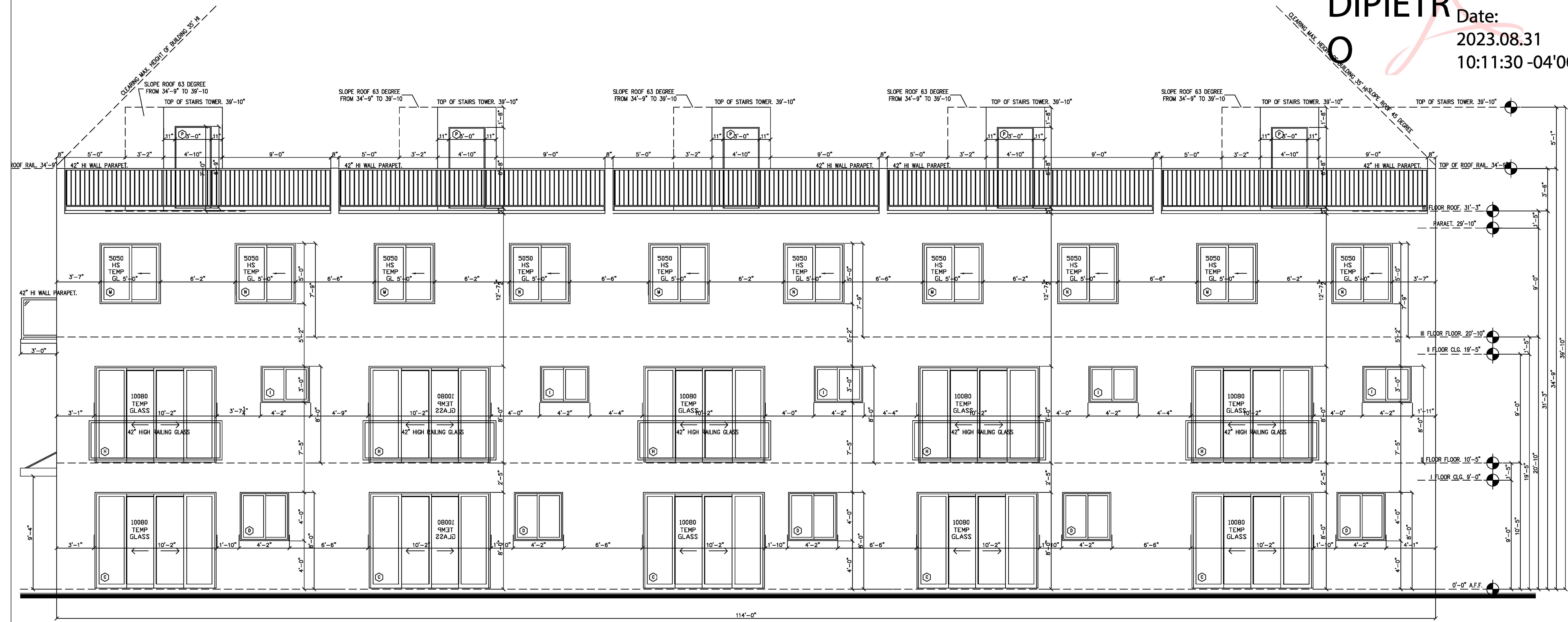
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DESIGN ODYSSEY INC.
 REG. # AA-26001971
 985 W COMMERCIAL BLVD.
 FORT LAUDERDALE FL 33309
 GREGORY A. JONES ARCHITECT
 REG. # AR12185
 MDP ENGINEERING, INC.
 Consulting Structural Engineers
 336 S.W. SUN CIRCLE
 PALM CITY, FL 34990
 Phone: 954.243.4595
 STATE OF FLORIDA P.E. No. 32863 CA-6918

REVISIONS	BY

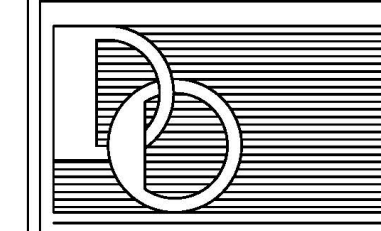
MARIO DIPIETRO

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 by MARIO DIPIETRO
 Date: 2023.08.31 10:11:30 -04'00'



REAR ELEVATION 5 UNIT BUILDING 3
 1/4" = 1'-0"

For : JONATHAN S. EINHORN
 BUILDING 3 (5 UNITS)
 1700 N ANDREWS AVE
 CITY OF FORT LAUDERDALE

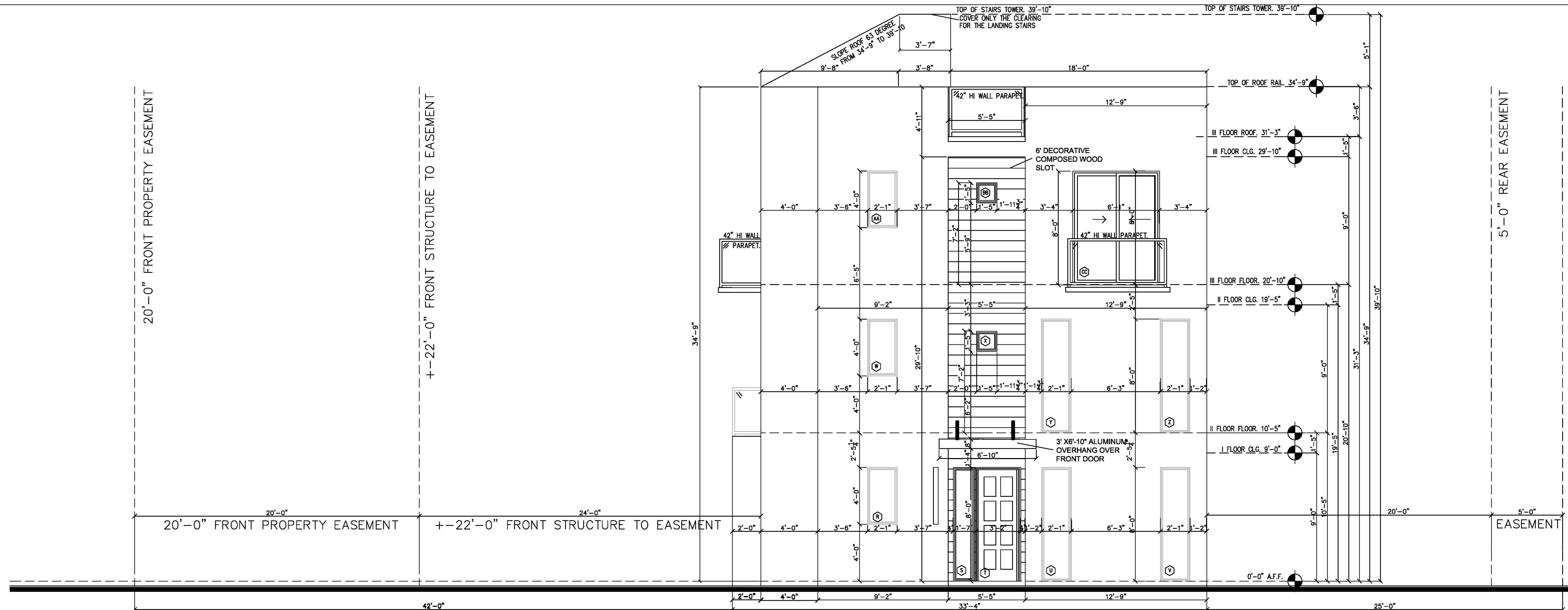


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 Direct Ph: (954) 547-4441
 Fax (954) 418-7110
 e-mail: designodyssey5@gmail.com
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A15
 1 of 4

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 REG. # AR12185
 GREGORY A. JONES ARCHITECT
 REG. # AR12185
 MDP ENGINEERING, INC.
 Consulting Structural Engineers
 336 S.W. SUN CIRCLE
 PALM CITY, FL 34990
 Phone: 954.243.4595
 STATE OF FLORIDA P.E. No. 32863 CA-6916

REVISIONS	BY

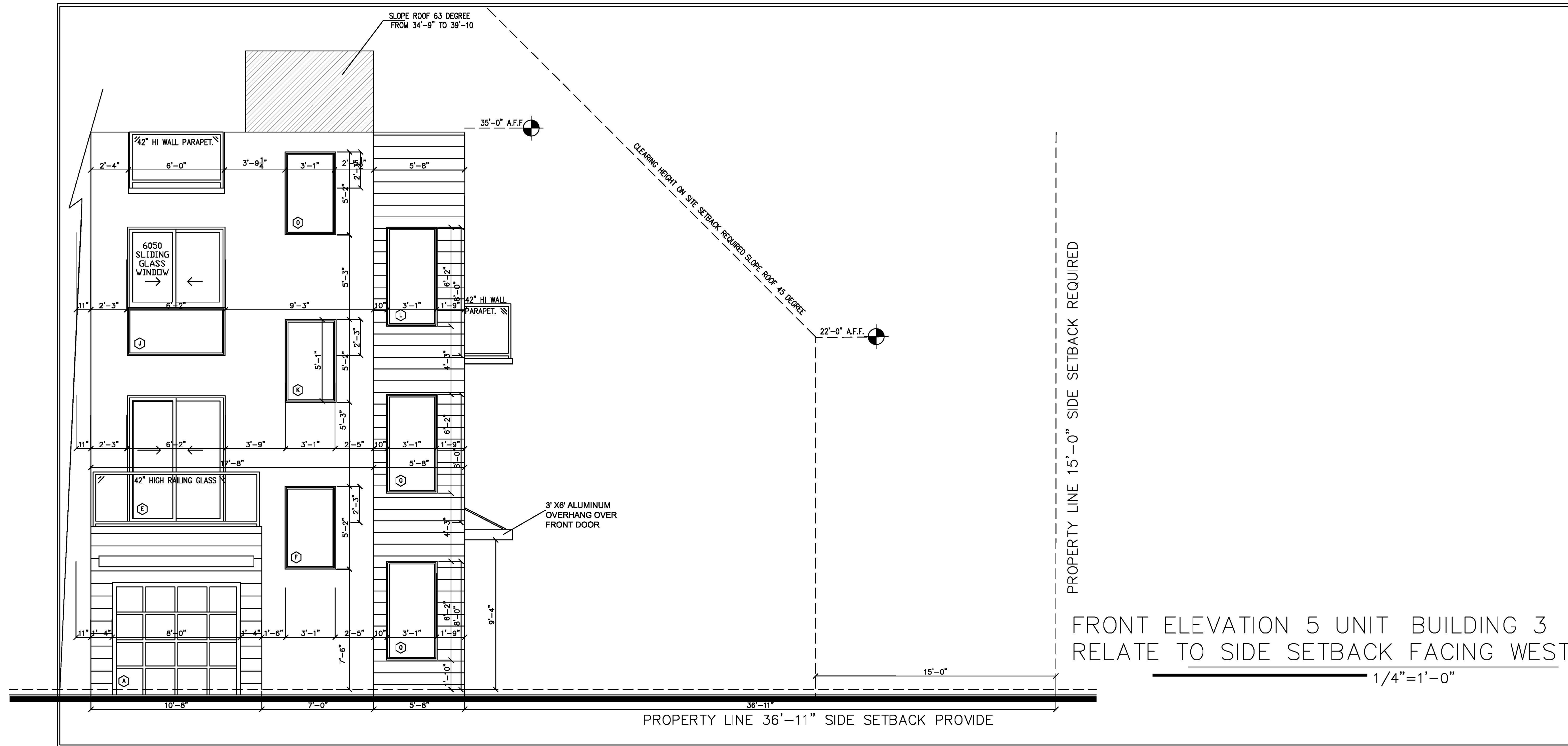
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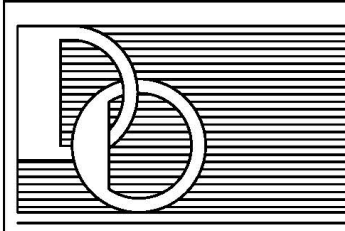
For : JONATHAN S. EINHORN
 BUILDING 3 (5 UNITS)
 1700 N ANDREWS AVE
 CITY OF FORT LAUDERDALE

RIGHT ELEVATION 5 UNIT BUILDING 3
 1/4" = 1'-0"
 FACING NE 16 PL (SOUTH)



PROPERTY LINE 15'-0" SIDE SETBACK REQUIRED

FRONT ELEVATION 5 UNIT BUILDING 3
 RELATE TO SIDE SETBACK FACING WEST
 1/4" = 1'-0"



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 ODYSSEY Inc.**
 Architectural Design
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 DATE: 8/31/2023

Sheet:
A16

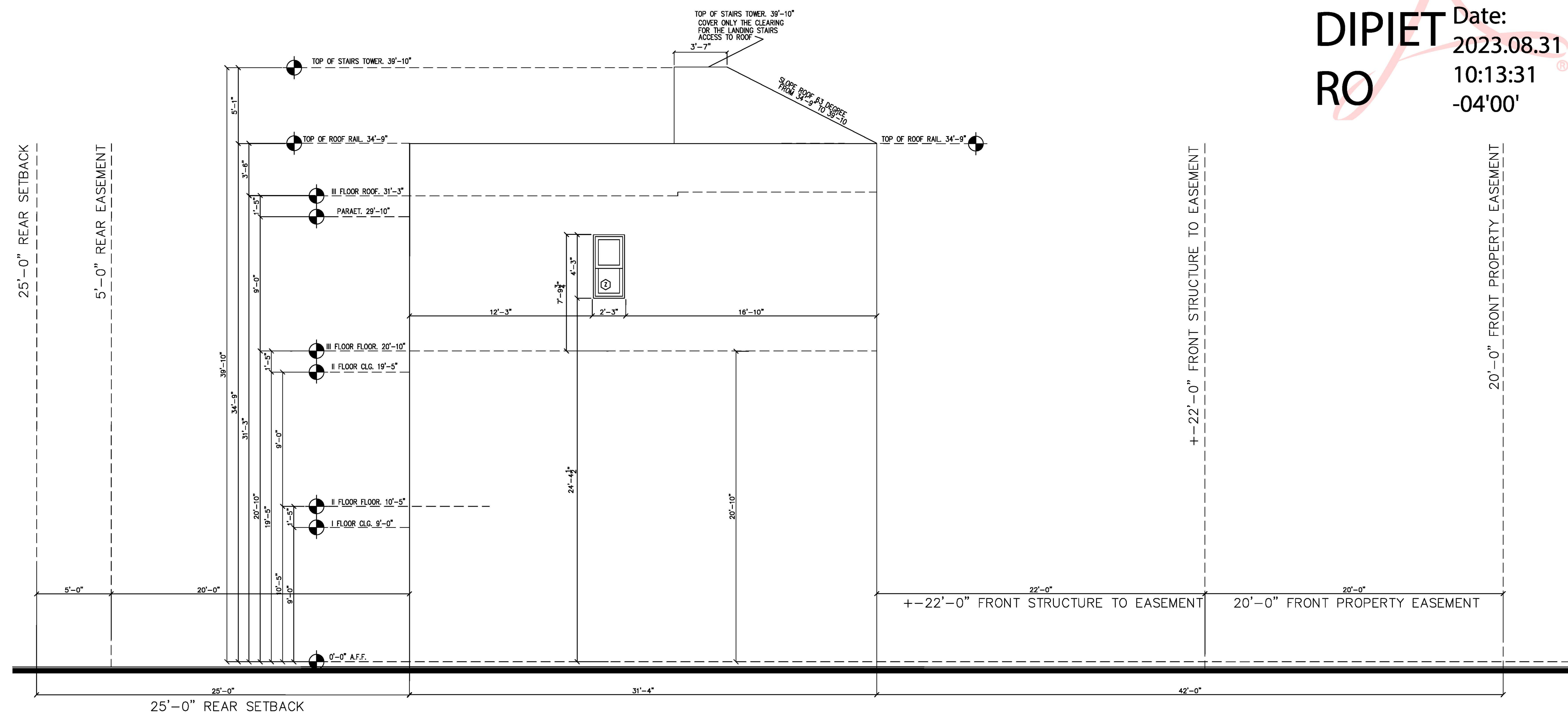
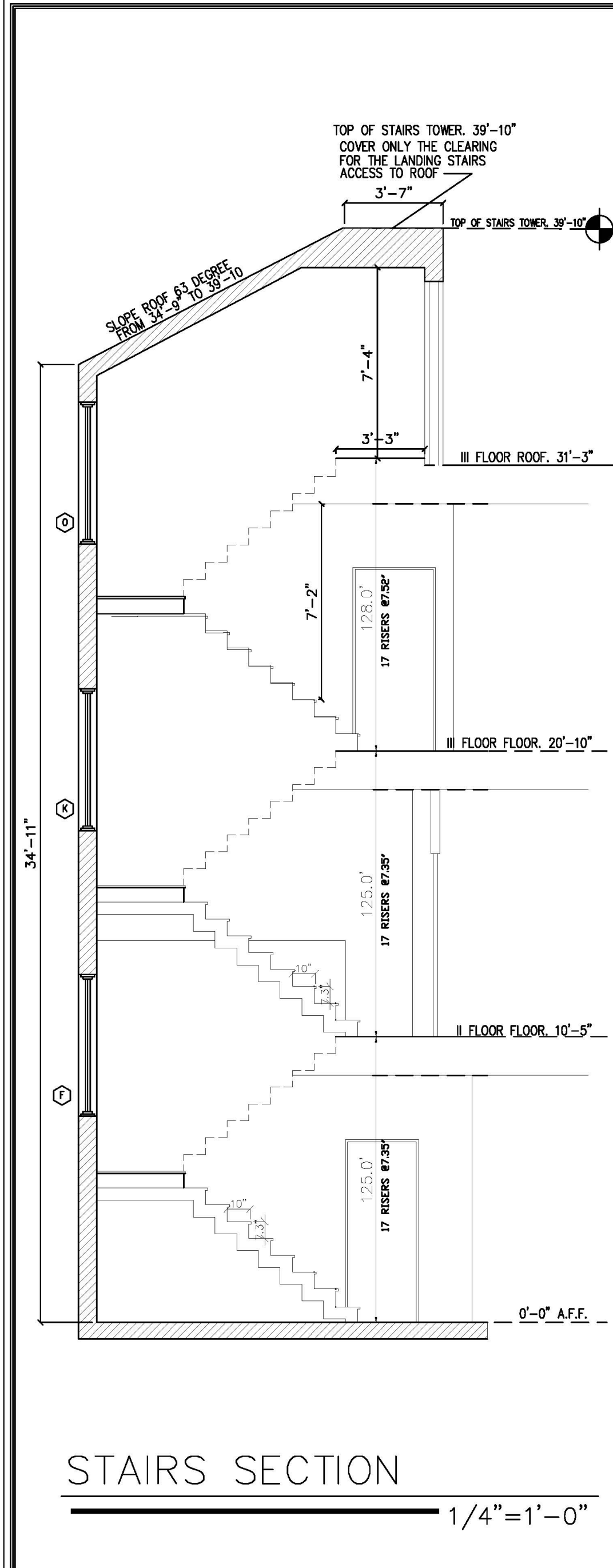
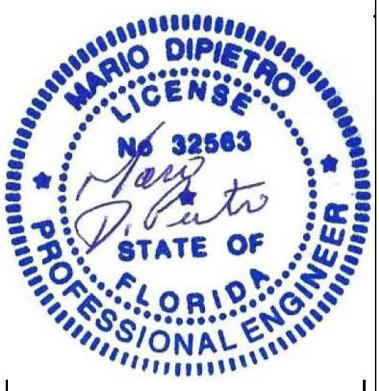
FFE = +7.0 NAVD

1 of 4

DESIGN ODYSSEY INC.
 REG. # AA-26001971
 965 W COMMERCIAL BLVD.
 FORT LAUDERDALE FL 33309
 GREGORY A. JONES ARCHITECT
 REG. # AR12185
 MDP ENGINEERING, INC.
 Consulting Structural Engineers
 336 S.W. SUN CIRCLE
 PALM CITY, FL 34990
 Phone: 954.243.4595
 STATE OF FLORIDA P.E. No. 32663 CA-6916

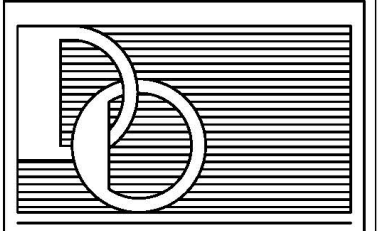
REVISIONS	BY

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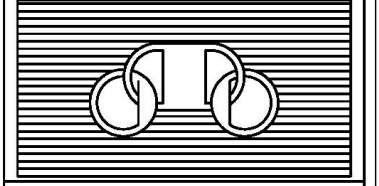


LEFT ELEVATION 5 UNIT BUILDING 3 TO (EAST)
 1/4" = 1'-0"

For : JONATHAN S. EINHORN
 BUILDING 3 (5 UNITS)
 1700 N ANDREWS AVE
 CITY OF FORT LAUDERDALE



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 ODYSSEY Inc.**
 Architectural Design
 965 W COMMERCIAL BLVD.
 FORT LAUDERDALE FL 33309
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 Direct Ph: (954) 547-4441
 Fax (954) 418-7110
 e-mail: designodyssey5@gmail.com
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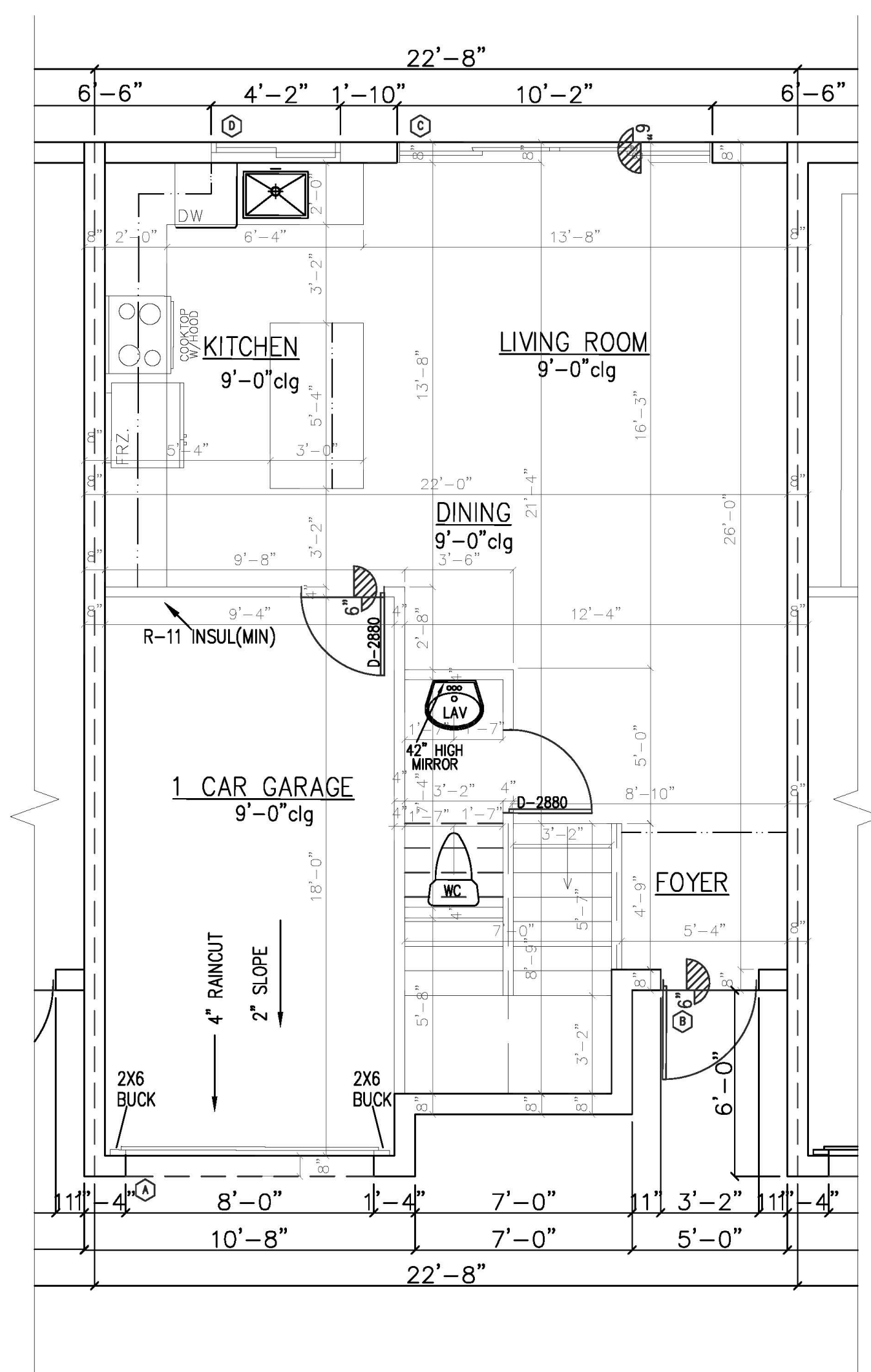
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 DATE: 8/31/2023

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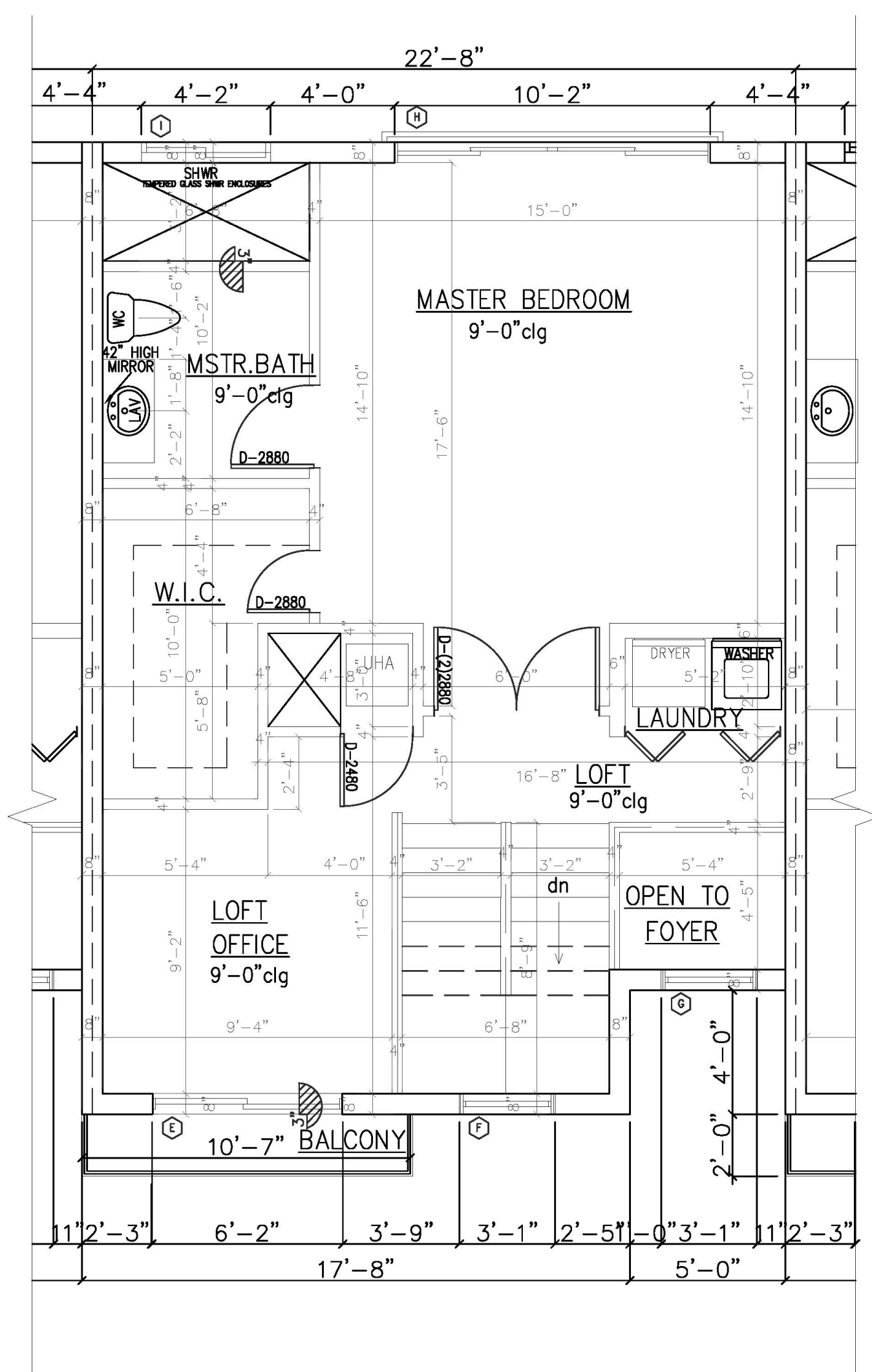
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 REG. # AA-28001971
 885 W COMMERCIAL BLVD.
 FORT LAUDERDALE FL 33309
 GREGORY A. JONES ARCHITECT
 REG. # AR12185
 MDP ENGINEERING, INC.
 Consulting Structural Engineers
 336 S.W. SUN CIRCLE
 PALM CITY, FL 34990
 Phone: 954.243.4595
 STATE OF FLORIDA P.E. No. 32583 CA-6918

