



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

Table with 2 columns: Field Name (CASE, OWNER, AGENT, ADDRESS, LEGAL DESCRIPTION, ZONING DISTRICT, COMMISSION DISTRICT, REQUESTING) and Field Value (PLN-BOA-23110001, 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)., RM-15 - RESIDENTIAL MULTIFAMILY LOW RISE/MEDIUM DENSITY/COMMUNITY BUSINESS, 2, Sec. 47-25.3. A.3.d(i) - Neighborhood compatibility requirements, Buffer yard requirements, Sec. 47-25.3. A.3.d(ii) - Neighborhood compatibility requirements, Parking restrictions, Sec. 47-25.3. A.3.d(iii) - Neighborhood compatibility requirements, Dumpster regulations, Sec. 47-25.3. A.3.d.iv(b) - Neighborhood compatibility requirements, Wall requirements)

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.



# 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"/>	<a href="#">Record_Permit_or Account #</a>	<a href="#">Record Description</a>	<a href="#">Application Name</a>	<a href="#">Record Type</a>	<a href="#">Balance</a>	<a href="#">Planner Name</a>	<a href="#">Street #</a>	<a href="#">Dir</a>	<a href="#">Street Name</a>	<a href="#">Type</a>	<a href="#">Unit # (start)</a>	<a href="#">Status</a>
<input type="checkbox"/>	<a href="#">PLN-BOA-23110001</a>		Townhomes and Shoppes at Whi...	Z- Board of Adjustment (BOA)	2382		1700	N	ANDREWS	AVE		Open
<input type="checkbox"/>	<a href="#">UDP-S23010</a>	Site Plan Level II Review: 4,889 Square-Feet of ...	1700 N Andrews Ave	DRC- Site Plan (Level II, III, IV)	0	Adam Schnell	1700	N	ANDREWS	AVE		Open
<input type="checkbox"/>	<a href="#">UDP-Z22015</a>	Rezone - CF to CB	1700 North Andrews Ave	M- Rezoning	0	Adam Schnell	1700	N	ANDREWS	AVE		Open
<input type="checkbox"/>	<a href="#">UDP-Z22014</a>	Rezoning from Community Facility (CF) to (RM-15)	1700 North Andrews Ave	M- Rezoning	2000	Adam Schnell	1700	N	ANDREWS	AVE		Open
<input type="checkbox"/>	<a href="#">CE21070321</a>	OVERGROWTH		Code Case	0	LOIST	1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">LR21060006</a>			Lien Reduction Application	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE18081889_1</a>		GJ MANAGEMENT LLC	Violation-CODE Hearing	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">CE18081889</a>	VACANT LOT OVERGROWN	GJ MANAGEMENT LLC	Code Case	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE17121115_1</a>	LANDSCAPE MAINTENANCE	GJ MANAGEMENT LLC	Violation-CODE Hearing	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">CE17121115</a>	LANDSCAPE MAINTENANCE	GJ MANAGEMENT LLC	Code Case	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE17110957_1</a>	ILLEGAL DUMPING OF CONCRETE AND SOIL ON THE CORNER	GJ MANAGEMENT LLC	Violation-CODE Hearing	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">CE17110957</a>	ILLEGAL DUMPING OF CONCRETE AND SOIL ON THE CORNE...	GJ MANAGEMENT LLC	Code Case	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE17081079_1</a>	OVERGROWTH.	GJ MANAGEMENT LLC	Violation-CODE Hearing	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">CE17081079</a>	OVERGROWTH.	GJ MANAGEMENT LLC	Code Case	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE17060800_1</a>	OVERGROWTH	GJ MANAGEMENT LLC	Violation-CODE Hearing	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">CE17060800</a>	OVERGROWTH	GJ MANAGEMENT LLC	Code Case	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE17010654_1</a>	FENCE IN DISREPAIR, GRAFFITI	GJ MANAGEMENT LLC	Violation-CODE Hearing	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">CE17010654</a>	FENCE IN DISREPAIR, GRAFFITI, FENCE IN DISREPAIR,...	GJ MANAGEMENT LLC	Code Case	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE16122026_1</a>	SMRCA - BULK TRASH PILE WAS	GJ MANAGEMENT LLC	Bulk Trash Case	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">CE16122026</a>	SMRCA - BULK TRASH PILE WAS, FOUND ON THE SWALE O...	GJ MANAGEMENT LLC	Bulk Trash Case	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">CE16100139</a>	ACROSS FROM 81 NE 17 CT ILLEGAL DUMPING. AT NE, 1...	GJ MANAGEMENT LLC	Code Case	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">CE16100113</a>	BULK ITEMS OUT BEFORE PICKUP AND POLITICAL SIGNS,...	GJ MANAGEMENT LLC	Code Case	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE16100139_1</a>	ACROSS FROM 81 NE 17 CT ILLEGAL DUMPING. AT NE	GJ MANAGEMENT LLC	Violation-CODE Hearing	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE16100113_1</a>		GJ MANAGEMENT LLC	Violation-CODE Hearing	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">CE16081024</a>	POLITICAL BANNERS AND SCAFFOLDS ERRECTED ON VACANT...	GJ MANAGEMENT LLC	Code Case	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE16081024_1</a>	POLITICAL BANNERS AND SCAFFOLDS ERRECTED ON VACANT	GJ MANAGEMENT LLC	Violation-CODE Hearing	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE16080637_1</a>		GJ MANAGEMENT LLC	Violation-CODE Hearing	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">CE16080637</a>	MULTIPLE LARGE ILLEGAL SIGNS	GJ MANAGEMENT LLC	Code Case	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE16071785_1</a>	VACANT LOT OVERGROWTH	GJ MANAGEMENT LLC	Violation-CODE Hearing	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">CE16071785</a>	VACANT LOT OVERGROWTH	GJ MANAGEMENT LLC	Code Case	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE15121471_2</a>		GJ MANAGEMENT LLC	Violation-CODE Hearing	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE15121471_1</a>		GJ MANAGEMENT LLC	Violation-CODE Hearing	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">CE15121471</a>	DUMPING GROUNDS, SHRUB OVERGROWING. 2 LARGE PILES...	GJ MANAGEMENT LLC	Code Case	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE15070775_1</a>		GJ MANAGEMENT LLC	Violation-CODE Hearing	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">CE15070775</a>	BULK TRASH - FURNITURE ON THE PROPERTY	GJ MANAGEMENT LLC	Code Case	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE12101241_1</a>	OVERGROWTH - CORNER LOT BETWEEN NE 17 ST & NE 16	GJ MANAGEMENT LLC	Violation-CODE Hearing	0		1700	N	ANDREWS	AVE		Complied
<input type="checkbox"/>	<a href="#">CE12101241</a>	OVERGROWTH - CORNER LOT BETWEEN NE 17 ST & NE...	GJ MANAGEMENT LLC	Code Case	0		1700	N	ANDREWS	AVE		Complied
<input type="checkbox"/>	<a href="#">PM-07021595</a>	COMPLETE DEMO OF PRESCHOOL ~ -SIGNED CC P/U BY C...	COMPLETE DEMO OF PRESCHOOL	Commercial Demolition Permit	0		1700	N	ANDREWS	AVE		Complete
<input type="checkbox"/>	<a href="#">PM-07011780</a>	SEWER CAP FOR FUTURE DEMO	SEWER CAP FOR FUTURE DEMO	Plumbing Sewer Cap Permit	0		1700	N	ANDREWS	AVE		Complete
<input type="checkbox"/>	<a href="#">PM-06090190</a>	ORDER TO RE-CONNECT ELECT	ORDER TO RE-CONNECT ELECT	Electrical Commercial Permit	0		1700	N	ANDREWS	AVE		Complete

# Record

Showing 41-49 of 49

<input type="checkbox"/>	<a href="#">Record, Permit, or Account #</a>	<a href="#">Record Description</a>	<a href="#">Application Name</a>	<a href="#">Record Type</a>	<a href="#">Balance</a>	<a href="#">Planner Name</a>	<a href="#">Street #</a>	<a href="#">Dir</a>	<a href="#">Street Name</a>	<a href="#">Type</a>	<a href="#">Unit # (start)</a>	<a href="#">Status</a>
<input type="checkbox"/>	<a href="#">PL-8-Z-05</a>	Z -	REZONE CFS AND RDS-15 TO CF	M- Rezoning	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">PL-8Z05</a>	Z -	REZONE CFS AND RDS-15 TO CF	M- Rezoning	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">PL-122R05</a>	R1 - 6,014 CULTURAL FACILITY FOR GAY/LESB...	UPTOWN VILLAGE	DRC- Site Plan (Level II, III, IV)	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">PM-05071521</a>	330 LF OF CHAIN LINK FENCE W/ 1 DOUBLE SWING GATE	330 LF OF CHAIN LINK FENCE W...	Fence Permit	0		1700	N	ANDREWS	AVE		Complete
<input type="checkbox"/>	<a href="#">BL-17046</a>		FITZGIBBONS ROBERTA C	Medical Office Business Tax Receipt	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">PM-01011081</a>	REMOVE & REPLACE 50'X6' C/L FENCE	REMOVE & REPLACE 50'X6' C/L ...	Fence Permit	0		1700	N	ANDREWS	AVE		Complete
<input type="checkbox"/>	<a href="#">PM-00120494</a>	RESURFACE/SEALCOAT AND RESTRIPE PARKING LOT	RESURFACE/SEALCOAT AND RESTR...	Commercial Paving Permit	0		1700	N	ANDREWS	AVE		Complete
<input type="checkbox"/>	<a href="#">CE98080385</a>	31 licenses	DFC CORP	Code Case	0		1700	N	ANDREWS	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE98080385_1</a>	31 licenses	DFC CORP	Violation-CODE Hearing	0		1700	N	ANDREWS	AVE		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. 19<sup>TH</sup> 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](http://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**

• 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.

**Sec.47-25.3. A.3.d.iv(b) - Neighborhood compatibility requirements, Wall requirements.**

• 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. 19<sup>TH</sup> 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: March 13, 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)

Janna P. Lhota

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 28 day of February, 2024

(SEAL)



Jenna  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

February 27, 2024

**1700 N Andrews Ave**



East view of site from N Andrews Ave.



North view of site from NE 16<sup>th</sup> Place.



South view of site from NE 17<sup>th</sup> Court.

## Page 4: Sign Notification Requirements and Affidavit

### SIGN NOTICE

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- 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.
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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)



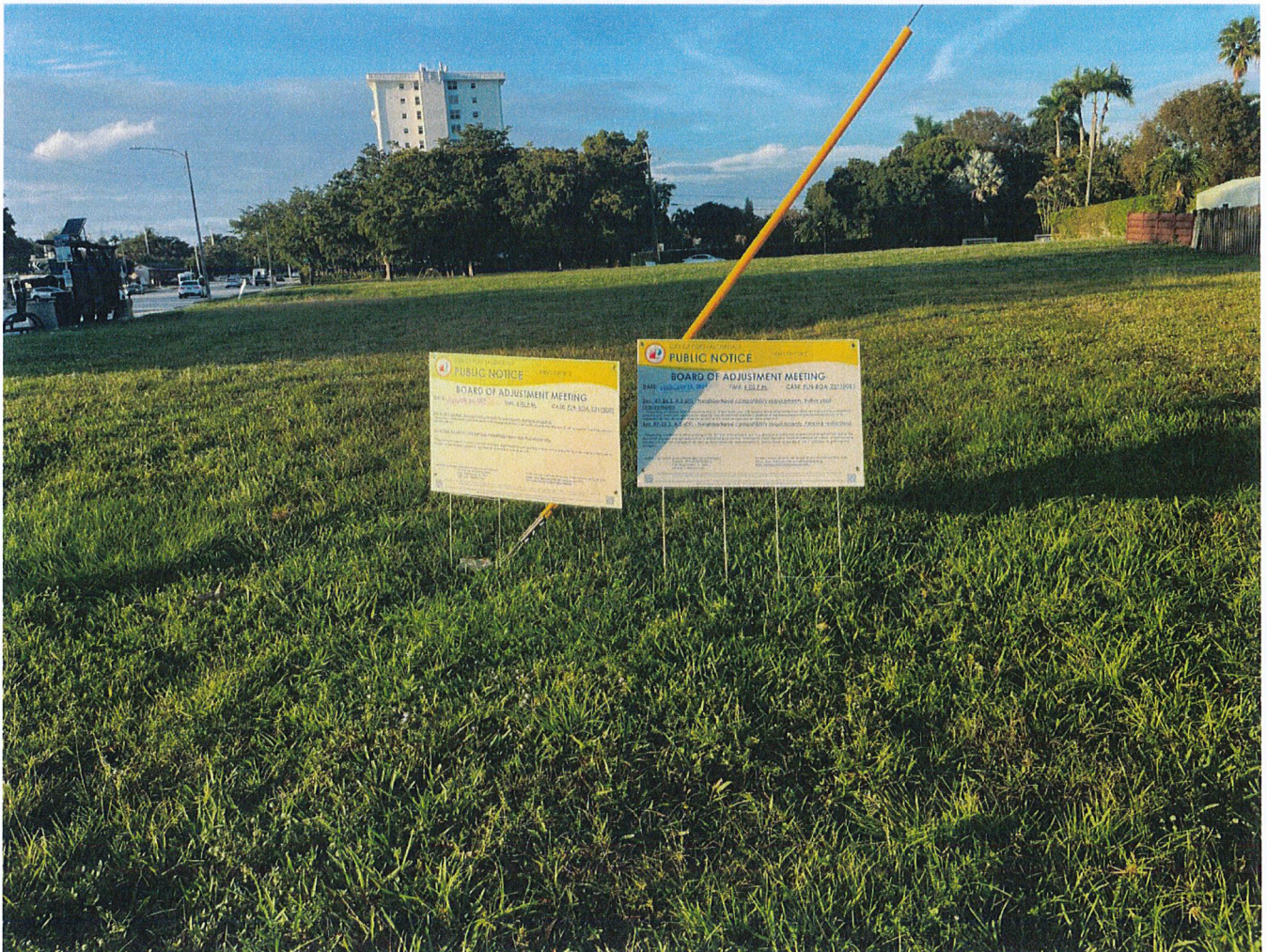
J Kent  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

January 12, 2024

1700 N Andrews Ave



East view of site from N Andrews Ave.



North view of site from NE 16<sup>th</sup> Place.



South view of site from NE 17<sup>th</sup> 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:

- 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: 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:

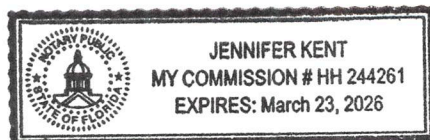
1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission Case**.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of 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**

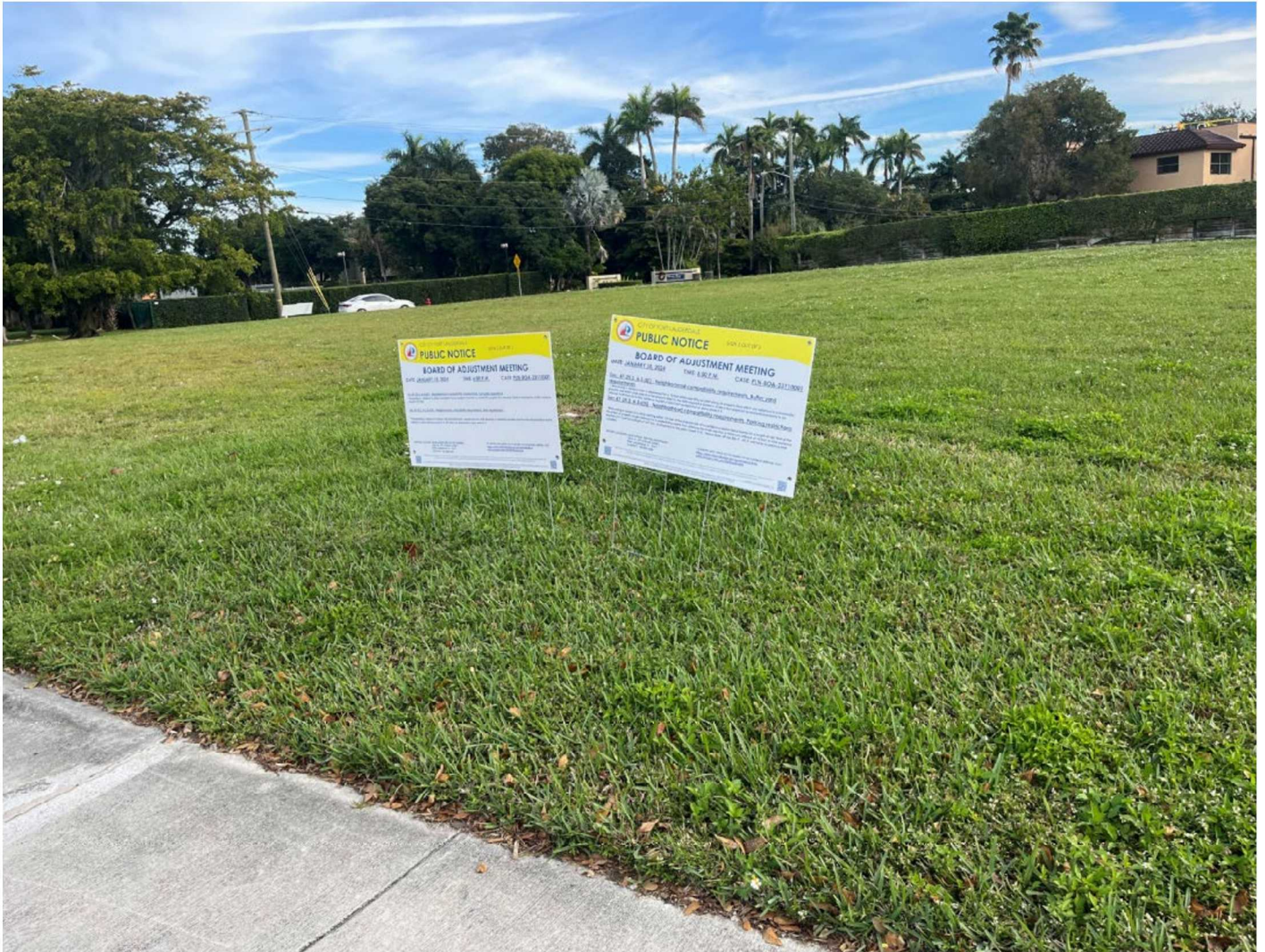


**View facing NE 17th Court**



January 2, 2024

**1700 N Andrews Ave**



East view of site from N Andrews Ave.



North view of site from NE 16<sup>th</sup> Place.



South view of site from NE 17<sup>th</sup> 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](mailto: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 <b>(Before)</b>	\$2,332
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation <b>(After)</b>	\$2,968
<input type="radio"/>	Requesting Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures <b>(Homesteaded Only) (Before)</b>	\$689
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures <b>(Homesteaded Only) (After)</b>	\$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)



Jennifer Kent  
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](mailto:hhanson@bcpa.net) or call 954-357-6855 OR Kenny Gibbs at [kgibbs@bcpa.net](mailto: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 McGinness

[Signature]  
Witness Name: Melissa Groisman

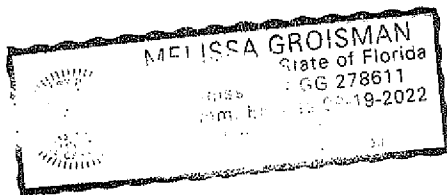
[Signature]  
Witness Name: Beverly McGinness

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 <sup>Series</sup> Limited Liability Company

By: [Signature]  
Alfonso Garcés, Manager

[Signature]  
By: 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 <sup>Series</sup> 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

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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 Escarcia 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.

[SEAL] **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)



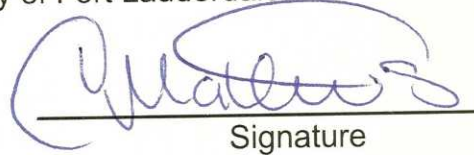
**NOTICE AFFIDAVIT**

STATE OF FLORIDA, BROWARD COUNTY  
CITY OF FORT LAUDERDALE

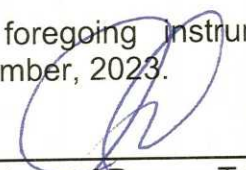
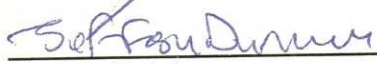
**PLN-BOA-2311001**

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.