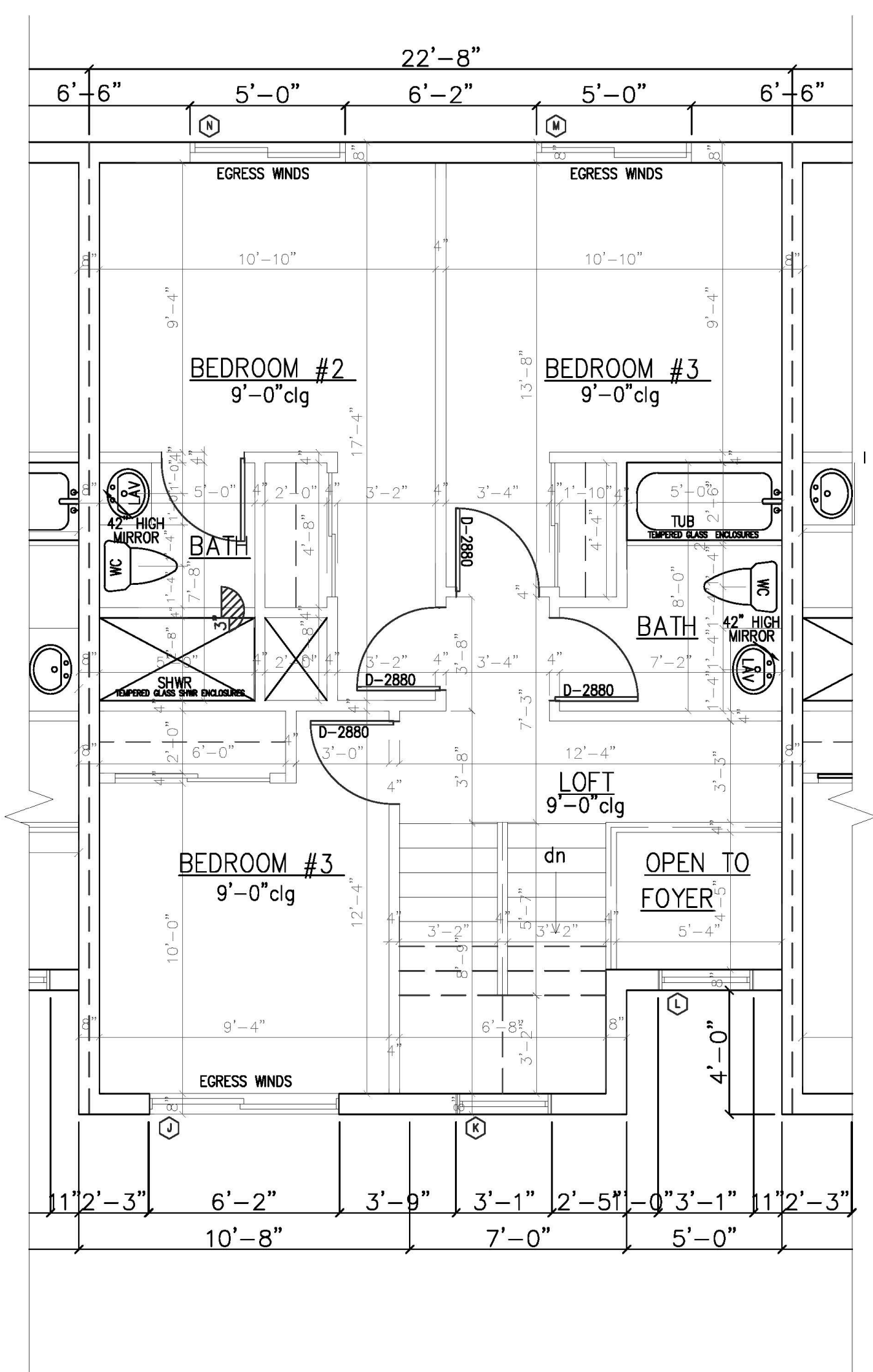
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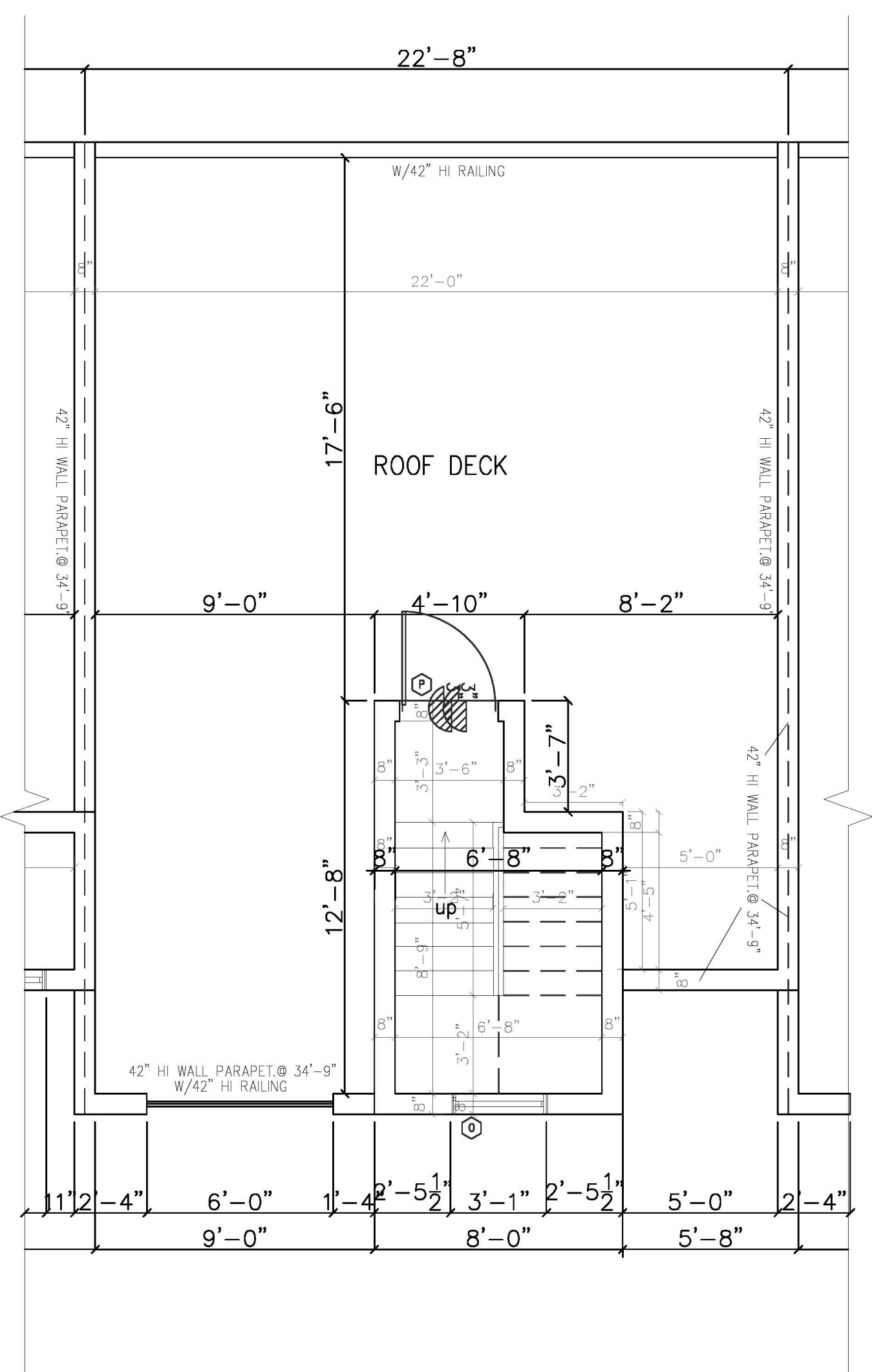
TYP. UNIT FIRST FLOOR PLAN 539 AC +191 GARAGE= 498 S.F.
 SCALE: 1/4"=1'-0"



TYP. UNIT SECOND FLOOR PLAN 684 S.F.
 SCALE: 1/4"=1'-0"



TYP. UNIT THIRD FLOOR PLAN 684 S.F.
 SCALE: 1/4"=1'-0"



TYP. UNIT FOURTH FLOOR PLAN 155 S.F.
 SCALE: 1/4"=1'-0"

AREA CALCULATION TYP. UNIT

I FLOOR AC AREA	528	SF
II FLOOR AC AREA	688	SF
III FLOOR AC AREA	688	SF
ROOF LANDING AREA	140	SF
TOTAL AC AREA	= 2,044	SF
1 CAR GARAGE	= 180	SF
1 BALCONIES	= 21	SF
TOTAL AREA	= 2,245	SF

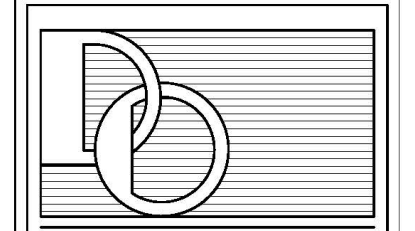
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MARIO
 by MARIO
DIPIETRO
 Date: 2023.08.25
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UNIT LAYOUT BUILDING 3
 SCALE: 1/4"=1'-0"

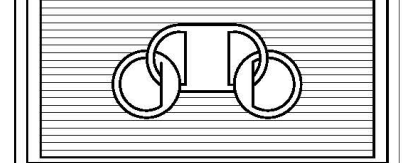
FFE = +7.0 NAVD

For: JONATHAN S. EINHORN
 BUILDING 3 (5 UNITS)
 1700 N ANDREWS AVE
 CITY OF FORT LAUDERDALE



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 Architectural Design

885 W COMMERCIAL BLVD.
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 Direct Ph. (954) 547-4441
 Fax (954) 418-7110
 e-mail: designodyssey@gmail.com
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DRAWN BY:

CHECKED BY:

DATE: 5/18/2023

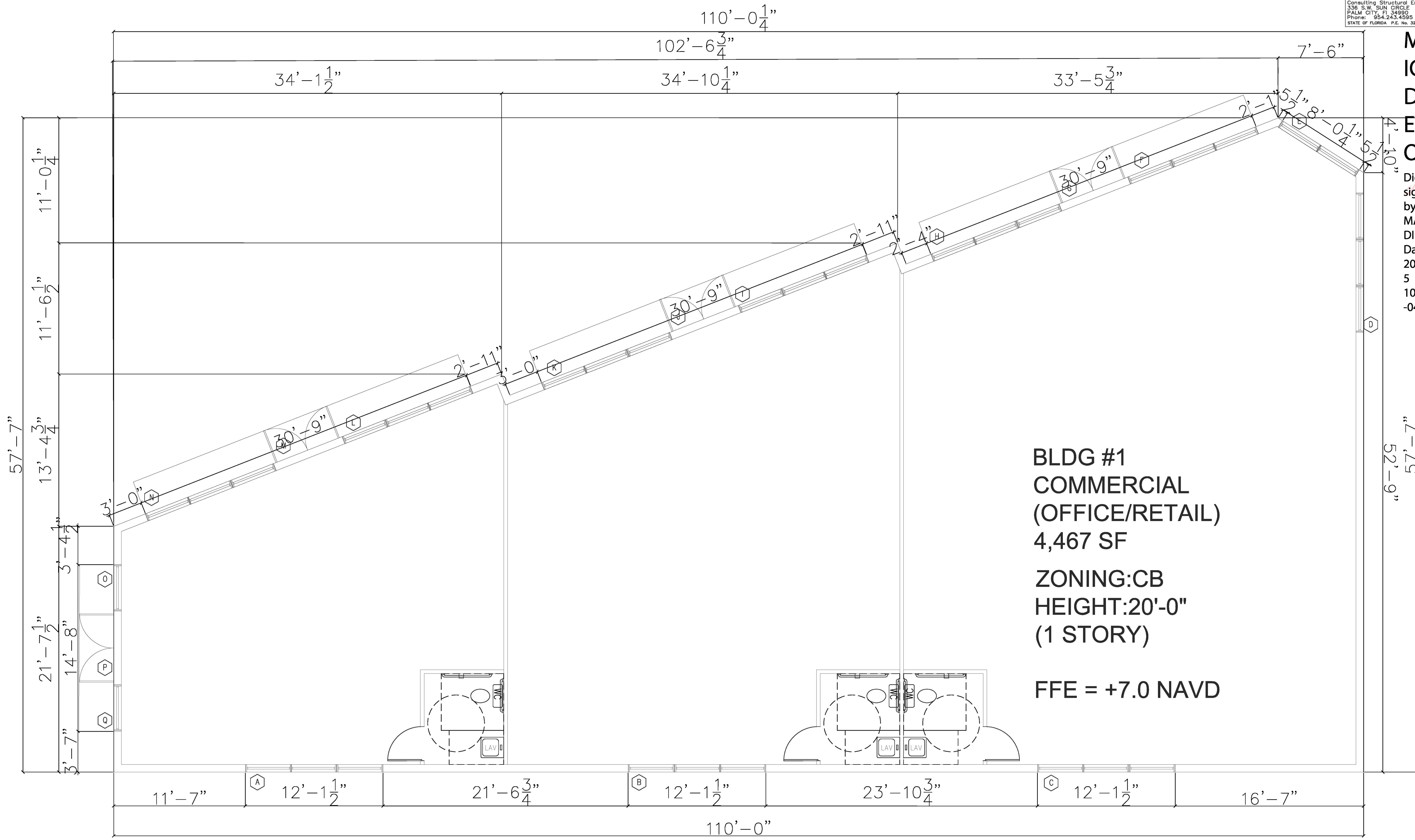
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DESIGN ODYSSEY INC.
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 985 W COMMERCIAL BLVD.
 FORT LAUDERDALE FL 33309
 GREGORY A. JONES ARCHITECT
 REG. # AR12185
 MDP ENGINEERING, INC.
 Consulting Structural Engineers
 336 S.W. SUN CIRCLE
 PALM CITY, FL 34990
 Phone: 954.243.4595
 STATE OF FLORIDA P.E. No. 32563 CA-6918

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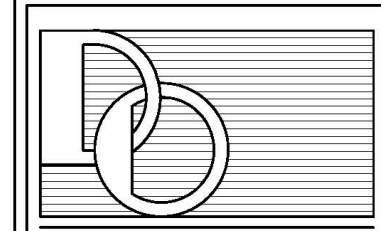
**BLDG #1
 COMMERCIAL
 (OFFICE/RETAIL)
 4,467 SF
 ZONING:CB
 HEIGHT:20'-0"
 (1 STORY)
 FFE = +7.0 NAVD**

**MARIO
 DIPIETRO**

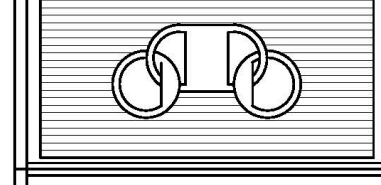


Digitally signed by MARIO DIPIETRO
 Date: 2023.08.25 10:02:16 -04'00'

For : JONATHAN S. EINHORN
 OFFICES AND RETAIL SPACES BUILDING 1
 1700 N ANDREWS AVE
 CITY OF FORT LAUDERDALE



DESIGN ODYSSEY Inc.
 Architectural Design
 985 W COMMERCIAL BLVD.
 FORT LAUDERDALE FL 33309
 Phone (954) 418-7111
 Direct Ph. (954) 547-4441
 Fax (954) 418-7110
 e-mail: designodyssey@gmail.com
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 CHECKED BY:
 DATE: 5/18/2023

FLOOR PLAN
 SCALE: 1/4"=1'-0"

Sheet:
A19
 20 of 23

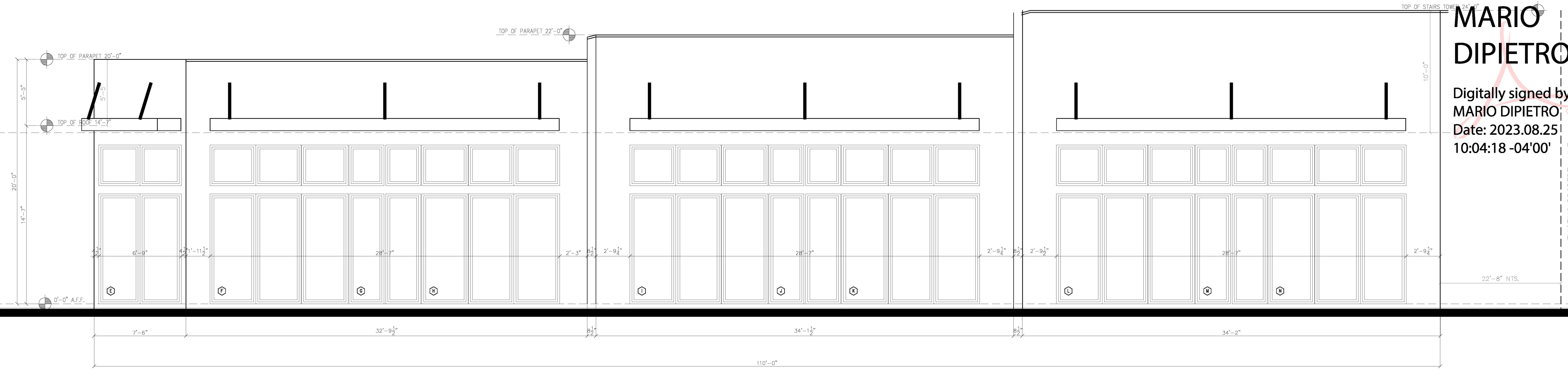
FFE = +7.0 NAVD

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 REG. # AA-28001971
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 FORT LAUDERDALE FL 33309
 GREGORY A. JONES ARCHITECT
 REG. # AR12185
 MDP ENGINEERING, INC.
 Consulting Structural Engineers
 336 S.W. SUN CIRCLE
 PALM CITY, FL 34990
 Phone: 954.243.4595
 STATE OF FLORIDA P.E. No. 32563 CA-6918

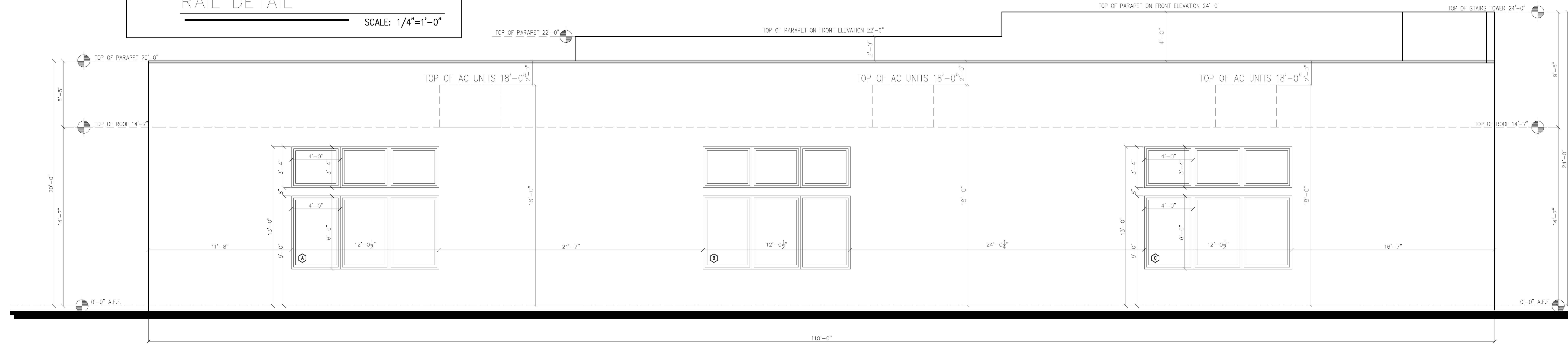
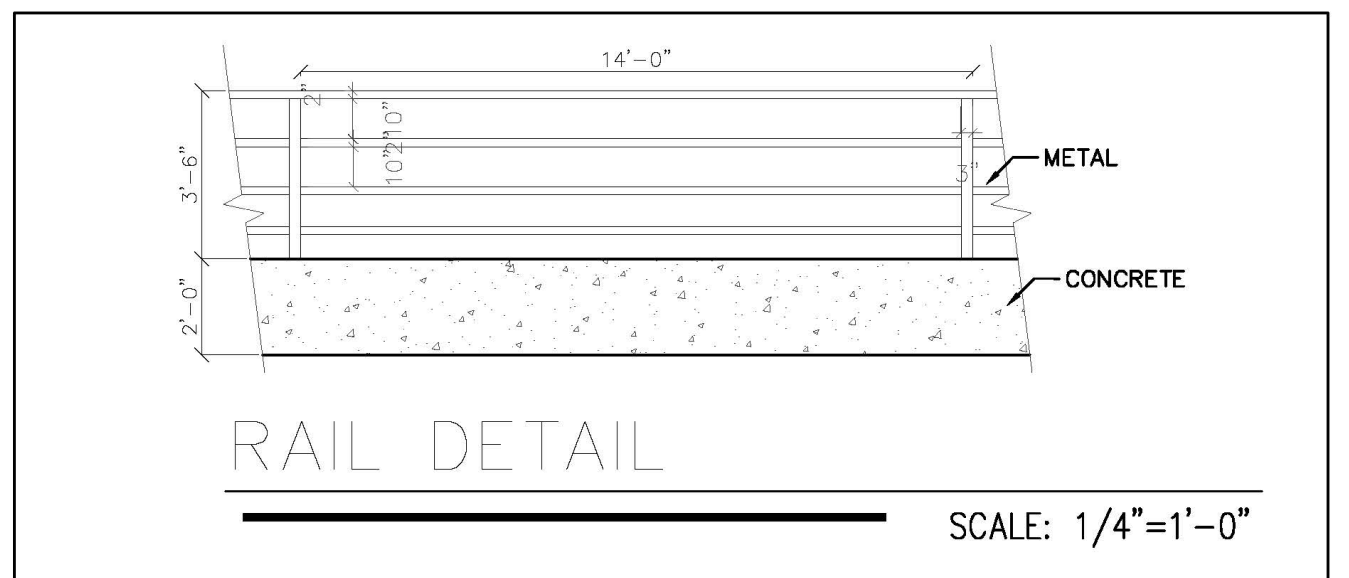
REVISIONS	BY

**MARIO
 DIPIETRO**

Digitally signed by
 MARIO DIPIETRO
 Date: 2023.08.25
 10:04:18 -04'00'

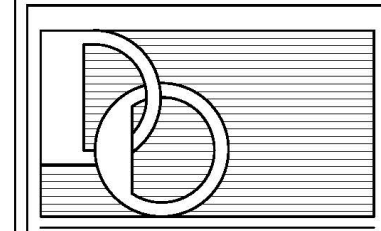


FRONT ELEVATION (WEST) BUILDING 1
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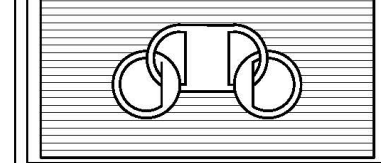


REAR ELEVATION (EAST) BUILDING 1
 SCALE: 1/4"=1'-0"

For : JONATHAN S. EINHORN
 OFFICES AND RETAIL SPACES BUILDING 1
 1700 N ANDREWS AVE
 CITY OF FORT LAUDERDALE



**DESIGN
 ODYSSEY Inc.**
 Architectural Design
 885 W COMMERCIAL BLVD.
 FORT LAUDERDALE FL 33309
 Phone (954) 418-7111
 Direct Ph. (954) 547-4441
 Fax (954) 418-7110
 e-mail: designodyssey@gmail.com
 WWW.DESIGNODYSSEY.NET



DESIGNED BY: ABEY
 DRAWN BY:
 CHECKED BY:
 DATE: 5/18/2023

Sheet:
A20
 21 of 23

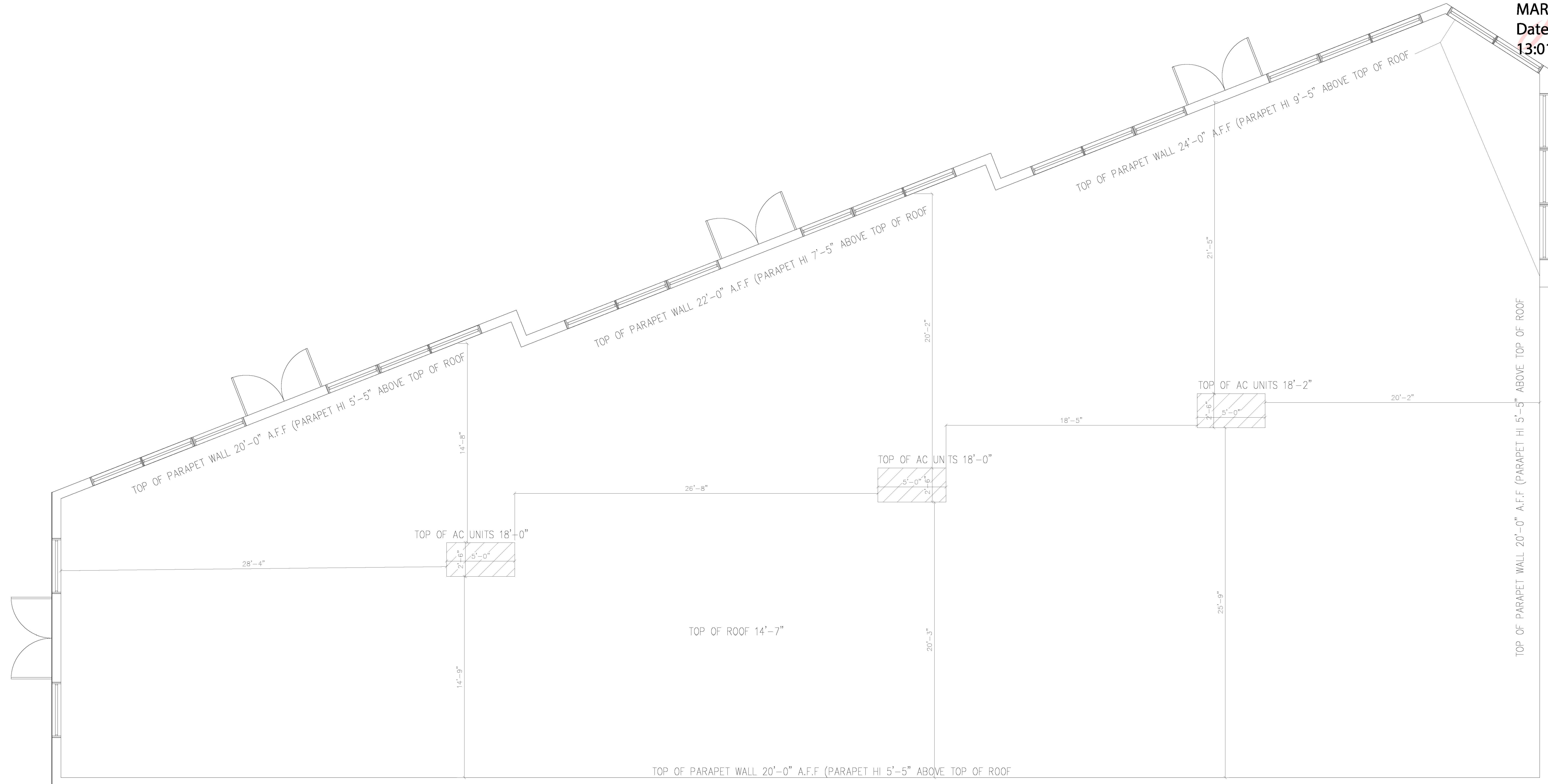
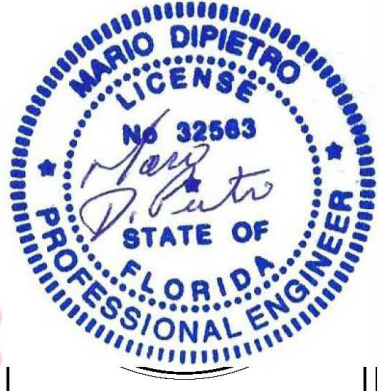
FFE = +7.0 NAVD