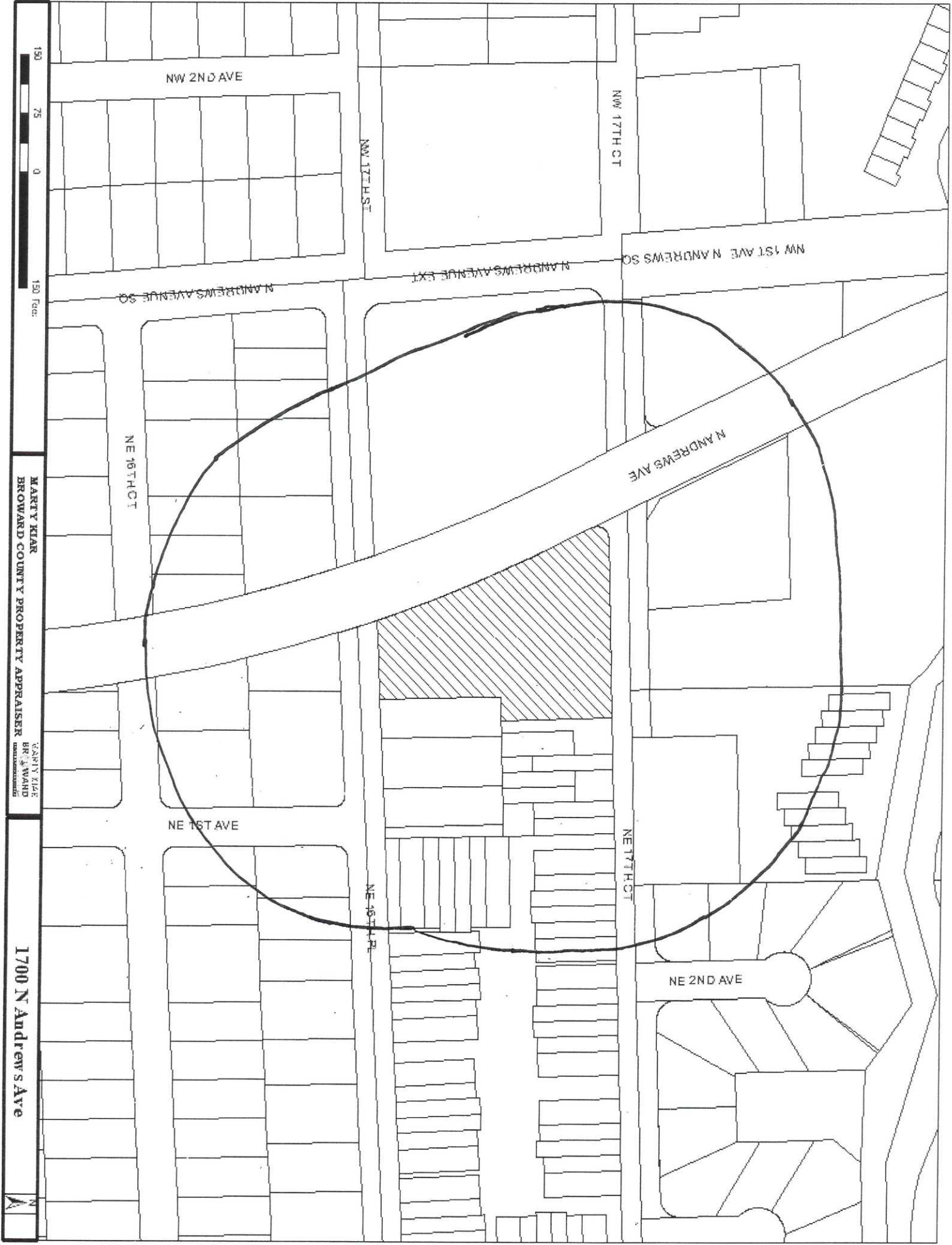
  
Signature

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

  
\_\_\_\_\_  
Signature of Person Taking Acknowledgement  
  
\_\_\_\_\_  
Notary Public



Notary's Seal



NW 2ND AVE

NW 17TH CT

NW 17TH ST

NW 1ST AVE N ANDREWS SO

N ANDREWS AVENUE EXT

N ANDREWS AVENUE SO

N ANDREWS AVE

NE 16TH CT

NE 1ST AVE

NE 17TH CT

NE 18TH CT

NE 2ND AVE

150

75

0

150 Feet

MARTY HEAR  
BROWARD COUNTY PROPERTY APPRAISER  
CARRY EIDE  
BR. 3 WARD

1700 N Andrews Ave



150  
75  
0  
150 Feet

MARTY KIAR  
BROWARD COUNTY PROPERTY APPRAISER  
VARIETY KIEK  
BR. 3 WARD

1700 N Andrews Ave



NW 2ND AVE

NW 17TH CT

NW 17TH ST

N ANDREWS AVENUE SO

N ANDREWS AVENUE EXT

NW 1ST AVE N ANDREWS SO

NE 15TH CT

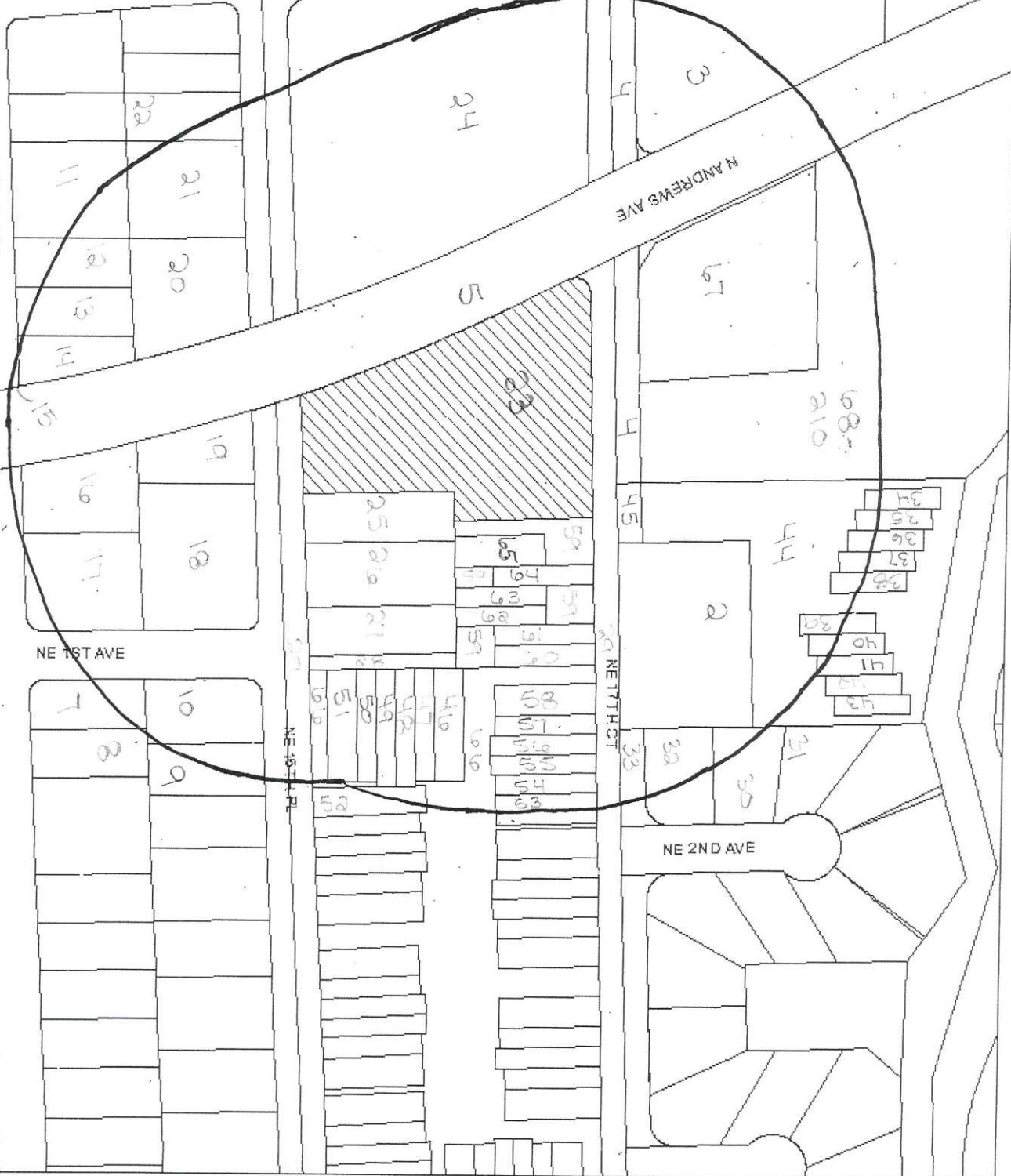
N ANDREWS AVE

NE 16TH AVE

NE 17TH CT

NE 15TH ST

NE 2ND AVE



A	B	C	D	E	F	G	H
J. NUMB	NAME	ADDRESS, LI	CITY	STATE	ZIP	ZIP4	LEGAL
234000031	SCHOEN,JEFFERERODRIGUEZ,RUDY J	101 NE 17 CT #1-2	FORT LAUDERDALE	FL	33305		34-49-42S 13S OF E 190 OF W 750 OF N1/2 OF N1/2 OF NE1/4
494234000051	1721 N ANDREWS AVE LLC	PO BOX 308	ROSLYN	NY	11576		34-49-42THAT PT OF NE1/2 OF N1/2 OF NW1/4 & N1/2 OF NE1/2 OF NE1/4 BOUND AS FOLL-ON N BY S FORK OF 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
494234000360	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	34-49-42COMM AT A PT AT INTERSEC OF C/LOF NE 17 CT & 1/4 SEC LINE OF34-49-42W 1.17 TO POBN 25.5500S 25W 500 TO POB LESS THATPART IN NOW RELOCATED ANDREWSAVE
494234000380	CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301		34-49-42PORTION OF N ANDREWS AVE FROM R/W/L OF NE 16 ST TO S FORK MIDDLE RIVER AS PER MISC MAP BK6-24
494234190320	POSITANO DESIGNS LLC	100 N ANDREWS AVE 9801 COLLINS AVENUE	FORT LAUDERDALE	FL	33301		34-49-42THAT POR OF SAID SEC 34-49-42 ASDESC IN OR 979/528, LESS SOUTHFORK OF MIDDLE RIVER
494234190330	BROCK,FLOYD EDEL H/EMASTERSON,BILLY JAMES	105 NE 16 CT	FORT LAUDERDALE	FL	33305	2908	PLACIDO PLACE 11-43 BLOT 2 BLK 3
494234190480	KHILLMANN,HANS WILLIAM	110 NE 16 PL	FORT LAUDERDALE	FL	33305	2914	PLACIDO PLACE 11-43 BE 35 OF LOT 23 TOG WITH W 19 OF LOT 22, BLK 3
494234190480	AHLI AKLIMA ,JAHAN H/ELITON,MIRZA	100 NE 16 PL	FORT LAUDERDALE	FL	33305	2906	PLACIDO PLACE 11-43 BLOT 24 TOG WITH W 15 OF LO 23, BLK 3
494234190510	CHRISTIE THERMUTIS	11 NE 16 CT	FORT LAUDERDALE	FL	33060	5628	PLACIDO PLACE 11-43 BLOT 4, BLK 4
494234190511	SMILEN,AVICENEBLANC,ODETTE	229 NW 10 ST	POMPANO BEACH	FL	33305		PLACIDO PLACE 11-43 BLOT 6, BLK 4
494234190520	THOMAS,KENNETH JOSEPH	229 SW 23 AVE	FORT LAUDERDALE	FL	33312		PLACIDO PLACE 11-43 BLOT 7, BLK 4
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
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
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
494234190560	FLYNN,JOSEPH X	1625 NE 1 AVE	FORT LAUDERDALE	FL	33305		PLACIDO PLACE 11-43 BLOTS 12,13 BLK 4
494234190570	KARPINSKI-SEMPER,DARLA SEMPER,EARL WENDELL	5820 NE 27 AVE	FORT LAUDERDALE	FL	33308		PLACIDO PLACE 11-43 BLOT 14 TO 16, BLK 4
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
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
494234190591	FITEN, B.S. L.C.% CARL G. SANI,ANGELO	11301 NW 18 ST	PLANTATION	FL	33323	2225	PLACIDO PLACE 11-43 BLOT 22,23 BLK 4
494234190600	PANKRATZ,CHAD L	12 NE 16 PL #1	FORT LAUDERDALE	FL	33305		PLACIDO PLACE 11-43 BLOT 24, BLK 4
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 LYNEE OF E R/W/L OF N ANDREWS AVE & LOTS 29 & 30
494234200170	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
494234200345	VIANNATI ENTERPRISES LLC	2200 S OCEAN BLVD #906	DELRAY BEACH	FL	33483		PLACIDO PLACE RESUB 34-36 BLOT 31
494234200350	THOMAS,CHRISTINE R	53 NE 16 PL	FORT LAUDERDALE	FL	33305	2929	PLACIDO PLACE RESUB 34-36 BLOT 32,33 LESS E 50
494234200351	THOMAS,THOMAS F	8777 SE 70 TER	OCCALA	FL	34472		PLACIDO PLACE RESUB 34-36 BLOT 33 E 50
494234200370	THOMAS,THOMAS F	59 NE 16 PL	FORT LAUDERDALE	FL	33305	2929	PLACIDO PLACE RESUB 34-36 BLOT 34 W 15
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
494234310010	BALLARD,TROY D	4910 TANYA LEE CIRCLE APT 10106	DAVIE	FL	33328		34-49-42PT OF E 579.83 OF W 1329.83 OF N1/2 OF N1/2 OF NE1/4 LYING S OFS FORK OF MIDDLE RIVER AS DESCN OR 7110/750AKA,LOT 2 UNREC DE DON TERRACE
494234310011	LZA ENTERPRISES LLC	7785 NW 128 AVE	PARKLAND	FL	33076		34-49-42PART OF NE1/4 DESCID AS,COMM ATSW COR OF N1/2 OF N1/2 OF NE1/4E ALG S/L SAID N1/2 FOR 850.00N 155.00 TO POB,NWLY 100.98,NLY100.00,SELY 115.37 TO P/C,SELY35.00S 10.51 TO POBAKA,LOT 30E DON TERRACE
494234310013	PEREZ,JASON H/E,BJORN,ESTAL ANNA	1725 NE 2 AVE	FORT LAUDERDALE	FL	33305		34-49-42PT OF E 579.83 OF W 1329.83 OF N1/2 OF N1/2 OF NE1/4 LYING S OFS FORK OF MIDDLE RIVER AS DESCN OR 3398/88 AKA LOT 1 UNRECD DON TERRACE
494234310014	CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301		34-49-42PT OF E 579.83 OF W 1329.83 OF N1/2 OF N1/2 OF NE1/4 LYING S OFS FORK OF MIDDLE RIVER,AKA 25 FTSTRIP LYING S OF LOT 1 UNRECD DON TERRACE
4942343390010	WILL,EFORD,KEVIN,SANTOS,CHRISTOPHER	81 NE 17 CT	FORT LAUDERDALE	FL	33305	2917	MIDDLE RIVER TOWNHOUSES 108-37 BLOT 1
4942343390020	SOMMERS,CHARLES H JR&JFIN,TUCKER	83 NE 17 CT	FORT LAUDERDALE	FL	33305	2917	MIDDLE RIVER TOWNHOUSES 108-37 BLOT 2
4942343390030	BURNS,TIMOTHY D	87 NE 17 CT	FORT LAUDERDALE	FL	33305		MIDDLE RIVER TOWNHOUSES 108-37 BLOT 3
4942343390040	HENSON,RICHARD L	85 NE 17 CT	FORT LAUDERDALE	FL	33305		MIDDLE RIVER TOWNHOUSES 108-37 BLOT 4
4942343390050	AKHTAR,SHAMAN	89 NE 17 CT	FORT LAUDERDALE	FL	33305		MIDDLE RIVER TOWNHOUSES 108-37 BLOT 5
4942343390060	PRIOLA,MARIO	91 NE 17 CT	FORT LAUDERDALE	FL	33305	2917	MIDDLE RIVER TOWNHOUSES 108-37 BLOT 6
4942343390070	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	4942344390080	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	4942344390110	MIDDLE RIVER TOWNHOUSES ASSOCIATION INC	95 NE 17 CT	FORT LAUDERDALE	FL	33305	2917	MIDDLE RIVER TOWNHOUSES 108-37 BARCEL A
45	494234390120	PUBLIC LAND% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301		MIDDLE RIVER TOWNHOUSES 108-37 BROAD RIGHT OF WAY DEDICATED PER PLAT
46	4942344450011	LANCIO, JACQUELINE	201 NE 16 PL UNIT 101	FORT LAUDERDALE	FL	33305		PLACIDO PLACE RESUB 34-36 BFOR LOTS 7, 8, 9, 34, 35, 36 DESC AS COMM SE COR OF W 15 OF LOT 34N 131.24 TO POBN 31E 115.85S 31W 115.85 TO POBAKA-BLDG SITE 1 UNIT 101SPANISH SPRING TOWNHOMES
47	4942344450012	AZZOLIGL, ENCOSS GROVE BRENT J	201 NE 16 PL #102	FORT LAUDERDALE	FL	33305	2936	PLACIDO PLACE RESUB 34-36 BFOR LOTS 34, 35, 36 DESC AS COMM SE COR OF W 15 OF LOT 34N110.57 TO POBN 20.67 E 115.85S 20.67 W 115.85 TO POBAKA-BLDG SITE 1 UNIT 102SPANISH SPRING TOWNHOMES
48	4942344450013	CAMPBELL, KEVIN LOVE THOMAS	201 NE 16 PL #103	FORT LAUDERDALE	FL	33305		PLACIDO PLACE RESUB 34-36 BFOR LOTS 34, 35, 36 DESC AS COMM SE COR OF W 15 OF LOT 34N 70.5770 POB N 20E 120.85S 20W 120.85 TO POBAKA-BLDG SITE 1 UNIT 103SPANISH SPRING TOWNHOMES
49	4942344450014	TZAVELIS, KATELYN GERBER ALEXANDER	201 NE 16 PL #104	FORT LAUDERDALE	FL	33305		PLACIDO PLACE RESUB 34-36 BFOR LOTS 34, 35, 36 DESC AS COMM SE COR OF W 15 OF LOT 34N 49.970 TO POBN 20.67 E 115.85S 20.67W 115.85 TO POBAKA-BLDG SITE 1 UNIT 104SPANISH SPRING TOWNHOMES
50	4942344450015	HALL, JEFFREY THOMAS	201 NE 16 PL #105	FORT LAUDERDALE	FL	33305	2936	PLACIDO PLACE RESUB 34-36 BFOR LOTS 34, 35, 36 DESC AS COMM SE COR OF W 15 OF LOT 34N 18.970 TO POBN 31E 115.85S 31W 115.85 TO POBAKA-BLDG SITE 1 UNIT 106SPANISH SPRING TOWNHOMES
51	4942344450016	GAIR, STEPHEN B	201 NE 16 PL APT 106	FORT LAUDERDALE	FL	33305	2936	PLACIDO PLACE RESUB 34-36 BFOR LOT 36 DESC AS COMM SE COR OF W 15 OF LOT 34E 120.89 TO POBE 30.19N 119W 27.79S 119.02 TO POBAKA-BLDG 2 UNIT 201SPANISH SPRING TOWNHOMES
52	4942344450021	FREAD, AMY MOTTERMAN, LILEEN ETAL	241 NE 16 PL APT 201	FORT LAUDERDALE	FL	33305	2932	PLACIDO PLACE RESUB 34-36 BFOR LOT 7 DESC AS COMM NE COR OF W 15 OF LOT 9E 130.26 TO POBE 31S 105.2W 31N 105.270 TO POBAKA-BLDG SITE 8 UNIT 801SPANISH SPRING TOWNHOMES
53	4942344450081	SUMMARELL, SCOTT	200 NE 17 CT #801	FORT LAUDERDALE	FL	33305		PLACIDO PLACE RESUB 34-36 BCOM NE COR OF W 15 OF LOT 9E 170.59 TO POB CONT ELY 20.67 SLY 105.20W 105.20 TO POBAKA-BLDG SITE 8 UNIT 802SPANISH SPRING TOWNHOMES
54	4942344450082	SINGER, LESLIE SCOTT	200 NE 17 CT # 802	FORT LAUDERDALE	FL	33305		PLACIDO PLACE RESUB 34-36 BFOR LOT 8 DESC AS COMM NE COR OF W 15 OF LOT 9E 89.59 TO POBE 20S 110.2W 20N 110.2 TO POBAKA-BLDG SITE 8 UNIT 803SPANISH SPRING TOWNHOMES
55	4942344450083	PLATT, ROBERT L	200 NE 17 CT #803	FORT LAUDERDALE	FL	33305		PLACIDO PLACE RESUB 34-36 BFOR LOT 8 DESC AS COMM NE COR OF W 15 OF LOT 9E 69.59 TO POBE 20S 110.2W 20N 110.2 TO POBAKA-BLDG SITE 8 UNIT 804SPANISH SPRING TOWNHOMES
56	4942344450084	HUENKE, JESSICA H/ HUENKE, CHRISTIAN	200 NE 17 CT APT 804	FORT LAUDERDALE	FL	33305	2900	PLACIDO PLACE RESUB 34-36 BCOM NE COR OF W 15 OF LOT 9E 48.92 TO POBE 20.67S 105.2W 20.67N 105.2 TO POBAKA-BLDG SITE 8 UNIT 805SPANISH SPRING TOWNHOMES
57	4942344450085	DEACY, JOSHUA	1721 NE 63 CT	FORT LAUDERDALE	FL	33334		PLACIDO PLACE RESUB 34-36 BFOR LOT 9 DESC AS COMM NE COR OF W 15 OF LOT 9E 17.92 TO POBE 31S 105.2W 31N 105.2 TO POBAKA-BLDG SITE 8 UNIT 806SPANISH SPRING TOWNHOMES
58	4942344450086	PERRY, RICHARD F	200 NE 17 CT #806	FORT LAUDERDALE	FL	33305		PLACIDO PLACE RESUB 34-36 BFOR LOTS 9 & 10 DESC AS COMM NW COR OF LOT 10E 57.46 TO POB CONT E 22.54S 105W 22.54N 105TO POBAKA-BLDG SITE 901SPANISH SPRING TOWNHOMES
59	4942344450090	SPANISH SPRINGS TOWNHOMES INC% MG PROPERTY MANAGEMENT	3049 N FEDERAL HWY	FORT LAUDERDALE	FL	33306		PLACIDO PLACE RESUB 34-36 BFOR LOTS 9 & 10 DESC AS COMM NW COR OF LOT 10E 57.46 TO POB CONT E 22.54S 105W 22.54N 105TO POBAKA-BLDG SITE 901SPANISH SPRING TOWNHOMES
60	4942344450091	DERRICO, HERBERT J & DENSMORE, WILLIAM E	180 NE 17 CT #901	FORT LAUDERDALE	FL	33305	2934	PLACIDO PLACE RESUB 34-36 BFOR LOTS 9 & 10 DESC AS COMM NW COR OF LOT 10E 57.46 TO POB CONT E 22.54S 105W 22.54N 105TO POBAKA-BLDG SITE 901SPANISH SPRING TOWNHOMES
61	4942344450092	RIOS, CRUZ DAVID A H/ HOUSTON, ALI R	180 NE 17 COURT #902	FORT LAUDERDALE	FL	33305		PLACIDO PLACE RESUB 34-36 BFOR LOTS 9 & 10 DESC AS COMM NW COR OF LOT 10E 57.46 TO POB CONT E 22.54S 105W 22.54N 105TO POBAKA-BLDG SITE 901SPANISH SPRING TOWNHOMES
62	4942344450093	MACNEIL, BRIAN	180 NE 17 CT #903	FORT LAUDERDALE	FL	33305		PLACIDO PLACE RESUB 34-36 BFOR LOTS 9 & 10 DESC AS COMM NW COR OF LOT 10E 57.46 TO POB CONT E 22.54S 105W 22.54N 105TO POBAKA-BLDG SITE 901SPANISH SPRING TOWNHOMES
63	4942344450094	GANNON, JULIA ROSE CERRO, LUCIANA CAROLINA	180 NE 17 CT #904	FORT LAUDERDALE	FL	33305		PLACIDO PLACE RESUB 34-36 BFOR LOTS 10 & 11 DESC AS COMM NW COR OF LOT 11E 61.79S 50 TO POB CONT S 95E 20N 95W 20 TO POBAKA-BLDG SITE 904SPANISH SPRING TOWNHOMES

	A	B	C	D	E	F	G	H
64	494234450095	BLUEE KRISTINE S	180 NE 17 CT UNIT 905	FORT LAUDERDALE	FL	33305		PLACIDO PLACE RESUB 34-36 BFOR LOT 11 DESC AS COMM NW CORLOT 11 E 41.12 TO POB,CONT E20.67S 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	11 E 10.12 S 50 TO POB,CONTS 95 E 31 N 95 W 31 TO POBAKA:UNIT 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
66	494234450150	SPANISH SPRING TOWNHOMES INC% EAGLE PROPERITY MANAGEMENT INC NORTH ANDREWS UP TOWN VILLAGE,LLC %MARTIN SILVER	3049 N FEDERAL HWY	FORT LAUDERDALE	FL	33306	1403	ANDREWS AVE/NE 17 COURT PLATT176-46 BRARCEL A
67	494234490010	SILVER	41 INDIAN CREEK DR	MIAMI BEACH	FL	33154		
68	4942344A10010	BAG MIRZA	10343 WELLEBY ISLES BL VD	SUNRISE	FL	33351	8292	DRAKE TOWER CONDOUNIT 1DPER CDO BK/Pg: 7955/495
69	4942344A10020	JACKSON,JAQUELINE ANNE	1800 N ANDREWS AVE #1E	FORT LAUDERDALE	FL	33311	3902	DRAKE TOWER CONDOUNIT 1EPR CDO BK/Pg: 7955/495
70	4942344A10030	CAZIER STEVEN SCOTT	1800 N ANDREWS AVE APT 1F	FORT LAUDERDALE	FL	33311	3901	DRAKE TOWER CONDOUNIT 1HPR CDO BK/Pg: 7955/495
71	4942344A10040	SAIZ DAREL	1800 N ANDREWS AVE #1G	FORT LAUDERDALE	FL	33311	3901	DRAKE TOWER CONDOUNIT 1GPR CDO BK/Pg: 7955/495
72	4942344A10050	MOUJETTE SALLA	1800 N ANDREWS AVE #1H	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 1HPR CDO BK/Pg: 7955/495
73	4942344A10060	LEHMANN,DEREK WILL BUR	1800 N ANDREWS AVE UNIT 1-I	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 1I1PR CDO BK/Pg: 7955/495
74	4942344A10061	MOHORN,BARBARA J	1800 N ANDREWS AVE #1-K	FORT LAUDERDALE	FL	33311	3901	DRAKE TOWER CONDOUNIT 1KPR CDO BK/Pg: 7955/495
75	4942344A10070	GRAM,DAVID GUY JRSMITH,ROBERT	1800 N ANDREWS AVE APT 1L	FORT LAUDERDALE	FL	33311	3901	DRAKE TOWER CONDOUNIT 1LPR CDO BK/Pg: 7955/495
76	4942344A10080	BROWN,STEPHEN HENNIG,TREVOR	273 MUTUAL ST	*TORONTO ON	CA	MAY 1	X6	DRAKE TOWER CONDOUNIT 2APER CDO BK/Pg: 7955/495
77	4942344A10090	HUNTER,JOHN	1800 N ANDREWS AVE #2B	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 2BPR CDO BK/Pg: 7955/495
78	4942344A10100	SMITH,RICHARD LOFTON	1800 N ANDREWS AVE #2D	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 2DPR CDO BK/Pg: 7955/495
79	4942344A10110	JANUSZEWSKI,GERALD W	1800 N ANDREWS AVE #2E	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 2EPR CDO BK/Pg: 7955/495
80	4942344A10120	WEBER,JOANNA	1800 N ANDREWS AVE #2F	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 2FPR CDO BK/Pg: 7955/495
81	4942344A10130	MIRANDA,JORGE H/EFITZPATRICK,DONALD	1800 N ANDREWS AVE #2G	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 2GPR CDO BK/Pg: 7955/495
82	4942344A10140	SILVA,PAUL J	1800 N ANDREWS AVE #2H	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 2HPR CDO BK/Pg: 7955/495
83	4942344A10150	RAMOS,FRANCO L	1800 N ANDREWS AVE #2I	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 2I1PR CDO BK/Pg: 7955/495
84	4942344A10160	BRAY,FAHMA ALACHMANDAVID E	3363 ISLEWOOD AVE	WESTON	FL	33332		DRAKE TOWER CONDOUNIT 2I2PR CDO BK/Pg: 7955/495
85	4942344A10170	GRAY,MAATHEW J H/ESHIRE,CARLOS FITZGERALD	1800 N ANDREWS AVE #2K	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 2KPR CDO BK/Pg: 7955/495
86	4942344A10180	JOHN V FORCER LIV TROBORDER,JOHN V TRSTEE	87 SAWYER AVE # 1	DORCHESTER	MA	02125	2012	DRAKE TOWER CONDOUNIT 2LPR CDO BK/Pg: 7955/495
87	4942344A10190	CERRETA,RONALD A	1800 N ANDREWS AVE # 3A	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 3APER CDO BK/Pg: 7955/495
88	4942344A10200	EI, SHERIE EHAB HUSSEIN	1800 N ANDREWS AVE #3B	FORT LAUDERDALE	FL	33311	3902	DRAKE TOWER CONDOUNIT 3BPR CDO BK/Pg: 7955/495
89	4942344A10210	SWANSON,JAMES M JAMES M SWANSON REV TR	1800 N ANDREWS AVE UNIT 3C	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 3CPR CDO BK/Pg: 7955/495
90	4942344A10220	CHENEY,JEROME E	431 LOVELL ST	ELGIN	IL	60120		DRAKE TOWER CONDOUNIT 3DPR CDO BK/Pg: 7955/495
91	4942344A10230	BATZEL,FRANCOIS	1800 N ANDREWS AVE #3E	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 3EPR CDO BK/Pg: 7955/495
92	4942344A10240	ANDERSON,JOHN	1800 N ANDREWS AVE #3F	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 3FPR CDO BK/Pg: 7955/495
93	4942344A10250	MARTIN,KIM TRSTEE	849 W CHERYL AVE	HURST	TX	76053		DRAKE TOWER CONDOUNIT 3GPR CDO BK/Pg: 7955/495
94	4942344A10260	GOMEZ,PEDRO M	1800 N ANDREWS AVE #3H	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 3HPR CDO BK/Pg: 7955/495
95	4942344A10270	EAOW HOI DINGS LLC	70 WASHINGTON ST #8P	BROOKLYN	NY	11201	1478	DRAKE TOWER CONDOUNIT 3I1PR CDO BK/Pg: 7955/495
96	4942344A10280	QMG&F LLC	7951 RIVERA BLVD STE 101	MIRAMAR	FL	33023		DRAKE TOWER CONDOUNIT 3I2PR CDO BK/Pg: 7955/495
97	4942344A10290	DONER,MICHAEL PNOEL,SHANE M	1800 N ANDREWS AVE #3K	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 3I3PR CDO BK/Pg: 7955/495
98	4942344A10300	MCGI,LYNN,DANIEL	2801 NE 37 ST	FORT LAUDERDALE	FL	33308		DRAKE TOWER CONDOUNIT 3I4PR CDO BK/Pg: 7955/495
99	4942344A10310	GLST,AFSON,CHRISTOPHER H/PALANCARES,SERGIO	1800 N ANDREWS AVE APT 4A	FORT LAUDERDALE	FL	33311	3902	DRAKE TOWER CONDOUNIT 4APER CDO BK/Pg: 7955/495
100	4942344A10320	PETTRONE,JAMES J	1800 N ANDREWS AVE APT 4B	FORT LAUDERDALE	FL	33311	3902	DRAKE TOWER CONDOUNIT 4BPR CDO BK/Pg: 7955/495
101	4942344A10330	CARNAGO,WILLIAM	1800 N ANDREWS AVE #4D	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 4DPR CDO BK/Pg: 7955/495
102	4942344A10340	FASHBAUM,BERNARD J	1800 N ANDREWS AVE #4E	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 4EPR CDO BK/Pg: 7955/495
103	4942344A10350	WINTERS,KEVIN P	1800 N ANDREWS AVE #4F	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 4FPR CDO BK/Pg: 7955/495
104	4942344A10360	BROL,A,DAVID JOHN,MICHAEL,S SCOTT	1800 N ANDREWS AVE #4G	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 4GPR CDO BK/Pg: 7955/495
105	4942344A10370	SPARKMAN,STANLEY KEITH,SEBIE, DENIS	15500 PALM DR #191	DESERT HOT SPRINGS	CA	92240		DRAKE TOWER CONDOUNIT 4HPR CDO BK/Pg: 7955/495
106	4942344A10380	PALLMBO,JOSEPHBLAKE,GARY W	1800 N ANDREWS AVE #4I	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 4I1PR CDO BK/Pg: 7955/495
107	4942344A10390	PERRY,THOMAS J	1800 N ANDREWS AVE #4J	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 4I2PR CDO BK/Pg: 7955/495
108	4942344A10400	BREEZE,STEVEN JNOONAN,DAVID B	1800 N ANDREWS AVE #4K	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 4I3PR CDO BK/Pg: 7955/495
109	4942344A10410	FRIEDMAN,ANDREW J	1800 N ANDREWS AVE #4L	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 4I4PR CDO BK/Pg: 7955/495
110	4942344A10420	BEART,MICHAEL A	1201 E WEST HWY #413	SILVER SPRING	MD	20910		DRAKE TOWER CONDOUNIT 4I5PR CDO BK/Pg: 7955/495
111	4942344A10430	LOVELL,DANIEL WHITE,MICHAEL	1202 PALMER CT	PORT HURON	MI	48060		DRAKE TOWER CONDOUNIT 4I6PR CDO BK/Pg: 7955/495
112	4942344A10440	JOHN J SARAPU,CHIHELLO TRSARAPU,CHIHELLO,JOHN J TRSTEE	3111 BEL AIR DR 9B	LAS VEGAS	NV	89109		DRAKE TOWER CONDOUNIT 5DPER CDO BK/Pg: 7955/495
113	4942344A10450	POWELL, WILLIAM ALLEN,WILLIAM ALLEN POWELL	1800 N ANDREWS AVE #5E	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 5EPR CDO BK/Pg: 7955/495
114	4942344A10460	COUSIE,JOSEPH RBE,ARD,JAMES F	1800 N ANDREWS AVE UNIT 5-F	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 5FPR CDO BK/Pg: 7955/495
115	4942344A10470	CARLETON,RUTH E	1800 N ANDREWS AVE UNIT 5-G	FORT LAUDERDALE	FL	33311	3903	DRAKE TOWER CONDOUNIT 5GPR CDO BK/Pg: 7955/495

	A	B	C	D	E	F	G	H
116	494234A10480	HUSING,BENEDIKT	313 NE 2 ST APT 502	FORT LAUDERDALE	FL	33301	11109	DRAKE TOWER CONDOUNIT 5HPER CDO BK/Pg. 7955/495
117	494234A10490	STOUT JEFFREY	1800 N ANDREWS AVE #51	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 5HPER CDO BK/Pg. 7955/495
118	494234A10500	MONTEMARANO VINCE JAMES	1800 N ANDREWS AVE #51	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 5HPER CDO BK/Pg. 7955/495
119	494234A10510	LUTHY PETERALRED & HEDY LUTHY REV LIV TR	1800 N ANDREWS AVE #5K	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 5HPER CDO BK/Pg. 7955/495
120	494234A10520	BROWN,JOSEPH G H/BECK,GLENN R	1800 N ANDREWS AVE #5L	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 5HPER CDO BK/Pg. 7955/495
121	494234A10530	WILLIAMS,KENTACORVALAN-WILLIAMS,MIGUEL	1800 N ANDREWS AVE #6A	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 5HPER CDO BK/Pg. 7955/495
122	494234A10540	PIEPS,JOE DAVID	1800 N ANDREWS AVE #6B	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 66PER CDO BK/Pg. 7955/495
123	494234A10550	TRITTO,PERRYMITCHELL,RAYMOND R	1800 N ANDREWS AVE UNIT 6-D	FORT LAUDERDALE	FL	33311	3903	DRAKE TOWER CONDOUNIT 60PER CDO BK/Pg. 7955/495
124	494234A10560	MORRIS,THOMAS	1800 N ANDREWS AVE #6E	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 66PER CDO BK/Pg. 7955/495
125	494234A10570	CRISP,CARBONE STEVEN	1800 N ANDREWS AVE #6F	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 66PER CDO BK/Pg. 7955/495
126	494234A10580	LEWIS,ROMAN A JR	1800 N ANDREWS AVE #6G	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 66PER CDO BK/Pg. 7955/495
127	494234A10590	HOARD MITCHELL SCOT	1800 N ANDREWS AVE #6H	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 66PER CDO BK/Pg. 7955/495
128	494234A10600	PROUSE MARK	1800 N ANDREWS AVE #6I	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 66PER CDO BK/Pg. 7955/495
129	494234A10610	PIKE KENNETH E	1800 N ANDREWS AVE #6J	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 66PER CDO BK/Pg. 7955/495
130	494234A10620	BRUNOW,GLENN	1800 N ANDREWS AVE #6K	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 66PER CDO BK/Pg. 7955/495
131	494234A10630	MURLIN,CHRISTOPHER LEE	1800 N ANDREWS AVE #6L	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 66PER CDO BK/Pg. 7955/495
132	494234A10640	WEISBURD BRUCE	1800 N ANDREWS AVE #7A	FORT LAUDERDALE	FL	33311	3930	DRAKE TOWER CONDOUNIT 74PER CDO BK/Pg. 7955/495
133	494234A10650	FUCHS JACALYN M	1800 N ANDREWS AVE #7B	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 76PER CDO BK/Pg. 7955/495
134	494234A10660	FISCHER,DONALD J	1800 N ANDREWS AVE #7D	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 76PER CDO BK/Pg. 7955/495
135	494234A10670	DONAHO,ENNESSTINE M & GARY B	1800 N ANDREWS AVE UNIT 7E	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 76PER CDO BK/Pg. 7955/495
136	494234A10680	MARCUS ARTHUR J	1800 N ANDREWS AVE APT 7F	FORT LAUDERDALE	FL	33311	3903	DRAKE TOWER CONDOUNIT 76PER CDO BK/Pg. 7955/495
137	494234A10690	PAGANO,NICHOLASSUAZELIUS	622 WASHINGTON ST APT 6B	NEW YORK	NY	10014	3903	DRAKE TOWER CONDOUNIT 76PER CDO BK/Pg. 7955/495
138	494234A10700	MILGORD,KEVIN WBERGES,ARNALDO A	86 FAIRWAY DR	ATTEBORO	MA	02703		DRAKE TOWER CONDOUNIT 76PER CDO BK/Pg. 7955/495
139	494234A10710	REYES,WINSTON DAVID	1800 N ANDREWS AVE APT 7I	FORT LAUDERDALE	FL	33311	3903	DRAKE TOWER CONDOUNIT 76PER CDO BK/Pg. 7955/495
140	494234A10720	HOPKINS CRAIG R	1800 N ANDREWS AVE # 7J	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 76PER CDO BK/Pg. 7955/495
141	494234A10730	RODRIGUEZ,DAVID ROBERT	1800 N ANDREWS AVE #7K	FORT LAUDERDALE	FL	33311	3903	DRAKE TOWER CONDOUNIT 76PER CDO BK/Pg. 7955/495
142	494234A10740	KOKET JEFFREY	1800 N ANDREWS AVE #7L	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 76PER CDO BK/Pg. 7955/495
143	494234A10750	AVILES,WILSONWILSON AVILES REV TR	1800 N ANDREWS AVE #8A	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 84PER CDO BK/Pg. 7955/495
144	494234A10760	WEESEN,JOHN CHRISTIAN	1800 N ANDREWS AVE #8B	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 84PER CDO BK/Pg. 7955/495
145	494234A10770	MCCLAHERRY TERENCE	33 SHOREHAM TURN	*MANDARIE WA	AU	33311		DRAKE TOWER CONDOUNIT 84PER CDO BK/Pg. 7955/495
146	494234A10780	KEIN,GUSTAVE G	1800 N ANDREWS AVE APT 8D	FORT LAUDERDALE	FL	33311	3904	DRAKE TOWER CONDOUNIT 80PER CDO BK/Pg. 7955/495
147	494234A10790	BARRETT,DONALD R	8600 TROLLEY TRL	MCKINNEY TX	TX	75070		DRAKE TOWER CONDOUNIT 86PER CDO BK/Pg. 7955/495
148	494234A10800	VADENNAIS,GARY	1800 N ANDREWS AVE #8F	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 86PER CDO BK/Pg. 7955/495
149	494234A10810	KOSSMAN,WAYNE	1800 N ANDREWS AVE #8G	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 86PER CDO BK/Pg. 7955/495
150	494234A10820	DODRILL CHRISTOPHER F	115-15 121 ST	SOUTH OZONE PARK	NY	11420		DRAKE TOWER CONDOUNIT 84PER CDO BK/Pg. 7955/495
151	494234A10830	FREEMAN,RUSSELL,GERALDINE A	1800 N ANDREWS AVE APT 8I	FORT LAUDERDALE	FL	33311	3904	DRAKE TOWER CONDOUNIT 86PER CDO BK/Pg. 7955/495
152	494234A10840	ARRAMS,STUART	6370 ROYAL MANOR CIR	DEL RAY BEACH	FL	33484	2405	DRAKE TOWER CONDOUNIT 84PER CDO BK/Pg. 7955/495
153	494234A10850	BENITEZ,PETER	1800 N ANDREWS AVE #8K	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 84PER CDO BK/Pg. 7955/495
154	494234A10860	COLOONNA,DONNADELLA-TORRI,ANNMARIE	3 CEDAR LANE	HAMPTON BAYS	NY	11946		DRAKE TOWER CONDOUNIT 84PER CDO BK/Pg. 7955/495
155	494234A10870	VAN LINDT,JOHN	4784 BOSTON POST RD	PELHAM	NY	10803		DRAKE TOWER CONDOUNIT 94PER CDO BK/Pg. 7955/495
156	494234A10880	BIRNBALU,NANCY	1800 N ANDREWS AVE #9B	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 94PER CDO BK/Pg. 7955/495
157	494234A10890	ALLARD ALBERT G	1800 N ANDREWS AVE #9D	FORT LAUDERDALE	FL	33311	3904	DRAKE TOWER CONDOUNIT 90PER CDO BK/Pg. 7955/495
158	494234A10900	BAUMANN,GERALD	1800 N ANDREWS AVE APT 9E	FORT LAUDERDALE	FL	33311	3904	DRAKE TOWER CONDOUNIT 96PER CDO BK/Pg. 7955/495
159	494234A10910	JURGES,JEFFREY	1800 N ANDREWS AVE #9F	FORT LAUDERDALE	FL	33311	3904	DRAKE TOWER CONDOUNIT 96PER CDO BK/Pg. 7955/495
160	494234A10920	KLEIN,DAНИЕL JABREU,ANTHONY	1800 N ANDREWS AVE #9G	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 96PER CDO BK/Pg. 7955/495
161	494234A10930	BAUMANN,GERALD	1800 N ANDREWS AVE #9E	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 96PER CDO BK/Pg. 7955/495
162	494234A10940	TUSA,JOHN FRANCIS III	1800 N ANDREWS AVE #9-I	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 96PER CDO BK/Pg. 7955/495
163	494234A10950	CAMACHO,PATRICIO	1800 N ANDREWS AVE #9K	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 96PER CDO BK/Pg. 7955/495
164	494234A10960	DE CASTRO VEIRA,DIANIRA	1800 N ANDREWS AVE #9L	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 96PER CDO BK/Pg. 7955/495
165	494234A10970	HANRAHAN,MICHAEL J H/EVIL LANUEVA,CONRAD D	1800 N ANDREWS AVE #9M	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 96PER CDO BK/Pg. 7955/495
166	494234A10980	DE LAURO,STEVEN	327 WEST 30 ST #7D	NEW YORK	NY	10001	0051	DRAKE TOWER CONDOUNIT 96PER CDO BK/Pg. 7955/495
167	494234A10990	US FREEDOM PROPERTIES LLC	2146 ROSWELL RD #108-1104	MARETTA GA	GA	30062	0807	DRAKE TOWER CONDOUNIT 108PER CDO BK/Pg. 7955/495
168	494234A11000	LYNCH,MED M/IED M L/LNCH TR	1800 N ANDREWS AVE #10D	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 108PER CDO BK/Pg. 7955/495
169	494234A11010	OLSEN,RICHARD E	1800 N ANDREWS AVE APT 10E	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 108PER CDO BK/Pg. 7955/495
170	494234A11020	ELTING,TERRY DOUGLASSCHWAMBERGER,MARK P	2245 RIVERSIDE DR #406	COLUMBUS OH	OH	43221	3684	DRAKE TOWER CONDOUNIT 108PER CDO BK/Pg. 7955/495
171	494234A11030	RICHARD J GEHRING REV TRSTEPHEN J VATTIMO REV TR						
172	494234A11040	MAINA,LINDA J	134 LINWOOD AVE	BUFFALO NY	NY	14209		DRAKE TOWER CONDOUNIT 108PER CDO BK/Pg. 7955/495
173	494234A11050	CLEMENTS,BRENT A	1800 N ANDREWS AVE APT 10H	FORT LAUDERDALE	FL	33311	3905	DRAKE TOWER CONDOUNIT 108PER CDO BK/Pg. 7955/495
174	494234A11060	BAILEY,DAVID	1800 N ANDREWS AVE UNIT 10-I	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 108PER CDO BK/Pg. 7955/495
175	494234A11070	NATHANSON,FRED H/RED H NATHANSON REV TR	PO BOX 5127	BURLINGTON VT	VT	05402		DRAKE TOWER CONDOUNIT 108PER CDO BK/Pg. 7955/495
176	494234A11080	SUCHUN WEN	2000 S OCEAN DR #1705	FORT LAUDERDALE	FL	33316		DRAKE TOWER CONDOUNIT 108PER 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 CONDOUNIT 11APER CDO BK/Pg: 7955/495
178	494234AJ1100	CHELINE,KOFF,STEVEN M	1800 N ANDREWS AVE #11B	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 11BPER CDO BK/Pg: 7955/495
179	494234AJ1110	MICHAEL C STONE REV TRSTONE,MICHAEL C TRSTEE	777 BEACON ST	BOSTON	MA	02108		DRAKE TOWER CONDOUNIT 11DPER CDO BK/Pg: 7955/495
180	494234AJ1120	WALLACE,RICHARD OTHOWALLACE REV TR	1800 N ANDREWS AVE UNIT 11-E	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 11EPER CDO BK/Pg: 7955/495
181	494234AJ1130	D'AGOSTINO,SCOTT M	1800 N ANDREWS AVE #11E	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 11E1PER CDO BK/Pg: 7955/495
182	494234AJ1140	FREEMAN,KEVIN T	1800 N ANDREWS AVE #11G	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 11E2PER CDO BK/Pg: 7955/495
183	494234AJ1150	DI DOMENICO,PATRICK J	1800 N ANDREWS AVE #11H	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 11E3PER CDO BK/Pg: 7955/495
184	494234AJ1160	DEBORJA,GENE LINA H/DEBORJA,RHODOURA	1800 N ANDREWS AVE #11I	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 11E4PER CDO BK/Pg: 7955/495
185	494234AJ1170	VALENTIN,ANTHONY	1800 N ANDREWS AVE #11J	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 11E5PER CDO BK/Pg: 7955/495
186	494234AJ1180	MARLINE,ZOORIS	1800 N ANDREWS AVE #11K	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 11KPER CDO BK/Pg: 7955/495
187	494234AJ1190	COX,JAMES	158 UNION ST FL 2	BROOKLYNERDALE	NY	11231	3068	DRAKE TOWER CONDOUNIT 11LPER CDO BK/Pg: 7955/495
188	494234AJ1200	RAINCE,SHERMAN ASHERMAN A RAINCE REV LIV TR	1800 N ANDREWS AVE #12A	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 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 CONDOUNIT 12BPER CDO BK/Pg: 7955/495
190	494234AJ1220	POPE,TERENCE P	1800 N ANDREWS AVE APT 12D	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 12DPER CDO BK/Pg: 7955/495
191	494234AJ1230	SORTO,VERONICA	1800 N ANDREWS DR #12E	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 12E1PER CDO BK/Pg: 7955/495
192	494234AJ1240	SHRADER,DAVID	1800 N ANDREWS AVE #12-F	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 12E2PER CDO BK/Pg: 7955/495
193	494234AJ1250	DAVIDSON,STEVEN THOMAS	692 W PALM AIRE DR	POMPANO BEACH	FL	33069	5550	DRAKE TOWER CONDOUNIT 12GPER CDO BK/Pg: 7955/495
194	494234AJ1260	DAVINO,MICHAEL JHEWITT RANDY A	1800 N ANDREWS AVE #12H	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 12HPER CDO BK/Pg: 7955/495
195	494234AJ1270	STERLING,DESAIRI	1800 N ANDREWS AVE #12I	FORT LAUDERDALE	FL	33311	3905	DRAKE TOWER CONDOUNIT 12I1PER CDO BK/Pg: 7955/495
196	494234AJ1280	WEST,ROBERT B JR	700 BRIGHTON AVE	PORTLAND	ME	04102		DRAKE TOWER CONDOUNIT 12I2PER CDO BK/Pg: 7955/495
197	494234AJ1290	BRIGELAND,KEITH	315 NE 3 AVE #2008	FORT LAUDERDALE	FL	33301		DRAKE TOWER CONDOUNIT 12KPER CDO BK/Pg: 7955/495
198	494234AJ1300	GRIFF,DAVID ADAVID A GRIFF LIV TR	1800 N ANDREWS AVE #12-L	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 12LPER CDO BK/Pg: 7955/495
199	494234AJ1310	CHILD,CHRISTOPHER W	1800 N ANDREWS AVE #PH-A	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 12L1PER CDO BK/Pg: 7955/495
200	494234AJ1320	BARBAGALLO,JOSEPH D	7142 NOLEN PARK CIR	NO ENSVILLE	TN	37135		DRAKE TOWER CONDOUNIT 12L2PER 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 CONDOUNIT 12L3PER CDO BK/Pg: 7955/495
202	494234AJ1340	SHAFFER,ARTHUR	1800 N ANDREWS AVE #PH-D	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 12L4PER CDO BK/Pg: 7955/495
203	494234AJ1350	BROWN,KYLER W	1800 N ANDREWS AVE #PH-E	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 12L5PER CDO BK/Pg: 7955/495
204	494234AJ1360	RISS,CHRIS	1800 N ANDREWS AVE #PH-F	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 12L6PER CDO BK/Pg: 7955/495
205	494234AJ1370	LIGUORI,THOMAS P/MCDONNELL,RANDIE MICHAEL	1800 N ANDREWS AVE #PH-G	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 12L7PER 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 CONDOUNIT 12L8PER CDO BK/Pg: 7955/495
207	494234AJ1390	PATRICK,JAMES V	96 SCUDDERS RD	SPARTA	NJ	07871	3535	DRAKE TOWER CONDOUNIT 12L9PER CDO BK/Pg: 7955/495
208	494234AJ1400	WYMAN,SCOTT	1800 N ANDREWS AVE #PH-J	FORT LAUDERDALE	FL	33311		DRAKE TOWER CONDOUNIT 12L10PER CDO BK/Pg: 7955/495
209	494234AJ1410	MONAAGHAN,MARK ANTHONY	1800 N ANDREWS AVE #PH-K	FORT LAUDERDALE	FL	33311	3910	DRAKE TOWER CONDOUNIT 12L11PER CDO BK/Pg: 7955/495
210	494234AJ1420	PROCHASKA,GERALDNEWELL,EVERETT	1800 N ANDREWS AVE #PH-L	FORT LAUDERDALE	FL	33311	3906	DRAKE TOWER CONDOUNIT 12L12PER 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 16<sup>th</sup> Place.



South view of site from NE 17<sup>th</sup> 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](http://www.hklaw.com)

Janna P. Lhota  
(954) 468-7841  
[janna.lhota@hklaw.com](mailto:janna.lhota@hklaw.com)

December 5, 2023

Mr. Mohammed Malik, Zoning Administrator  
Urban Design & Planning  
City of Fort Lauderdale  
700 NW 19<sup>th</sup> 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:<sup>1</sup>

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*

---

<sup>1</sup> 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.

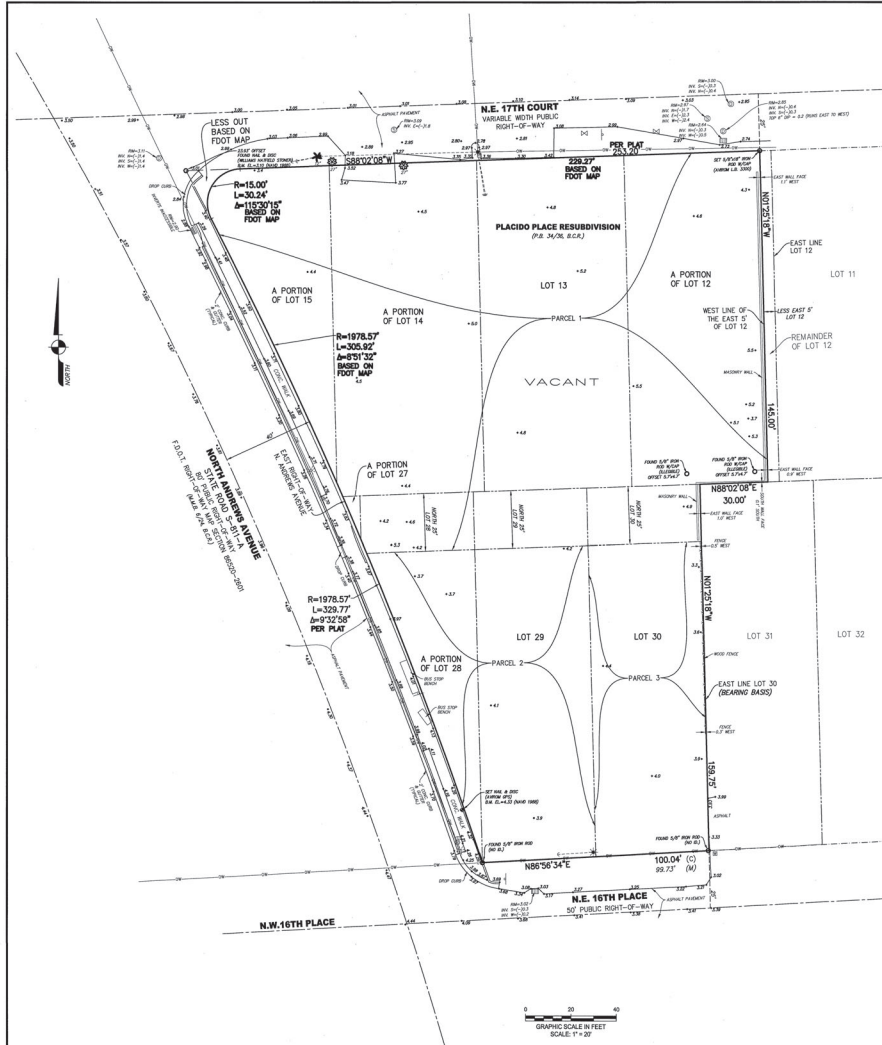
Sincerely yours,

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 RJ Reeves, Attorney, dated June 1, 2023. Where applicable, these instruments are shown on the survey. Auhm & 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
⊕	CONCRETE
⊖	CONCRETE LIGHT POLE
⊗	CONCRETE UTILITY POLE
⊘	CURB SLEET
⊙	DRAINAGE MANHOLE
⊕	EASTING ELEVATION
⊖	SEWER MANHOLE
⊗	OVERHEAD WIRES
⊘	SHADYWAY MANHOLE
⊙	NON-PERMANENT NOTES
⊖	TELEPHONE RISER
⊗	UNDERGROUND FIBER OPTIC MANHOLE
⊘	UNKNOWN UTILITY SERVICE BOX
⊖	WATER METER
⊗	WATER VALVE
⊘	WOOD UTILITY POLE WITH LIGHT

TREE LEGEND	
⊙	BLACK OAK
⊕	FLORIDA
⊖	GRAND OAK
⊗	SHADYWAY

**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.
- 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  
 Auhm & Associates, Inc.  
 L.S. No. 3300

**Auhm & Associates, Inc.**  
 SURVEYING & MAPPING  
 60 S.W. 2nd Avenue, Suite 202  
 Fort Lauderdale, FL 33301  
 (954) 333-2247 / www.Auhm.com

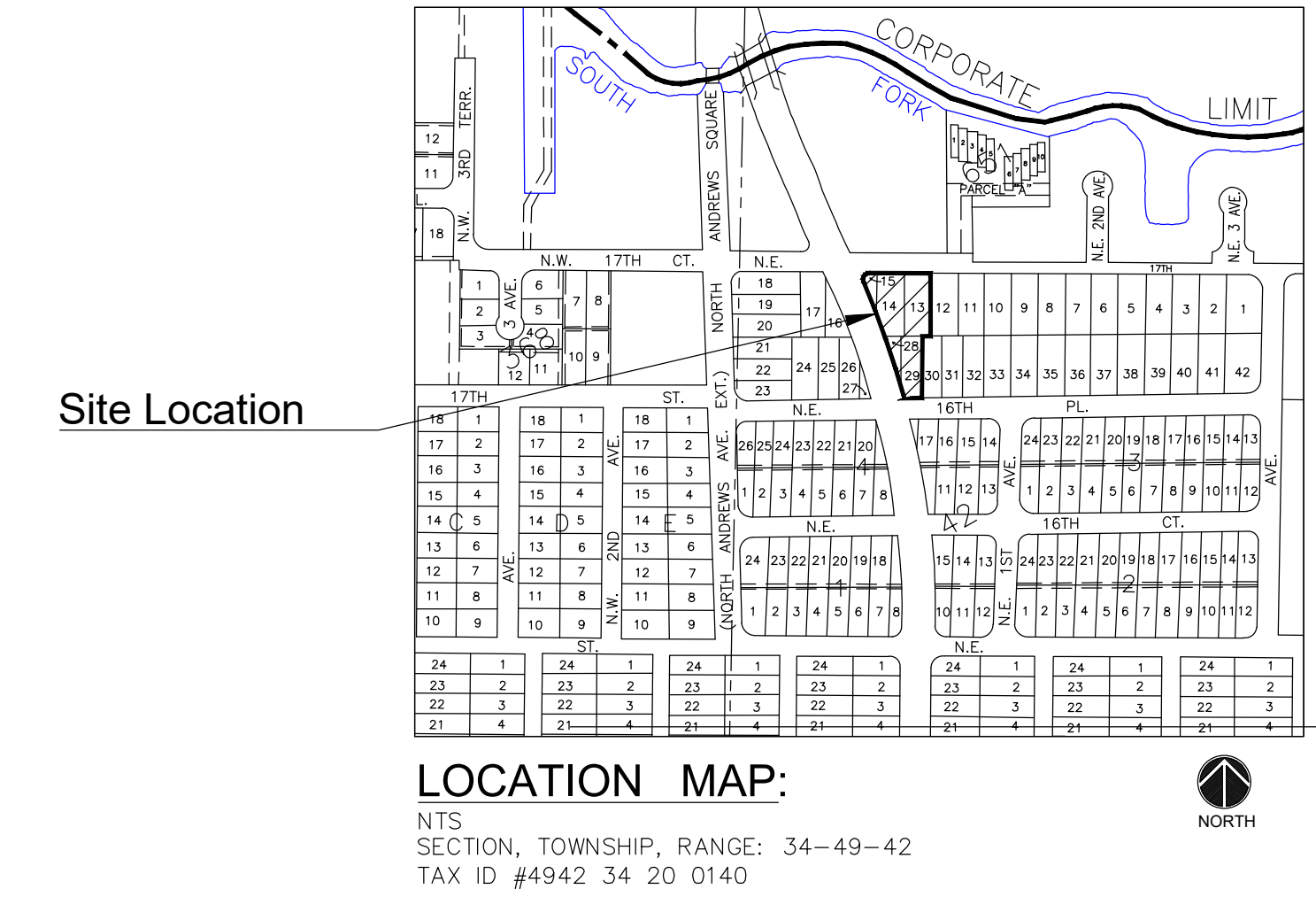
NO.	DATE	BY	FOR	REVISIONS
1	06/02/23	John T. Doogan	Boundary & Topographic Survey	

**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: WJD  
 CHECKED: JTD  
 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



## SHEET INDEX

	SURVEY PLAT
C0	SITE PLAN
	RENDERING 1
	RENDERING 2
	RENDERING 3
	RENDERING 4
	RENDERING 5
	RENDERING 6
	RENDERING 7
	RENDERING 8
	RENDERING 9
	RENDERING 10
	RENDERING 11
	RENDERING 12
	RENDERING 13
	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

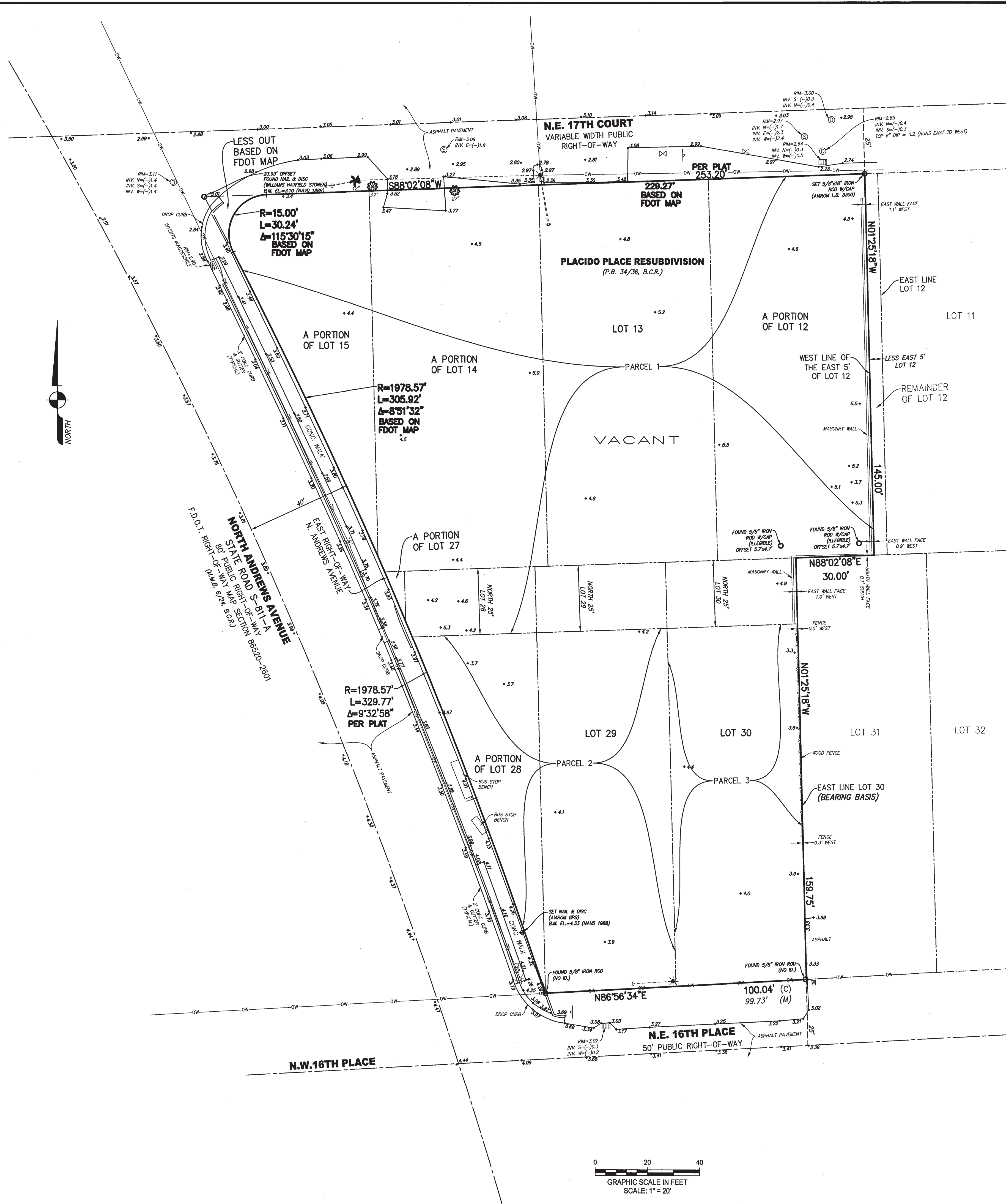
**LAND PLANNER**  
FLYNN ENGINEERING SERVICES, P.A.  
241 Commercial Blvd., Lauderdale-by-the-Sea, FL  
954.522.1004

**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:**

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. 5011412-1004650e, 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.
3. The land description shown hereon based on the said 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 assumed based on the East line of 30 having a bearing of N01°25'18"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 12011C0369H, Community Number 125105, dated 08/18/2014.
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 (NGVD 1929), Elevation = 7.10 (NAVD 1988).
9. 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.
10. 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.

LEGEND	
	BENCHMARK
	CATCH BASIN
	CONCRETE LIGHT POLE
	CONCRETE UTILITY POLE
	CURB INLET
	DRAINAGE MANHOLE
	EXISTING ELEVATION
	GUY ANCHOR
	OVERHEAD WIRES
	SANITARY MANHOLE
	SIGN (UNLESS NOTED)
	TELEPHONE RISER
	UNDERGROUND FIBER OPTIC MARKER
	UNKNOWN UTILITY SERVICE BOX
	WATER METER
	WATER VALVE
	WOOD UTILITY POLE WITH LIGHT

TREE LEGEND	
	BLACK OLIVE
	PALM
	DENOTES 12" DIAMETER TRUNK (TYPICAL)

**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.

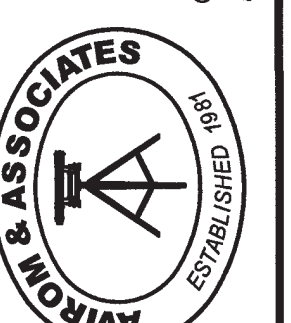
Said lands lying in the City of Fort Lauderdale, Broward County, Florida and containing 52,168 square feet (1.1976 acres) more or less.

**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  
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REVISIONS	DATE	BY	DATE	BY	DATE	BY
REVISED PER COMMENTS - RELocate BUS STOP	07/08/2023	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. NO. 2113	PG. 69-74	SHEET: 1 OF 1
JOB #:	12499					

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 A. Temple, D. T. Tompkins, Lollie R. Tompkins, J. Deak Tompkins, Ollie M. Tompkins, David D. Smith, Helen C. Smith, Elmer Kreiser, Anne R. Ben, Beatha Mae Baker, James L. Temple

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 M. 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: ...