DESIGN ODYSSEY INC.
 REG. # AA-28001971
 865 W COMMERCIAL BLVD.
 FORT LAUDERDALE FL 33309
 GREGORY A. JONES ARCHITECT
 REG. # ART2185
 MDP ENGINEERING, INC.
 Consulting Structural Engineers
 338 S.W. SUN CIRCLE
 PALM CITY, FL 34990
 Phone: 954.243.4595
 STATE OF FLORIDA P.E. No. 32563 CA-6818

REVISIONS	BY

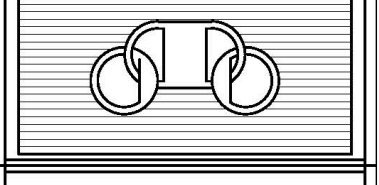
**MARIO
 DIPIETRO**

Digitally signed by
 MARIO DIPIETRO
 Date: 2023.07.27
 13:01:00 -04'00'



For : JONATHAN S. EINHORN
 OFFICES AND RETAIL SPACES BUILDING 1
 1700 N ANDREWS AVE
 CITY OF FORT LAUDERDALE

**DESIGN
 ODYSSEY Inc.**
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 Fax (954) 418-7110
 e-mail: designodyssey5@gmail.com
 WWW.DESIGNODYSSEY.NET

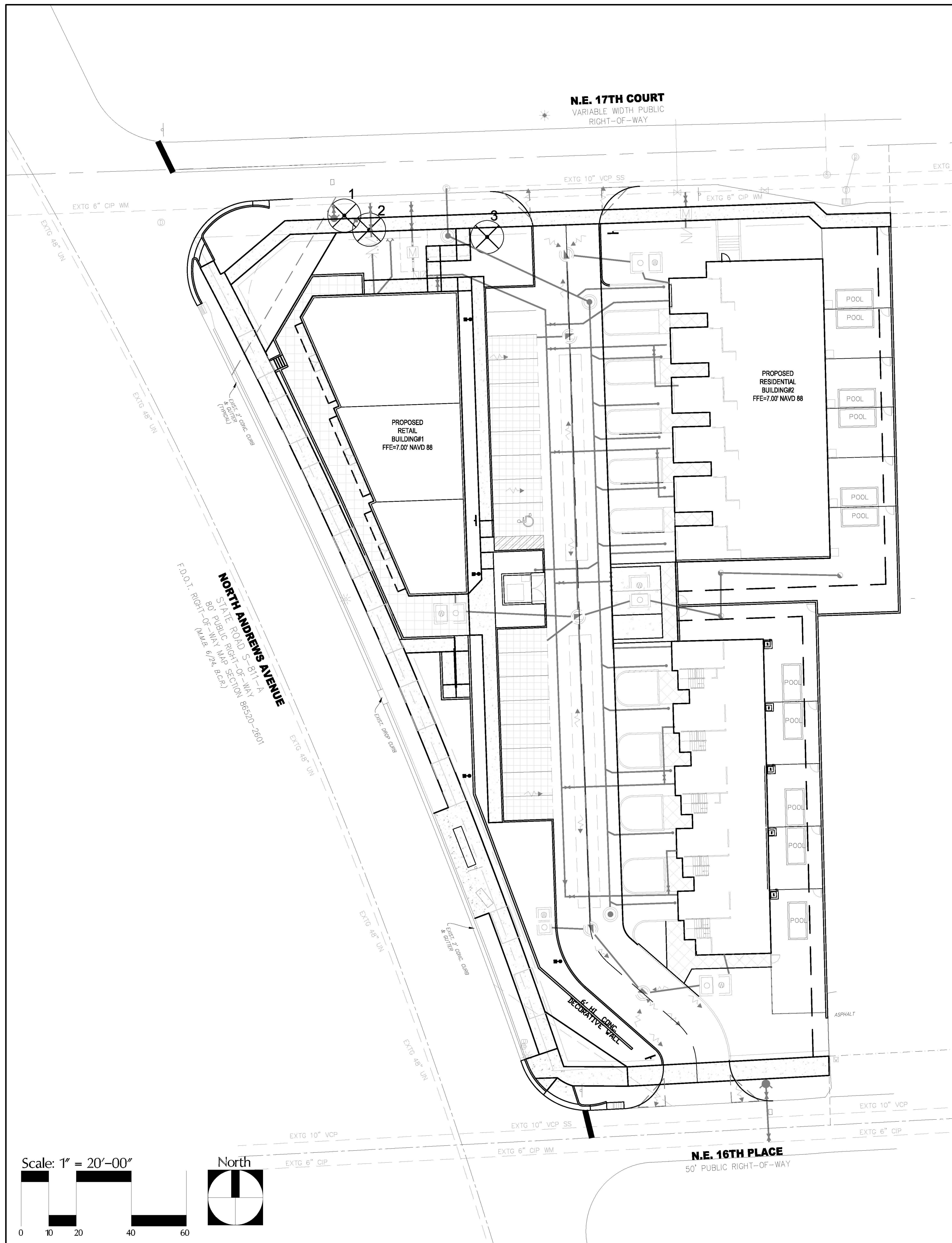


DESIGNED BY: ABEY
 DRAWN BY:
 CHECKED BY:
 DATE: 5/18/2023

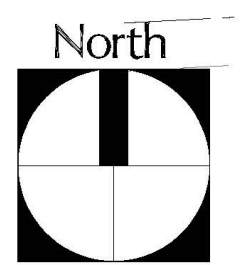
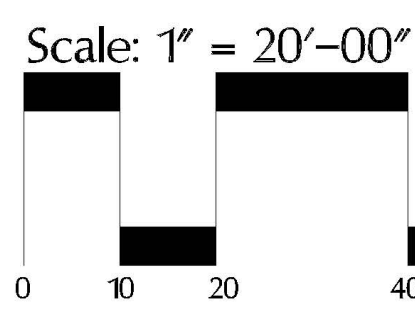
ROOF PLAN
 SCALE: 1/4"=1'-0"

Sheet:
 A22
 20 of 23

FFE = +7.0 NAVD



TREE #	COMMON NAME	BOTANICAL NAME	HEIGHT (ft)	WIDTH (ft)	CLEAR TRUNK (ft)	DBH (in)	HEALTH CONDITION %	DISPOSITION	OBSERVATIONS	COST TO REMOVE / REPLACEMENT
1	Cabbage Palm	<i>Sabal palmetto</i>	17	7	9		40%	Remove	too close to utilities, insect damage	ONE PALM
2	Black Olive	<i>Terminalia buceras</i>	30	40	12	15	50%	Remove	Codominant low crotch, poor pruning, too close to utilities	4.5"
3	Black Olive	<i>Terminalia buceras</i>	30	25	10	15	20%	Remove	Severe trunk damage, exposed cavity, uneven	1.8"
										6.3"



PREPARED BY: **EcoPLAN**
 ECOLOGICAL/ENVIRONMENTAL/LAND PLANNING
 LAND USE ANALYSIS LANDSCAPE ARCHITECTURE
 1700 N. ANDREWS AVENUE, SUITE 200
 FORT LAUDERDALE, FL 33311
 954.943.9272 www.ecoplan-fl.com

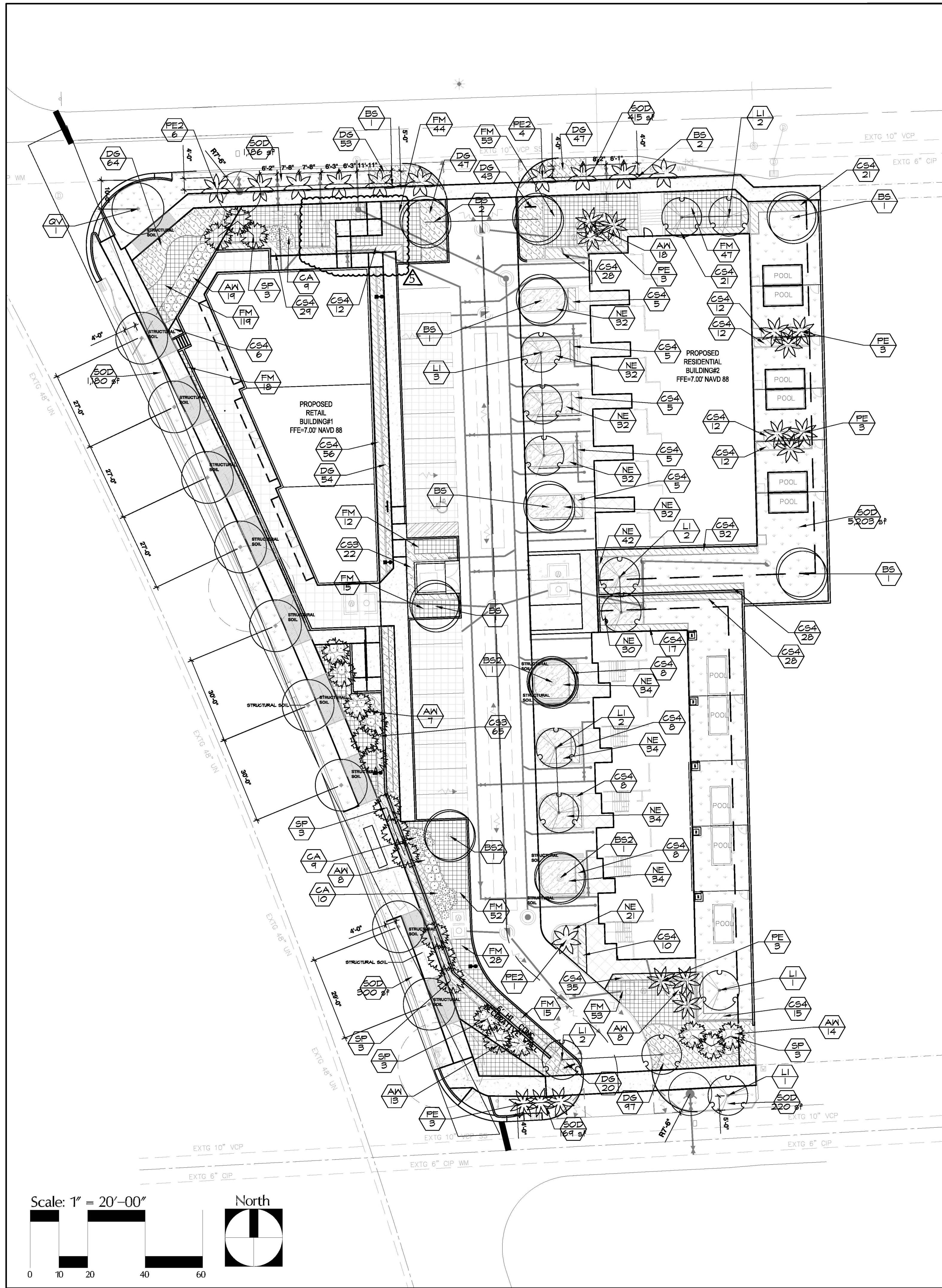
DRC SUBMITTAL

1700 N. ANDREWS AVENUE
 FORT LAUDERDALE, FL 33311

TREE DISPOSITION PLAN
 DATE: 2/22/23
 PROJECT #: 2235
 DRAWN BY: JH
 CHECKED BY: JH
 SCALE:
 REVISIONS:
 2 CITY CMT 7/21/23
 4 ENG CMT 9/13/23
 5 ENG CMT 9/25/23

SEAL:
 Digitally signed
 by John Hampton
 DN: cn=US, o=ECOPLAN, ou=INC, email=jhampton@ecoplan-fl.com, c=FL
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 Date: 2023.09.25 15:34:28 -0400

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LAPL-0



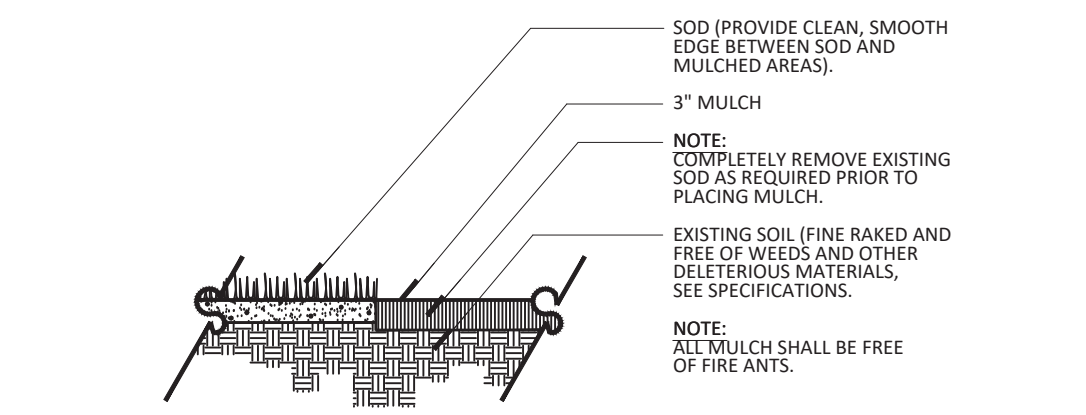
Landscape Calculations - 1700 N Andrews

Net Site Area	52,299 SF	Required	Provided
Sec. 47-21.8-R			
Irrigated turfgrass no more than 50% of the landscaped area	CB = 5,279 sf RM-15 = 15,409 sf	<2640 sf turf <7705 sf turf	0 sf 5,203 sf
Sec. 47-21.8-5			
Native and drought-tolerant landscaping must be a minimum of 50% of the non-turfgrass landscaped area	CB = 5,279 sf RM-15 = 10,206 sf	50% 50%	75% 75%
Sec. 47-21.12-A-1			
Landscaping shall be provided in a square foot area equal to a minimum of 20% of the gross VUA	CB = 3,835 sf RM-15 = 6,716 sf	767 sf 1343 sf	1994 sf 2311 sf
Sec. 47-21.12-A-3			
Interior landscape area. At least thirty (30) square feet of interior landscape area shall be provided for every interior parking and loading space and shall not be part of any perimeter landscape area.	CB=18, RF-15=25	CB=540 SF, RF-15=750 SF	CB=2105, RF-15=12,775
Perimeter landscape area			CB=1804, RF-15=3984
Sec. 47-21.12-C-1			
One (1) tree and (6) six shrubs shall be required for every one thousand (1,000) sf of VUA	CB=3,835sf RM-15=6,716sf	4 trees, 24 shrubs 7 trees, 42 shrubs	4 trees, +50 shrubs 7 trees, +50 shrubs
25% of the required trees shall be shade species with 3.5" minimum caliper. 25% with 2.5" shade species, 20% should be flowering, 20% should be palms, 10% optional species.	CB	2 shade trees 1 flowering 1 palm	2 shade trees 1 flowering 1 palm
25% of the required trees shall be shade species with 3.5" minimum caliper. 25% with 2.5" shade species, 20% should be flowering, 20% should be palms, 10% optional species.	RM-15	4 shade trees 1 flowering 1 palm 1 other	4 shade trees 2 flowering 1 palm
Sec. 47-21.13-1 (RM-15 and CB)			
There shall be at least (1) tree for each one thousand (1,000) sf of net lot area - in addition to VUA requirements - 20% shall be shade trees	CB = 4512 sf	5 trees (1 shade)	5 trees (1 shade)
There shall be at least (1) tree for each one thousand (1,000) sf of net lot area - in addition to VUA requirements - 20% shall be shade trees	RM-15 = 6622 sf	7 trees (2 shade)	7 trees (2 shade)
Sec. 47-21.13-2 (RM-15 and CB)			
See Sec. 47-21-12-A-1 and Sec. 47-21-12-C-1 above			
Sec. 47-21.13-3 (RM-15 only)			
min. 35% of gross lot sf shall be in landscaping	8,906 sf total	3,117 sf	4,382 sf
Sec. 47-21.13-10 (RM-15 and CB)			
Diversity of tree mix - Of the overall number of trees required, not more than one-half of the required tree count can be of (1) genus. At least 40% of all required trees shall consist of native species.		45 required trees total = < 23 of one species and >40% native	16 of one species and 64% native required trees
Sec. 47-21.13-15 (RM-15 only)			
min 12 shrubs per 1,000sf of net lot area. Min 40% native		180 required shrubs total >40% native	>200 required shrubs total and >40% native
Sec. 47-21.13-16 (RM-15 and CB)			
Street trees shall be planted in an area located between the roadway and the property line. A minimum of 50% of the required street trees shall be shade trees. Street trees shall be provided at a ratio of one street tree per 40 feet of street frontage. If overhead utilities exist, required street trees may be small trees provided at a ratio of one street tree per 20 feet of street frontage. Minimum heights in Section 47-21.	N. Andrews Ave = 323' NE 16 Pl = 100' NE 17 Ct = 247'	N. Andrews Ave = 9 shade trees NE 16 Pl = 1 small tree, 3 palm NE 17 Ct = 11 (1 shade, 10 multi-palm)	

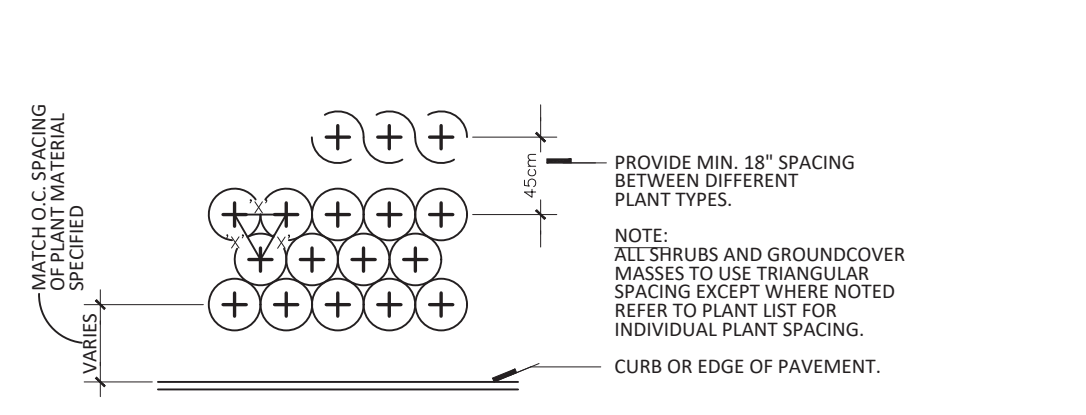
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	CALIPER	
	BS	7	Bursera simaruba	Gumbo Limbo	B & B	12' HT, 4'-6" SPR	2" CAL MIN	
	BS2	3	Bursera simaruba	Gumbo Limbo	B & B	14' HT, 5' SPR	3.5" MIN	
	QV	10	Quercus virginiana	Live Oak	FG/B&B	18' HT, 8' CT	3.5" MIN	
FLOWERING TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	CALIPER	
	LI	13	Lagerstroemia indica 'Tuscarora'	Muskogee Crape Myrtle 'Standard'	B & B	10' HT, X 5' SPR.	2" Cal	
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	CALIPER	
	PE2	11	Pychosperma elegans	Double Alexander Palm	FG/B&B	8'-12' GW (VARIED), DOUBLE		
	PE	15	Pychosperma elegans	Alexander Palm	FG/B&B	8'-12' GW, VARIED		
	SP	21	Sabal palmetto	Cabbage Palmetto	B & B	12' GW		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	NATIVE	
	AW	95	Acalypha wilkesiana 'Hoffmanii'	Copperleaf	36" HT x 30" SPR			
	CA	28	Crinum asiaticum	Crinum Lily	36" HT x 30" SPR			
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	SPACING
	CI	51	Chrysobalanus icaco 'Redtip'	Red Tip Coccolupum	24" HT x 24" SPR		24" o.c.	
	CS4	448	Clusia guttifera	Small-Leaf Clusia	24" HT x 24" SPR		24" o.c.	
	CS3	101	Clusia guttifera	Small-Leaf Clusia	36" HT x 30" SPR		30" o.c.	
	DG	457	Duranta repens 'Gold Mound Dewdrop'	Sky Flower	18"x18"		24" o.c.	
	FM	556	Ficus microcarpa 'Green Island'	Green Island Ficus	14" HT x 16" SPR		30" o.c.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	NATIVE	SPACING
	NE	389	Nephrolepis exaltata	Boston Fern	18"x18"			24" o.c.
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	NATIVE	SPACING
	SOD	8,263 sf	Stenotaphrum secundatum 'Floritam'	'Floritam' St. Augustine Sod	sod			

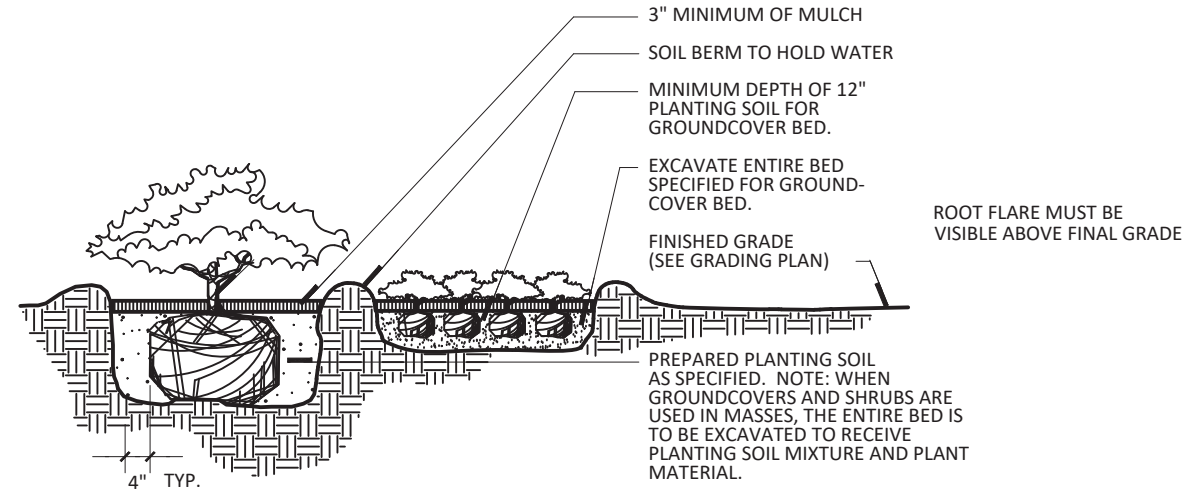




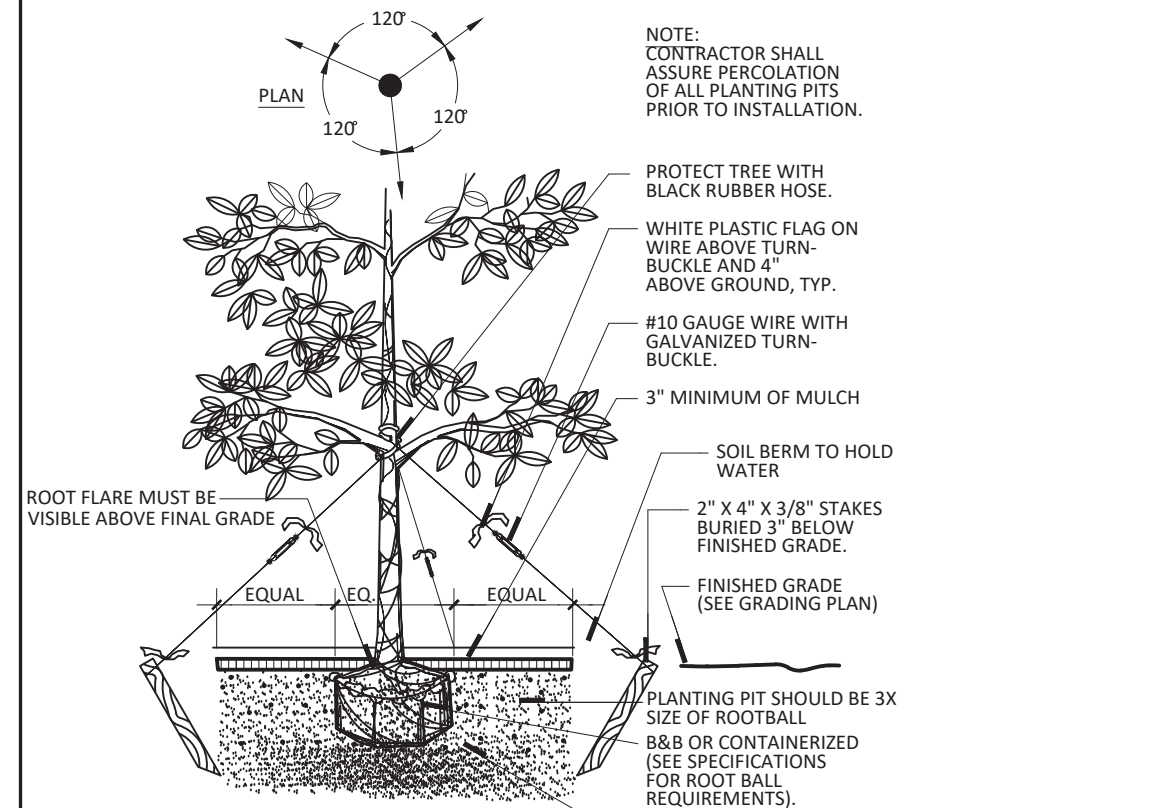
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PLAN SCALE= NTS