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 D. 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

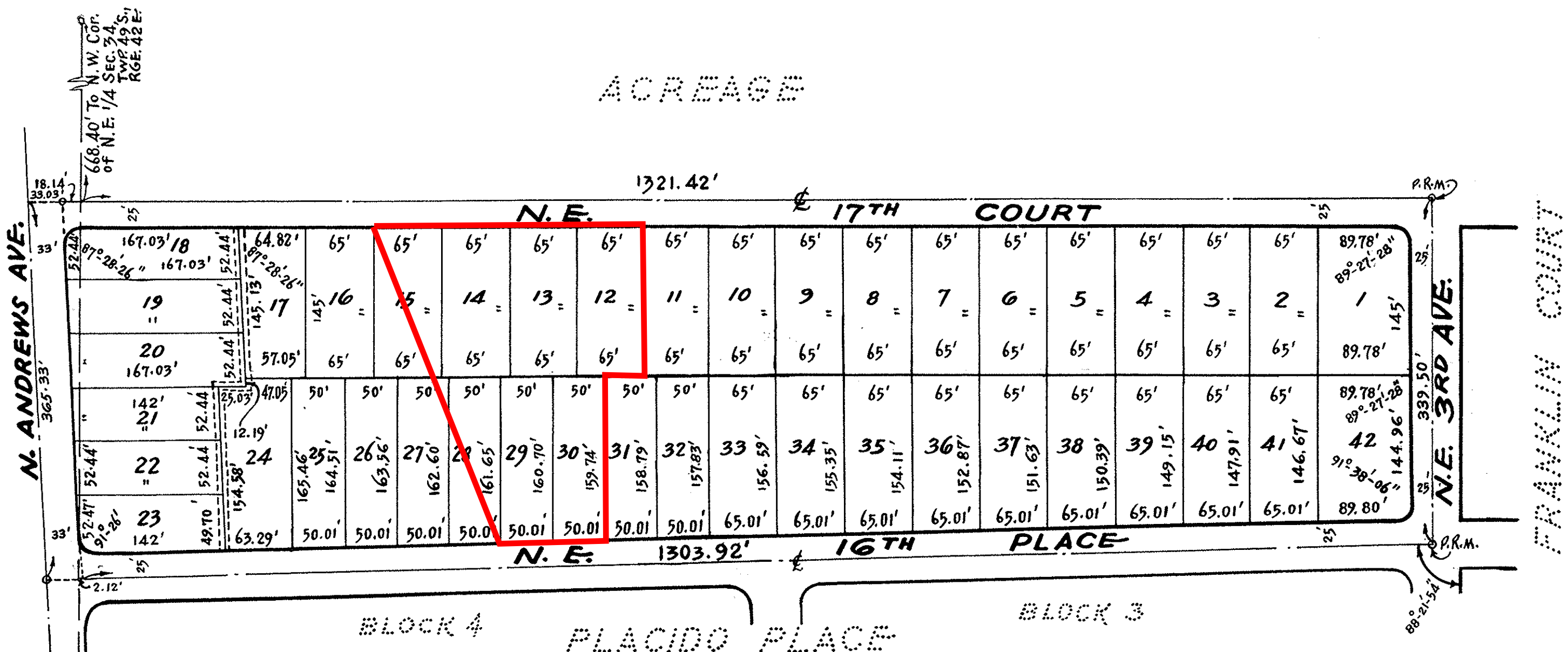
STATE OF FLORIDA }
COUNTY OF BROWARD }

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: Anne R. Ben, Beatha Mae Baker, James L. Temple

Approved For Record: ...



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

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

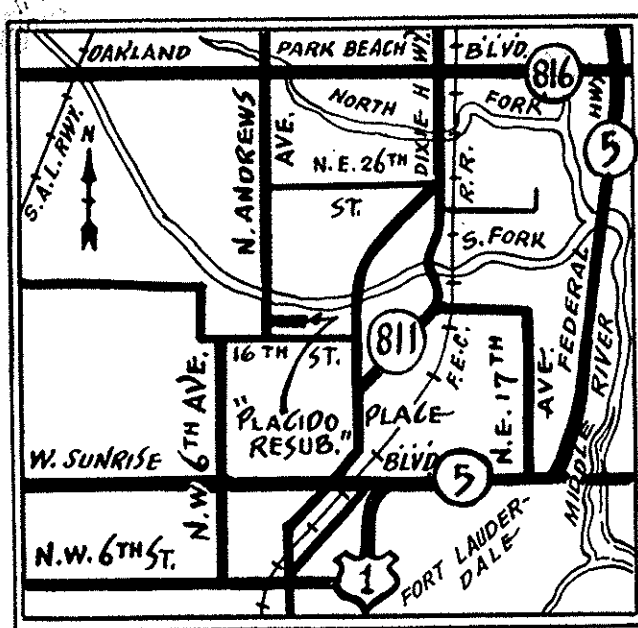
NOTES:
All Radii are 25' unless otherwise noted.
o Indicates Permanent Reference Monuments.

WE, the undersigned, as Officers of FORT LAUDERDALE NATIONAL BANK (a National Banking Association) holders of an ASSIGNED MORTGAGE on the hereon described property hereby approve this PLAT.

Wm. S. Manderville, President

WE, the undersigned, as members of the BOARD OF DIRECTORS of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION of BROWARD COUNTY, FLORIDA, hereby approve this PLAT.
Tom F. English, Vice President
Melba R. Brunner, Secretary

LOCATION SKETCH



THIS IS TO CERTIFY: That the CITY PLANNING BOARD of FORT LAUDERDALE, FLORIDA, approved and accepted this PLAT by RESOLUTION, adopted this ... day of ... 1954.

William J. Cayton, Secretary

STATE OF FLORIDA }
COUNTY OF BROWARD }

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

STATE OF FLORIDA }
COUNTY OF BROWARD }

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
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 }
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 INCORPORATED, 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.

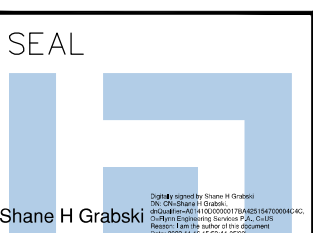
Anne R. Ben, Notary Public - State of Florida
My Commission Expires April 15, 1955



**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  
 Plot Date: 09/20/23  
 Drawn by: SRCD  
 Proj. Mgr.: SRCD  
 Appr. by: JMF

Sheet No. **C0**  
 1 of 1



**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

**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

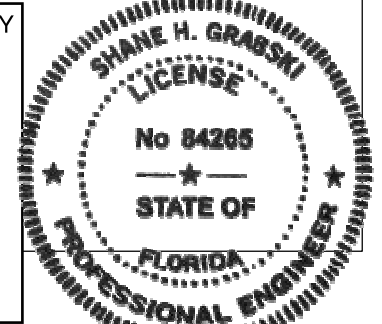
PER Sec. 47-5.34. - Table of dimensional requirements (RM-15)

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	20,907 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-(TOTAL BLDG AREA)	27,289 GSF	
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 STORES/HEIGHT-BLDG (BUILDING 1)	1 STORY / 20' ROOF
NUMBER OF STORES/HEIGHT-BLDG (BUILDING 2)	2 STORES / 30'-6" ROOF
NUMBER OF STORES/HEIGHT-BLDG (BUILDING 3)	3 STORES / 34'-9" ROOF
FOR WASTE DISPOSAL	
NUMBER OF UNITS	11 UNITS
DENSITY (15/AC MAX ALLOWED) RM-15 AREA = 0.77 ACRE	11 / 0.77 AC = 14.3
VIA (RM-15 9,614 SF + CB 3,925 SF)	13,539 S.F.
LANDSCAPE (RM-15 11,768 + 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

**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
<b>TOTAL</b>			<b>42.7</b>	<b>43.0</b>

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
<b>TOTAL</b>	<b>43.0</b>

**LOADING REQUIREMENTS:**

	GSF	REQUIRED	PROVIDED
RESIDENTIAL		0	0
COMMERCIAL	4,475 SF	0	0
<b>TOTAL</b>		<b>0</b>	<b>0</b>

**STACKING REQUIREMENTS:**

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

**BIKE REQUIREMENTS:**

	REQUIRED	PROVIDED
BIKE PARKING COMMERCIAL	0	0
BIKE PARKING RESIDENTIAL	0	0

**FLOOD DATA:**

SEE SHEET C2

**SOLID WASTE / RECYCLING: (RESIDENTIAL)**

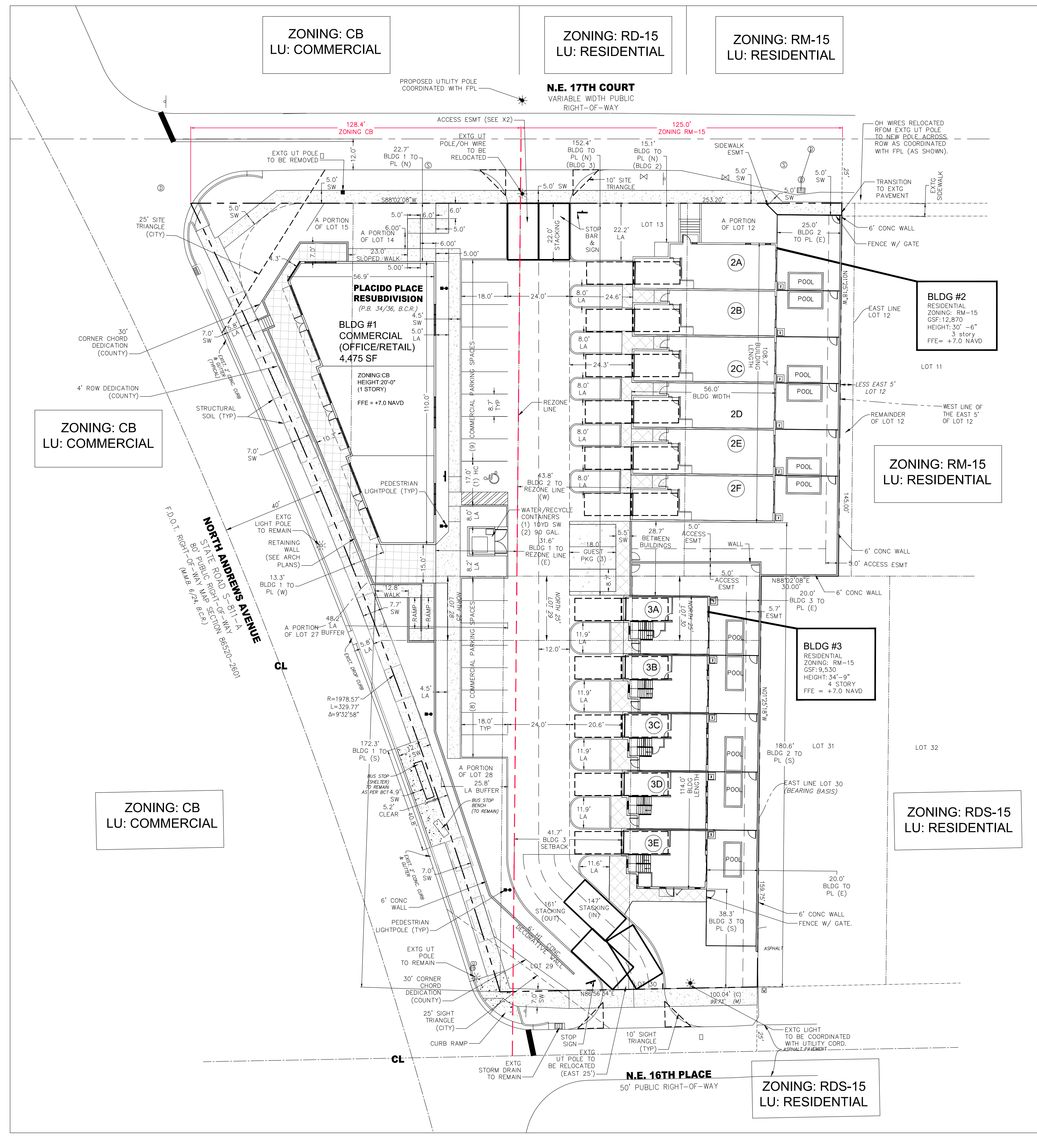
- EACH TOWNHOUSE DWELLING SHALL INCORPORATE A DESIGNATED AREA IN ACCORDANCE TO CHAPTER 24 OF THE CITY'S CODE OF ORDINANCES FOR WASTE DISPOSAL
- (1) 90 GALLON CONTAINER TRASH COLLECTED 2x/WEEK
- (1) 90 GALLON CONTAINER RECYCLABLES COLLECTED 1x/WEEK
- (1) 90 GALLON CONTAINER YARD TRASH COLLECTED 1x/WEEK

**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 ULDZ 47-19.4

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



ZONING: CB  
 LU: COMMERCIAL

ZONING: RD-15  
 LU: RESIDENTIAL

ZONING: RM-15  
 LU: RESIDENTIAL

**BLDG #2**  
 RESIDENTIAL  
 ZONING: RM-15  
 CSF: 12,870  
 HEIGHT: 30' - 6"  
 3 story  
 FFE = +7.0 NAVD

ZONING: RM-15  
 LU: RESIDENTIAL

**BLDG #3**  
 RESIDENTIAL  
 ZONING: RM-15  
 CSF: 9,530  
 HEIGHT: 34' - 9"  
 4 STORY  
 FFE = +7.0 NAVD

ZONING: RDS-15  
 LU: RESIDENTIAL

ZONING: RDS-15  
 LU: RESIDENTIAL

ZONING: CB  
 LU: COMMERCIAL

ZONING: CB  
 LU: COMMERCIAL

**NORTH ANDREWS AVENUE**  
 F.D.O.T. RIGHT-OF-WAY (N.W.S. 6' + 24' B.C.R.)  
 STATE ROAD 5-811-A  
 80' PUBLIC RIGHT-OF-WAY SECTION 86320-2601

**N.E. 16TH PLACE**  
 50' PUBLIC RIGHT-OF-WAY

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

SITE LOCATION





















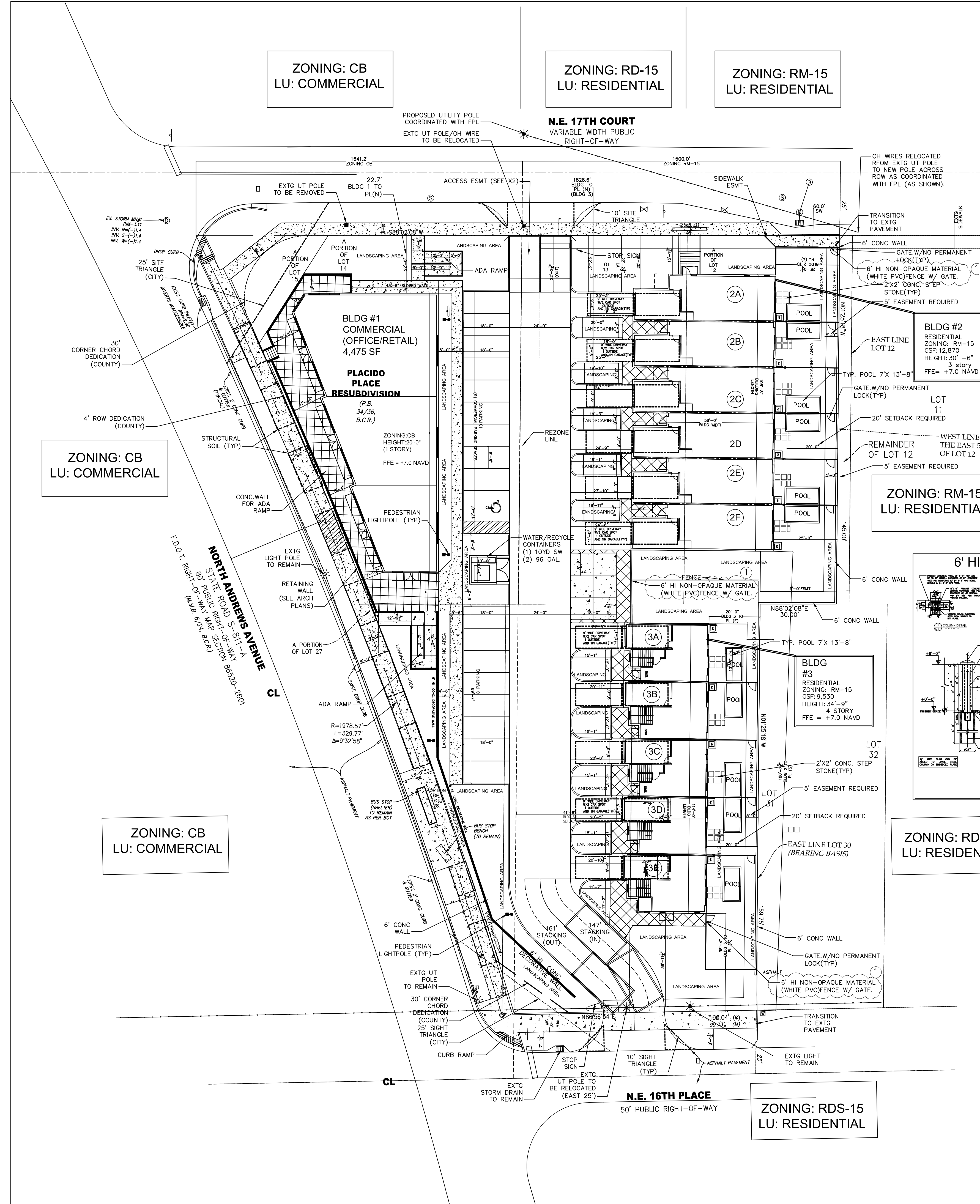












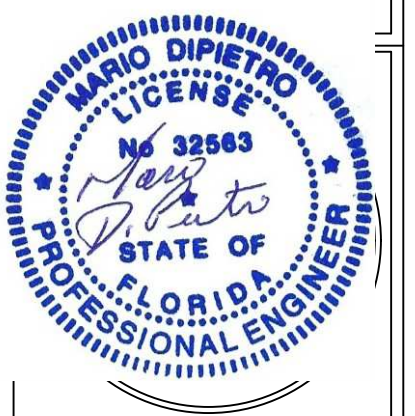
**SITE PLAN** GFP

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-26001971  
 965 W COMMERCIAL BLVD.  
 FORT LAUDERDALE FL 33309  
 GREGORY A. JONES ARCHITECT  
 REG. # AR12185  
 MDP ENGINEERING, INC.  
 Consulting Structural Engineers  
 19163 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:** REQUIRED 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

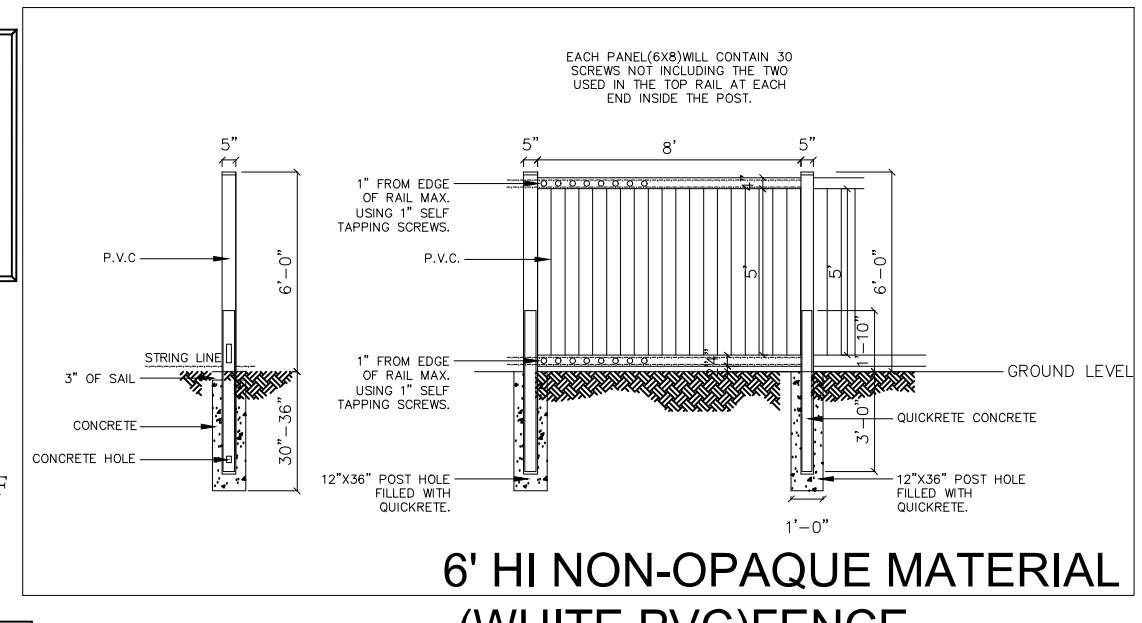
**AREA CALCULATION: FOR (6) UNIT (BUILDING 2)** **AREA CALCULATION: FOR (5) UNIT (BUILDING 3)**

PARKING DATA:	REQUIRED	PROVIDED
2.25X 11 UNITS	24.75	25

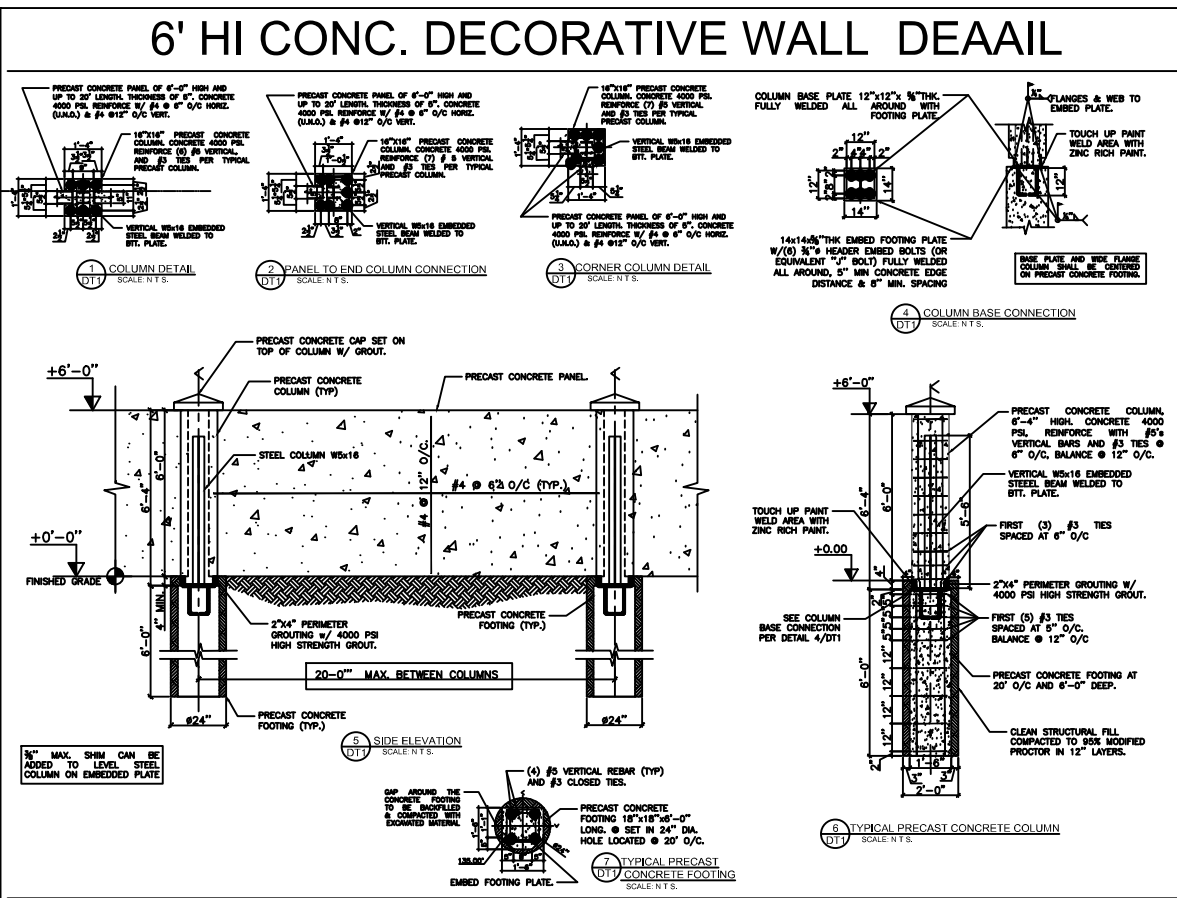
EVERY UNIT HAVE 1 PARKING OUTSIDE AND 1 GARAGE PARKING  
 ADDITIONAL 3 GUEST PARKING ADDING ON SITE

(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)



**ZONING: RM-15  
 LU: RESIDENTIAL**



**ZONING: RDS-15  
 LU: RESIDENTIAL**

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.

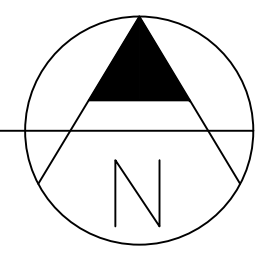
A licensed professional must sign and seal the plans and specifications.

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**

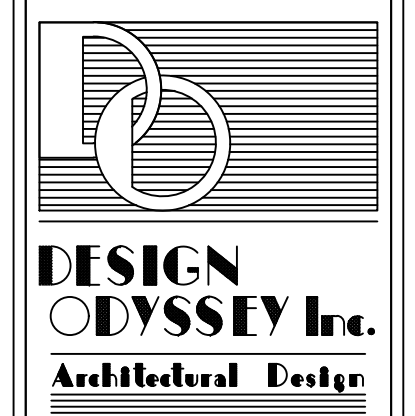
SCALE : 1/32"=1'-0"



**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

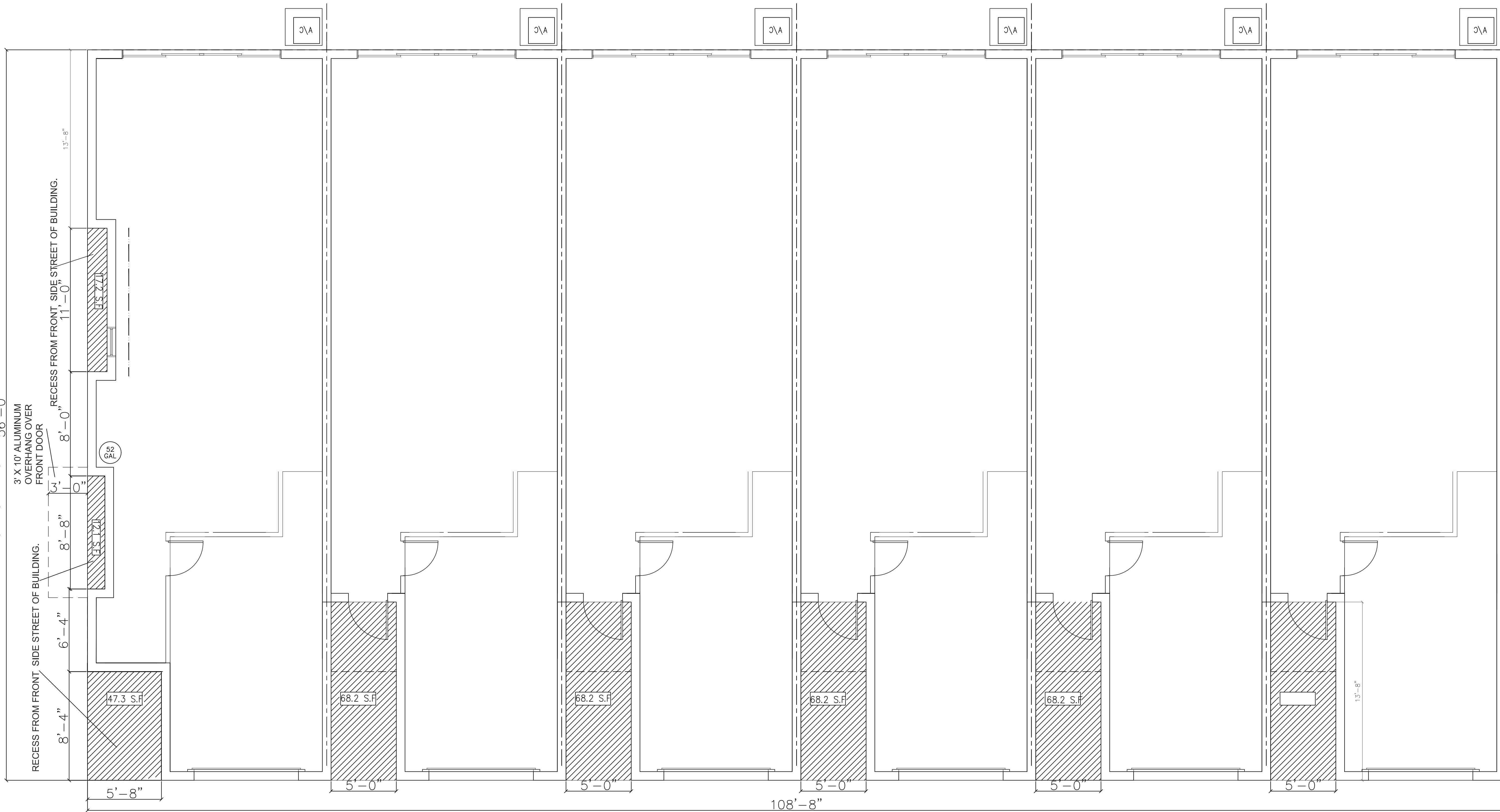


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 Fax (954) 418-7110

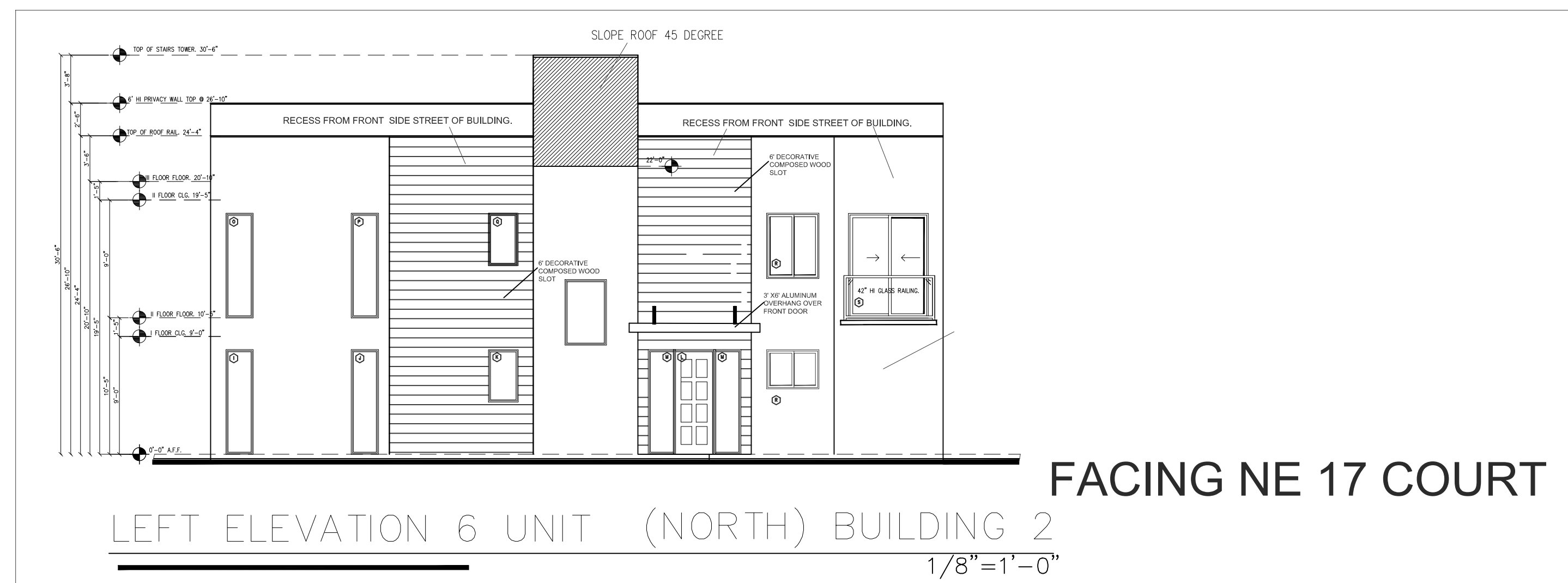
DESIGNED BY: ABEY  
 DRAWN BY:  
 CHECKED BY:  
 DATE: 9/22/2023

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"



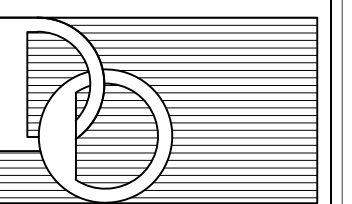
FACING PRIVATE DRIVE  
25% OF 108' IS 27' RQUIRED. WE PROVIDE 30.8 S.F OF RECESS IN FRONT OF BUILDING.