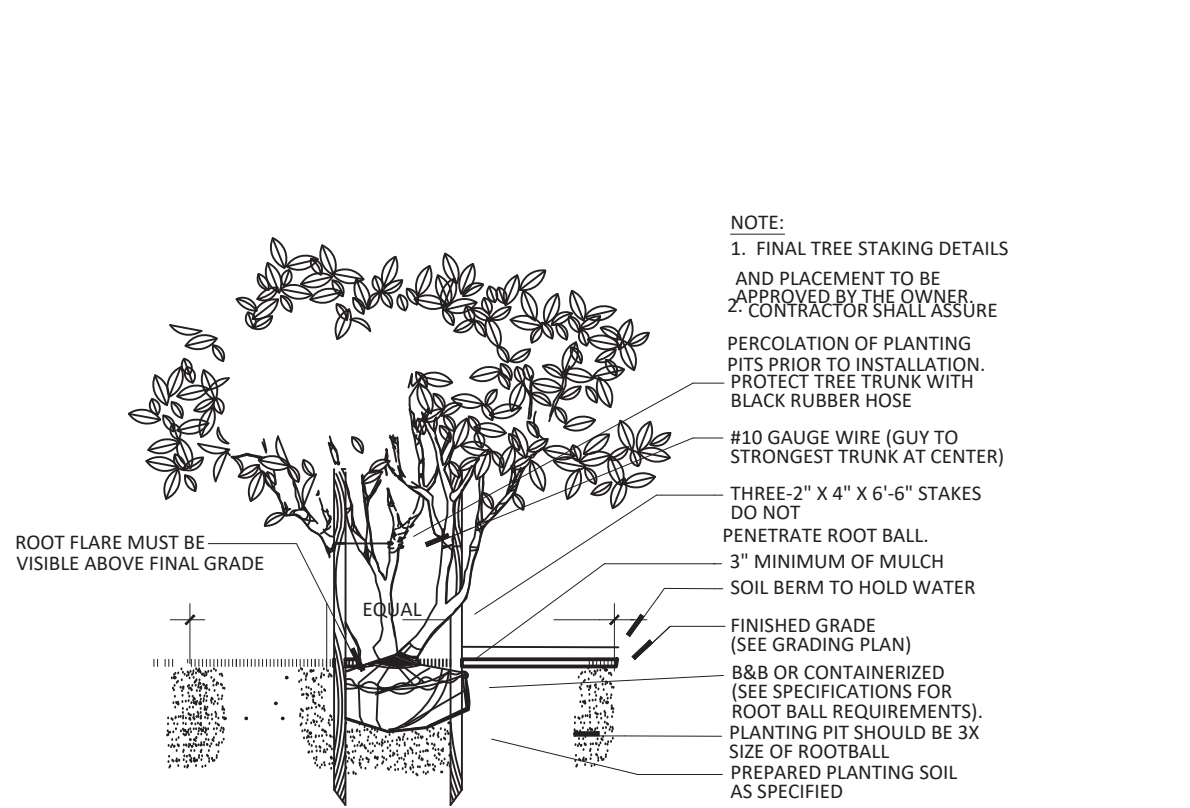
2 SHRUB AND GROUND COVER LAYOUT
SECTION SCALE= NTS



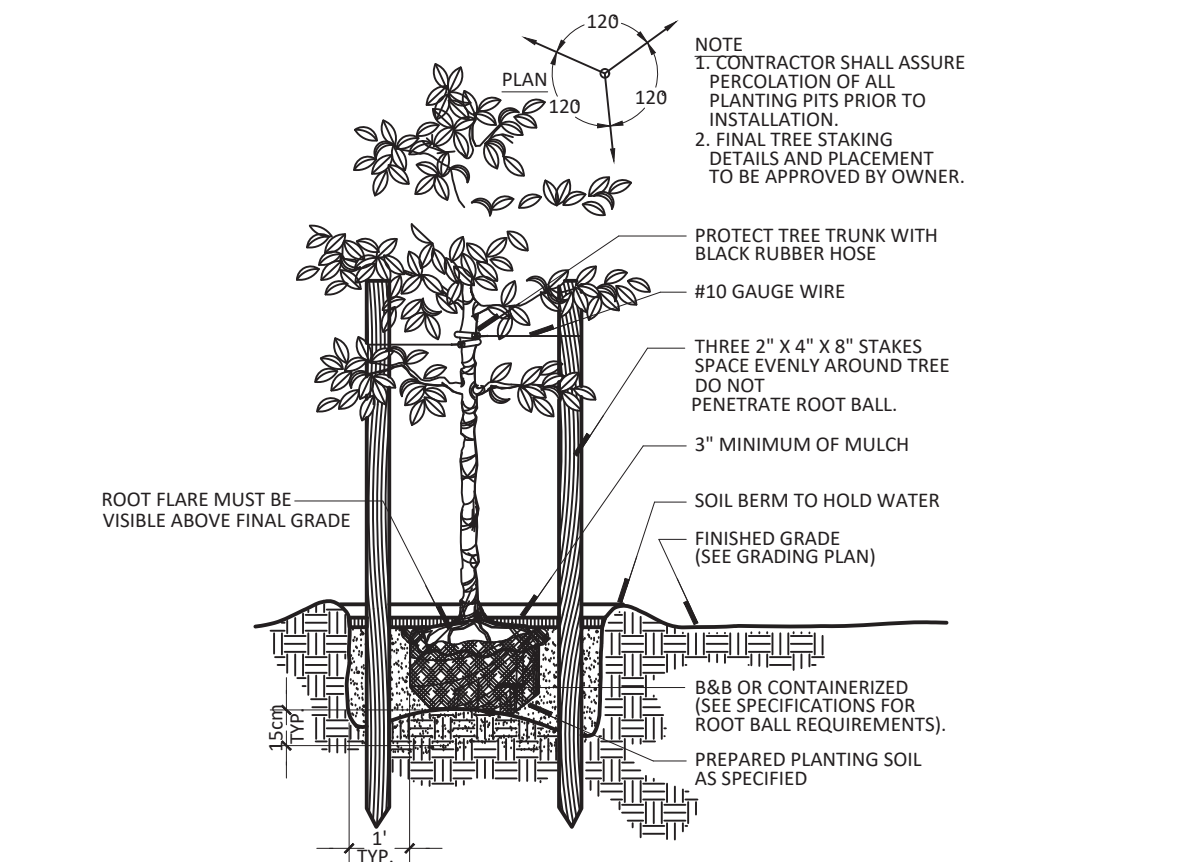
3 SHRUB / GROUND COVER PLANTING
SECTION SCALE= NTS



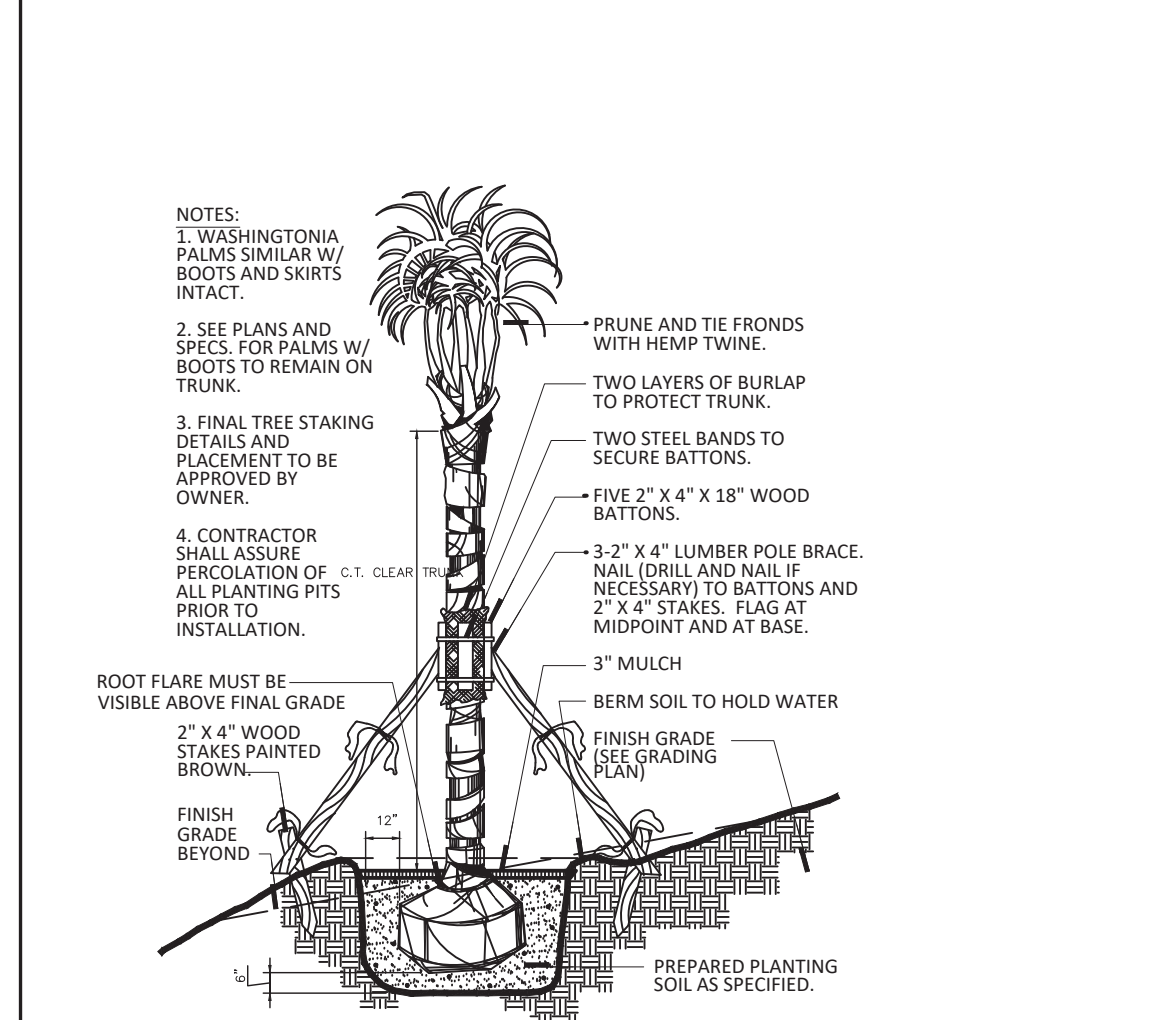
4 LARGE TREE PLANTING DETAIL
SECTION SCALE= NTS



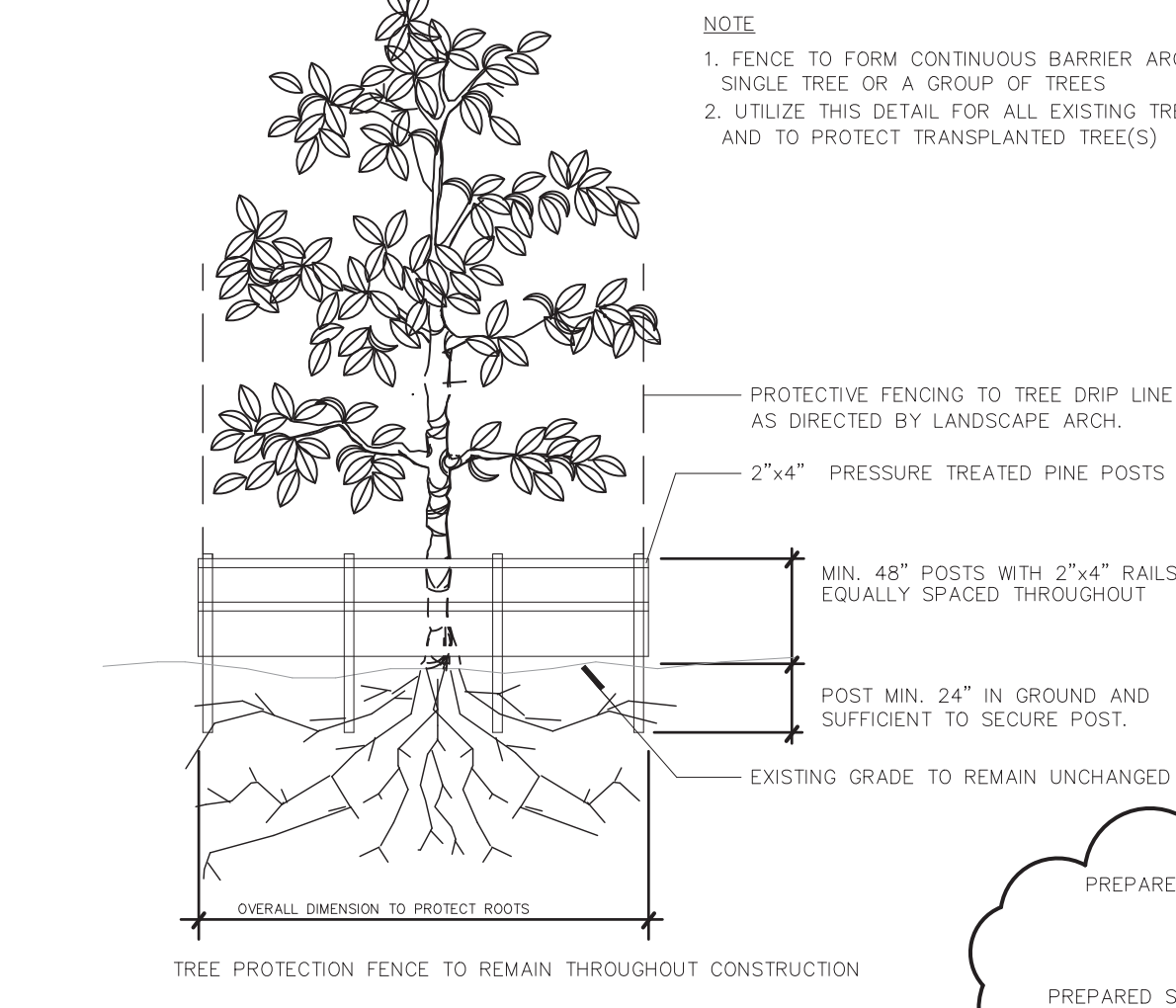
5 SMALL ORNAMENTAL TREE DETAIL
SECTION SCALE= NTS



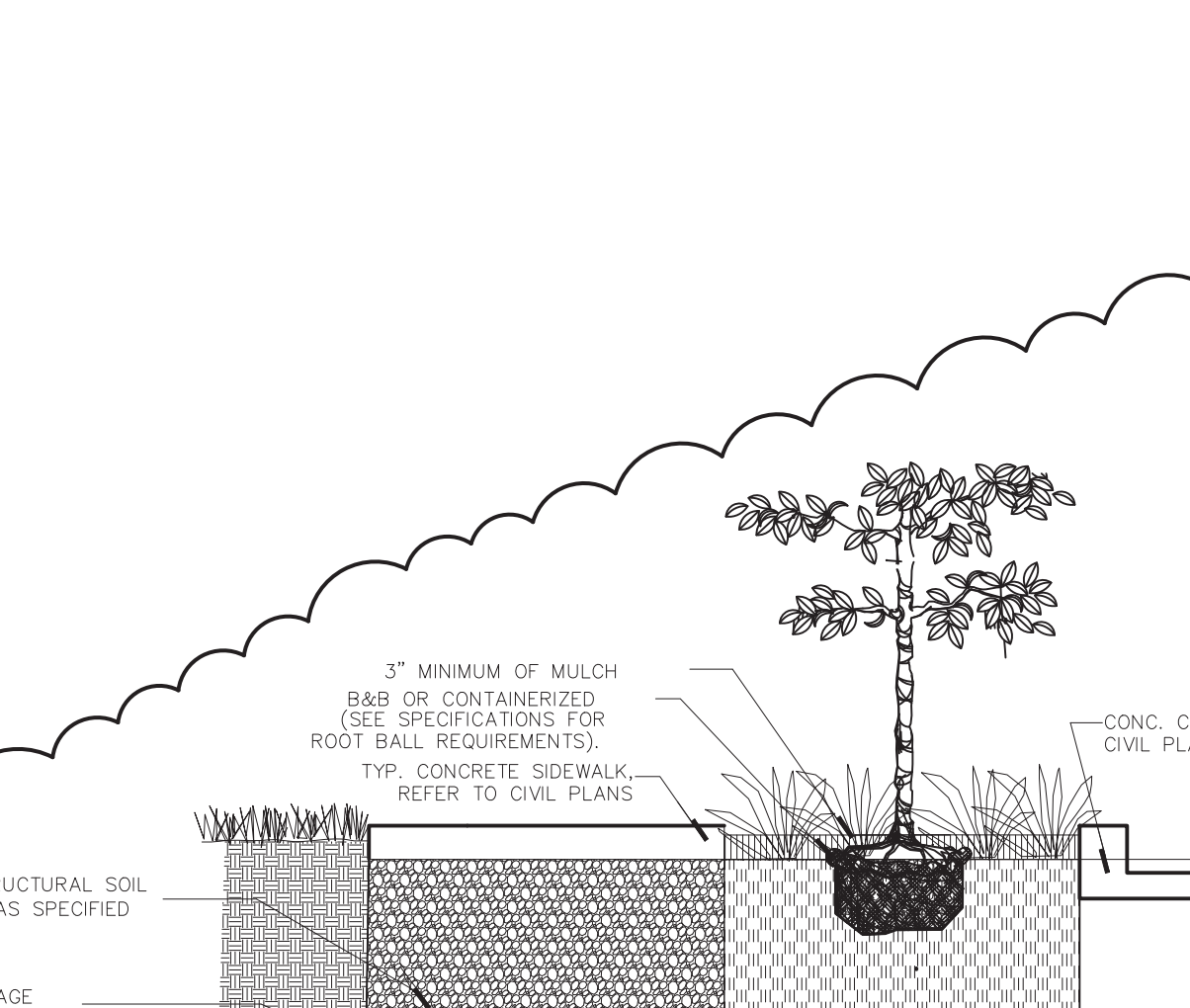
6 SMALL TREE PLANTING DETAIL
SECTION SCALE= NTS



7 PALM DETAIL
SECTION SCALE= NTS



8 TREE PROTECTION FENCE
SECTION SCALE= NTS



9 STREET TREE USING CU STRUCTURAL SOIL
SECTION SCALE= NTS

STRUCTURAL SOIL SPECIFICATION
FROM CORNELL UNIVERISTY

The structural soil material is designed as follows. The three components of the structural soil are mixed in the following proportions by weight, crushed stone: 100; clay loam: 20; hydrogel: 0.03. Total moisture at mixing should be 10% (AASHTO T-99 optimum moisture).

Crushed stone (granite or limestone) should be narrowly graded from 3/4- 1 1/2 inch, highly angular with no fines. The clay loam should conform to the USDA soil classification system (gravel <5%, sand 25-30%, silt 20-40%, clay 25-40%). Organic matter should range between 2% and 5%. The hydrogel, a potassium propenoate-propenamide copolymer is added in a small amount to act as a tackifier, preventing separation of the stone and soil during mixing and installation. Mixing can be done on a paved surface using front end loaders. Typically the stone is spread in a layer, the dry hydrogel is spread evenly on top and the screened moist loam is the top layer. The entire pile is turned and mixed until a uniform blend is produced. The structural soil is then installed and compacted in 6 inch lifts.

The Urban Horticulture Institute continues to work on refining the specification for producing a structural soil material to make the system cost effective. It is patent pending and will be sold with the trademark 'CU-Soil' to insure quality control.

10 STREET TREE USING CU STRUCTURAL SOIL
PLAN SCALE= NTS

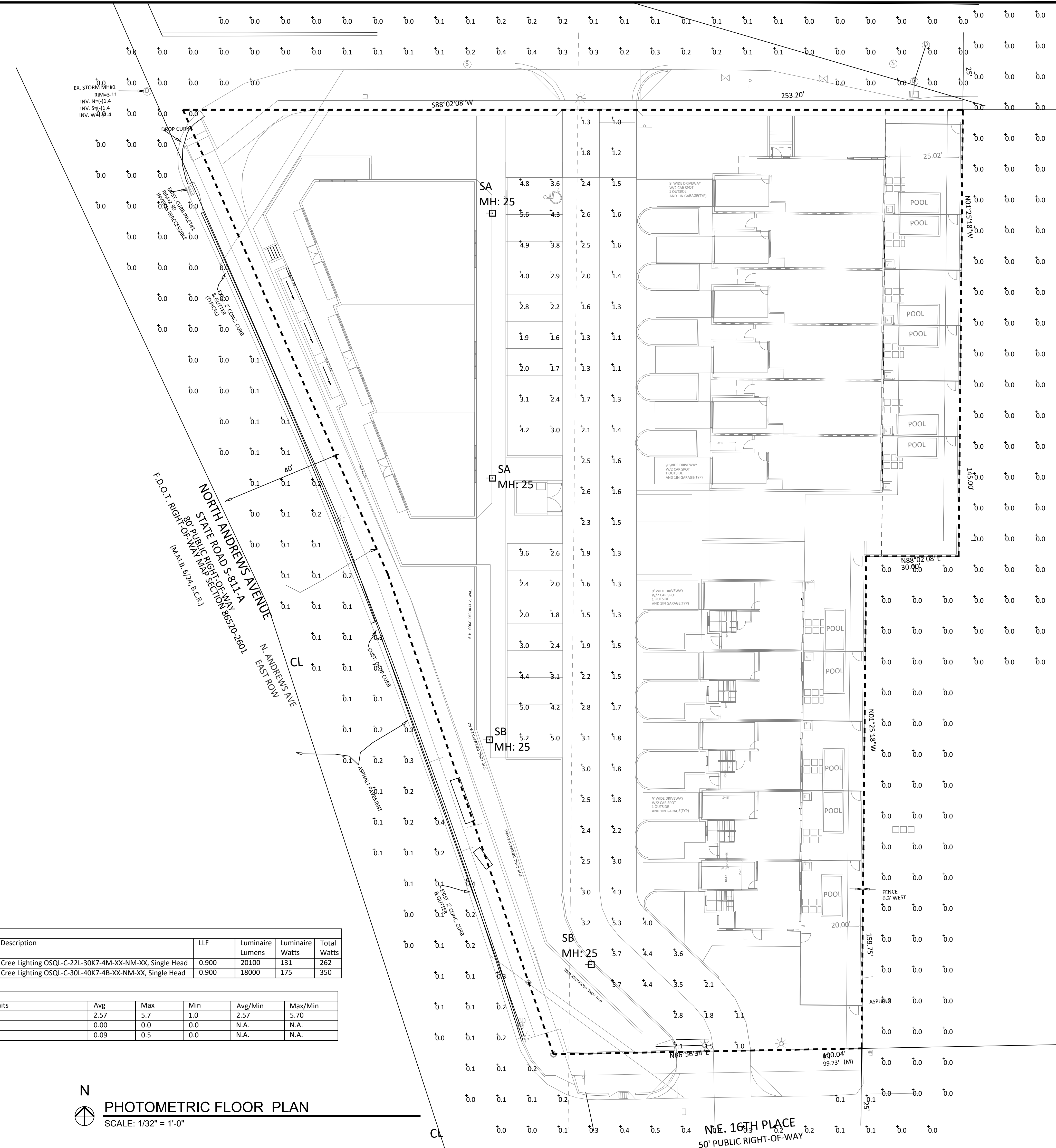
LANDSCAPE NOTES

1. THE WORK CONSISTS OF THE COMPLETE PLANT MATERIAL INSTALLATION ON THE DRAWINGS AND AS HEREIN SPECIFIED. THIS WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, THE SUPPLYING OF ALL PLANT MATERIAL SPECIFIED, THE FURNISHING OF LABOR, EQUIPMENT, APPLIANCES AND ALL MATERIALS CALLED FOR, AND IN PERFORMING ALL OPERATIONS IN CONNECTION WITH THE LANDSCAPE INSTALLATION ON THESE PLANS. FURTHER, THE WORK SHALL INCLUDE THE MAINTAINING OF ALL PLANTS AND PLANTING AREAS UNTIL ACCEPTANCE BY THE OWNER, AND THE FULFILLING OF ALL GUARANTEE PROVISIONS AS HEREIN SPECIFIED.
2. IN THE EVENT OF VARIATION BETWEEN THE PLANT LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLANS, THE PLANS SHALL CONTROL.
3. PLANT MATERIALS WILL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AT THE JOB SITE PRIOR TO INSTALLATION. WHEN INSPECTION WORK DOES NOT COMPLY WITH THE REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS FROM THE PLANTING SITE WITHIN 48 HOURS AND REPLACE WITH ACCEPTABLE MATERIALS.
4. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. THE OWNER OR HIS REPRESENTATIVE RESERVES THE RIGHT TO DIRECT THE REMOVAL AND REPLACEMENT OF ANY ITEMS WHICH, IN HIS OPINION, DO NOT PRESENT AN ORDERLY AND REASONABLE NEAT OR WORKMANLIKE APPEARANCE, PROVIDED SUCH ITEMS CAN BE PROPERLY INSTALLED IN AN ORDERLY WAY BY TYPICAL INSTALLATION METHODS.
5. ALL PLANTING BEDS WITHIN FOOT RIGHT OF WAYS SHALL BE MULCHED WITH 3" OF RECYCLED MULCH CERTIFIED BY THE MULCH AND SOIL COUNCIL (MSC). SUBMIT PROOF OF CERTIFICATION TO THE FOOT DISTRICT OPERATIONS PERMIT LANDSCAPE INSPECTOR UPON INSPECTION. ALL ON SITE PLANTING BEDS SHALL BE MULCHED WITH 3" OF RECYCLED MULCH. NO RED COLORED MULCH WILL BE ACCEPTED.

6. ALL TREES 6' TALL OR LARGER SHALL BE STAKED AND GUYED WITH VERTICAL 2" x 2" PINE STAKES OR 4" DIAMETER POST IN DETAILS. NO DEVIATIONS UNLESS APPROVED IN WRITING.
7. PLANTING SOIL FOR ALL PLANT MATERIALS SHALL CONSIST OF TWO (2) PARTS OF TOPSOIL WITH ONE (1) PART PEAT MOSS AND .9 KG FERTILIZER PER CUBIC METER, WELL MIXED.
8. ALL PLANT MATERIALS SHALL BE WATERED BY THE CONTRACTOR THOROUGHLY WHEN PLANTED AND DURING THE PLANTING TIME PERIOD UP TO FINAL ACCEPTANCE BY OWNER.
9. PROVIDE NEW TOPSOIL FOR TURF IN ALL SODDED AND SEEDER AREAS. TOPSOIL SHALL BE FERTILE, BLACK IN COLOR, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 3 cm IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO SOD GROWTH. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 10 cm. DO NOT OBTAIN FROM BOGS OR MARSHES. THE CONTRACTOR SHALL PROVIDE A SOILS TEST REPORT SHOWING pH AND NUTRIENTS; - pH SHALL BE 5.5 TO 6.0. IF NOT THEN USE THE APPROPRIATE SOIL AMENDMENTS TO REACH 5.5 TO 6.0.
10. CONTRACTOR TO VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ANY DIGGING.
11. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICT OR DISCREPANCY IN PLANS PRIOR TO PERFORMING ANY WORK IN THE AFFECTED AREA.
12. CONTRACTOR SHALL CLEAN UP AND REMOVE FROM THE PREMISES ALL SURPLUS AND DISCARDED MATERIALS AND RUBBISH FROM HIS CONSTRUCTION.
13. ALL SHRUBS, GROUND COVERS, AND SOD SHALL BE GUARANTEED FOR NINETY (90) DAYS AFTER FINAL ACCEPTANCE BY OWNER. ALL TREES SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE BY OWNER.