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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. 32563 CA-6918

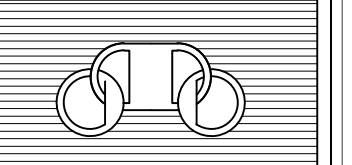
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For : JONATHAN S. EINHORN  
BUILDING 2 (6 UNITS)  
1700 N ANDREWS AVE  
CITY OF FORT LAUDERDALE



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Architectural Design

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e-mail: designodyssey@gmail.com  
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DATE: 5/18/2023

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A1

2 of 23

RECESS TABULATION BUILDING 2

1/4" = 1'-0"

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by MARIO DIPIETRO  
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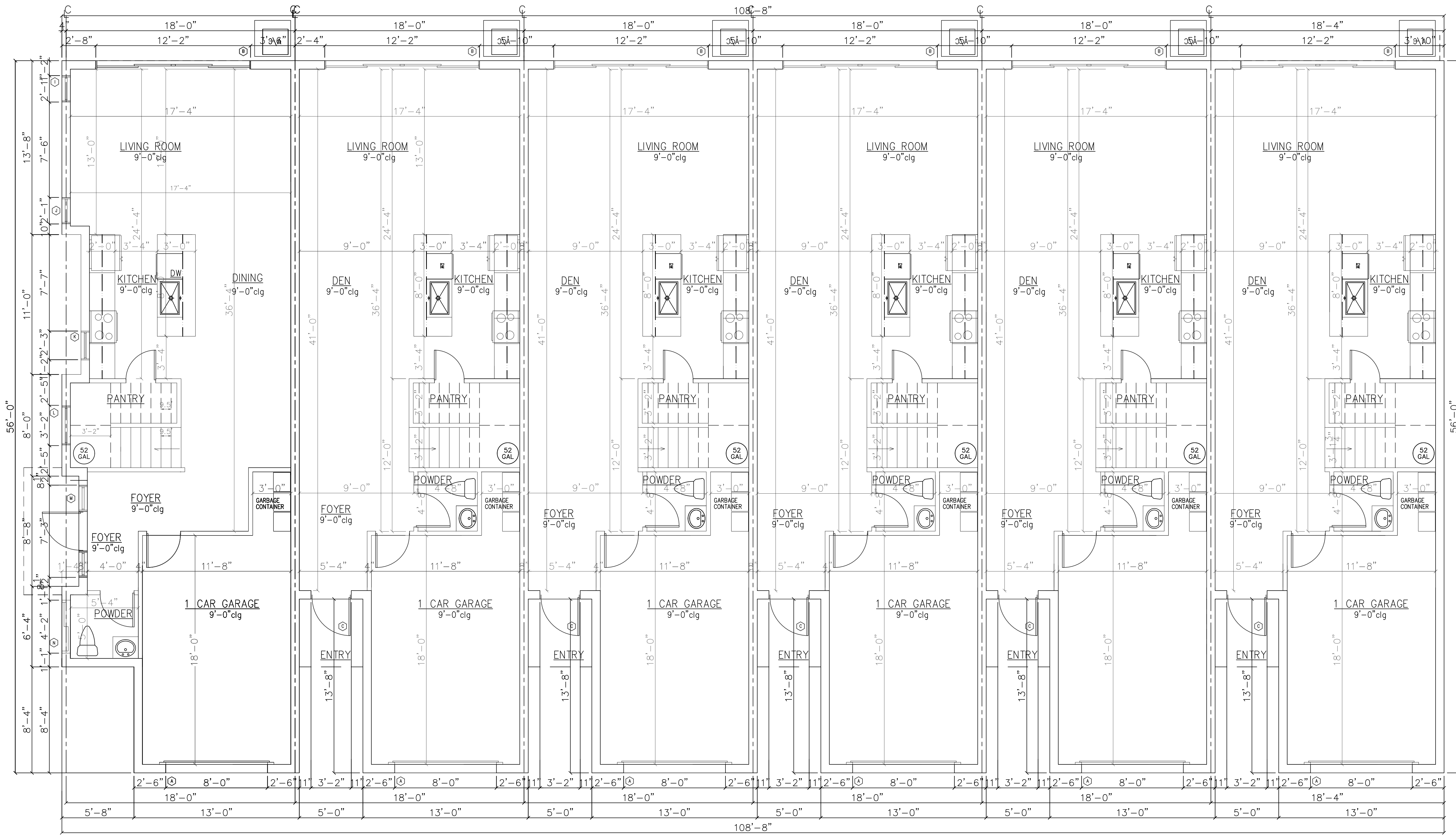
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 Consulting Structural Engineers  
 336 S.W. SUN CIRCLE  
 PALM CITY, FL 34990  
 Phone: 954.243.4595  
 STATE OF FLORIDA P.E. No. 32563 CA-6918

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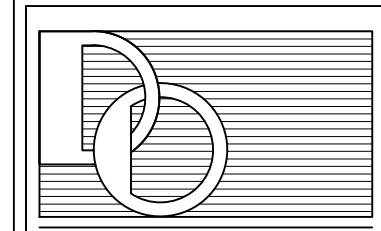
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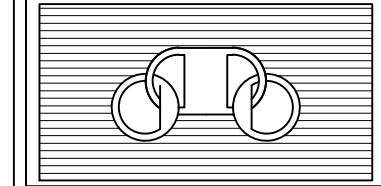


For : JONATHAN S. EINHORN  
 BUILDING 2 (6 UNITS)  
 1700 N ANDREWS AVE  
 CITY OF FORT LAUDERDALE



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**A2**

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

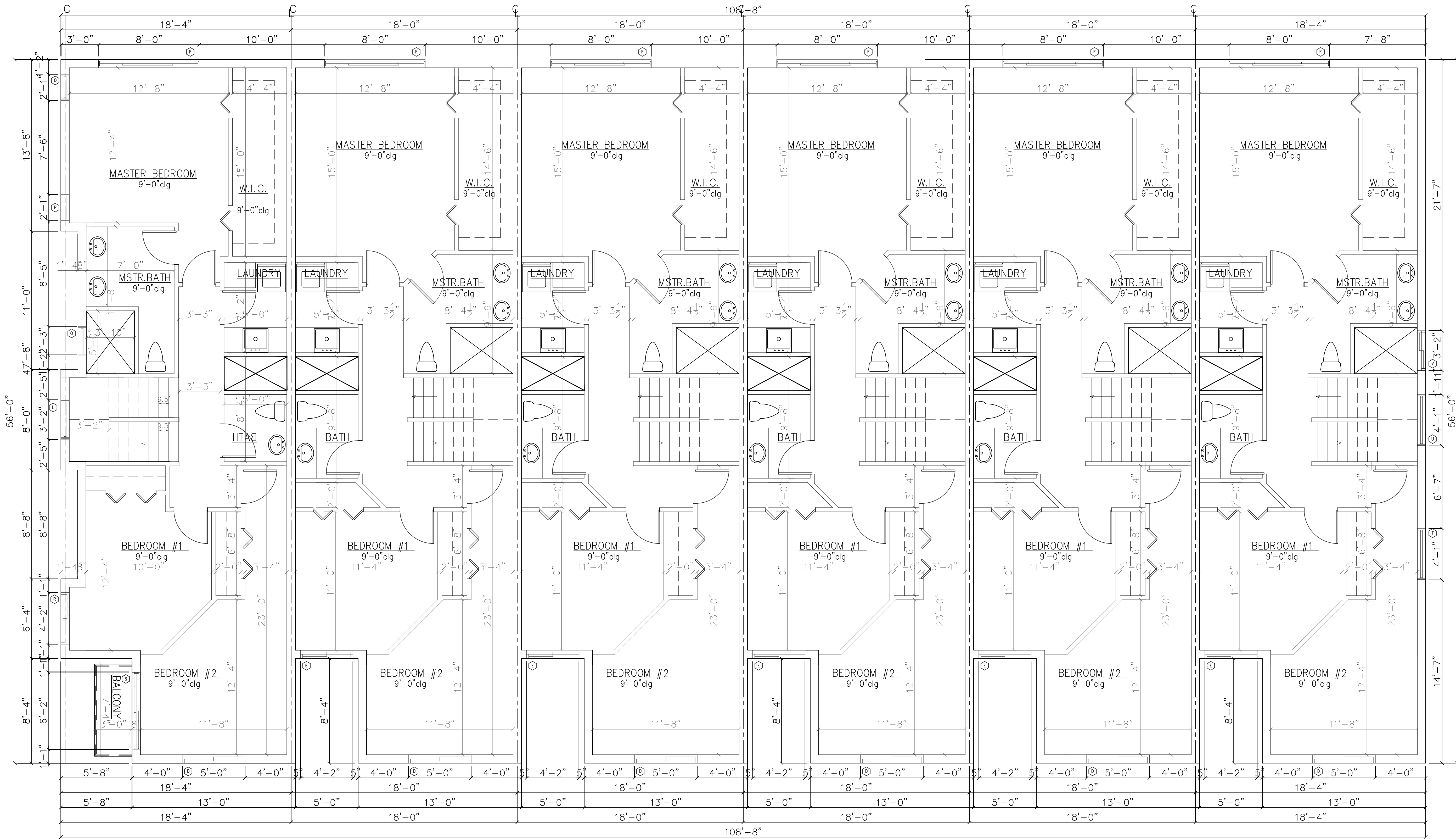
FIRST FLOOR PLAN BUILDING 2

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

FFE = +7.0 NAVD

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 PALM CITY, FL 34990  
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**MARIO  
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 MARIO  
 DIPIETRO  
 Date:  
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 10:06:33  
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For : JONATHAN S. EINHORN  
 BUILDING 2 (6 UNITS)  
 1700 N ANDREWS AVE  
 CITY OF FORT LAUDERDALE

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

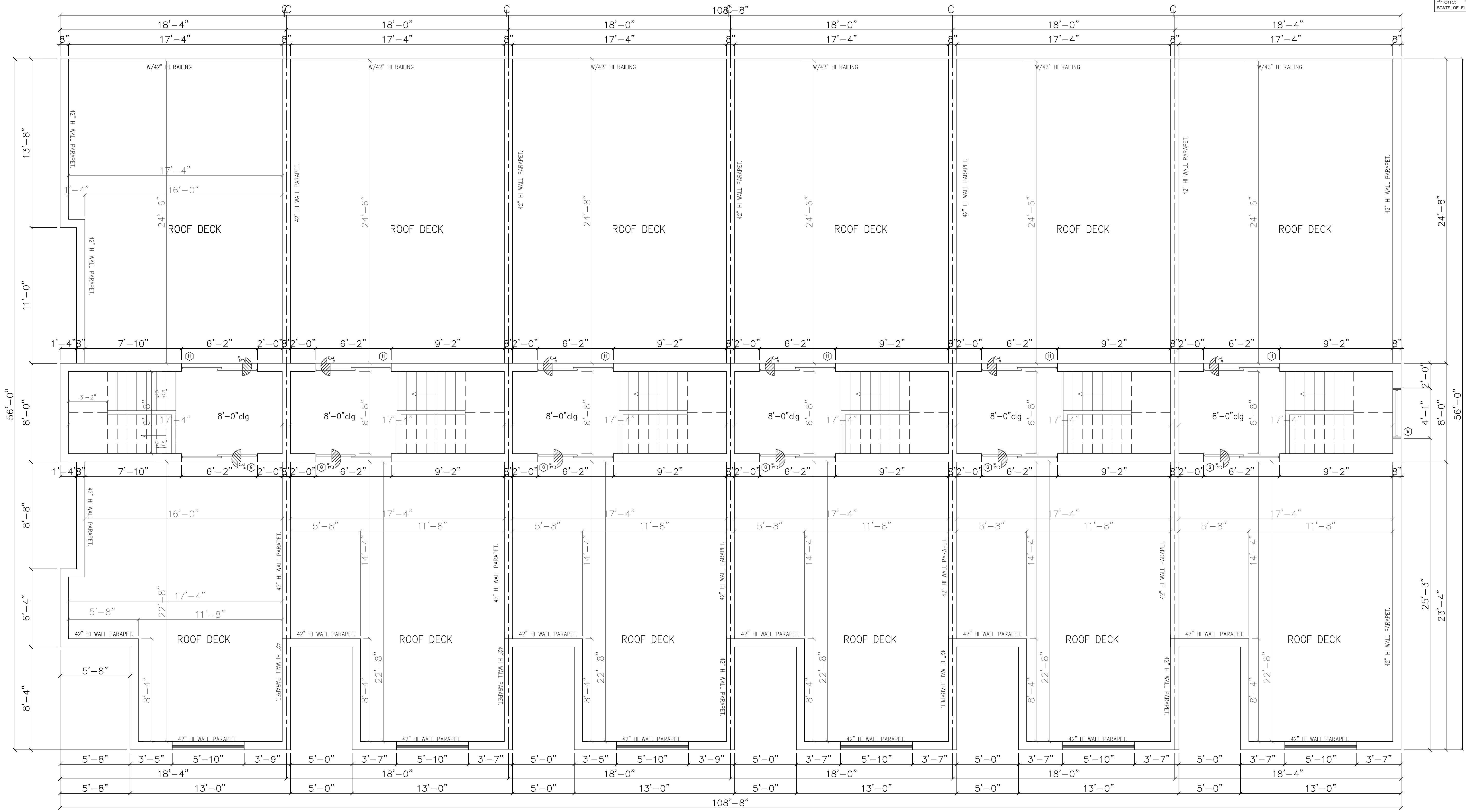
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**A3**  
 4 of 23

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THIRD FLOOR PLAN BUILDING 2  
 1/4"=1'-0"

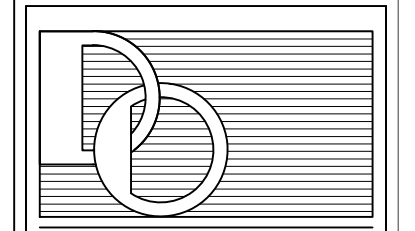
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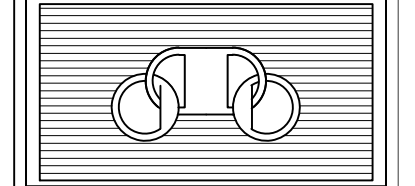
FFE = +7.0 NAVD

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 BUILDING 2 (6 UNITS)  
 1700 N ANDREWS AVE  
 CITY OF FORT LAUDERDALE



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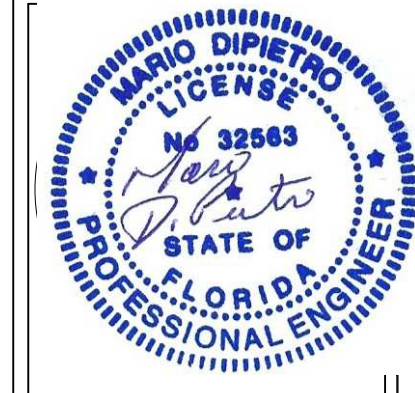


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 A4  
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 Consulting Structural Engineers  
 336 S.W. SUN CIRCLE  
 PALM CITY, FL 34990  
 Phone: 954.243.4595  
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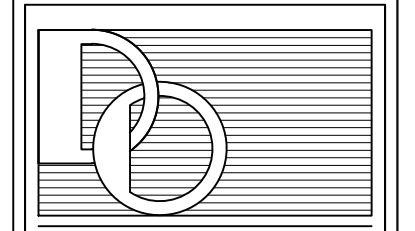
REVISIONS	BY



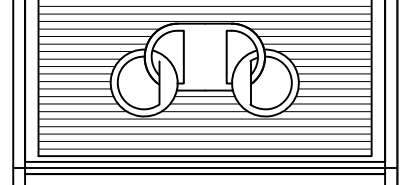
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For : JONATHAN S. EINHORN  
 BUILDING 2 (6 UNITS)  
 1700 N ANDREWS AVE  
 CITY OF FORT LAUDERDALE



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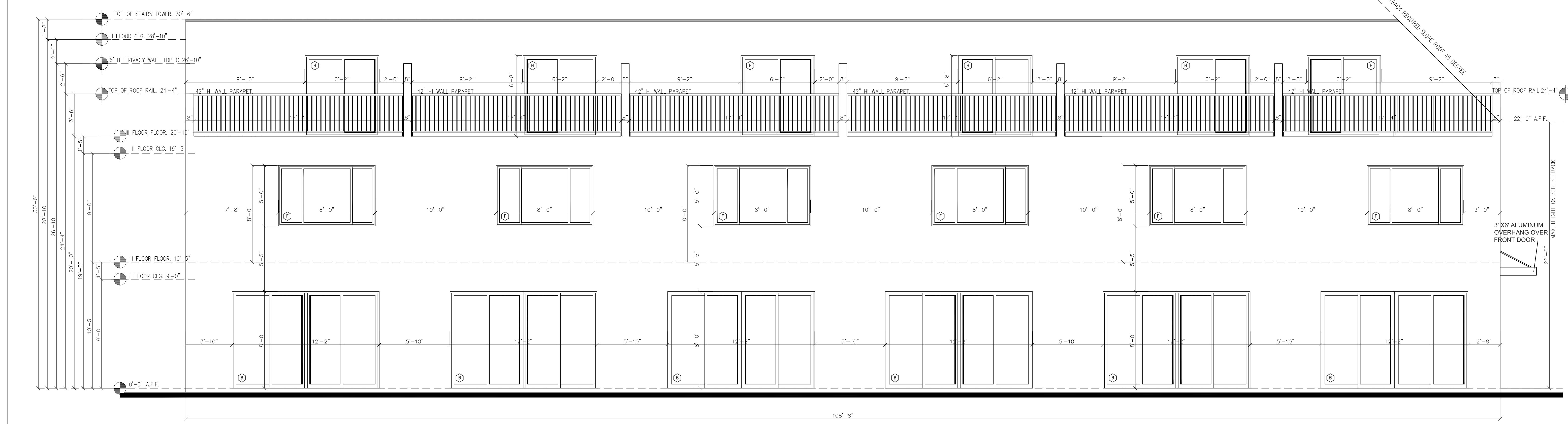


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**A5**  
 6 of 23



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

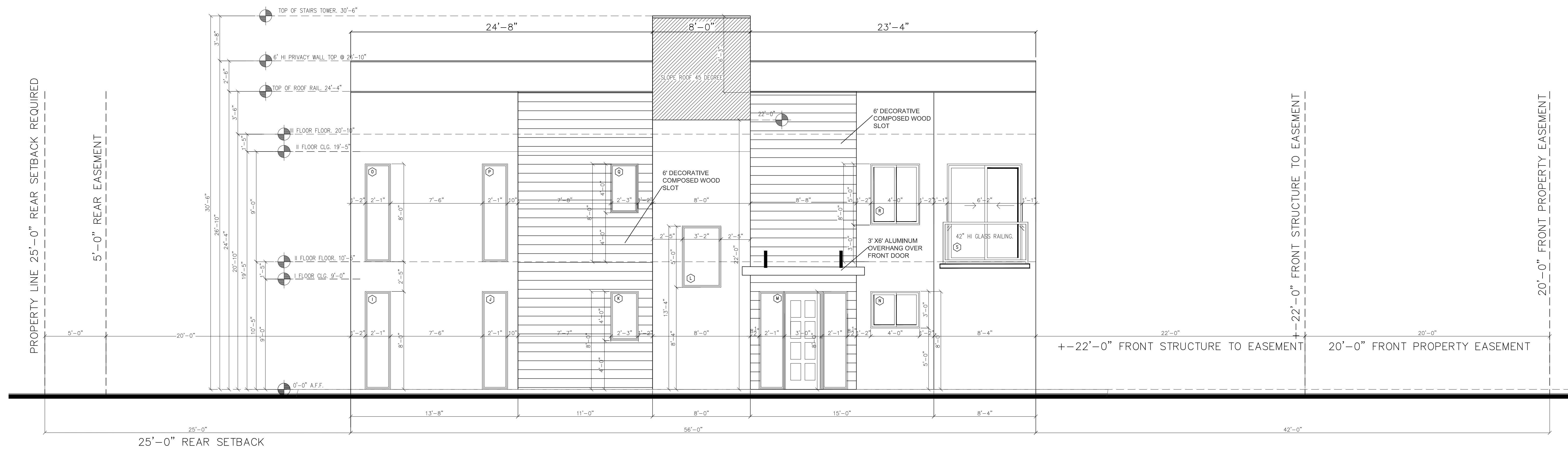


REAR ELEVATION 6 UNIT (EAST) BUILDING 2  
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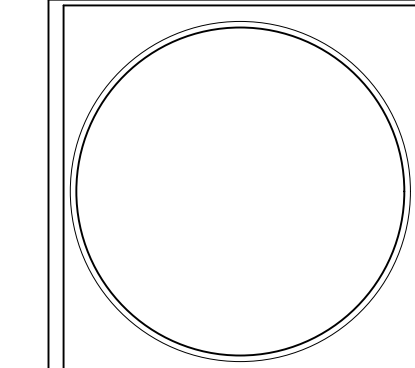
FFE = +7.0 NAVD

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 MDP ENGINEERING, INC.  
 Consulting Structural Engineers  
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 PALM CITY, FL 34990  
 Phone: 954.243.4595  
 STATE OF FLORIDA P.E. No. 32563 CA-6918

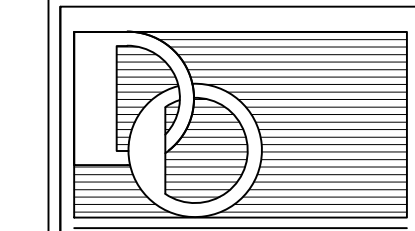
REVISIONS	BY



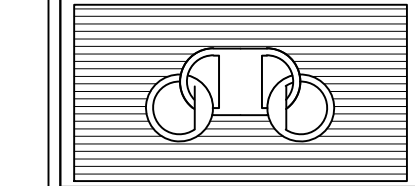
LEFT ELEVATION 6 UNIT (NORTH) BUILDING 2  
 1/4"=1'-0"  
 FACING NE 17 COURT



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



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Sheet:  
**A6**  
 7 of 23

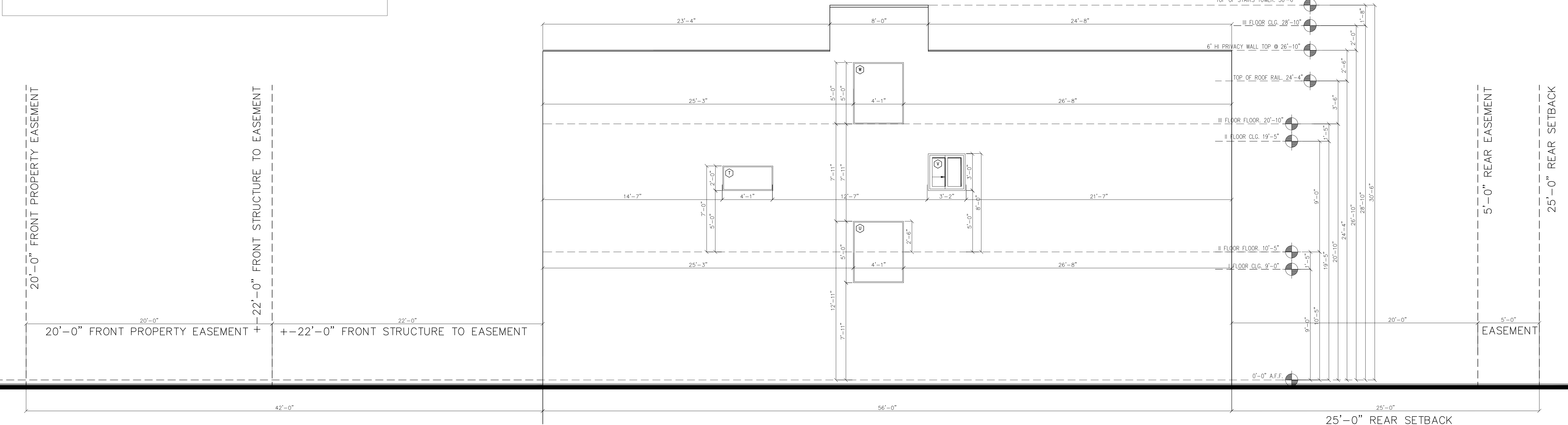
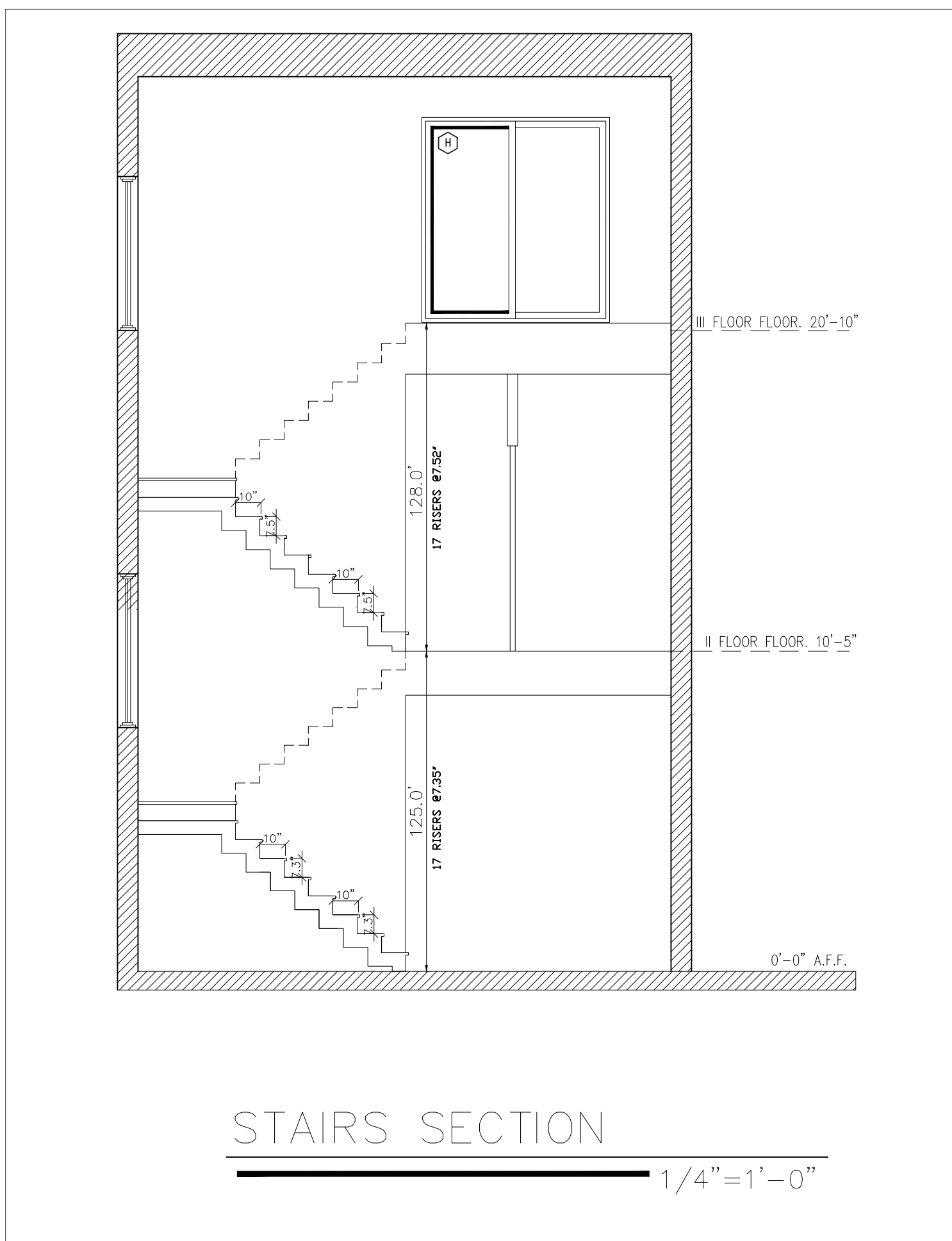
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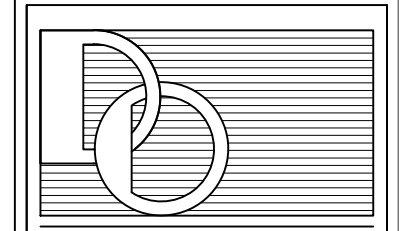
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 Digitally signed by MARIO DIPIETRO  
 Date: 2023.08.25 11:58:23 -04'00'

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.	
Ⓔ R40HLS. (48"x60")	TOP @ 8'-0" A.F.F.	
Ⓕ R80HLS. (96"x60")	TOP @ 8'-0" A.F.F.	
Ⓖ 6068 S.G.DOOR (74"x80")	TOP @ 8'-8" A.F.F.	
Ⓗ 6068 S.G.DOOR (74"x80")	TOP @ 8'-8" 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.	
Ⓟ R40HLS. (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.	
Ⓣ R40HLS. (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.	
Ⓦ 49"x60" F.GLASS	TOP @ 2'-6" A.F.F.	
Ⓧ R30HLS. (36"x36")	TOP @ 8'-0" A.F.F.	
Ⓨ 27"x96" F.GLASS	TOP @ 5'-0" A.F.F.	