14. FINAL INSPECTION WILL NOT TAKE PLACE UNTIL ALL MATERIALS ARE PLANTED/INSTALLED CORRECTLY. CONTRACTOR WILL REQUEST A FINAL INSPECTION BY WRITTEN LETTER TO OWNER.
15. UPON NOTICE OF FINAL ACCEPTANCE, THE OWNER WILL ASSUME MAINTENANCE AND THE GUARANTEE/WARRANTY PERIOD BEGINS.
16. ALL SODDED AREAS SHALL BE HAND WATERED UNTIL TURF IS ESTABLISHED.
17. CONTRACTOR INSTALLING THE PLANT MATERIAL AT THE SITE WILL BE RESPONSIBLE FOR MAINTAINING THE CONDITION AND HEALTH OF THE MATERIAL (AS DOCUMENTED IN THE PHOTOGRAPHS AT THE TIME OF INSPECTION) FROM THE TIME OF INSTALLATION TO THE TIME OF TURNING OVER THE PROJECT TO THE OWNER OR OPERATOR. IF THE CONTRACTOR FAILS TO MAINTAIN THE MATERIAL AS SPECIFIED, THAT PLANT MATERIAL WILL BE REJECTED.
18. REPLACE EXISTING SOD WHERE DAMAGED BY CONSTRUCTION ACTIVITIES.





LUMINAIRE SCHEDULE							
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Total Watts
SA	2	SA	Single	Cree Lighting OSQL-C-22L-30K7-4M-XX-NM-XX, Single Head	0.900	20100	262
SB	2	SB	Single	Cree Lighting OSQL-C-30L-40K7-4B-XX-NM-XX, Single Head	0.900	18000	350

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking and Drivelane	ILLUMINANCE	Fc	2.57	5.7	1.0	2.57	5.70
Residential Spill	ILLUMINANCE	Fc	0.00	0.0	0.0	N.A.	N.A.
Spill	ILLUMINANCE	Fc	0.09	0.5	0.0	N.A.	N.A.

N
 PHOTOMETRIC FLOOR PLAN
 SCALE: 1/32" = 1'-0"

REVISION:

TITLE:
PHOTOMETRIC PLAN

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MILTON JESUS MALPARTIDA ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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PROJECT ADDRESS:
**1700 N ANDREWS AVE,
 FORT LAUDERDALE, FL 33311**

M&P Design Group
 Mechanical | Electrical | Plumbing | Fire protection
 CA # 32030
 1000 W Pembroke Rd, Ste 110 | Hallandale Beach, FL 33009
 Phone: (954) 290-8165 | Email: mep@mpdesigngroup.com
 www.mpdesigngroup.com
 Project Manager: Amin Souky

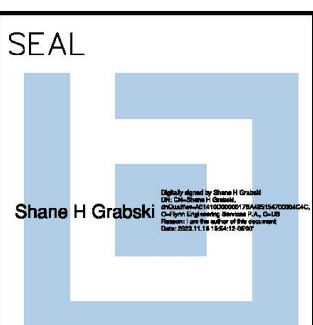
PM: Amin Souky
 Checked: Milton Malpartida
 Scale: As Noted
 Date: 5.22.2023
 Project #: 230519

SHEET:
PH-1

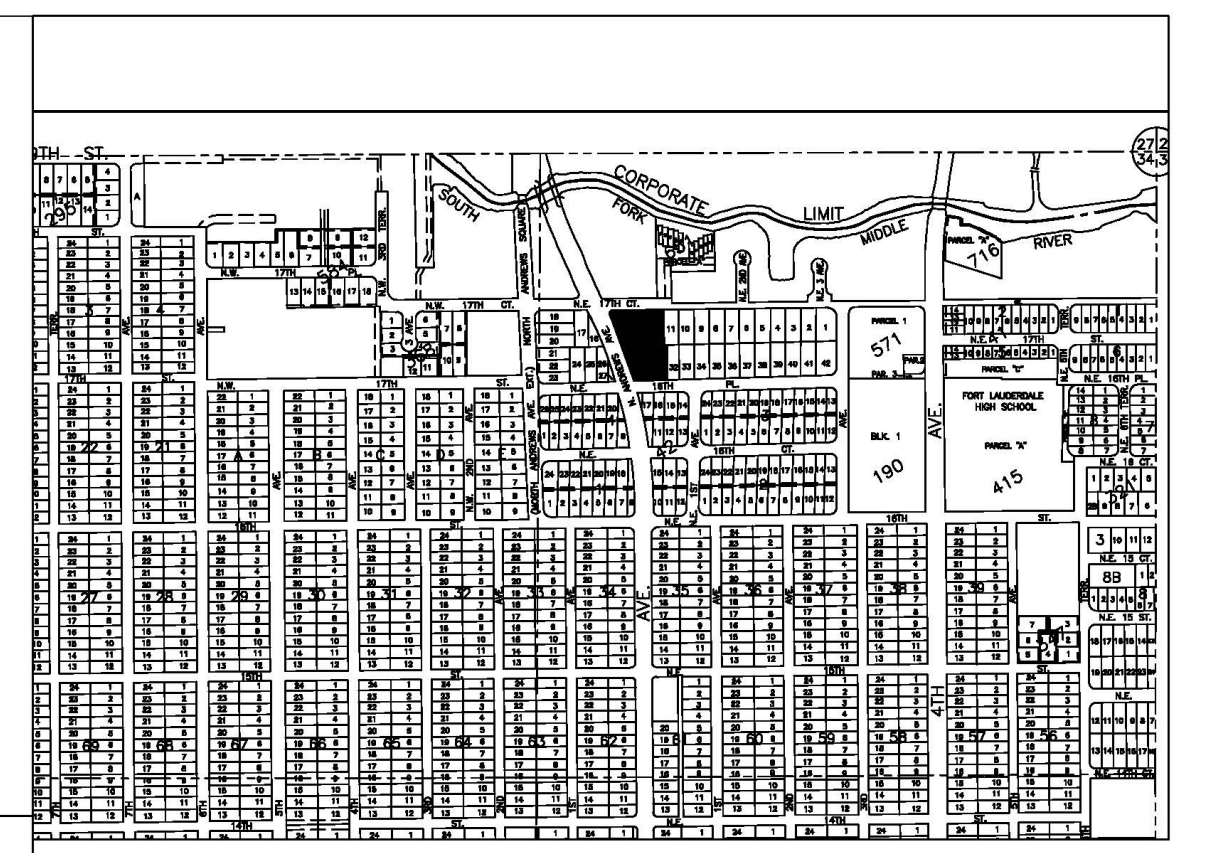
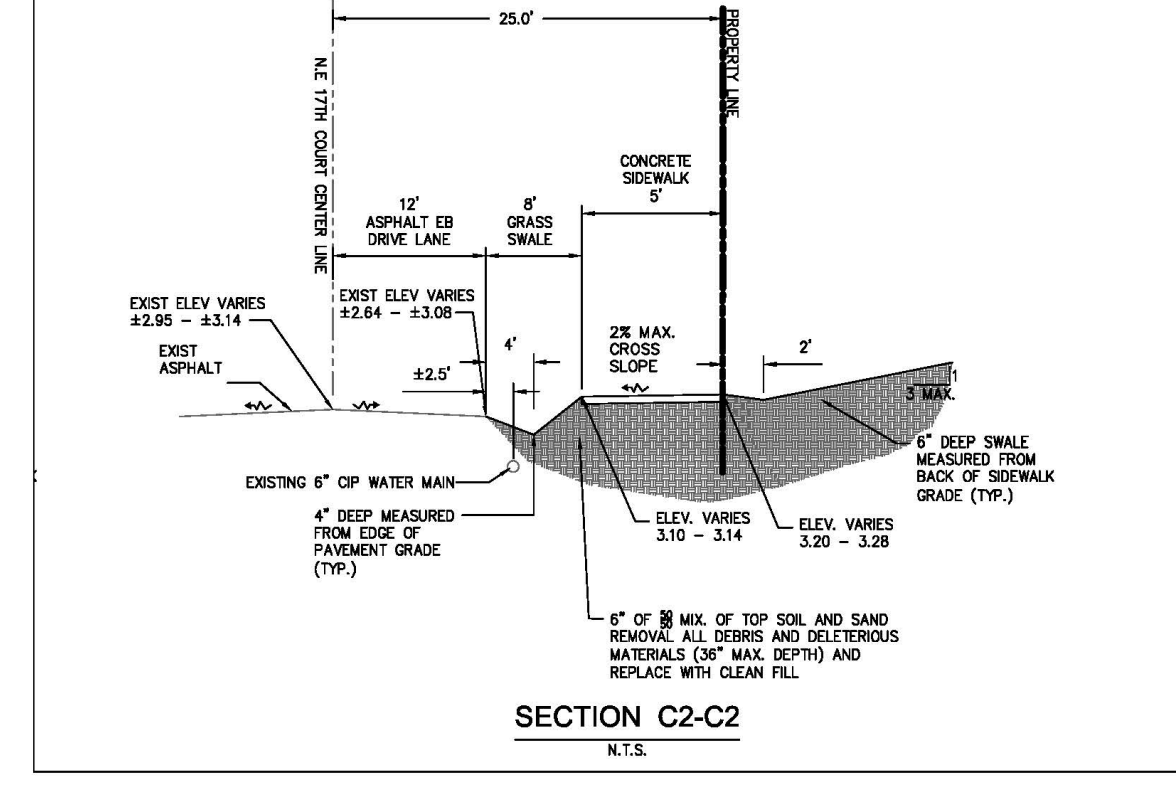
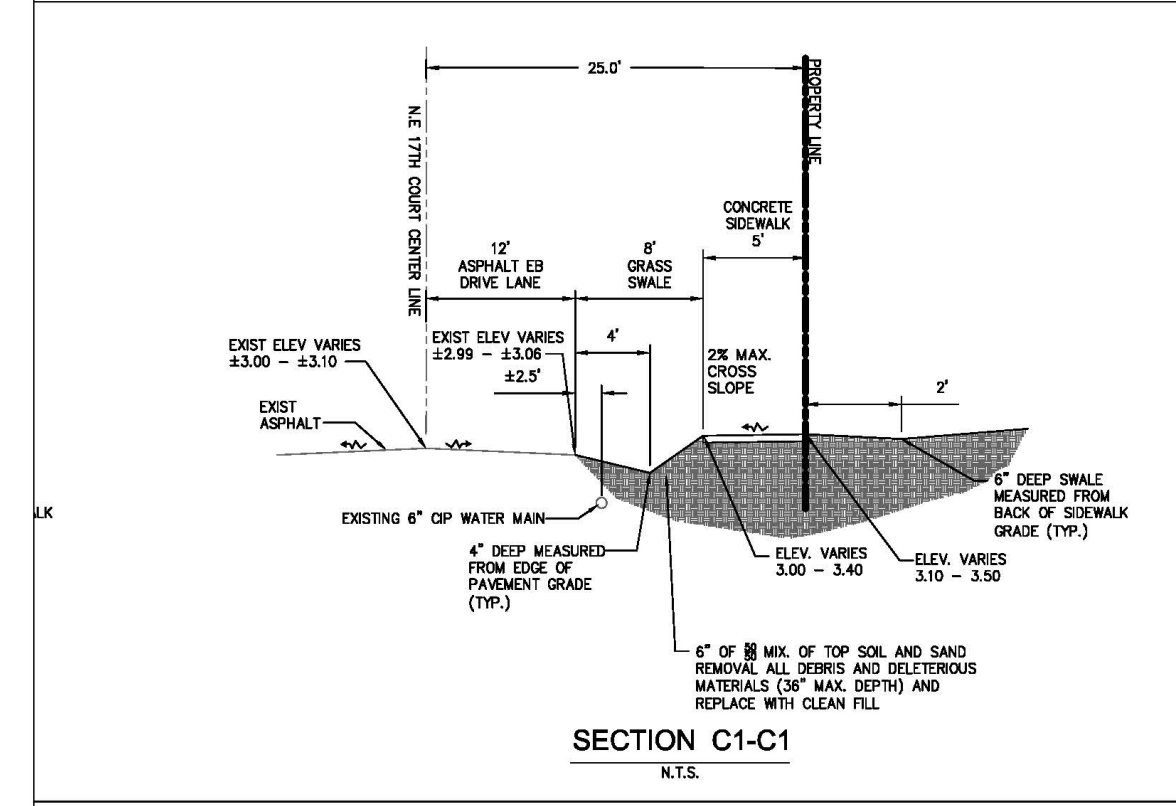
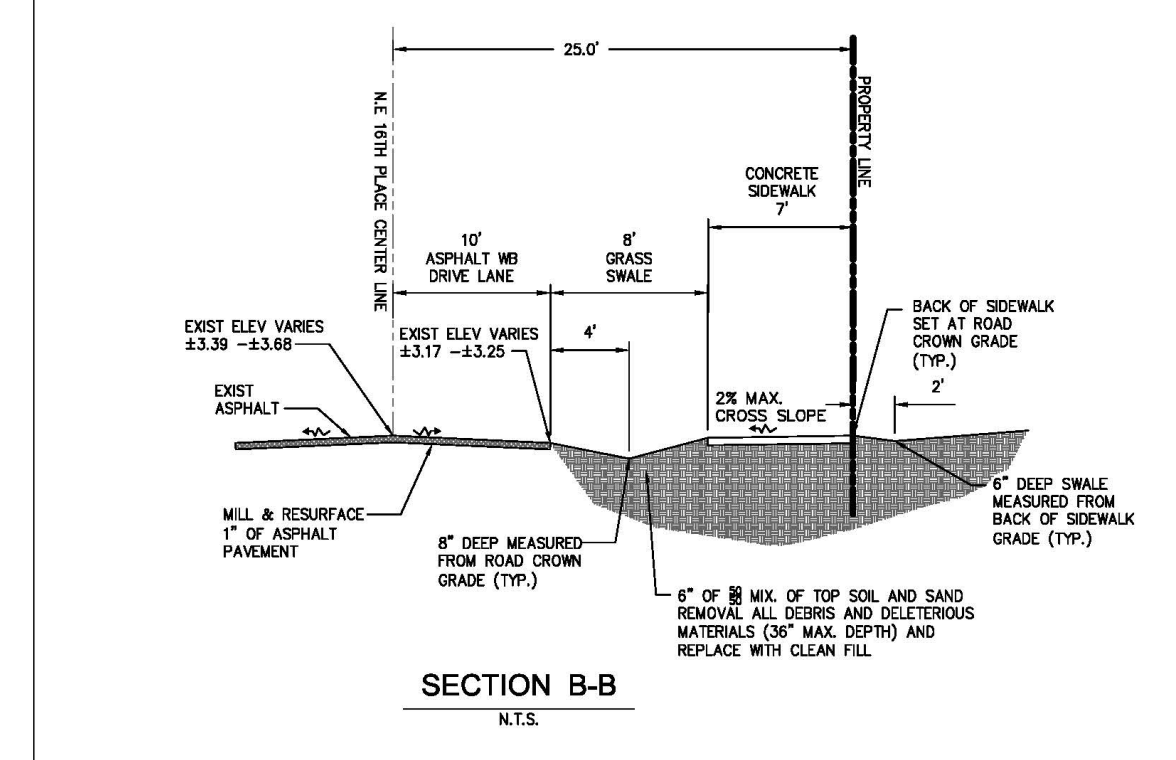
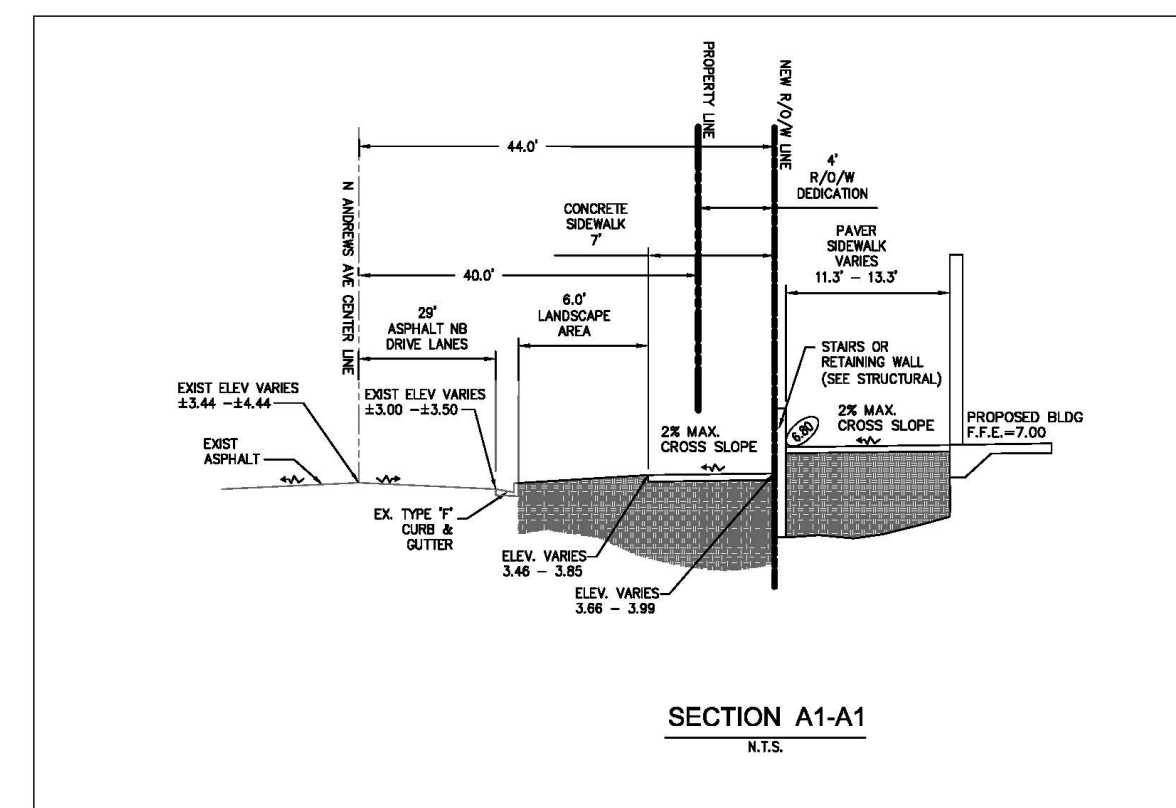
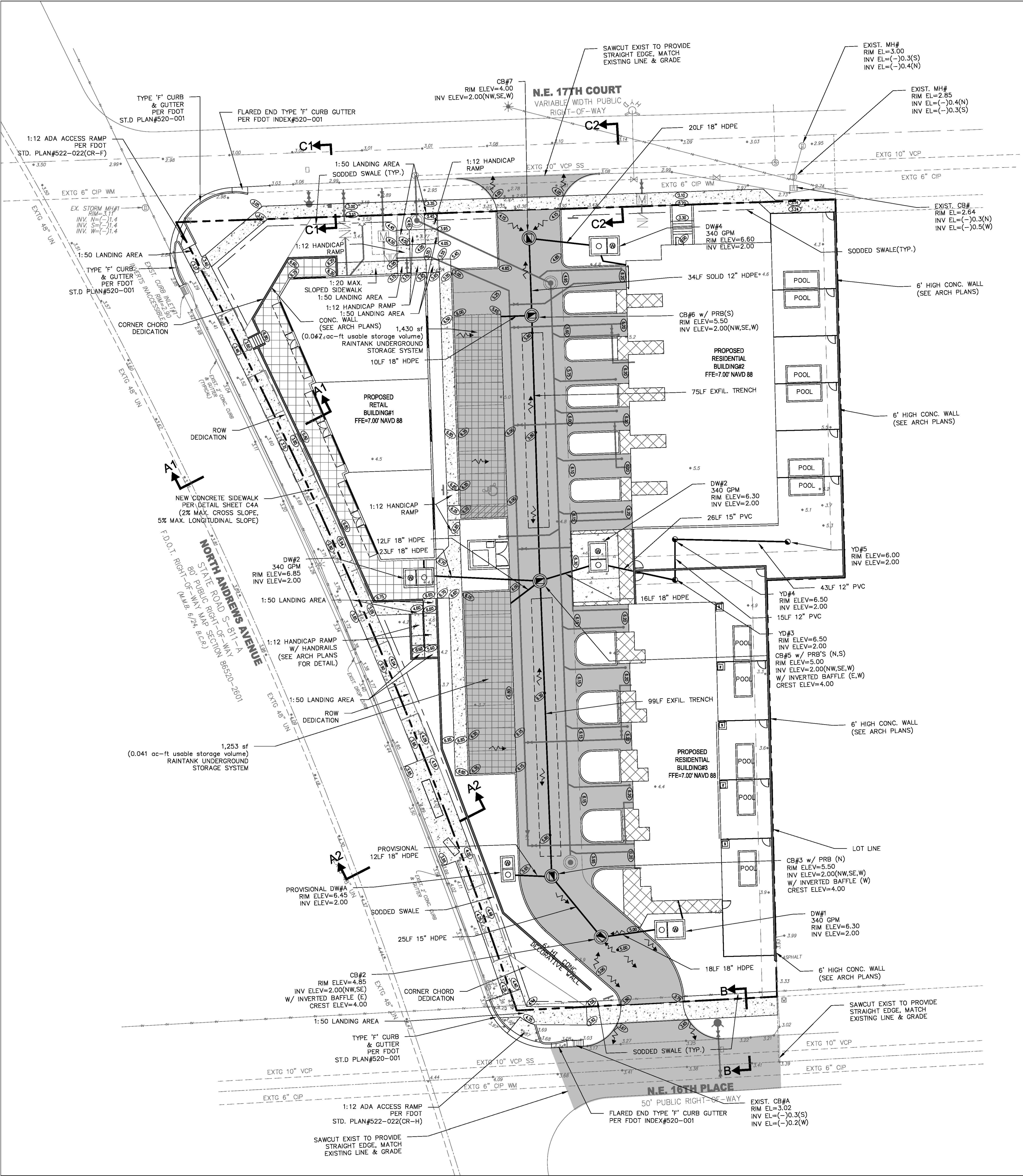


Revisions	
05/17/23	REV 1
07/24/23	REV 2
08/28/23	REV 3
09/05/23	REV 4
09/15/23	REV 5

Phase:
 DRC
 DOCUMENTS



Scale:	Date:
1"=20'	11/9/22
Job No.:	Plt Date:
20-1704.00	09/19/23
Drawn by:	Sheet No.:
FES	C2
Proj. Mgr.:	FES
Appr. by:	JMF

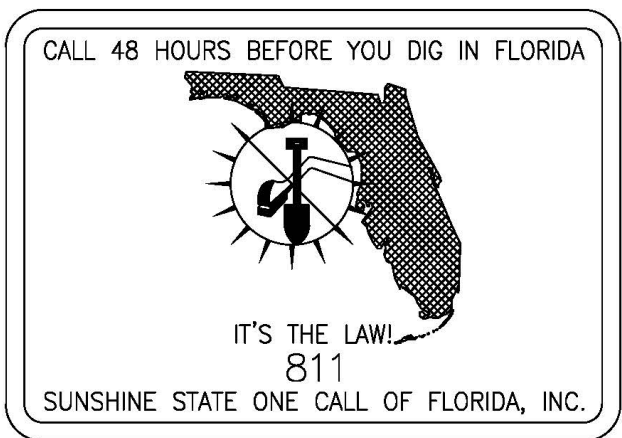


- LEGEND:**
- (000) PROPOSED ELEVATION (NAVD)
 - 5.32 EXISTING ELEVATION (NAVD)
 - [] PROPOSED CATCH BASIN
 - [] PROPOSED PLUG
 - WATER METER
 - REDUCED PRESSURE BACKFLOW PREVENTOR
 - DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
 - PROPOSED MANHOLE
 - W- WATER MAIN
 - FM- SANITARY FORCE MAIN
 - VALVE
 - FIRE HYDRANT
 - SIAMENSE CONNECTION
 - CLEANOUT
 - EDGE OF PROPOSED PAVEMENT (ASPHALT)
 - PROPOSED CONCRETE
 - PROPOSED CONCRETE PAVERS
 - DIRECTION OF SURFACE DRAINAGE
 - SAMPLE POINT
 - EXIST. WATER MAIN
 - EXIST. UTILITY LINE TO BE ABANDONED IN PLACE
 - PROPOSED SIGN

- GRADING AND DRAINAGE NOTES:**
- ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF FORT LAUDERDALE.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.
 - THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.
 - ALL STORM DRAINAGE LINE FROM THE BLDG SHALL BE LAID @ 1.0% MINIMUM SLOPE UNLESS NOTED OTHERWISE ON PLANS.
 - CLEANOUTS ON STORM DRAINAGE LINES ARE TO BE ADJUSTED TO BE FLUSH W/ FINISHED GRADE.
 - CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
 - LANDSCAPED AREAS SHALL BE GRADED TO DRAIN TO THE CATCH BASIN INLETS. FIELD ADJUST GRADING AS REQUIRED.
 - SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN THE BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES (VERTICALLY AND HORIZONTALLY).
 - RECTANGULAR CATCH BASIN AND YARD DRAIN GRATES SHALL BE INSTALLED SUCH THAT THE LONG AXIS OF GRATE PARALLELS THE CLOSEST ADJACENT WALK, BLDG, DRIVE WAY, PROPERTY LINE, OR ROADWAY.
 - COORDINATE LOCATION IN FIELD OF ALL CATCH BASINS & YARD DRAINS WITH LANDSCAPE CONTRACTOR TO AVOID CONFLICTS.
 - CENTERLINE OF YARD DRAINS @ BASE OF DOWN SPOUTS MUST ALIGN WITH CENTERLINE OF DOWN SPOUT PRIOR TO FINAL ACCEPTANCE BY OWNER. REFERENCE ARCH. PLANS FOR EXACT LOCATION OF DOWN SPOUTS.
 - SLOPE ON SIDEWALKS SHALL NOT EXCEED 5% SLOPE IN DIRECTION OF TRAVEL OR 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
 - SLOPE IN HANDICAP PARKING AND ACCESS AISLES SHALL NOT EXCEED 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
 - SURVEY INFORMATION BASED ON SURVEY PROVIDED BY AVIROM & ASSOCIATES, INC. DATED FEBRUARY 12, 2018.
 - ELEVATIONS SHOWN ARE NAVD88.
 - *17. FINAL RIM ELEVATIONS FOR THE DRAINAGE STRUCTURES WITHIN THE GARAGE TO BE BASED ON ARCHITECT'S GRADING PLAN.

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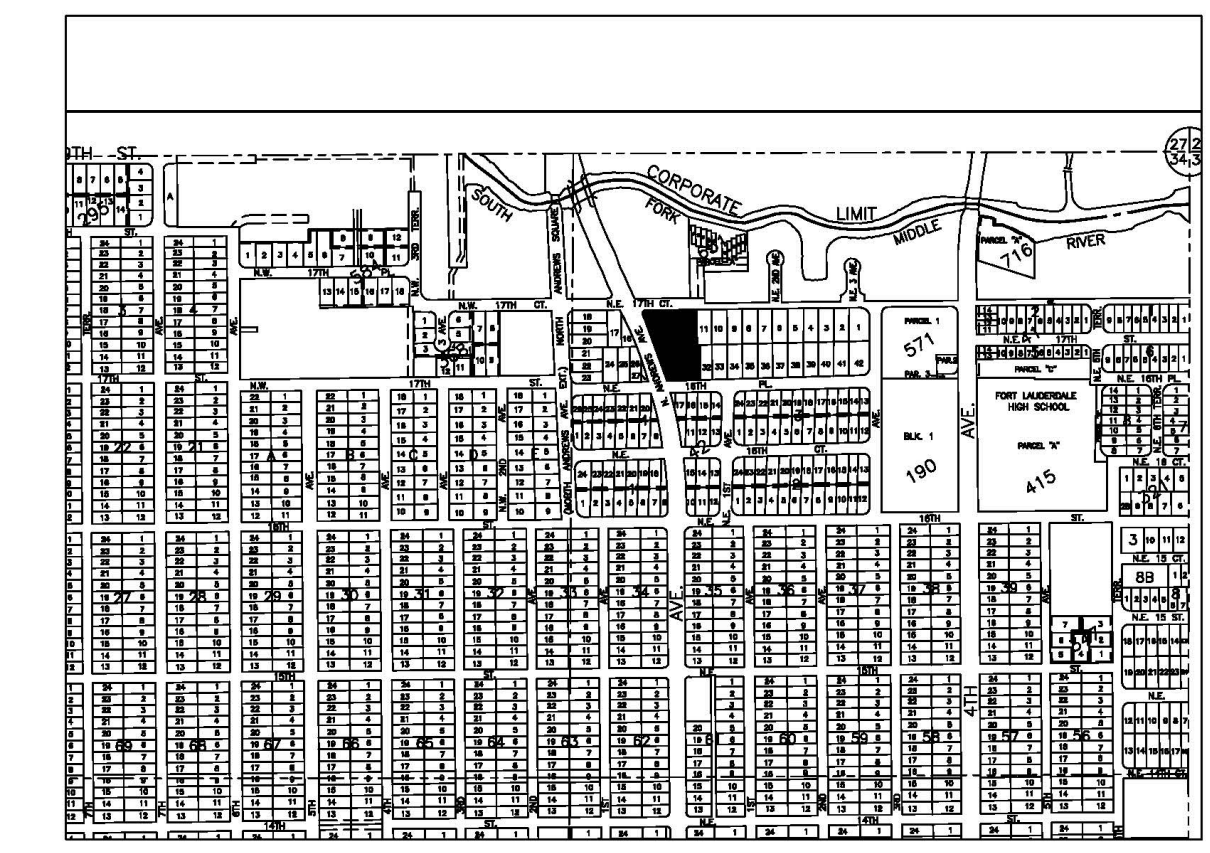
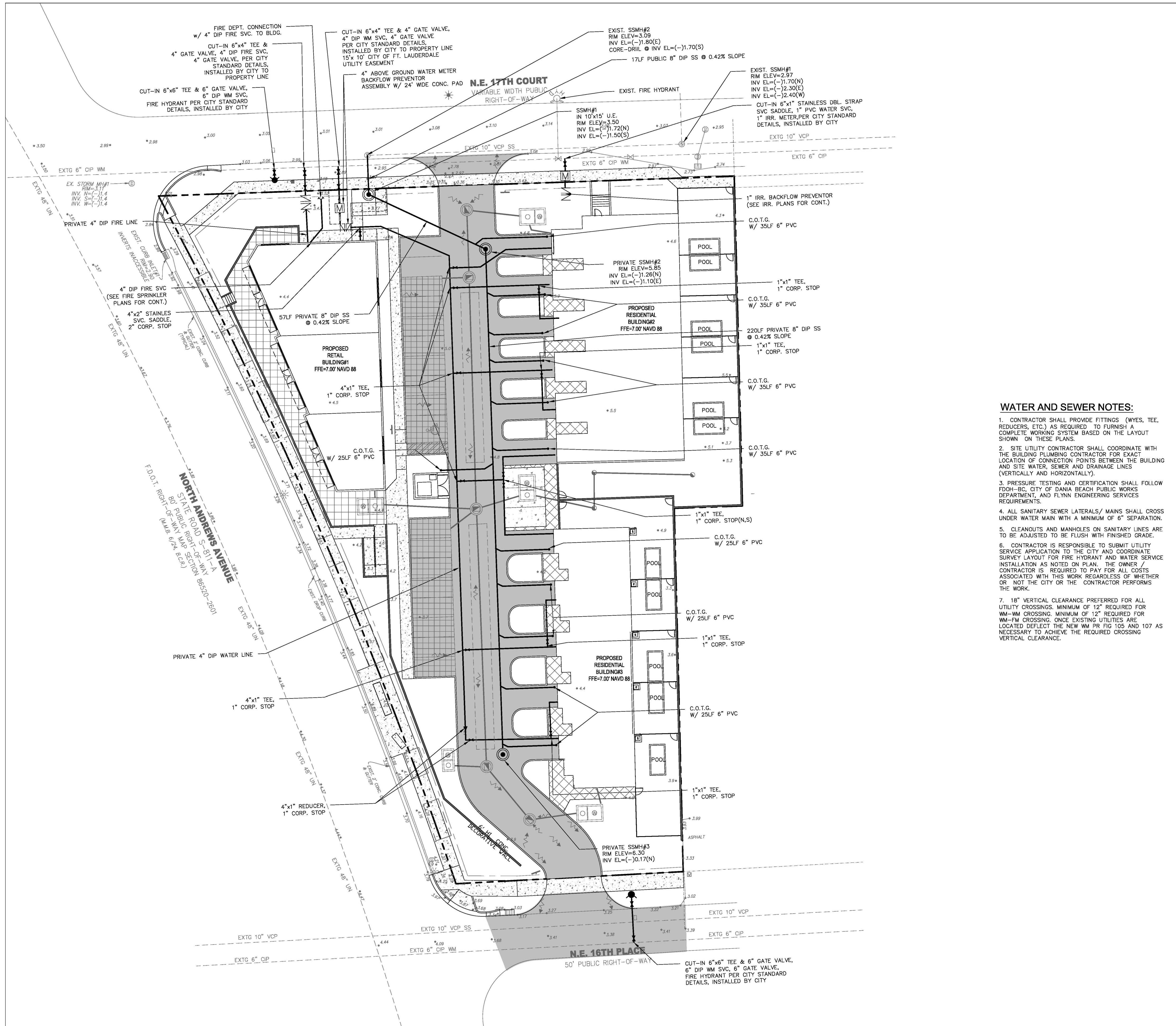
FLOOD ZONE AE ELEV. 6.00 NAVD
 ON FIRM MAP #120100369 J, DATED DECEMBER 31, 2019
 BROWARD COUNTY FUTURE 100 YEAR 3 DAY CONTOUR= ELEV. 7.00 NAVD
 AVERAGE WET SEASON WATER LEVEL= ELEV. (2.0) NAVD

VERTICAL DATUM CONVERSION
 GRADING SHOWN UTILIZES N.A.V.D. 88

N.G.V.D. 29

N.A.V.D. 88

N.A.V.D. 88 = N.G.V.D. 29 - 1.5'
 N.G.V.D. 29 = N.A.V.D. 88 + 1.5'



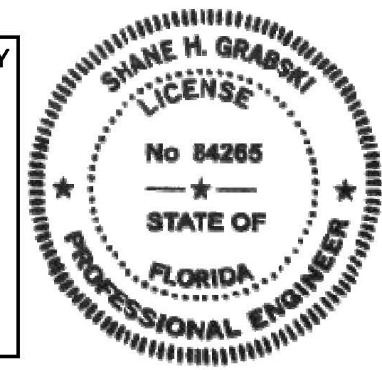
LOCATION MAP
NTS

- LEGEND:**
- PROPOSED ELEVATION (NAVD)
 - EXISTING ELEVATION (NAVD)
 - PROPOSED CATCH BASIN
 - ⊔ PROPOSED PLUG
 - ⊕ TEE
 - ⊗ WATER METER
 - ⊘ DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
 - ⊙ REDUCED PRESSURE BACKFLOW PREVENTOR
 - DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
 - PROPOSED MANHOLE
 - W - WATER MAIN
 - FM - SANITARY FORCE MAIN
 - ⊕ VALVE
 - ⊙ FIRE HYDRANT
 - ⊙ SIAMESE CONNECTION
 - ⊙ CLEANOUT
 - ⊙ EDGE OF PROPOSED PAVEMENT (ASPHALT)
 - ⊙ PROPOSED CONCRETE
 - ⊙ PROPOSED CONCRETE PAVERS
 - ⊙ DIRECTION OF SURFACE DRAINAGE
 - ⊙ SAMPLE POINT
 - ⊙ EXIST. WATER MAIN
 - ⊙ EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

- WATER AND SEWER NOTES:**
- CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
 - SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN THE BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES (VERTICALLY AND HORIZONTALLY).
 - PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW FD04-BG, CITY OF DANIA BEACH PUBLIC WORKS DEPARTMENT, AND FLYNN ENGINEERING SERVICES REQUIREMENTS.
 - ALL SANITARY SEWER LATERALS/ MAINS SHALL CROSS UNDER WATER MAIN WITH A MINIMUM OF 6" SEPARATION.
 - CLEANOUTS AND MANHOLES ON SANITARY LINES ARE TO BE ADJUSTED TO BE FLUSH WITH FINISHED GRADE.
 - CONTRACTOR IS RESPONSIBLE TO SUBMIT UTILITY SERVICE APPLICATION TO THE CITY AND COORDINATE SURVEY LAYOUT FOR FIRE HYDRANT AND WATER SERVICE INSTALLATION AS NOTED ON PLAN. THE OWNER / CONTRACTOR IS REQUIRED TO PAY FOR ALL COSTS ASSOCIATED WITH THIS WORK REGARDLESS OF WHETHER OR NOT THE CITY OR THE CONTRACTOR PERFORMS THE WORK.
 - 18" VERTICAL CLEARANCE PREFERRED FOR ALL UTILITY CROSSINGS. MINIMUM OF 12" REQUIRED FOR WM-WM CROSSING. MINIMUM OF 12" REQUIRED FOR WM-FM CROSSING. ONCE EXISTING UTILITIES ARE LOCATED DEFLECT THE NEW WM PER FIG 105 AND 107 AS NECESSARY TO ACHIEVE THE REQUIRED CROSSING VERTICAL CLEARANCE.
 - CONTRACTOR SHALL VERIFY EXISTING WATER MAIN LOCATION AND ELEVATION AND NOTIFY THE ENGINEER OF ANY DIFFERENCE FROM THE DESIGN PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
 - PROPOSED FIRE LINES (I.E. MAINS, SERVICES, SIAMESE CONNECTION LINES, ETC.) TO BE INSTALLED BY A STATE LICENSED FIRE LINE CONTRACTOR PER F.S. 633.
 - FIRE LINES TO BE INSPECTED BY A CERTIFIED FIRE LINE INSPECTOR.
 - STATE LICENSED FIRE LINE CONTRACTOR, UPON COMPLETION OF REQUIRED TESTING, SHALL ISSUE A LICENSED UNDERGROUND TEST CERTIFICATE PRIOR TO ACCEPTANCE FOR PLACING FIRE LINE INTO SERVICE.
 - CORING INTO EXISTING MANHOLE MAY RESULT IN COMPLETE RECONSTRUCTION OF EXISTING MANHOLE AT CONTRACTOR'S EXPENSE IF MANHOLE IS IN A DETERIORATED CONDITION.
 - ON-SITE MANHOLES TO HAVE STANDARD SANITARY SEWER USF 420 COVER.
 - THE MINIMUM COVER DEPTHS FOR PVC AND DIP SEWER MAINS ARE RESPECTIVELY 36 INCHES AND 30 INCHES.
 - EXFILTRATION TESTING AND LAMPING OF THE GRAVITY SEWER SHALL BE COORDINATED BY THE CONTRACTOR PRIOR TO THE COMPLETION OF THE PROJECT.

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CALL 48 HOURS BEFORE YOU DIG IN FLORIDA

IT'S THE LAW
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM CONVERSION
GRADING SHOWN UTILIZES N.A.V.D. 88

N.G.V.D. 29
N.A.V.D. 88

N.A.V.D. 88 = N.G.V.D. 29 - 1.5'
N.G.V.D. 29 = N.A.V.D. 88 + 1.5'



Revisions

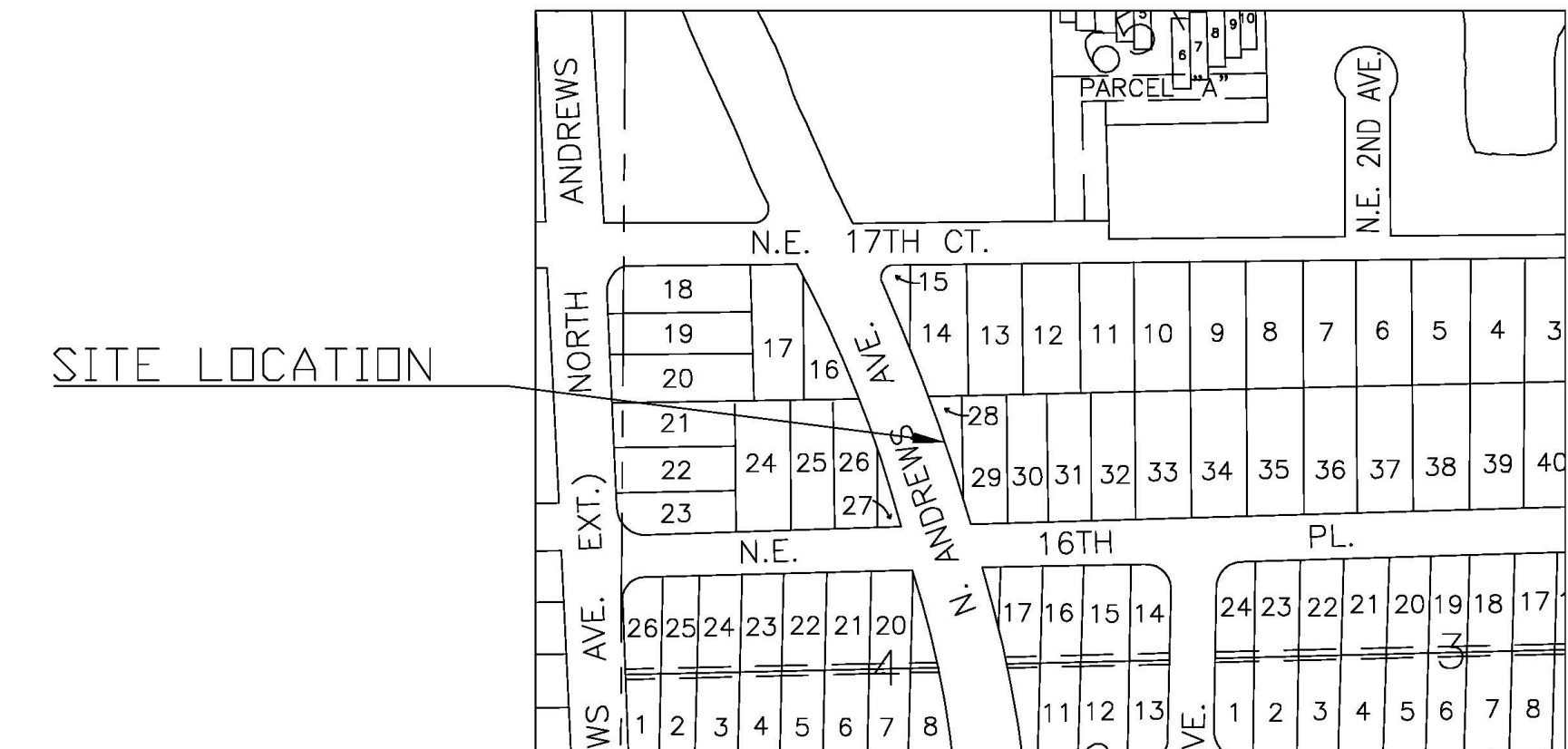
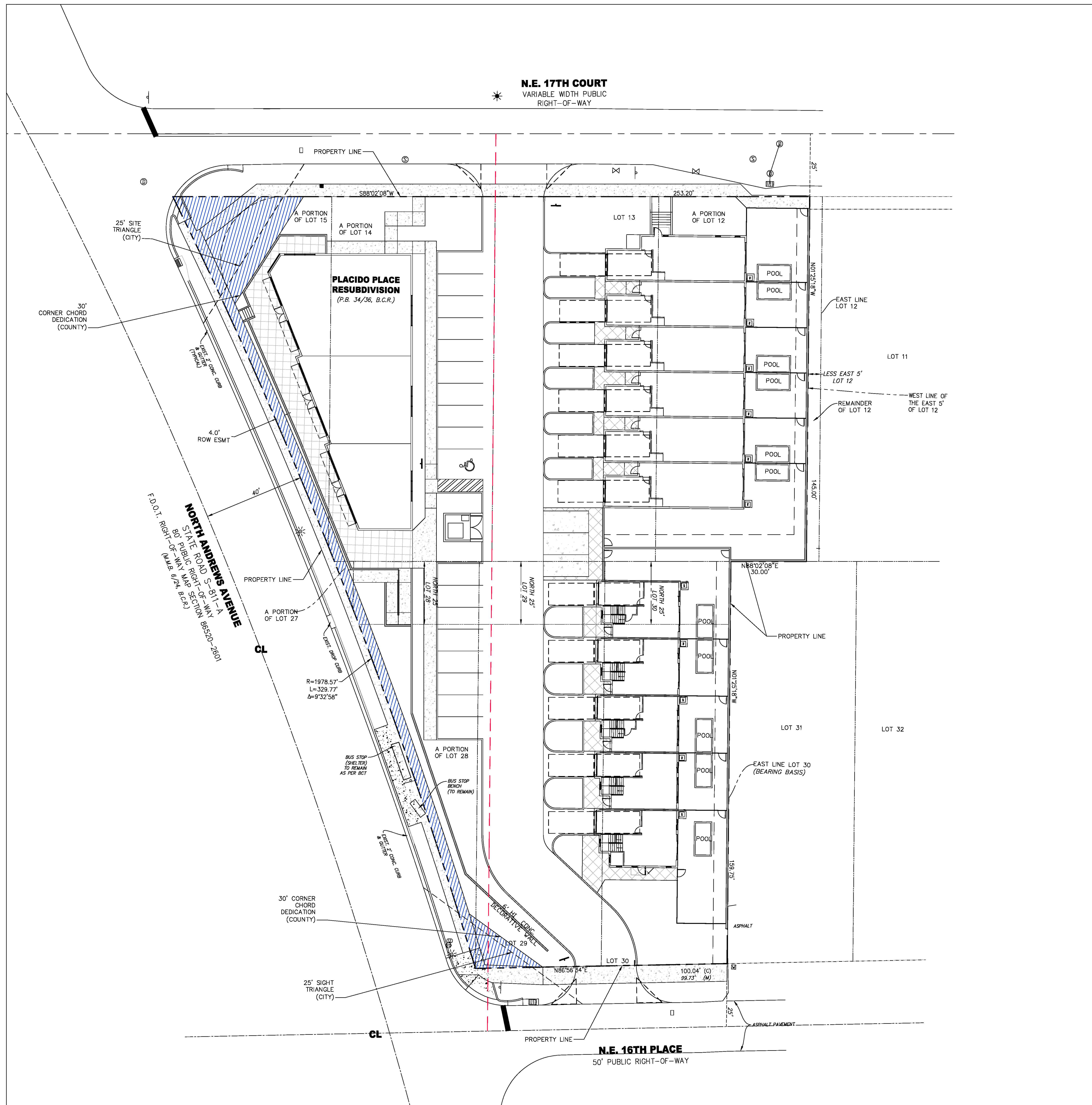
05/17/23	REV 1
07/24/23	REV 2
08/28/23	REV 3
09/05/23	REV 4
09/15/23	REV 5

Phase: DRC DOCUMENTS

SEAL

Shane H Grabski

Scale: 1"=20'	Date: 11/9/22
Job No. 20-1704-00	Plot Date: 09/19/23
Drawn by: FES	Sheet No. C3
Proj. Mgr. FES	
Appr. by: JMF	



LOCATION MAP
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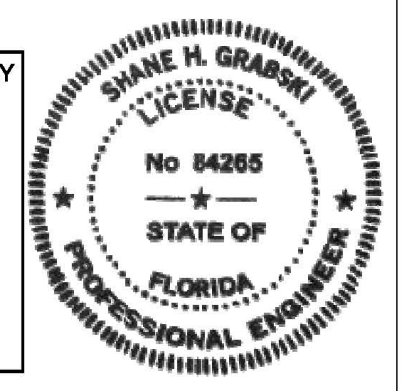
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PLACIDO PLACE RESUB 34-36 B LOT 12
LESS E 5.13 & THAT PT OF LOTS 14, 15, 27 &
28 ALL LYING E OF E R/W/L OF N ANDREWS
AVE & LOTS 29 & 30

LEGEND:

ROW EASEMENT (COUNTY)

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FLYNN ENGINEERING
241 COMMERCIAL BLVD., LAUDERDALE-BY-SEA, FL 33308
PHONE: (954) 572-1004 | WWW.FLYNNENGINEERING.COM
EAF 6578

Sheet Title
ROW EASEMENT EXHIBIT

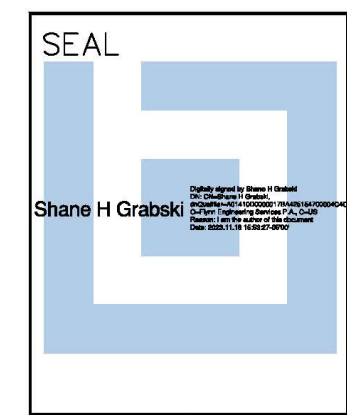
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1700 N. ANDREWS AVE
FORT LAUDERDALE, FLORIDA



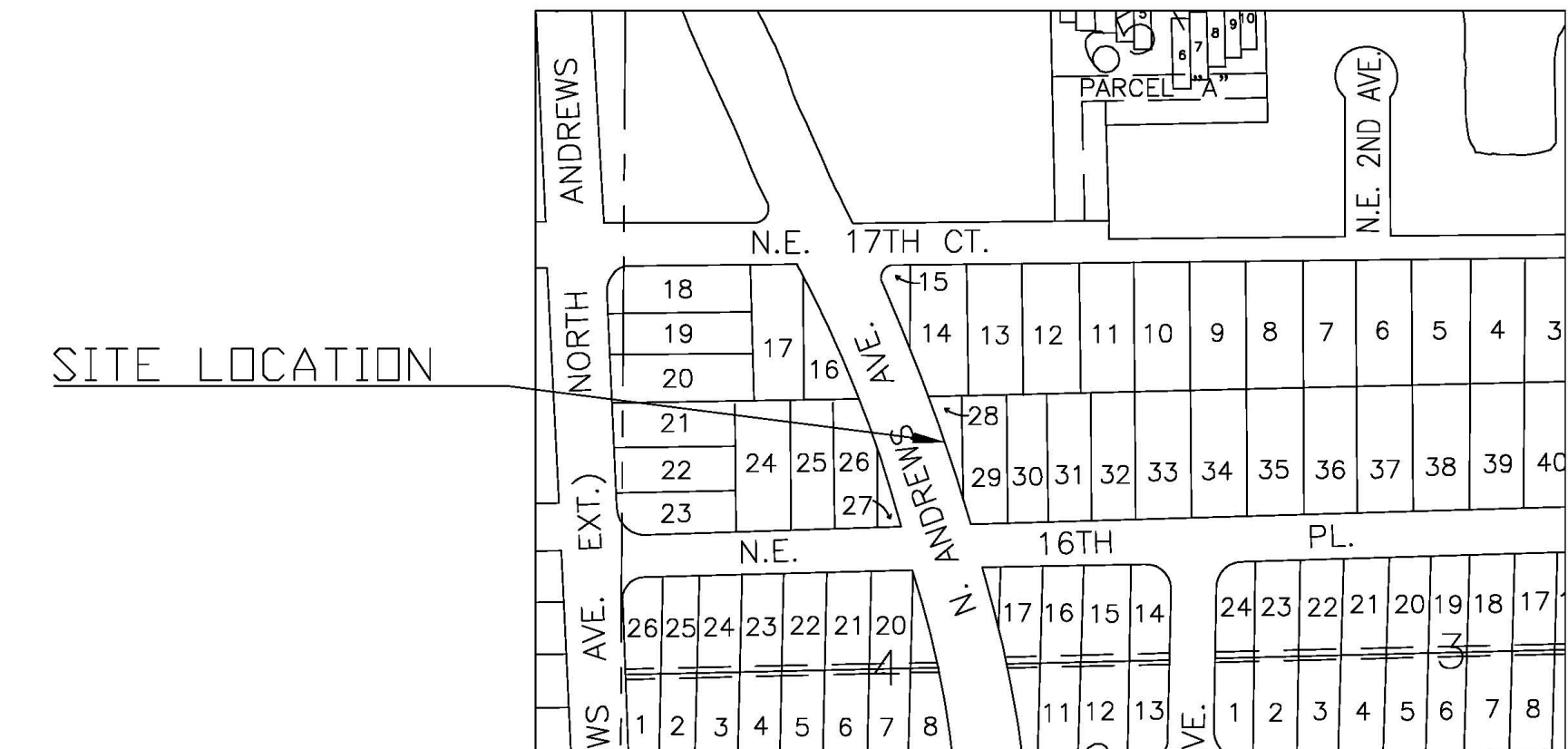
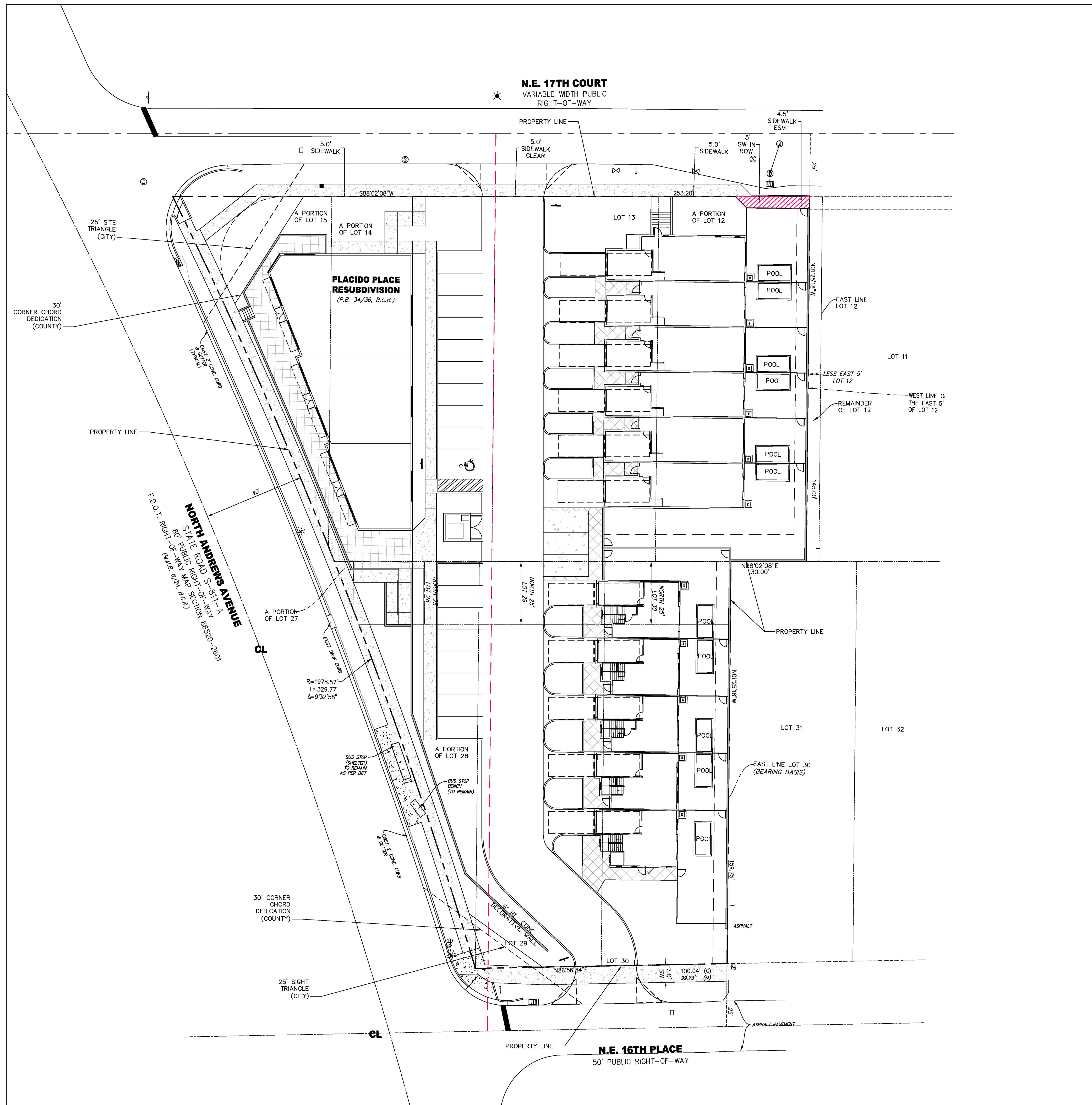
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08/28/23	DRG REV 3
09/05/23	DRG REV 4
09/15/23	DRG REV 5