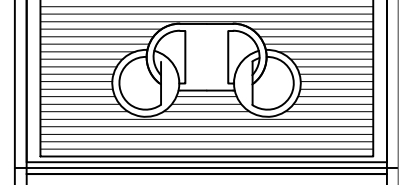


RIGHT ELEVATION 6 UNIT (SOUTH) BUILDING 2  
 1/4" = 1'-0"

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



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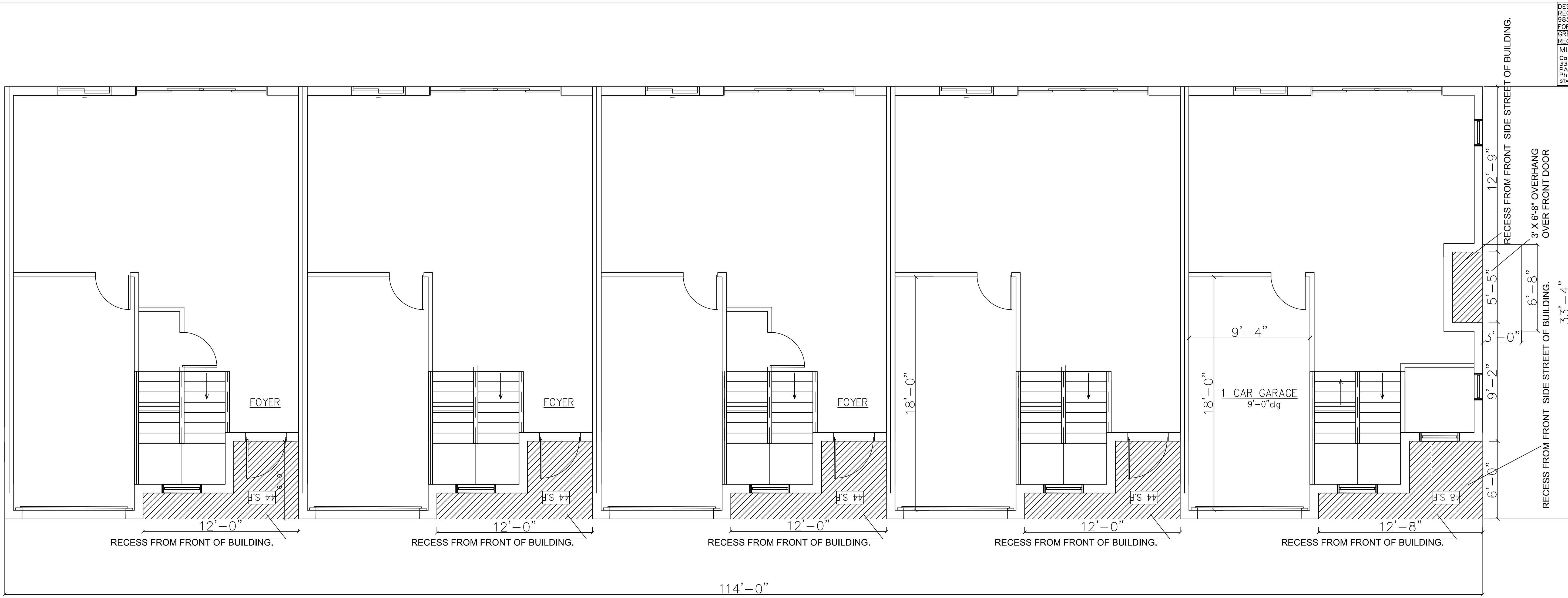


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 DATE: 5/18/2023

Sheet:  
 A7  
 8 of 23

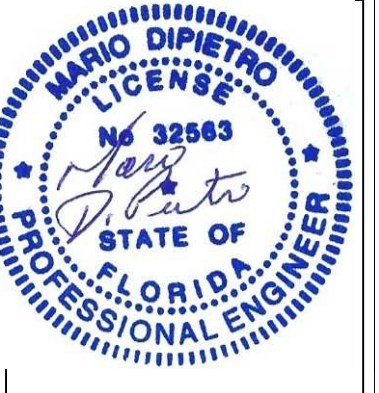
FFE = +7.0 NAVD





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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  
 STATE OF FLORIDA P.E. No. 32663 CA-6918

REVISIONS	BY



**MARIO  
 DIPIETRO**

Digitally signed  
 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

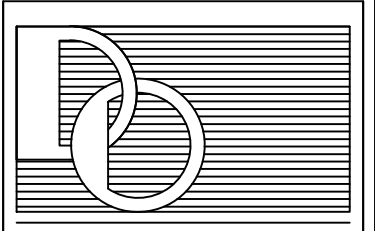
**FACING PRIVATE DRIVE**  
 25% OF 114' IS 28'-6" REQUIRED. WE PROVIDE 224 S.F OF RECESS IN FRONT OF BUILDING.

RECESS TABULATION BUILDING 3

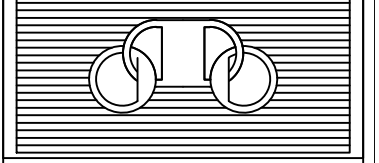
1/4" = 1'-0"



FFE = +7.0 NAVD



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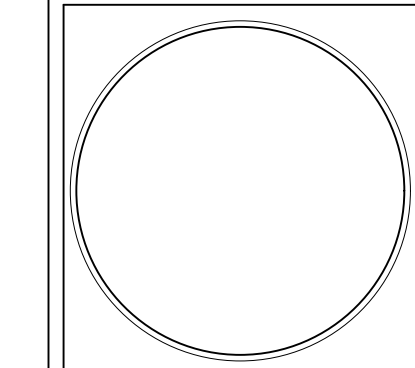
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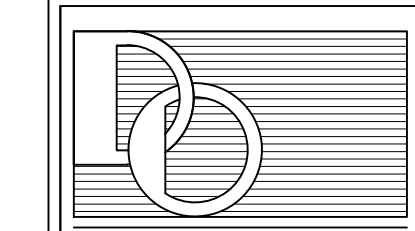
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 REG. # AA-28001971  
 985 W COMMERCIAL BLVD.  
 FORT LAUDERDALE FL 33309  
 GREGORY A. JONES ARCHITECT  
 REG. # AR12185  
 MDP ENGINEERING, INC.  
 Consulting Structural Engineers  
 336 S.W. SUN CIRCLE  
 PALM CITY, FL 34990  
 Phone: 954.243.4595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

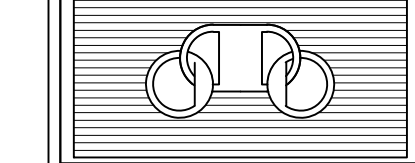
REVISIONS	BY



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

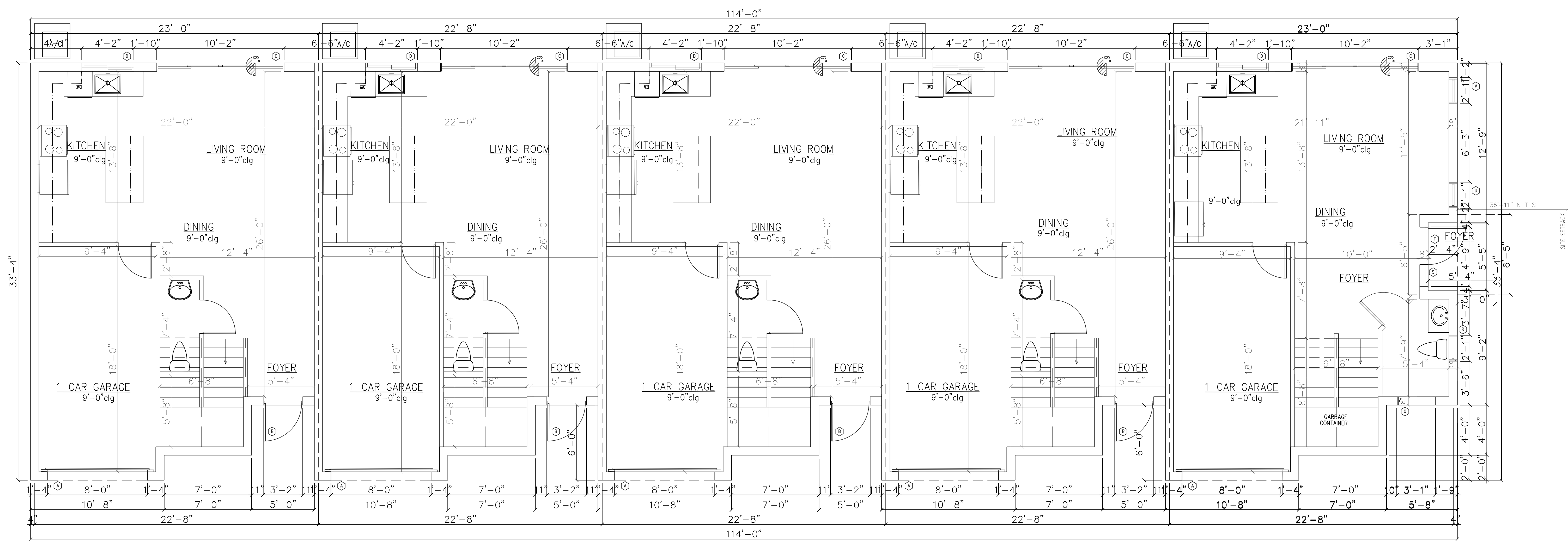


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 Fax (954) 418-7110  
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**A10**  
 11 of 23



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

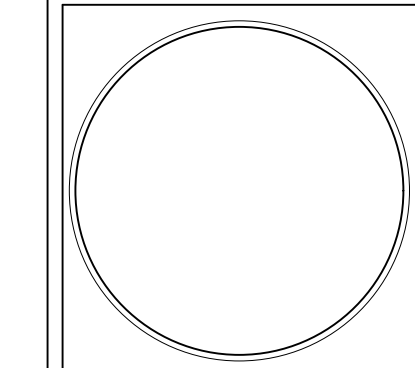
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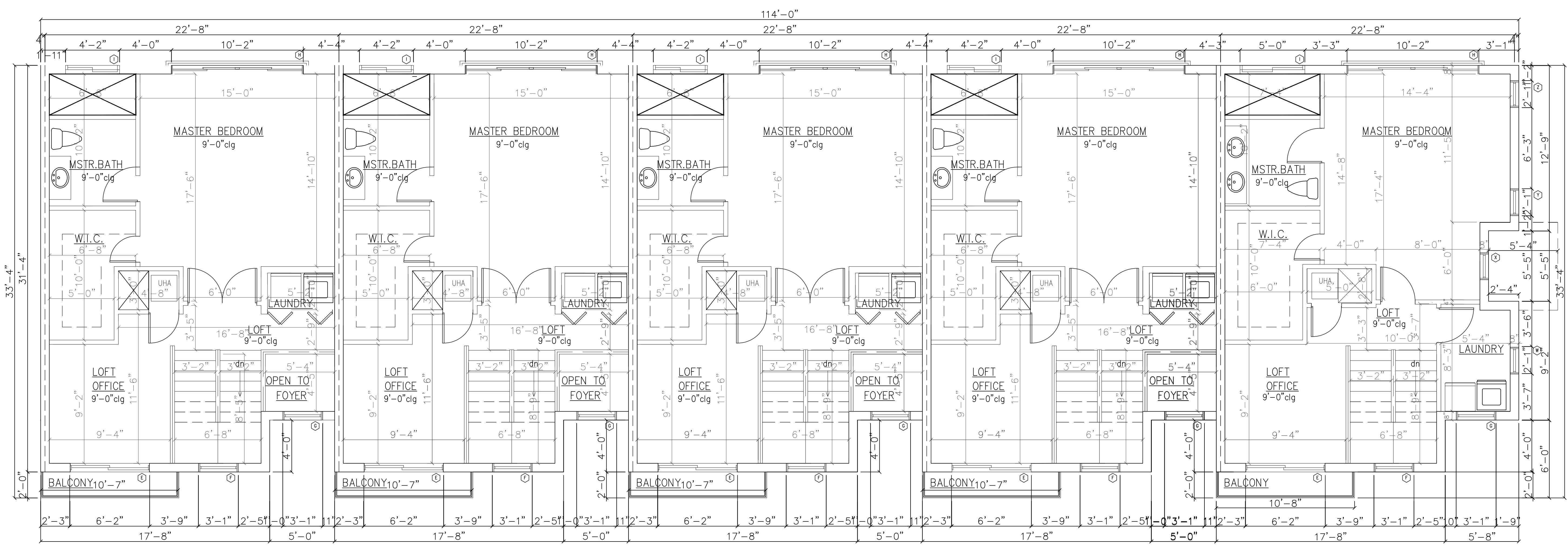
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 GREGORY A. JONES ARCHITECT  
 REG. # AR12185  
 MDP ENGINEERING, INC.  
 Consulting Structural Engineers  
 336 S.W. SUN CIRCLE  
 PALM CITY, FL 34990  
 Phone: 954.243.4595  
 STATE OF FLORIDA P.E. No. 32563 CA-6918

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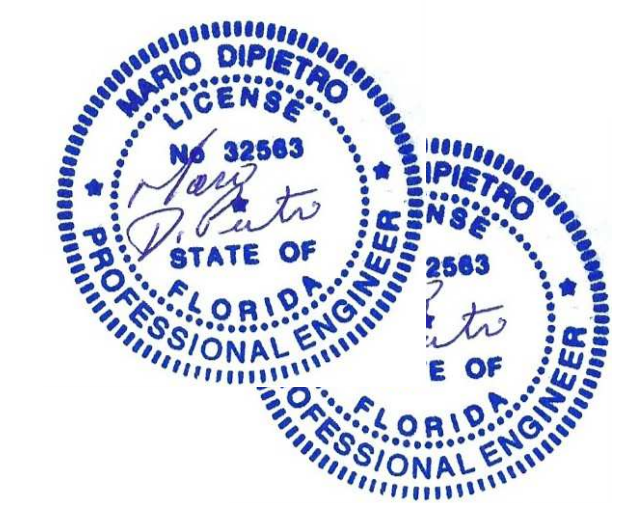


For : JONATHAN S.EINHORN  
 BUILDING 3 (5 UNITS)  
 1700 N ANDREWS AVE  
 CITY OF FORT LAUDERDALE

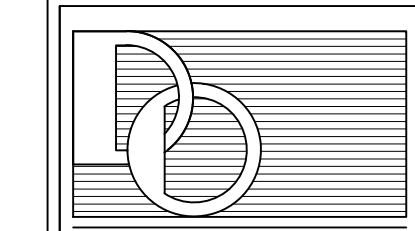


SECOND FLOOR PLAN BUILDING 3  
 1/4"=1'-0"

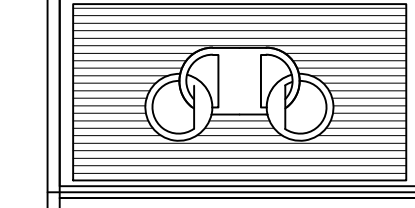
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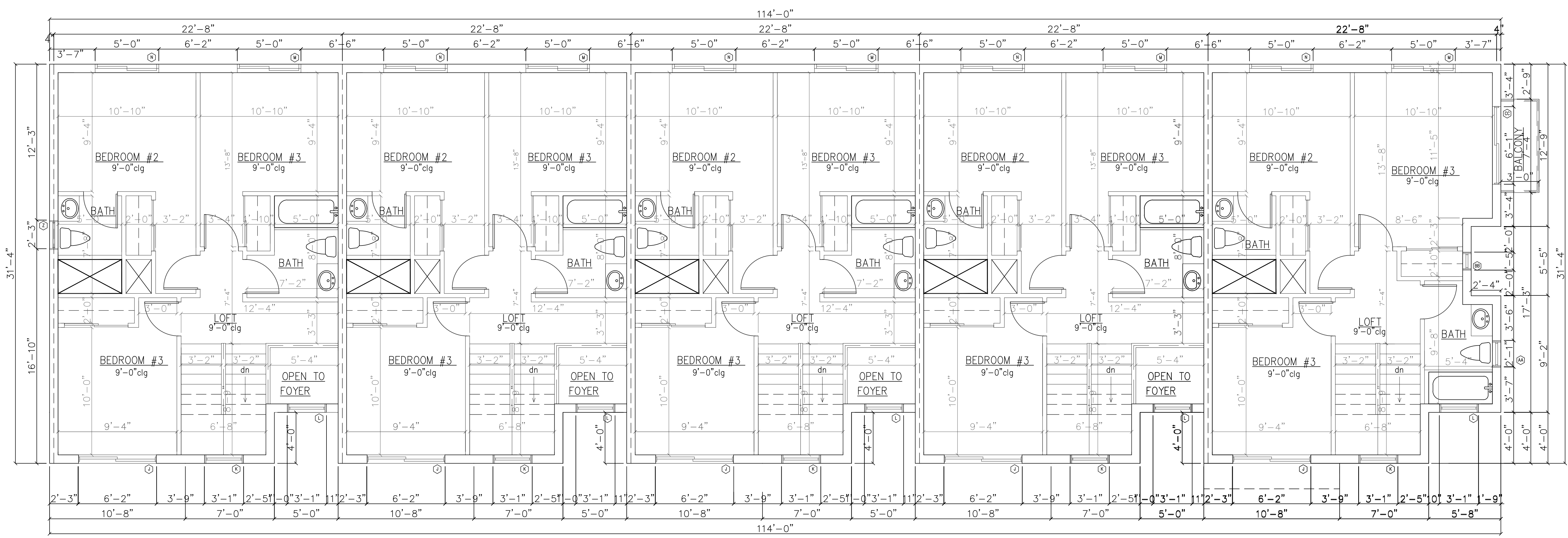


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 12 of 23

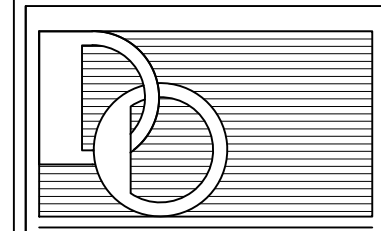
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 REG. # AR12185  
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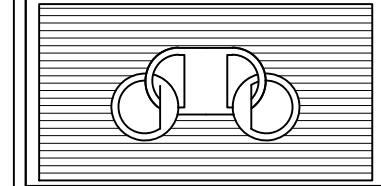
THIRD FLOOR PLAN BUILDING 3  
 1/4"=1'-0"

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



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13 of 23

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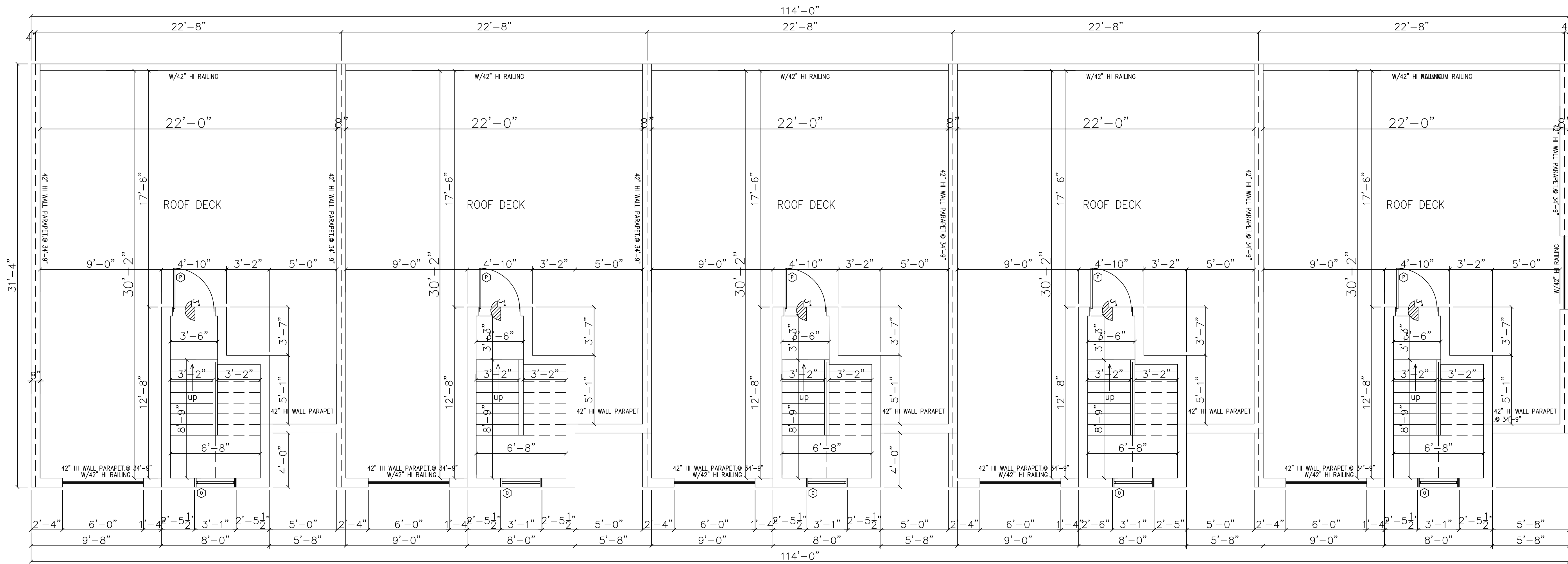
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 REG. # AA-26001971  
 965 W COMMERCIAL BLVD.  
 FORT LAUDERDALE FL 33309  
 GREGORY A. JONES ARCHITECT  
 REG. # AR12185  
 MDP ENGINEERING, INC.  
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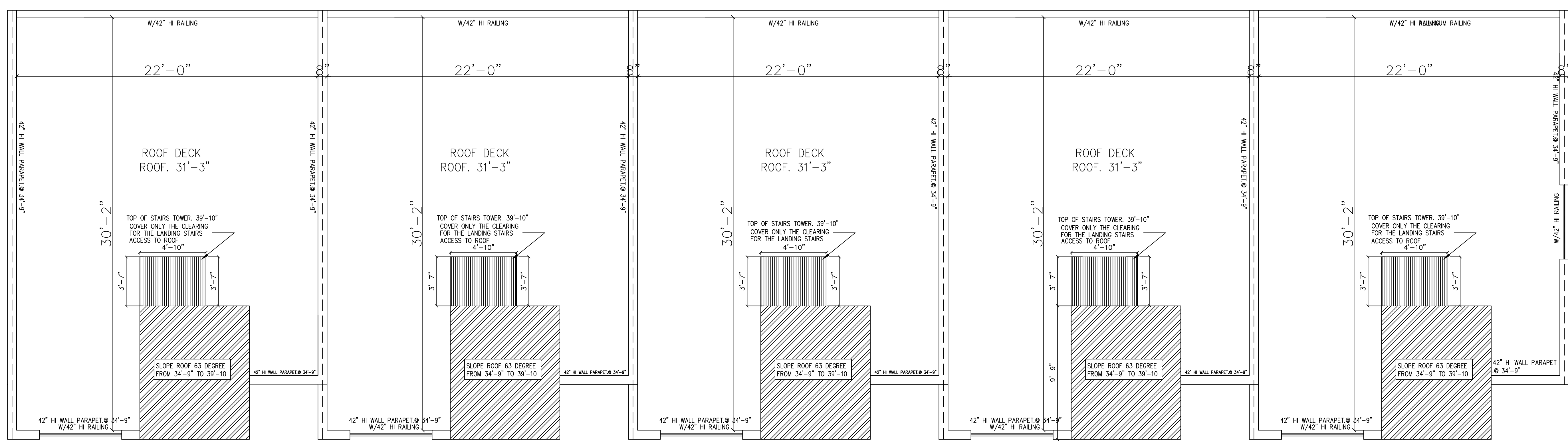
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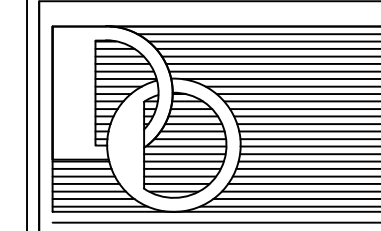


FOUR FLOOR PLAN  
 1/4" = 1'-0"



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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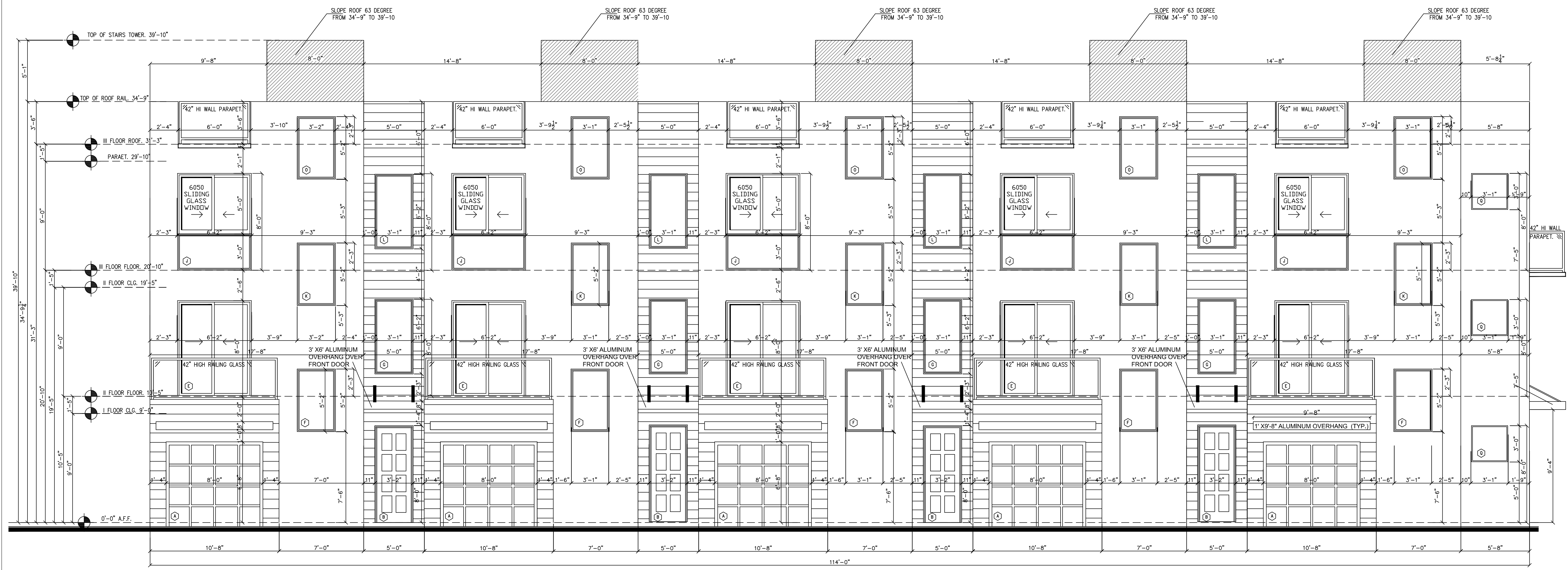
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 REG. # AR12185  
 MDP ENGINEERING, INC.  
 Consulting Structural Engineers  
 336 S.W. SUN CIRCLE  
 PALM CITY, FL 34990  
 Phone: 954.243.4595  
 STATE OF FLORIDA P.E. No. 32563 CA-6918

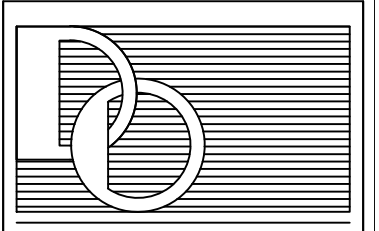
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FRONT ELEVATION 5 UNIT BUILDING 3 (WEST)  
 1/4" = 1'-0"

WINDOW / DOOR SCHEDULE		
TYPE/SIZE	REMARKS	PRESSURE
(3) 48"x72" F.GLASS / 48"x40" F.GLASS ABV.	TOP @ 9'-0" A.F.F. / TOP @ 13'-0" A.F.F.	
(D) 3080 (38"x96")	TOP @ 8'-0" A.F.F.	
(C) 10080 S.G.DOOR	TOP @ 8'-0" A.F.F.	
(R) 8404.S. (50"x90")	TOP @ 8'-0" A.F.F.	
(C) 6080 S.G.DOOR (74"x96")	TOP @ 8'-0" A.F.F.	
(C) 38"x62" F.GLASS	TOP @ 2'-3" A.F.F.	
(C) 37"x74" F.GLASS	TOP @ 8'-0" A.F.F.	
(F) 10080 S.G.DOOR	TOP @ 8'-0" A.F.F.	
(R) 8404.S. (50"x36")	TOP @ 8'-0" A.F.F.	
(C) 8604.S. (74"x60") / 74"x36" F.GLASS UNDER	TOP @ 8'-0" A.F.F.	
(C) 38"x62" F.GLASS	TOP @ 2'-3" A.F.F.	
(C) 37"x74" F.GLASS	TOP @ 8'-0" A.F.F.	
(R) 8504.S. (60"x60")	TOP @ 7'-9" A.F.F.	
(C) 8504.S. (60"x60")	TOP @ 7'-9" A.F.F.	
(C) 38"x62" F.GLASS	TOP @ 2'-3" A.F.F.	
(D) 3069	TOP @ 7'-0" A.F.F.	
(C) 37"x36" F.GLASS	TOP @ 8'-0" A.F.F.	
(C) 25"x96" F.GLASS	TOP @ 8'-0" A.F.F.	
(C) 25"x48" F.GLASS	TOP @ 8'-0" A.F.F.	
(D) 3080	TOP @ 8'-0" A.F.F.	
(C) 25"x96" F.GLASS	TOP @ 8'-0" A.F.F.	
(C) 25"x96" F.GLASS	TOP @ 8'-0" A.F.F.	
(C) 27"x48" F.GLASS	TOP @ 8'-0" A.F.F.	
(C) 17"x17" F.GLASS	TOP @ 8'-0" A.F.F.	
(C) 25"x96" F.GLASS	TOP @ 8'-0" A.F.F.	
(C) 25"x96" F.GLASS	TOP @ 8'-0" A.F.F.	
(A) 27"x48" F.GLASS	TOP @ 8'-0" A.F.F.	
(B) 17"x17" F.GLASS	TOP @ 8'-0" A.F.F.	
(A) 6080 S.G.DOOR	TOP @ 8'-0" A.F.F.	