Phase:
DRG DOCUMENTS



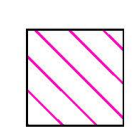
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Job No. 22-1704.00	Plt Date 09/20/23
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Proj. Mgr. SROD	Appr. by JMF
1 of 1	



LOCATION MAP
NTS

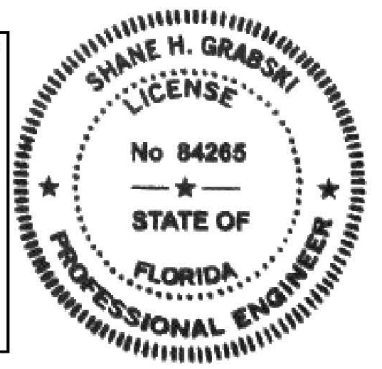
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28 ALL LYING E OF E R/W/L OF N ANDREWS
AVE & LOTS 29 & 30

LEGEND:

 **SIDEWALK EASEMENT (CITY)**

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SIDEWALK EASEMENT EXHIBIT

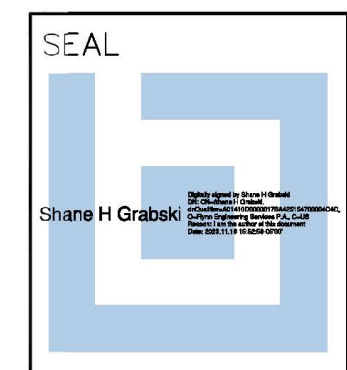
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FORT LAUDERDALE, FLORIDA



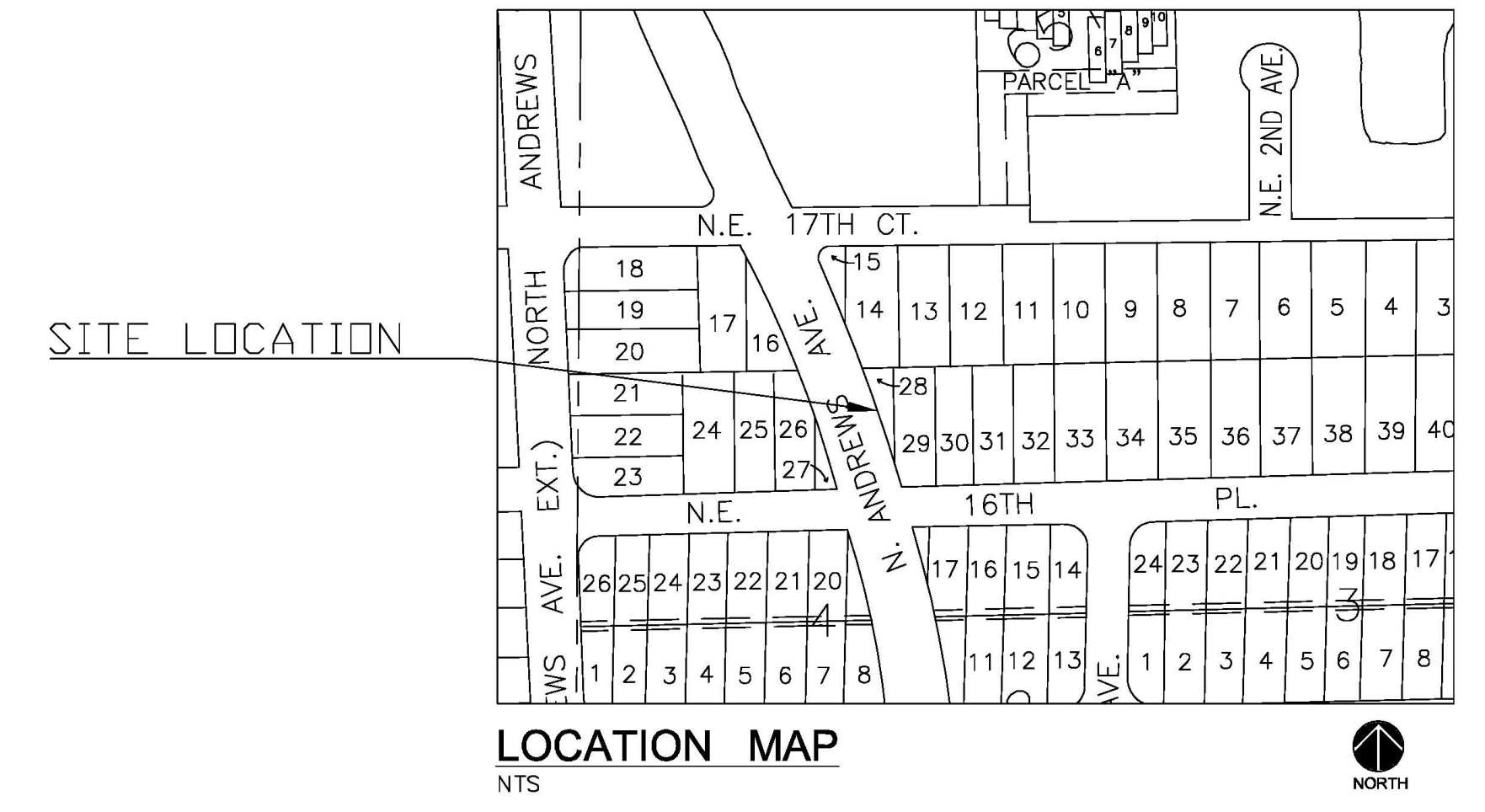
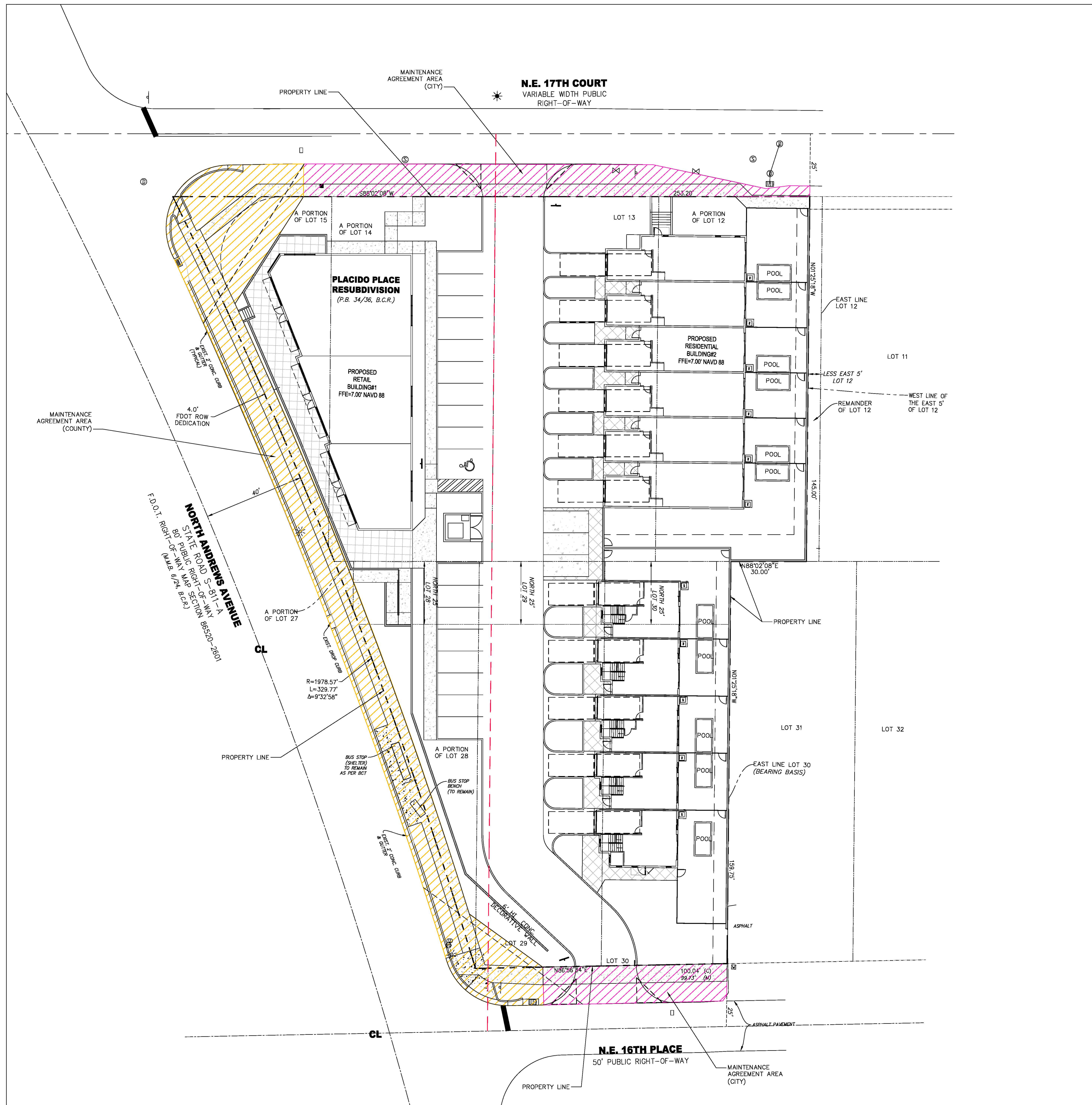
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07/24/23	DRC REV 2
08/28/23	DRC REV 3
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09/15/23	DRC REV 5

Phase:
DRC DOCUMENTS



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Job No. 22-1704.00	Plt Date 09/20/23
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Proj. Mgr. SROD	
Appr. by JMF	of 1



LOCATION MAP
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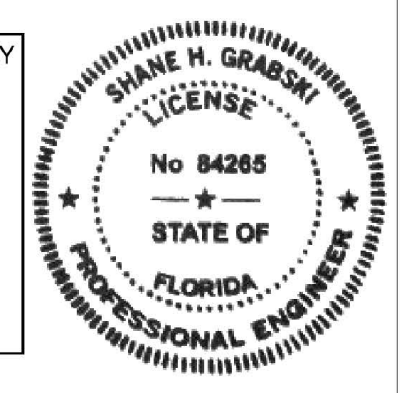
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 LESS E 5.13 & THAT PT OF LOTS 14, 15, 27 &
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 AVE & LOTS 29 & 30

LEGEND:

- MAINTENANCE AGREEMENT (COUNTY)
- MAINTENANCE AGREEMENT (CITY)

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**MAINTENANCE AGREEMENT
 EXHIBIT**

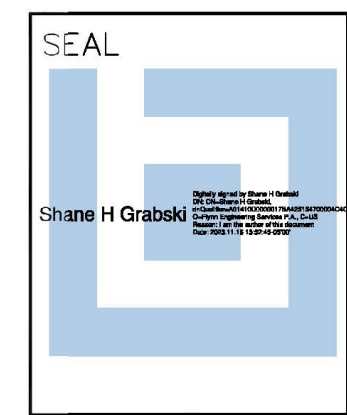
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**1700 N. ANDREWS AVE
 FORT LAUDERDALE, FLORIDA**



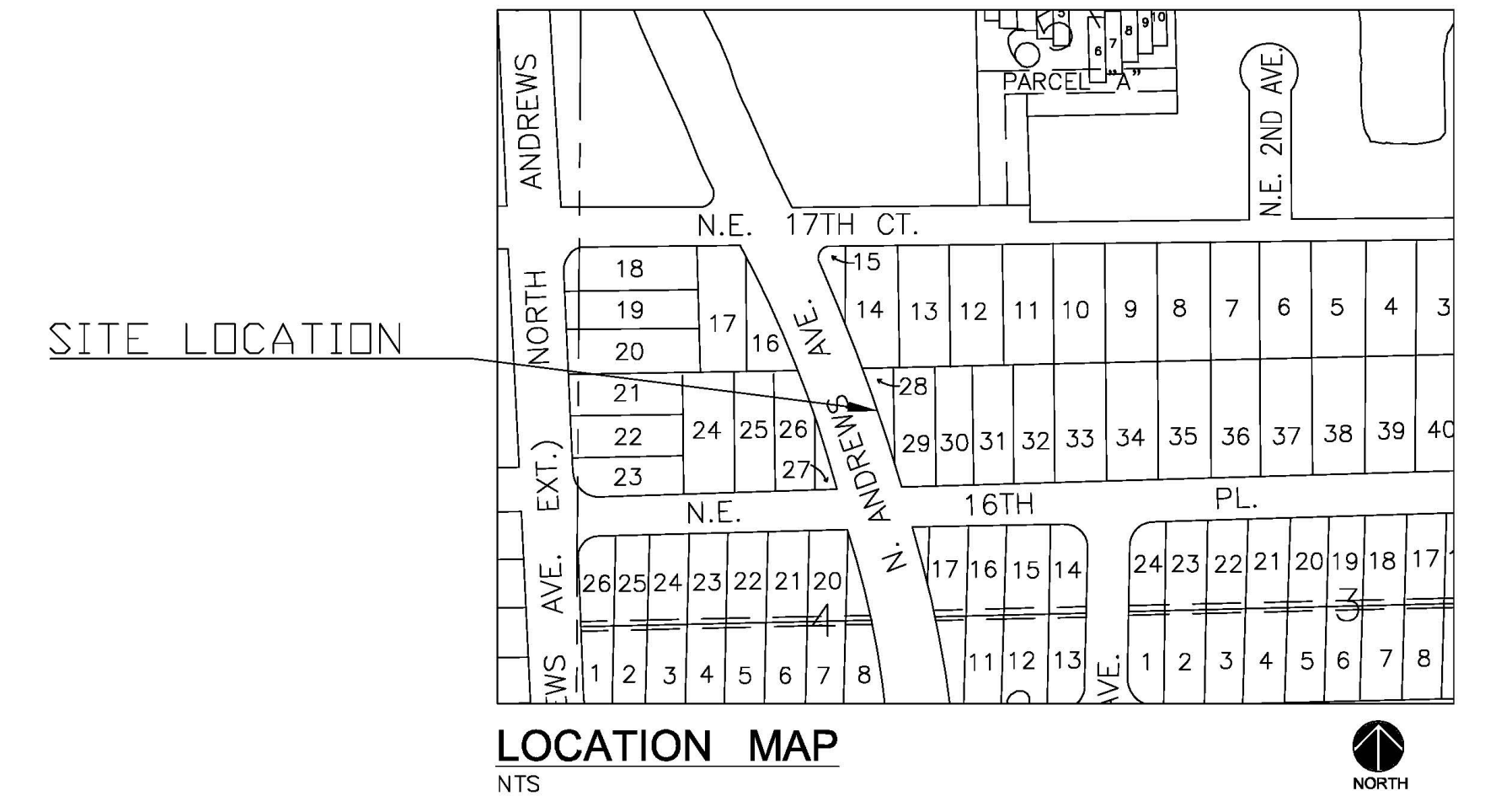
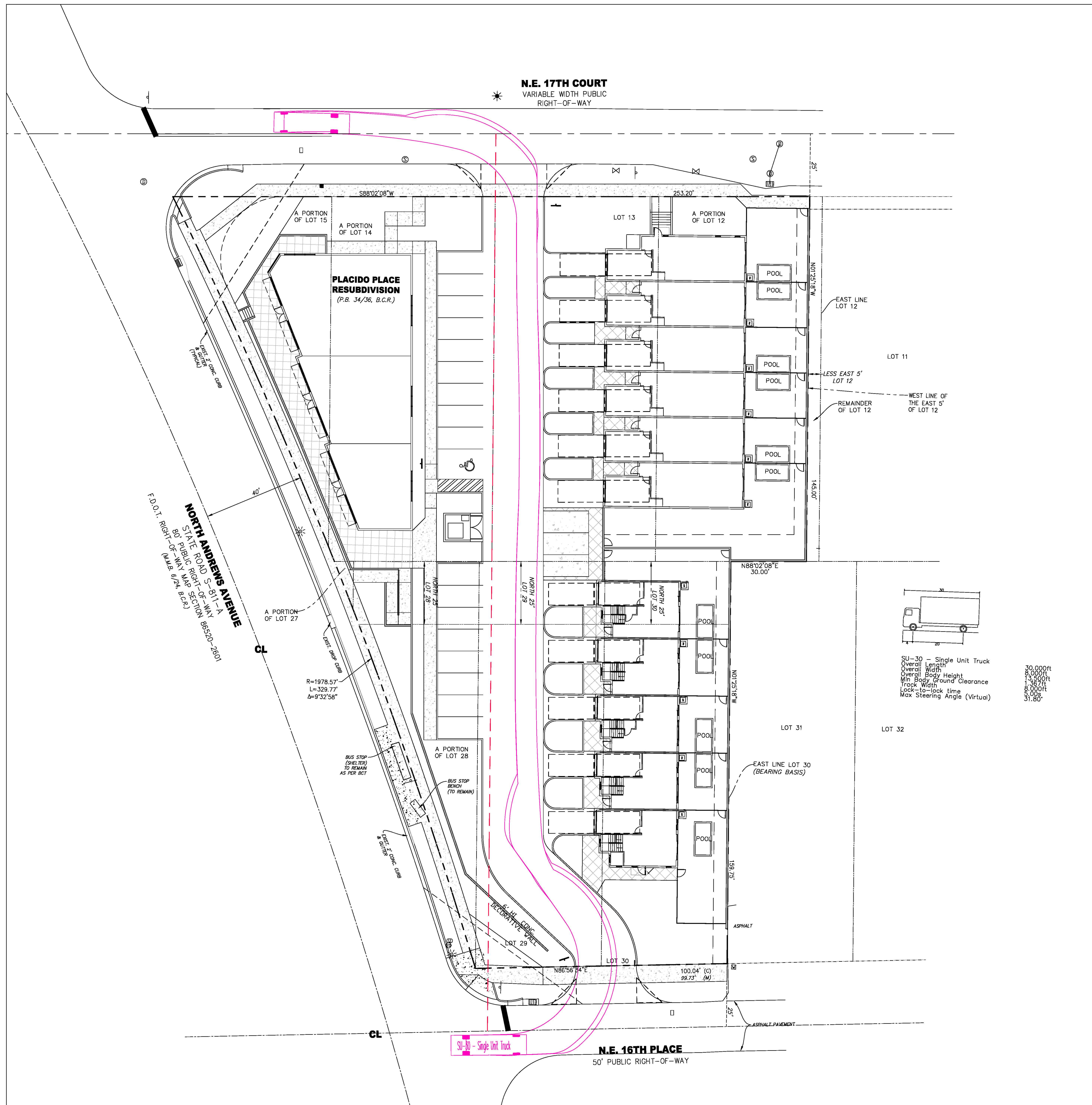
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01/24/23	DRG REV 2
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09/05/23	DRG REV 4
09/15/23	DRG REV 5

Phase:
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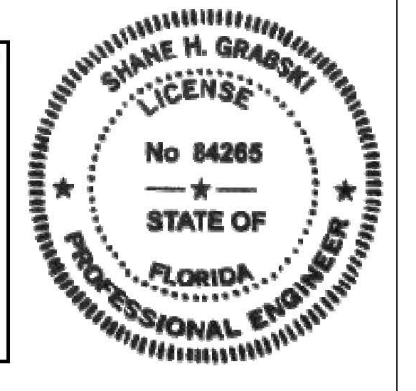
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Job No. 22-1704.00	Plt Date 09/20/23
Drawn by SROD	Sheet No. X3
Proj. Mgr. SROD	Appr. by JMF
	of 1



LEGAL DESCRIPTION:
PLACIDO PLACE RESUB 34-36 B LOT 12
LESS E 5.13 & THAT PT OF LOTS 14, 15, 27 &
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Sheet Title
CIRCULATION EXHIBIT

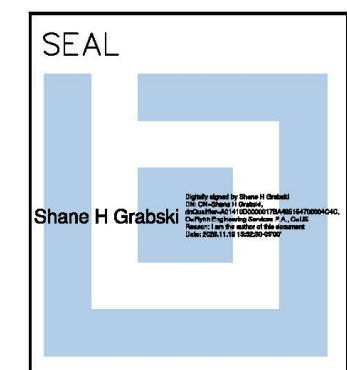
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FORT LAUDERDALE, FLORIDA



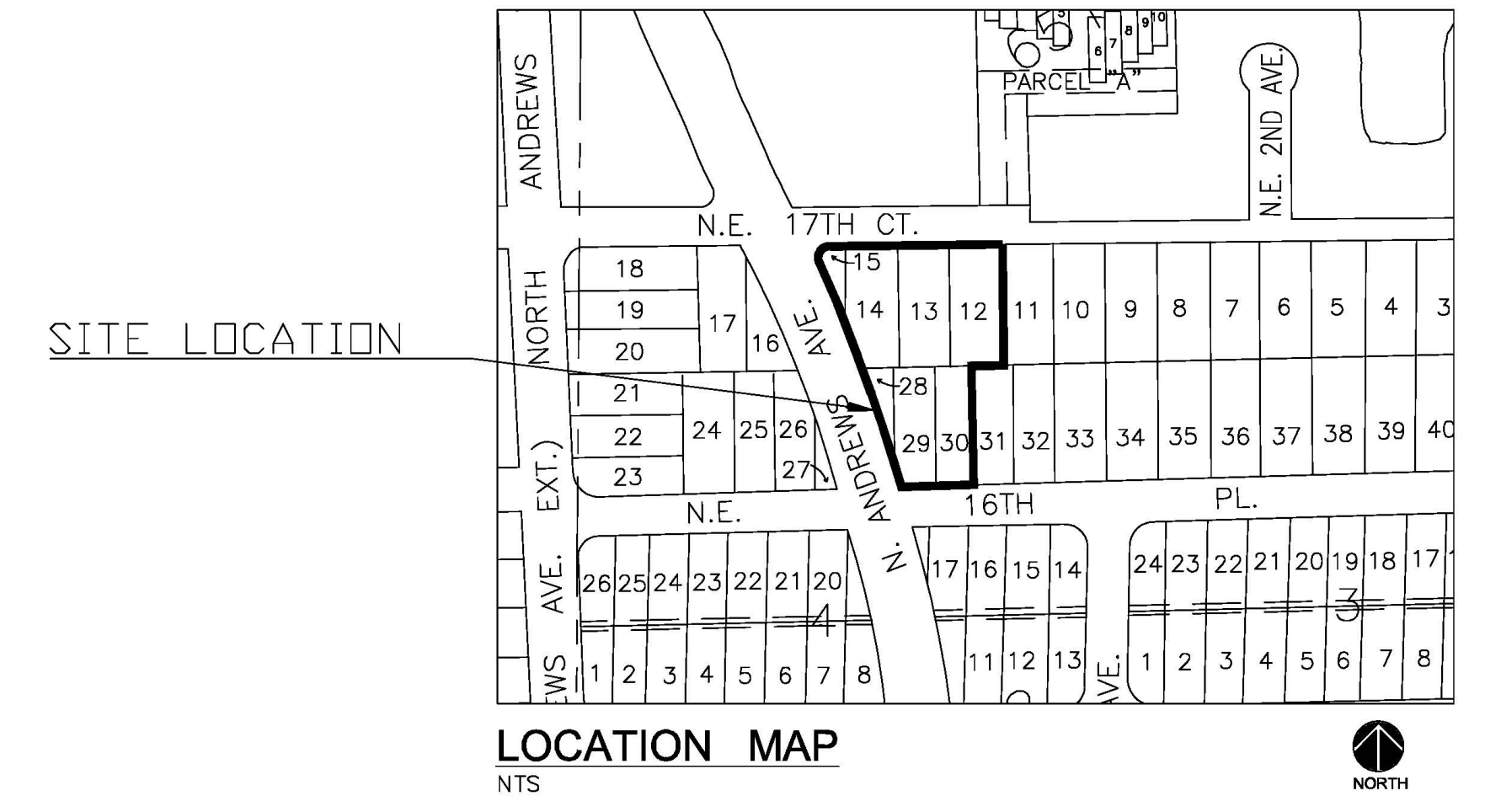
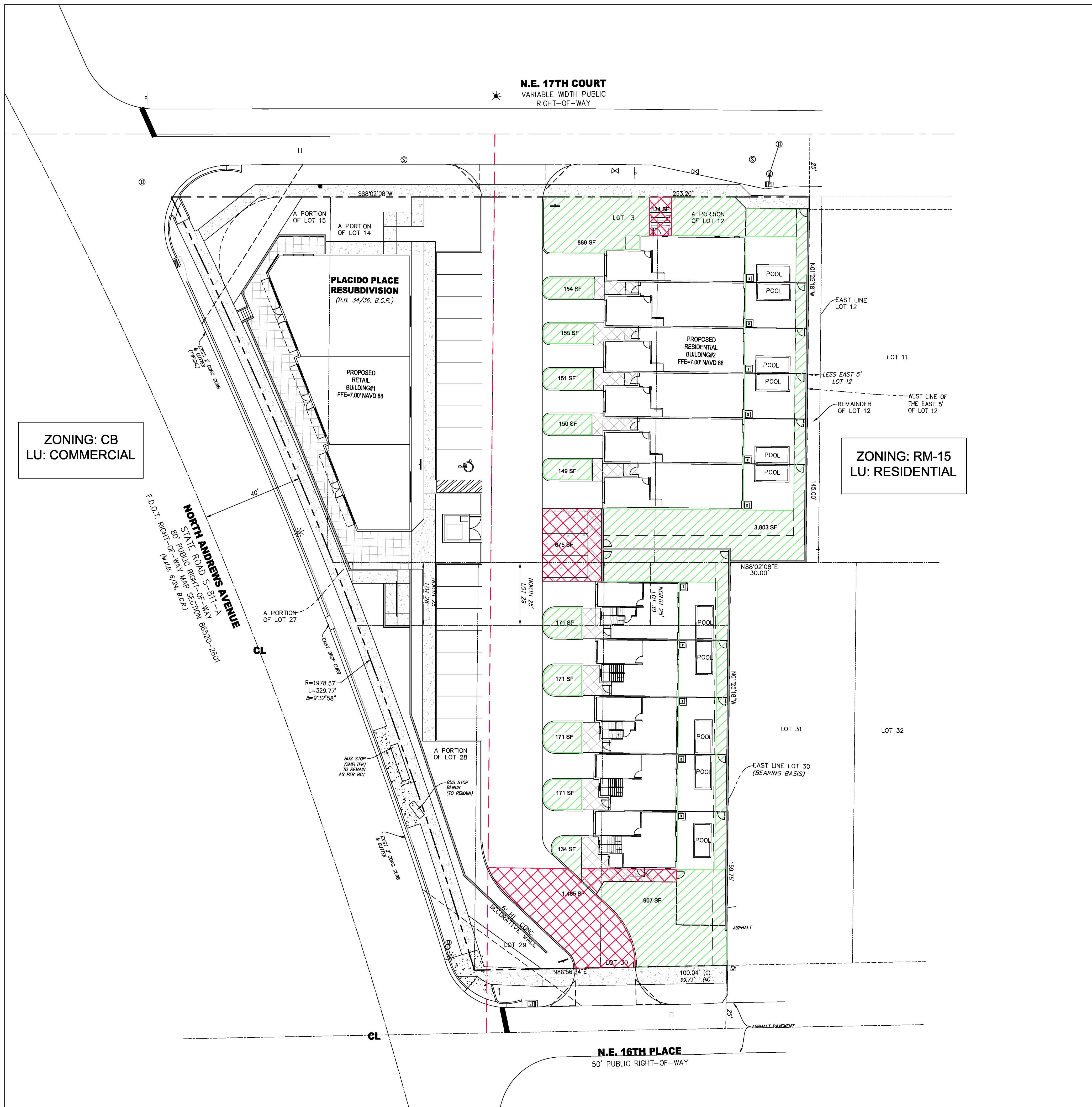
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01/24/23	DRC REV 2
08/28/23	DRC REV 3
09/05/23	DRC REV 4
08/15/23	DRC REV 5

Phase:
DRC
DOCUMENTS



Scale: 1"=20'	Date 02/24/23
Job No. 22-1704.00	Plot Date 09/20/23
Drawn by SROD	Sheet No. X5
Proj. Mgr. SROD	Appr. by JMF
	of 1



LEGAL DESCRIPTION:
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LESS E 5, 13 & THAT PT OF LOTS 14, 15, 27 &
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LEGEND:

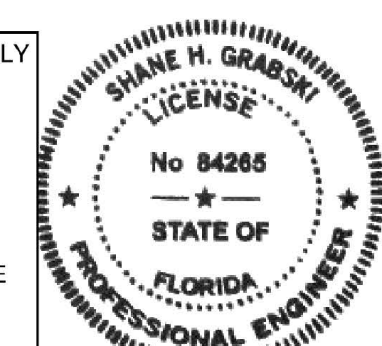
	LANDSCAPE	7,857 SF
	AREA CALCULATED FROM REQUIRED AREA TO BE LANDSCAPED	2,274 SF

NEIGHBORHOOD DESIGN CRITERIA REVISIONS (NDCR)
RM-15 PVIOUS LANDSCAPE AREA - REQUIRED & PROVIDED

	REQUIRED:	PROVIDED:
AREA REQUIRED TO BE LANDSCAPED 35% OF 8,906 SF = 3,117 SF	3,117 SF	7,857 SF

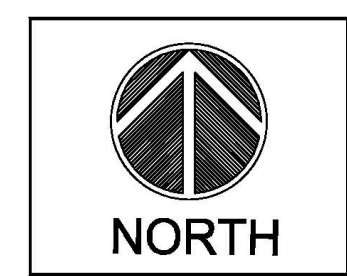
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Sheet Title
LANDSCAPE EXHIBIT

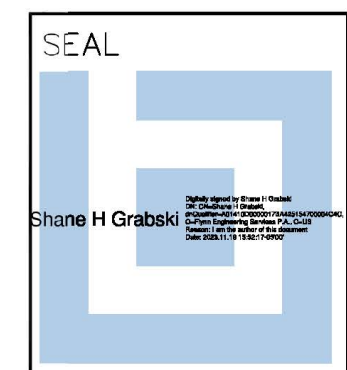
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FORT LAUDERDALE, FLORIDA



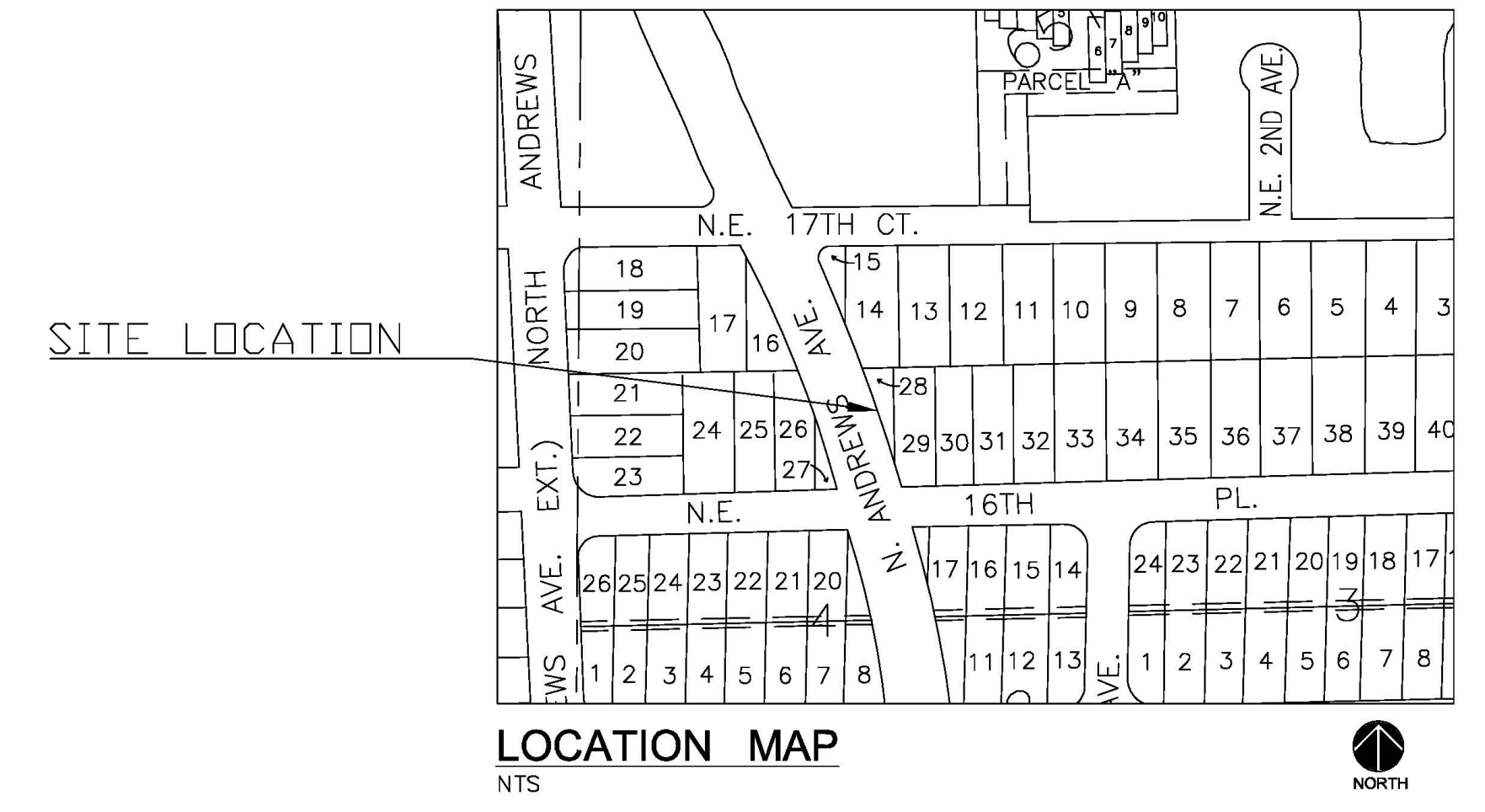
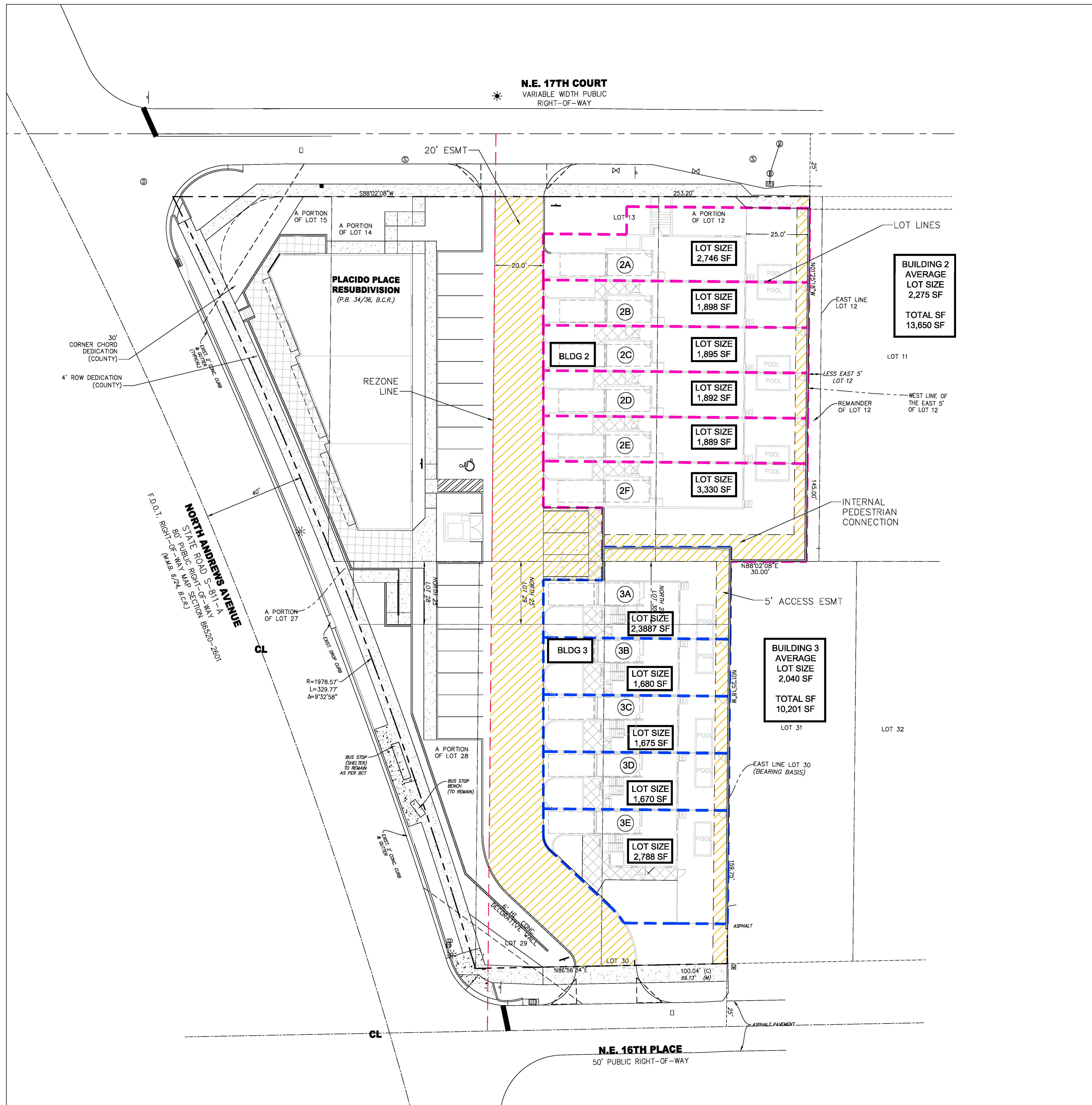
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07/24/23	DRG REV 2
08/28/23	DRG REV 3
09/05/23	DRG REV 4
09/15/23	DRG REV 5

Phase:
DRG
DOCUMENTS



Scale: 1"=20'	Date 02/24/23
Job No. 22-1704.00	Plt Date 09/20/23
Drawn by SROD	Sheet No. X7
Proj. Mgr. SROD	Appr. by JMF
1 of 1	



LOCATION MAP

LEGAL DESCRIPTION:
 PLACIDO PLACE RESUB 34-36 B LOT 12
 LESS E 5.13 & THAT PT OF LOTS 14, 15, 27 &
 28 ALL LYING E OF E R/W/L OF N ANDREWS
 AVE & LOTS 29 & 30

LOT SIZE REQUIREMENTS:

AVERAGE LOT SIZE	REQUIRED:	PROVIDED:
BUILDING (#2)	2,000 SF	2,275 SF MIN
BUILDING (#3)	2,000 SF	2,040 SF MIN



Sheet Title

LOT LAYOUT

Job Title

1700 N. ANDREWS AVE
 FORT LAUDERDALE, FLORIDA



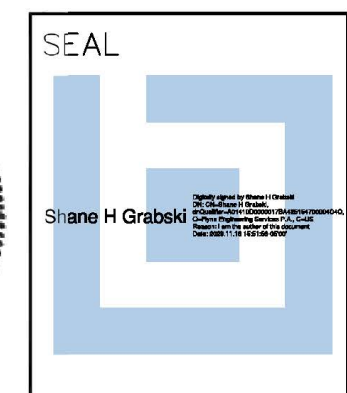
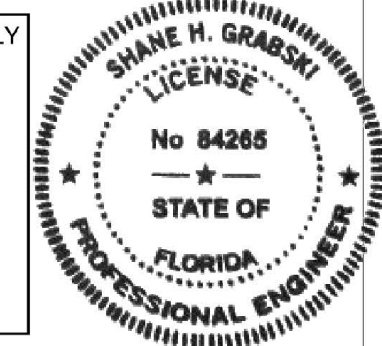
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NO.	DATE	DESCRIPTION
1	05/15/23	DRG REV 1
2	07/24/23	DRG REV 2
3	08/28/23	DRG REV 3
4	09/05/23	DRG REV 4
5	09/15/23	DRG REV 5

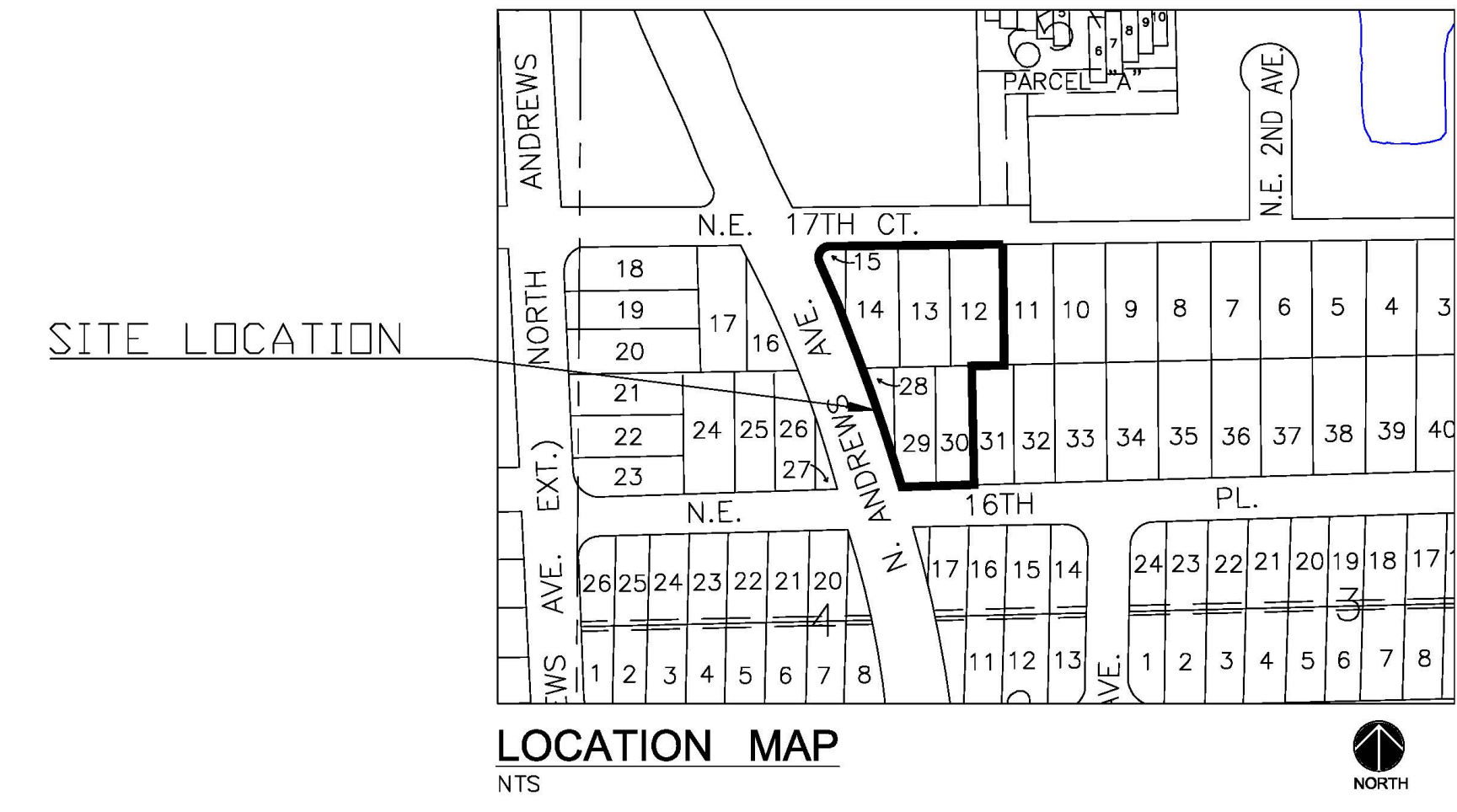
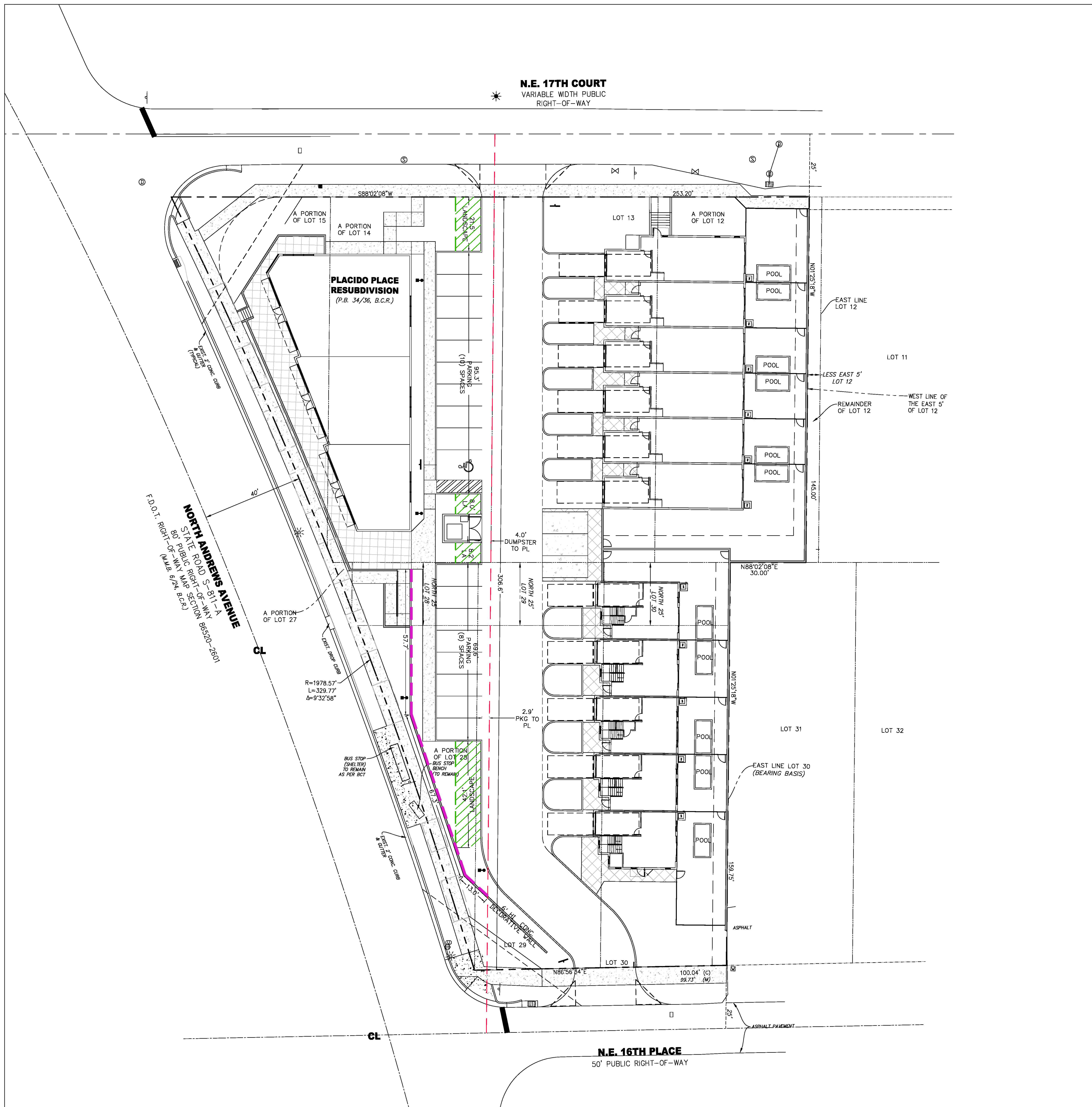
Phase:
 DRG DOCUMENTS

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 SHANE H. GRABSKI, P.E.
 ON 11/16/2023

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Scale:	Date
1"=20'	02/24/23
Job No.	Plt Date
22-1704.00	09/20/23
Drawn by	Sheet No.
SROD	X8
Proj. Mgr.	
SROD	
Appr. by	of 1
JMF	



LOCATION MAP
NTS

LEGAL DESCRIPTION:
 PLACIDO PLACE RESUB 34-36 B LOT 12
 LESS E 5.13 & THAT PT OF LOTS 14, 15, 27 &
 28 ALL LYING E OF E R/W/L OF N ANDREWS
 AVE & LOTS 29 & 30

PROPERTY LINE	306.5'
WALL ALONG PL	138'
TOTAL	138' / 45%
PARKING ALONG PL (18 SPACES)	165'
TOTAL	165' / 54%
10' LANDSCAPE STRIP ALONG PL	80'
TOTAL	80' / 26%

LEGEND:

- 10' LANDSCAPE BUFFER
- WALL LENGTH

THIS ITEM HAS BEEN DIGITALLY
 SIGNED AND SEALED BY
 SHANE H. GRABSKI, P.E.
 ON 12/05/2023

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Shane H Grabski
 Professional Engineer
 License No. 84285
 State of Florida



Sheet Title
VARIANCES

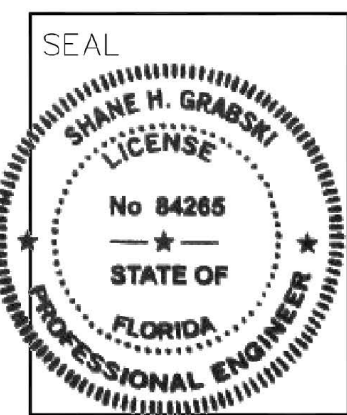
Job Title
1700 N. ANDREWS AVE
 FORT LAUDERDALE, FLORIDA



Revisions

05/15/23	DRC REV 1
07/24/23	DRC REV 2
08/28/23	DRC REV 3
09/05/23	DRC REV 4
09/15/23	DRC REV 5

Phase:
 DRC DOCUMENTS



Scale: 1"=20'

Date: 02/24/23

Job No. 22-1704.00

Plt Date: 11/17/23

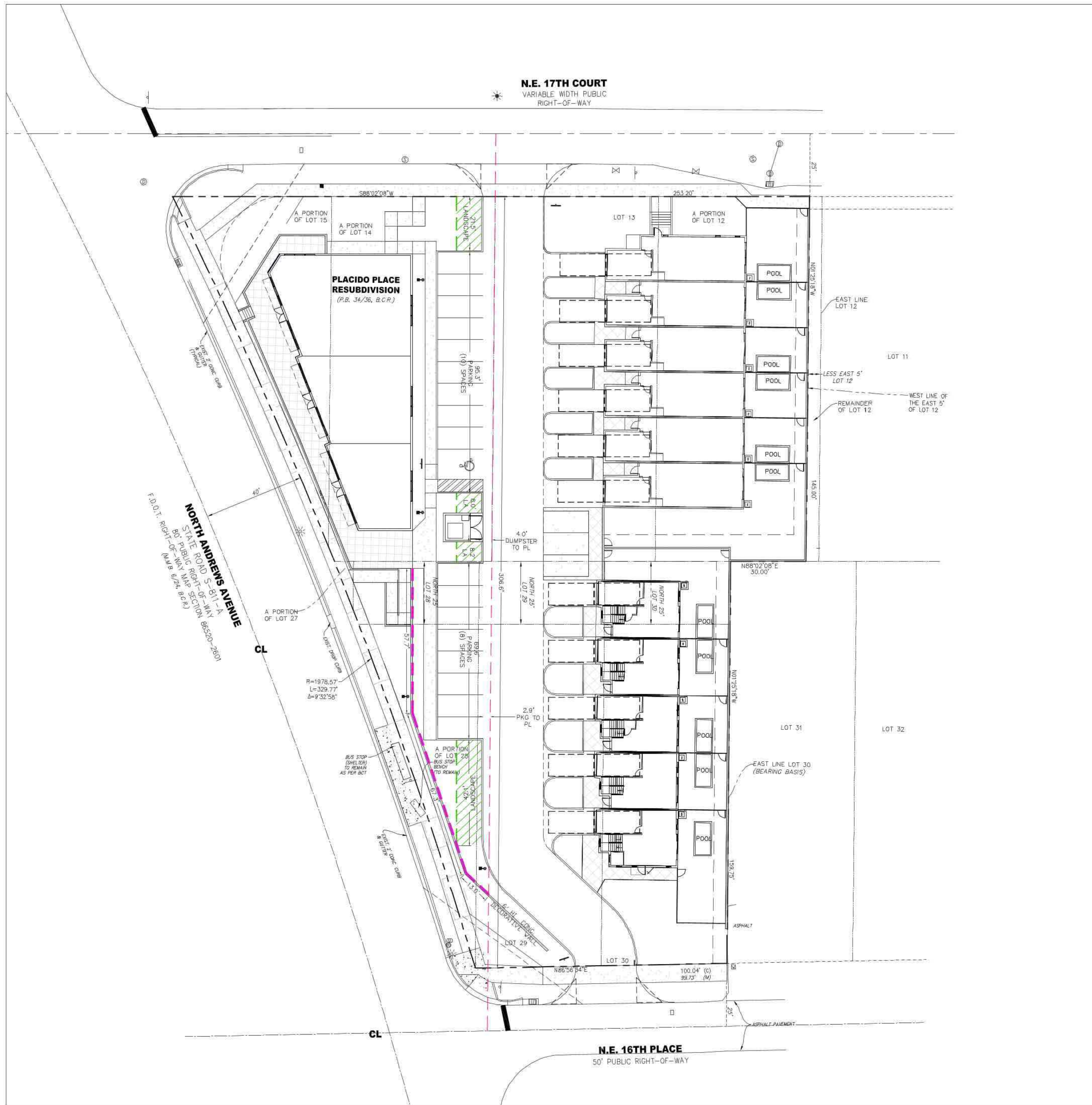
Drawn by: SROD

Proj. Mgr: SROD

Appr. by: JMF

Sheet No. **X9**

1 of 1



LOCATION MAP
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SEAL

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