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



**DESIGN ODYSSEY Inc.**  
 Architectural Design

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 Fax (954) 418-7110  
 e-mail: designodyssey5@gmail.com  
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A14

1 of 4

**MARIO DIPIETRO**  
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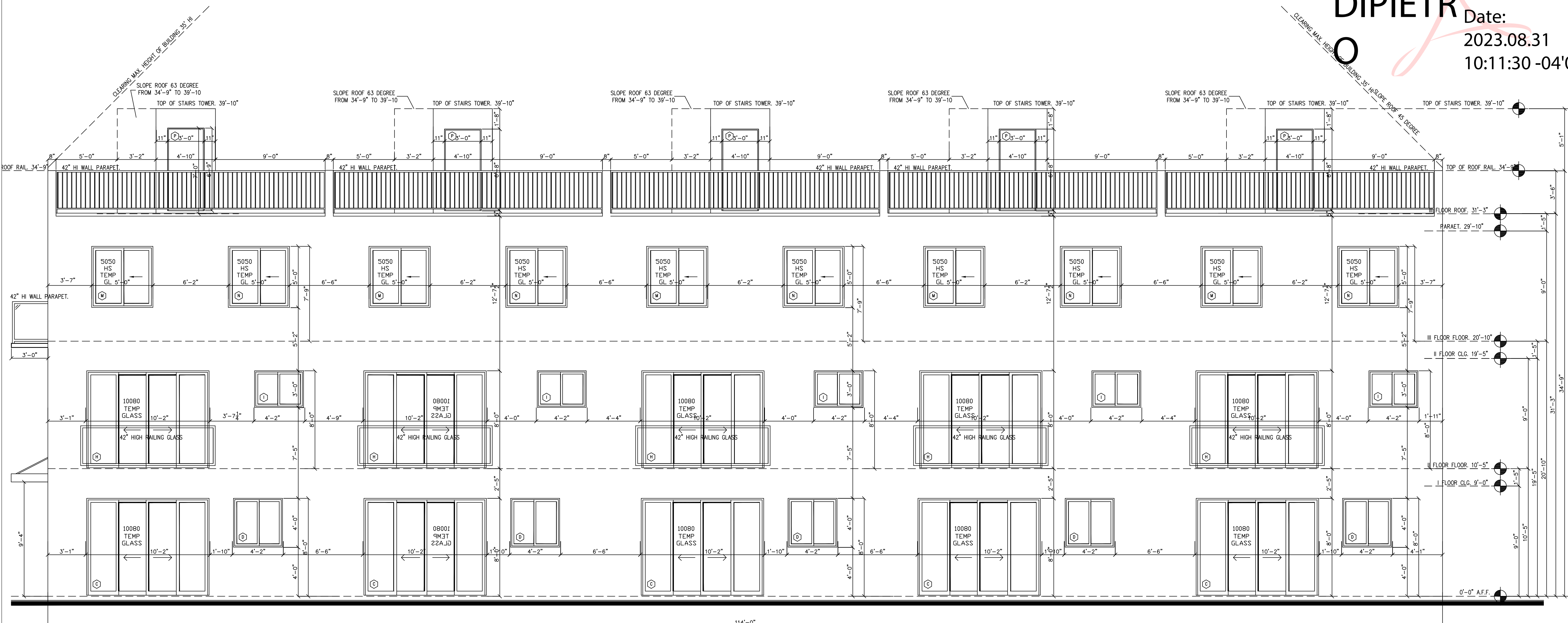
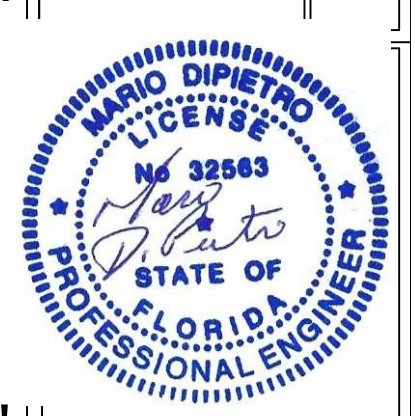


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 REG. # AR12185  
 MDP ENGINEERING, INC.  
 Consulting Structural Engineers  
 336 S.W. SUN CIRCLE  
 PALM CITY, FL 34990  
 Phone: 954.243.4595  
 STATE OF FLORIDA P.E. No. 32563 CA-6018

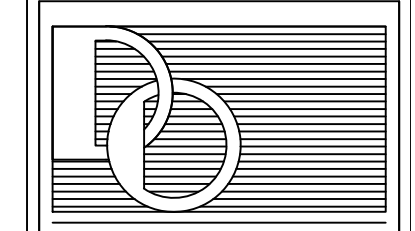
REVISIONS	BY

**MARIO DIPIETRO**  
 Digitally signed  
 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

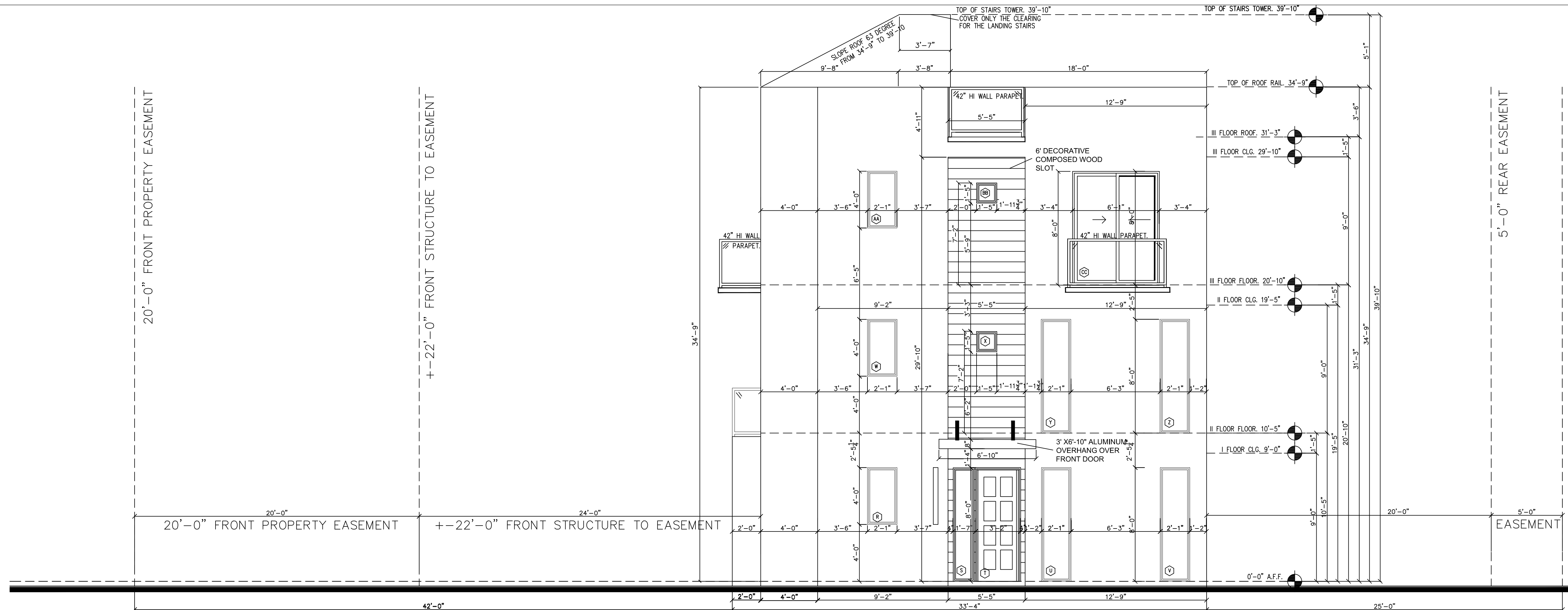


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 DATE: 8/31/2023

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**A15**  
 1 of 4

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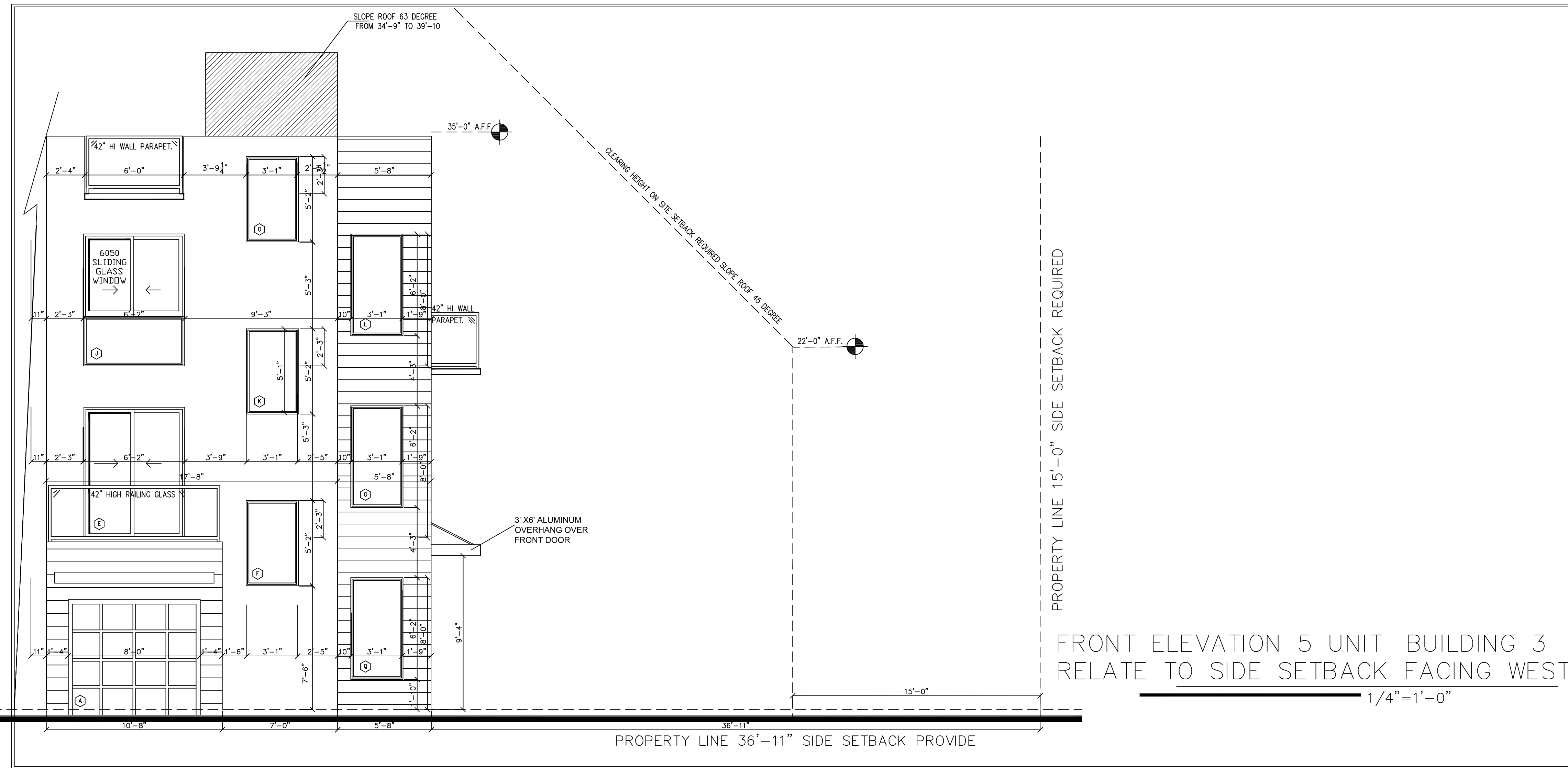
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 965 W COMMERCIAL BLVD.  
 FORT LAUDERDALE FL 33309  
 GREGORY A. JONES ARCHITECT  
 REG. # AR12185  
 MDP ENGINEERING, INC.  
 Consulting Structural Engineers  
 336 S.W. SUN CIRCLE  
 PALM CITY, FL 34990  
 Phone: 954.243.4595  
 STATE OF FLORIDA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

REVISIONS	BY

**MARIO  
 DIPIETRO**



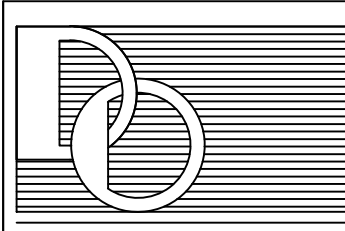
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RIGHT ELEVATION 5 UNIT BUILDING 3  
 1/4" = 1'-0"  
 FACING NE 16 PL (SOUTH)

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

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



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 DATE: 8/31/2023

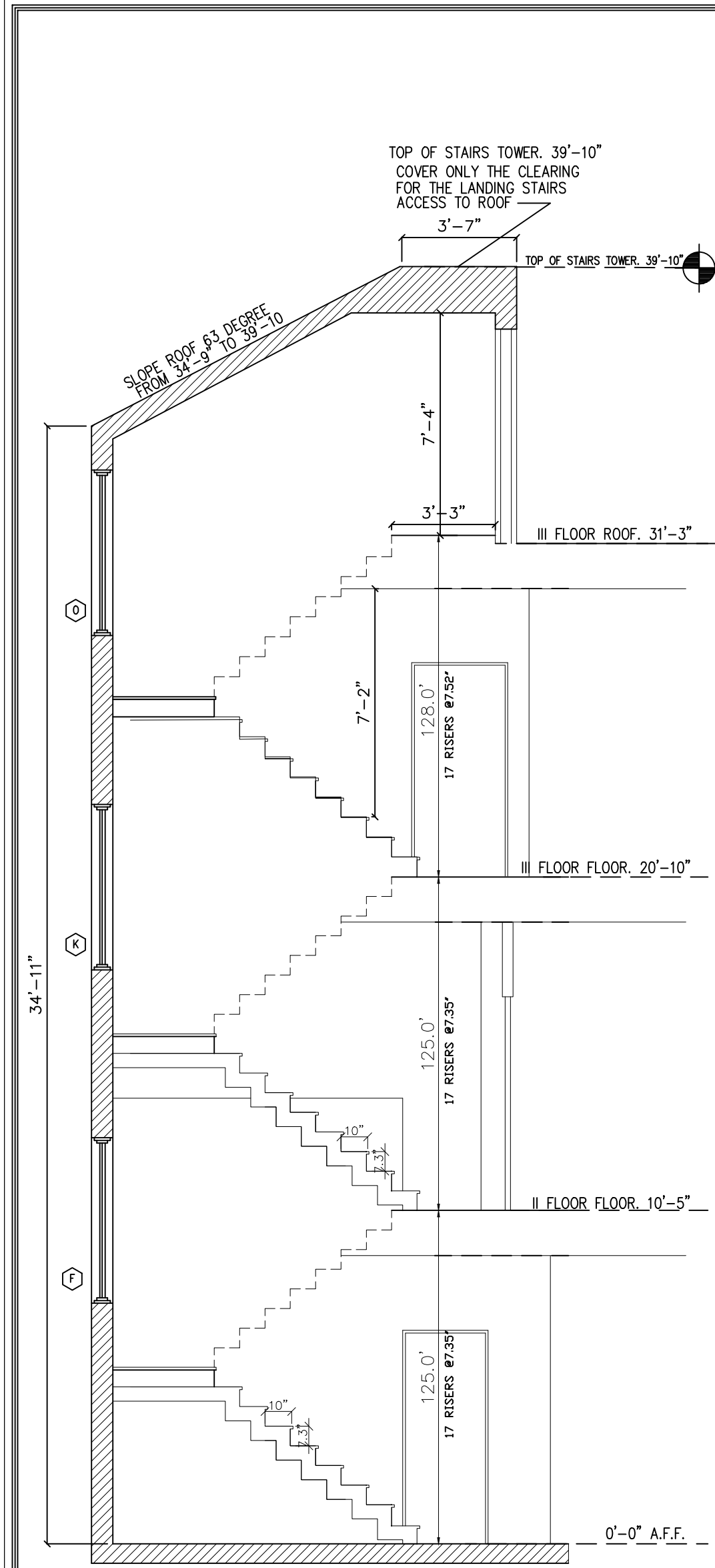
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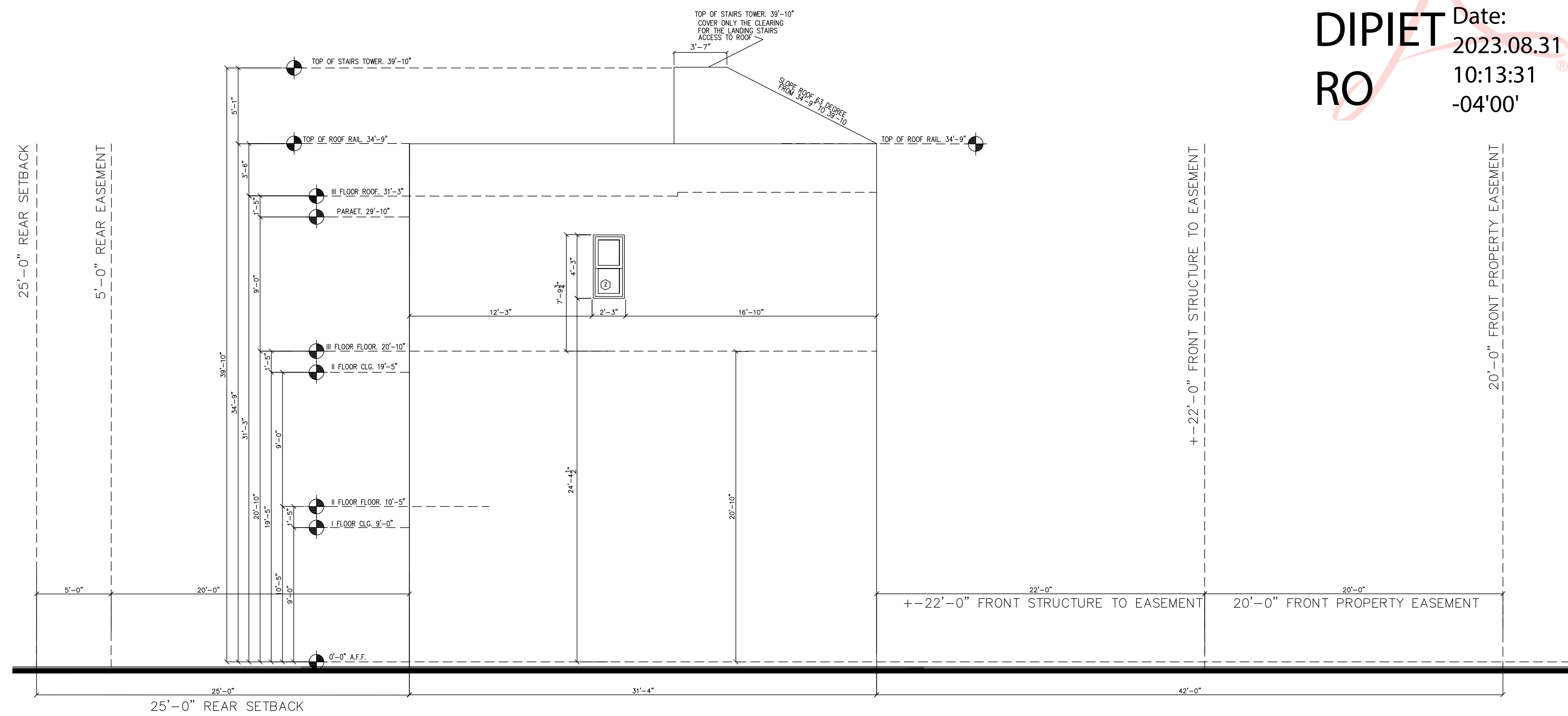
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 REG. # AR12185  
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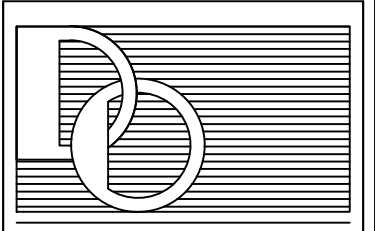


STAIRS SECTION  
 1/4" = 1'-0"

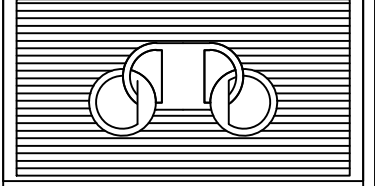


LEFT ELEVATION 5 UNIT BUILDING 3 TO ( EAST)  
 1/4" = 1'-0"

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



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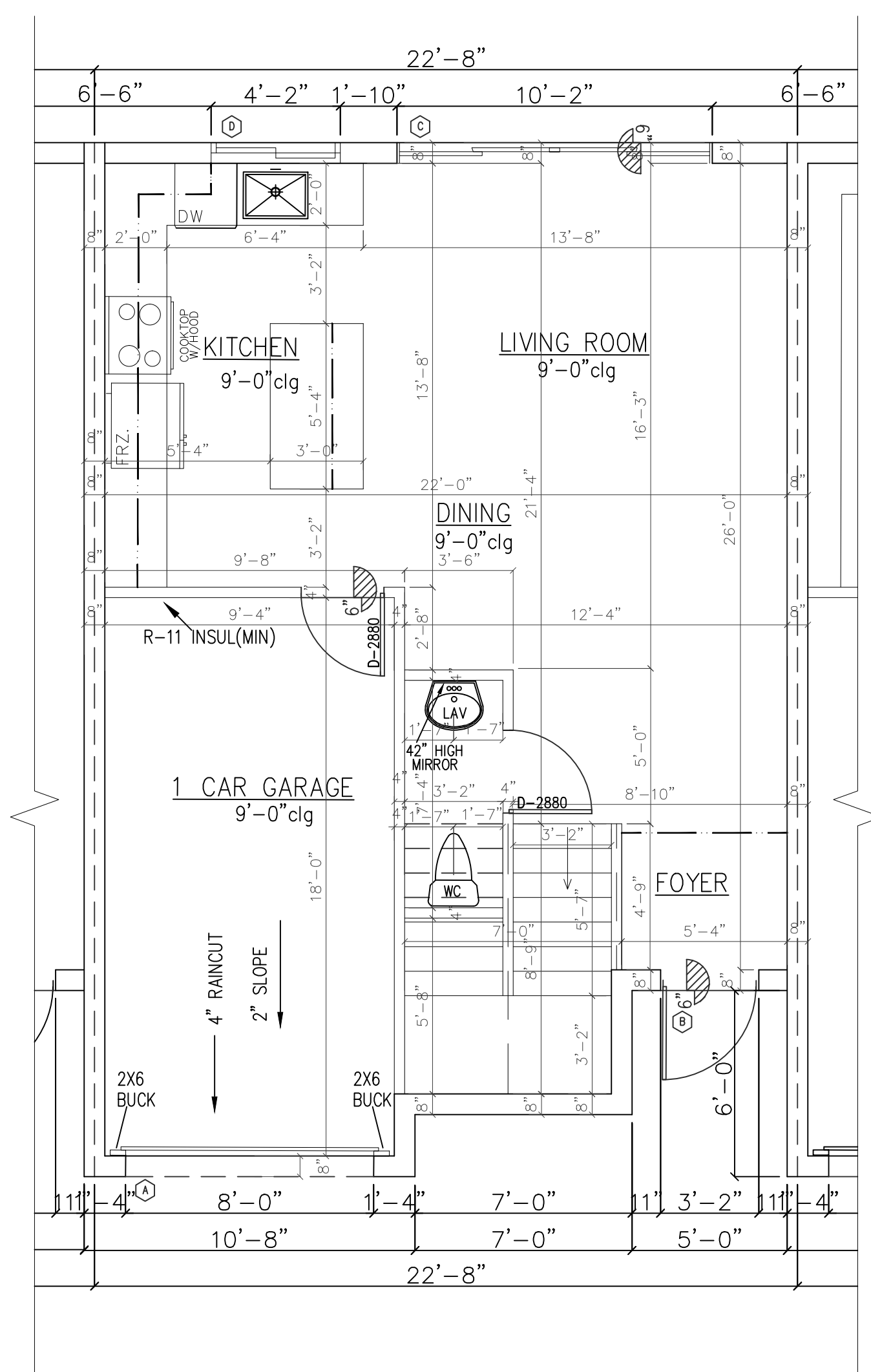
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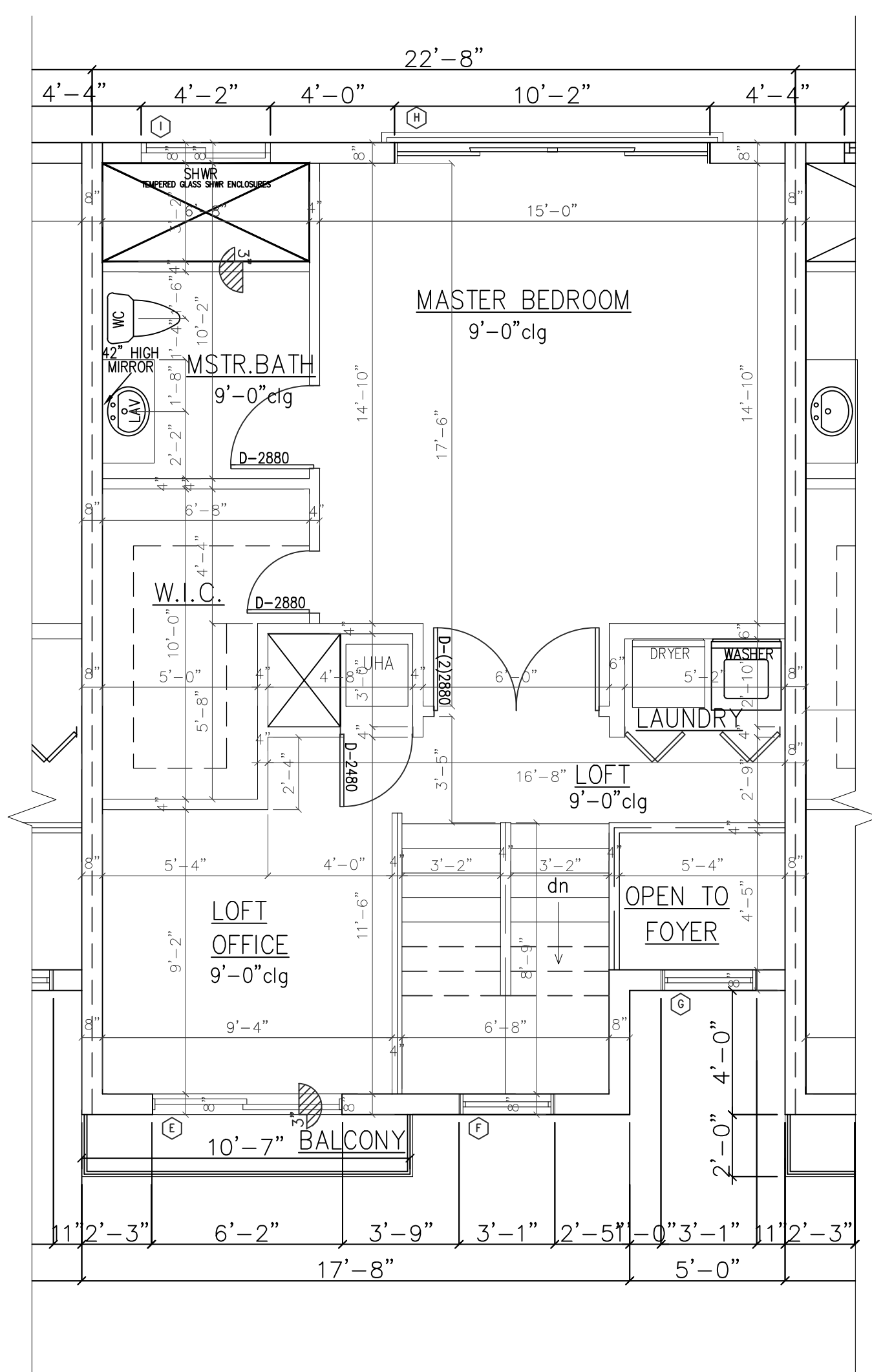
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 REG. # AA-26001971  
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 FORT LAUDERDALE FL 33309  
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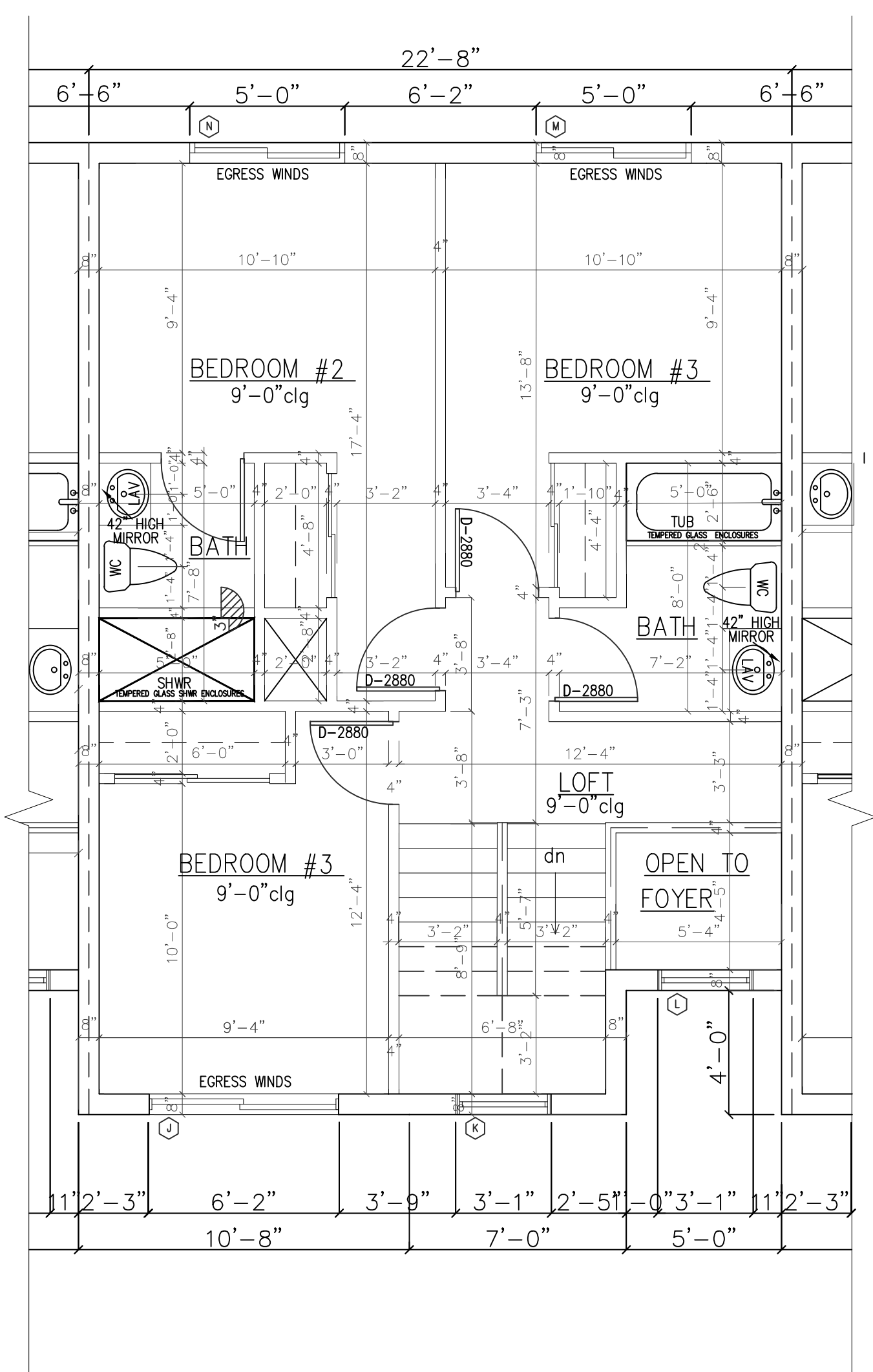
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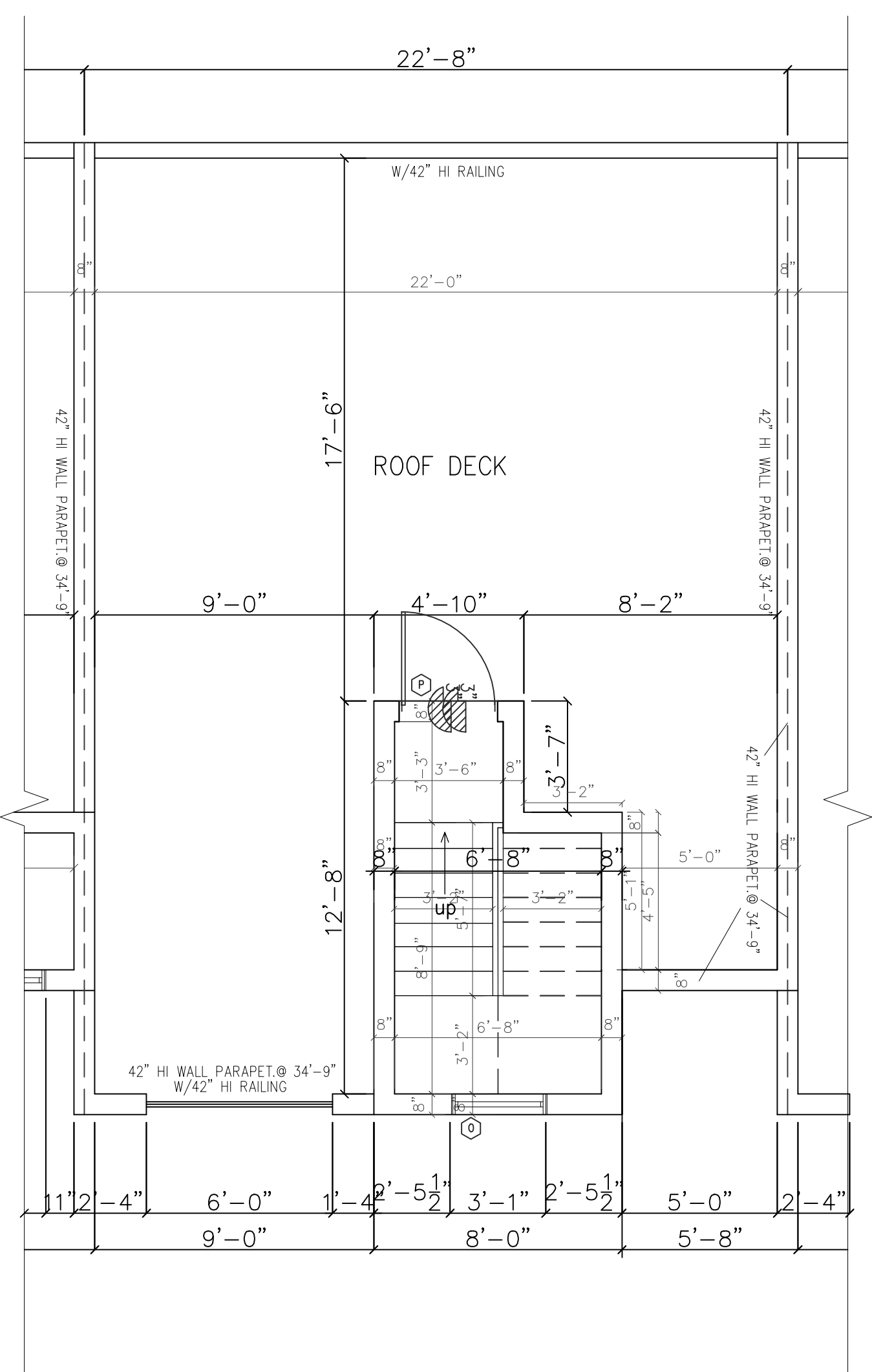
TYP. UNIT FIRST FLOOR PLAN 539 AC +191 GARAGE= 498 S.F.  
 SCALE: 1/4"=1'-0"



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"

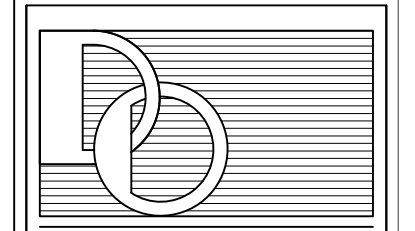


TYP. UNIT FOURTH FLOOR PLAN 155 S.F.  
 SCALE: 1/4"=1'-0"

AREA CALCULATION TYP. UNIT

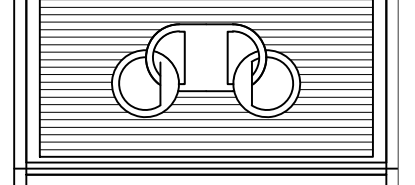
I FLOOR AC AREA	528	SF
II FLOOR AC AREA	688	SF
III FLOOR AC AREA	688	SF
ROOF LANDING AREA	140	SF
TOTAL AC AREA	= 2,044	SF
1 CAR GARAGE	= 180	SF
1 BALCONIES	= 21	SF
TOTAL AREA	= 2,245	SF

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



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19 of 23

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 Date: 2023.08.25  
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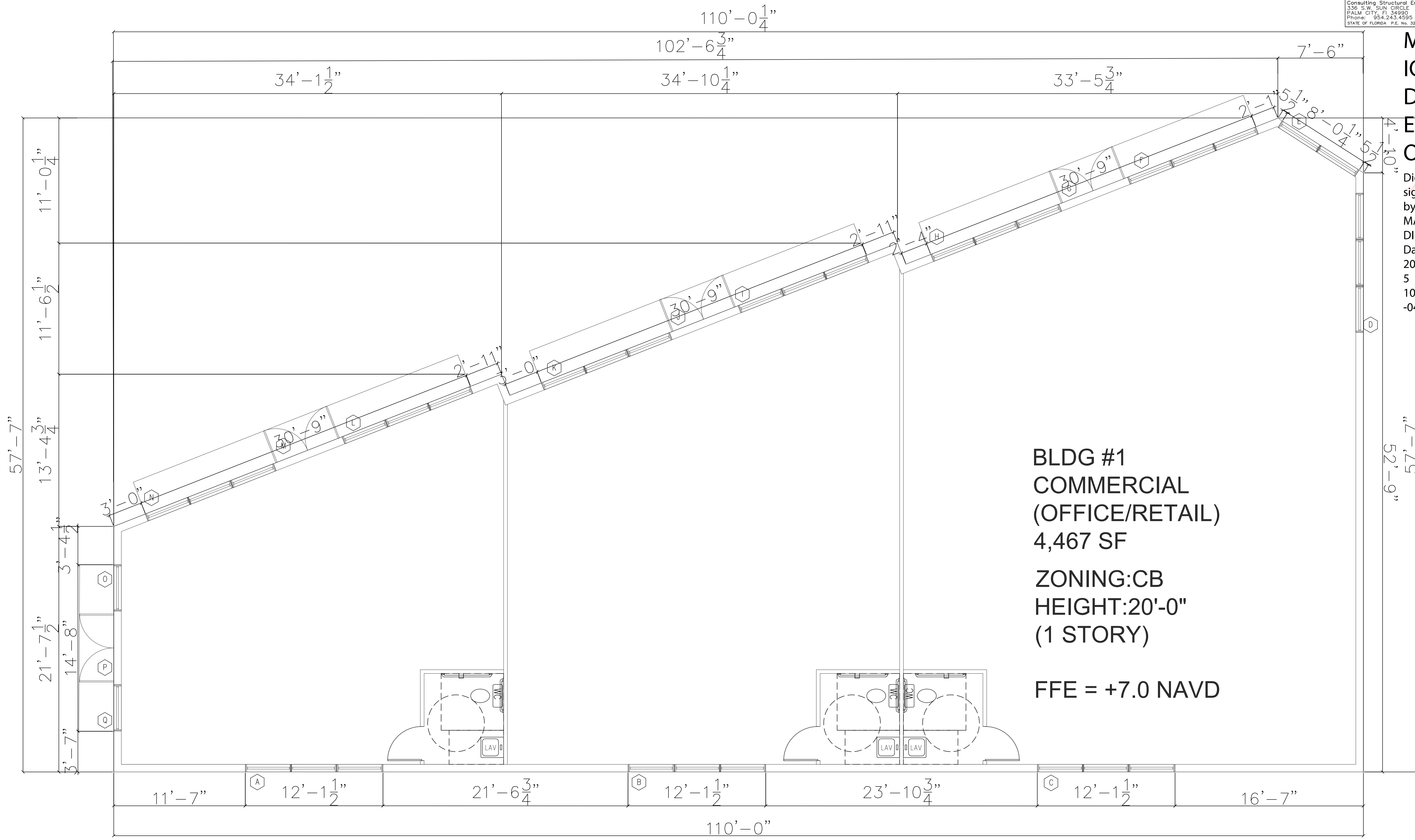


UNIT LAYOUT BUILDING 3  
 SCALE: 1/4"=1'-0"

FFE = +7.0 NAVD

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 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



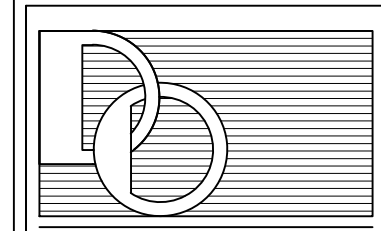
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 COMMERCIAL  
 (OFFICE/RETAIL)  
 4,467 SF  
 ZONING:CB  
 HEIGHT:20'-0"  
 (1 STORY)  
 FFE = +7.0 NAVD**

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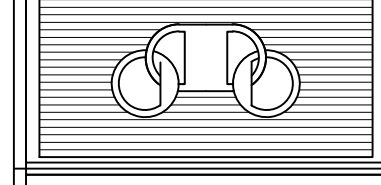


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 Date: 2023.08.25 10:02:16 -04'00'

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



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



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

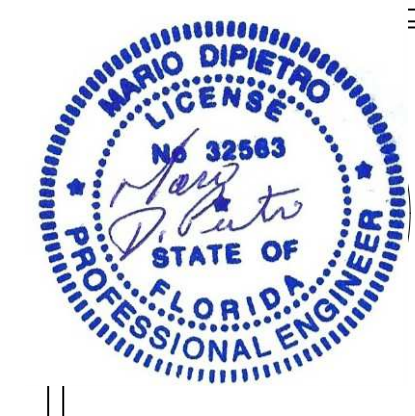
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**A19**  
 20 of 23

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

FFE = +7.0 NAVD

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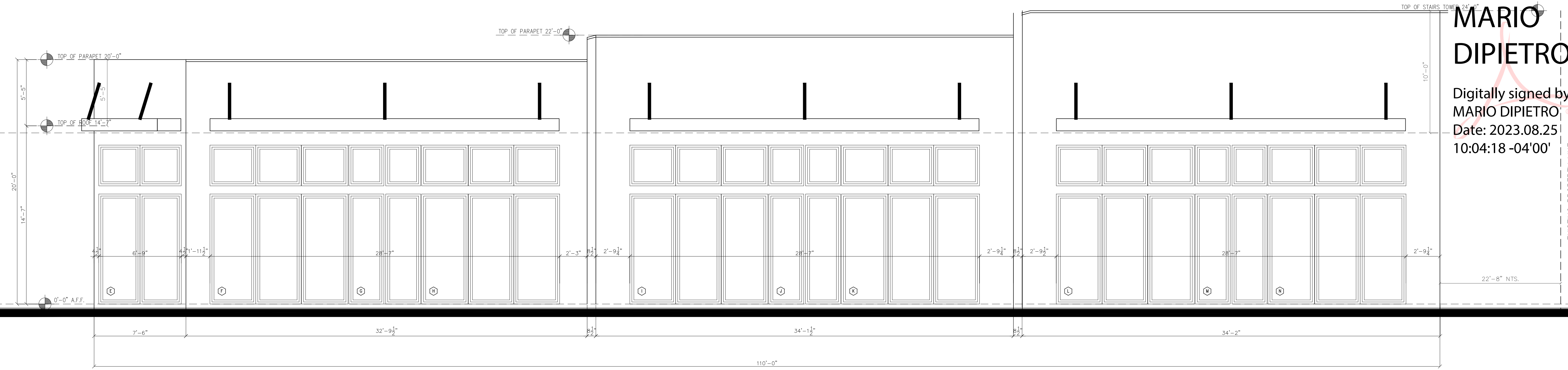
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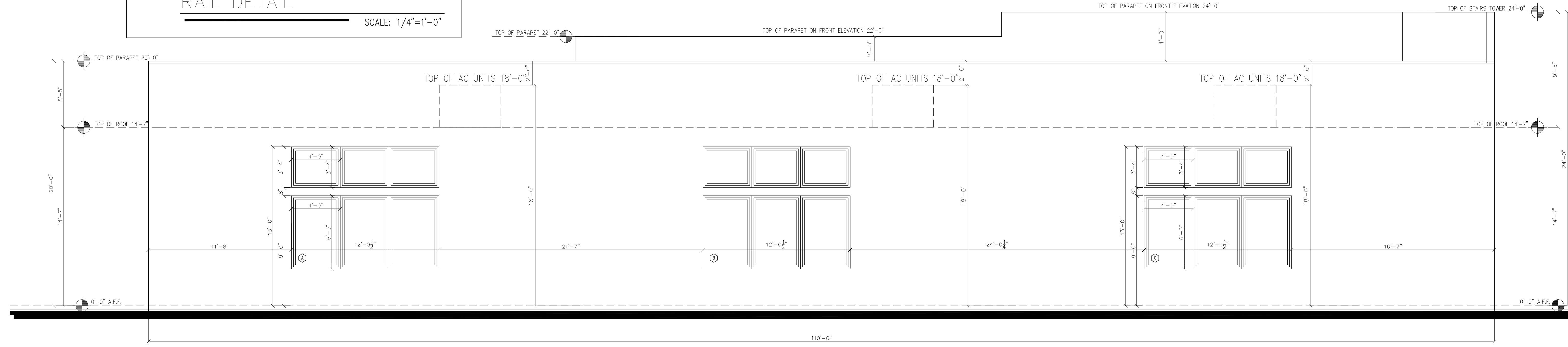
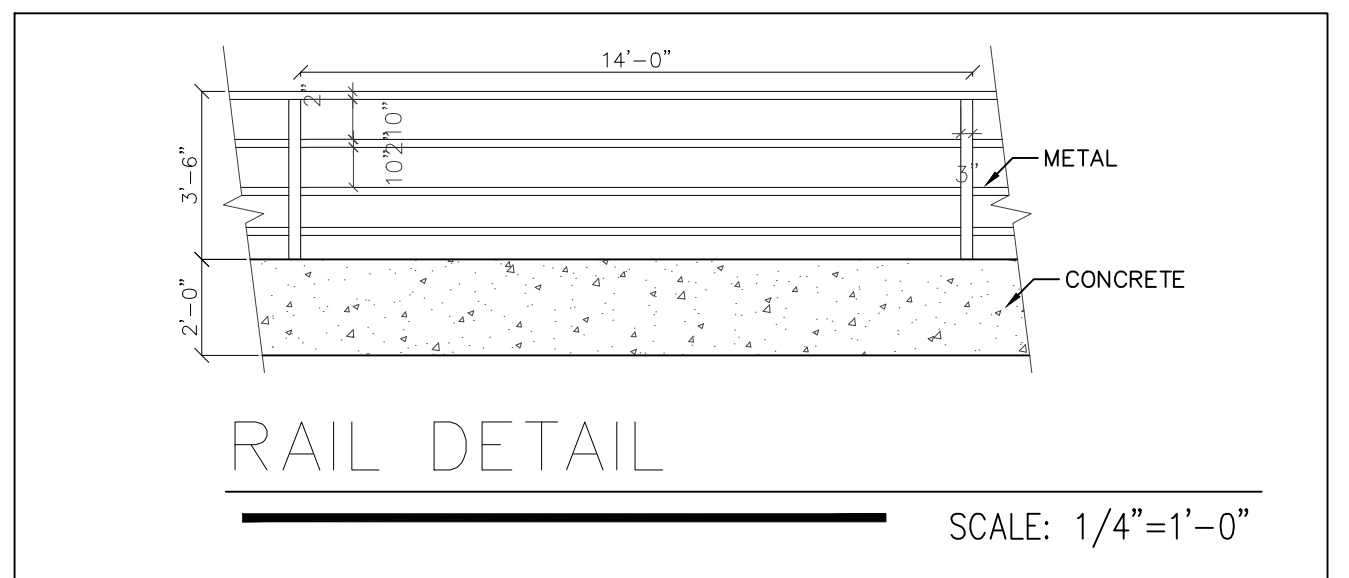
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 DIPIETRO**

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 Date: 2023.08.25  
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EXISTING PROPERTY LINE

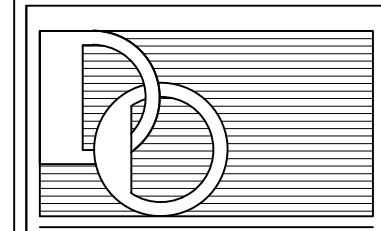


FRONT ELEVATION (WEST) BUILDING 1  
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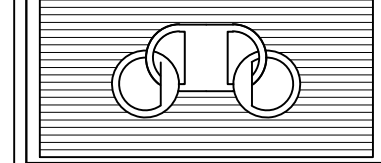


REAR ELEVATION (EAST) BUILDING 1  
 SCALE: 1/4"=1'-0"

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



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

Sheet:  
**A20**  
 21 of 23

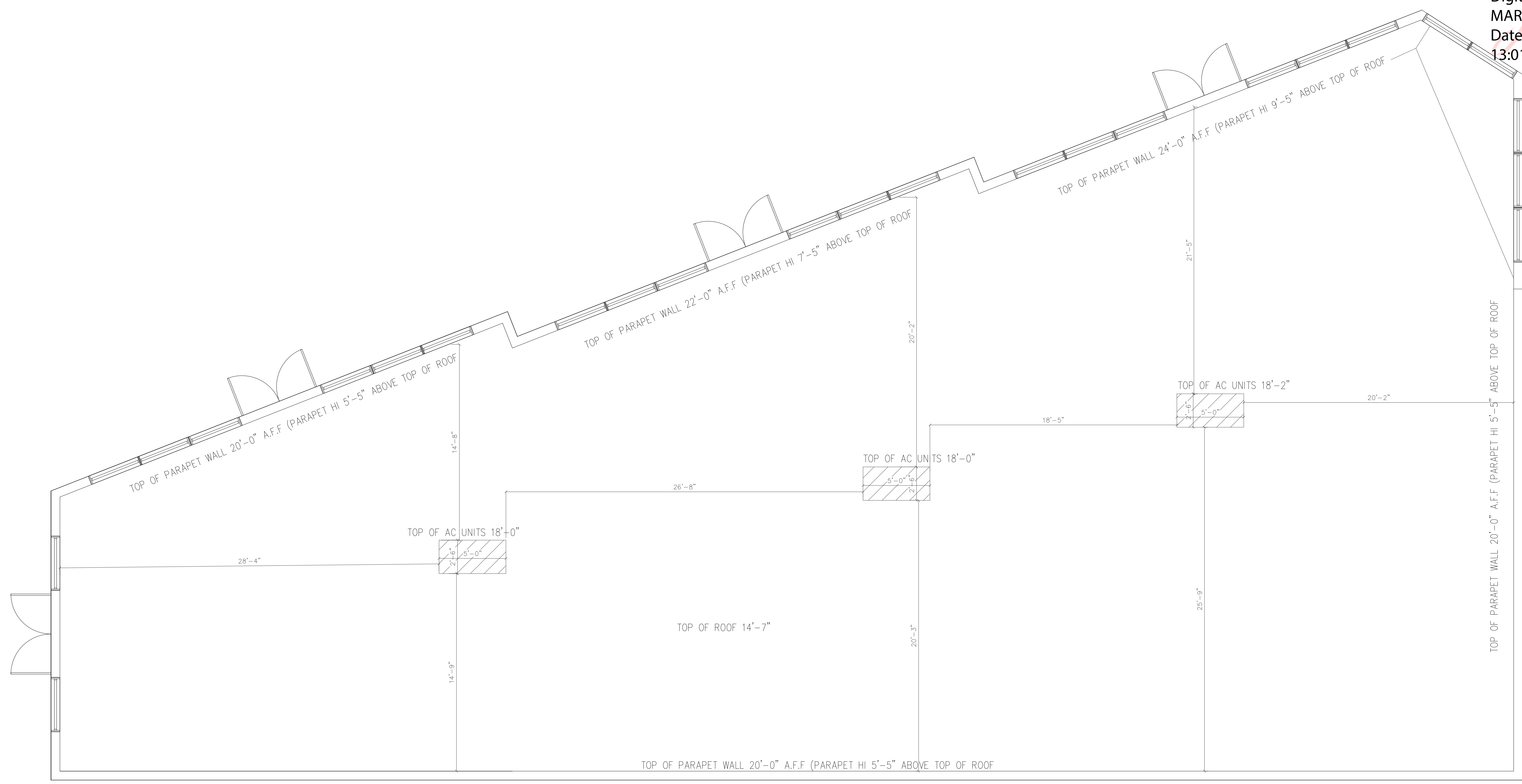
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 STATE OF FLORIDA P.E. No. 32563 CA-6918

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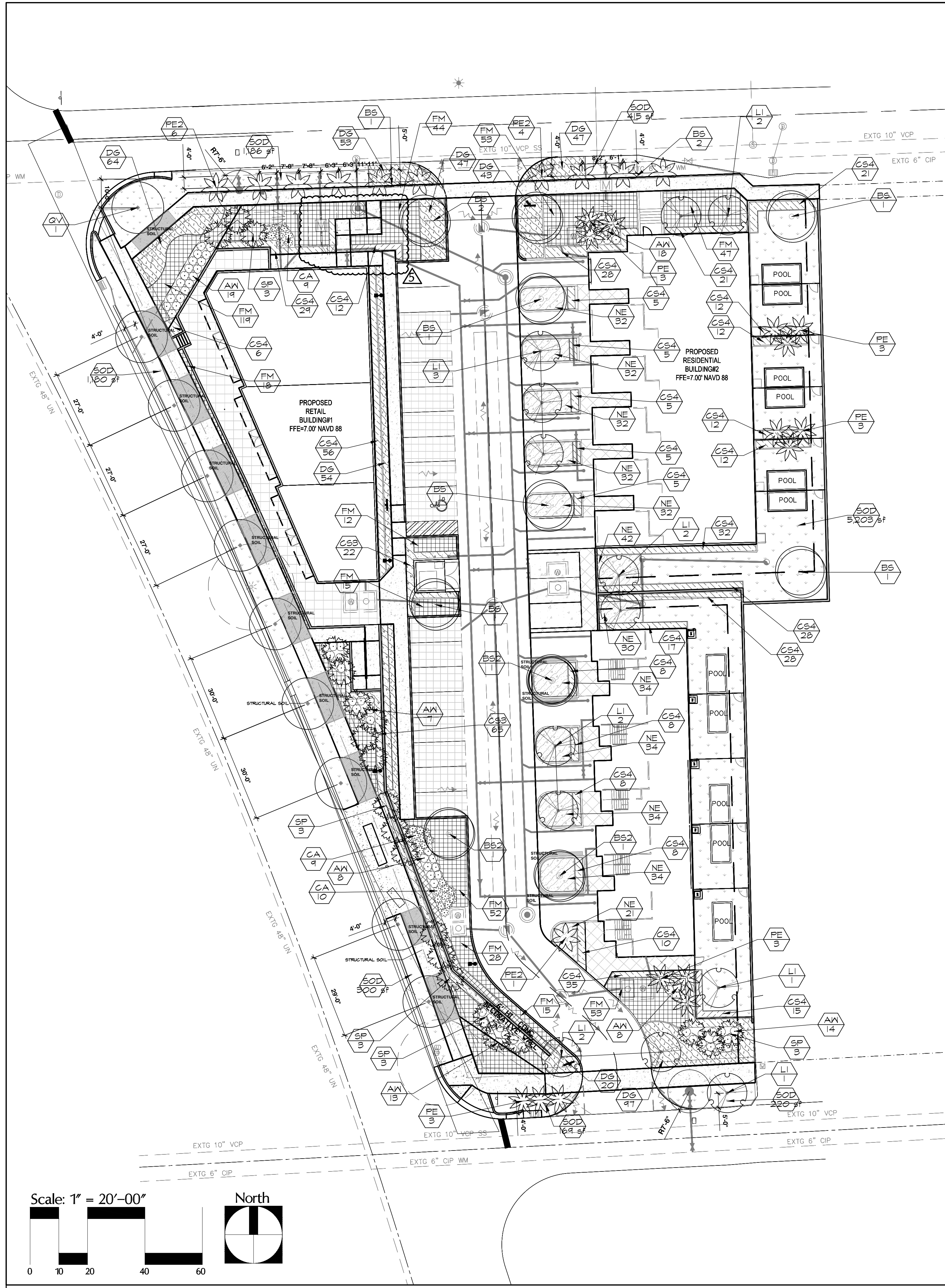
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 DRAWN BY:  
 CHECKED BY:  
 DATE: 5/18/2023

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

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**A22**  
 20 of 23

FFE = +7.0 NAVD





Landscape Calculations - 1700 N Andrews

Net Site Area		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 and >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 PI = 100' NE 17 Ct = 247'	N. Andrews Ave = 9 shade trees NE 16 PI = 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'-5" 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	Ptychosperma elegans	Double Alexander Palm	FG/B&B	8'-12" GW (VARIED), DOUBLE		
	PE	15	Ptychosperma 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	NATIVE	SPACING
	C1	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 'Floritan'	'Floritan' St. Augustine Sod	sod			

PREPARED BY: **ECOPLAN**  
 ECOLOGICAL/ENVIRONMENTAL/LAND PLANNING  
 LAND USE ANALYSIS LANDSCAPE ARCHITECTURE  
 FT. LAUDERDALE, FL 33304  
 954.942.0272 www.ecoplan-fl.com

DRC SUBMITTAL

1700 N. ANDREWS AVENUE  
 FORT LAUDERDALE, FL 33311

PLANTING PLAN

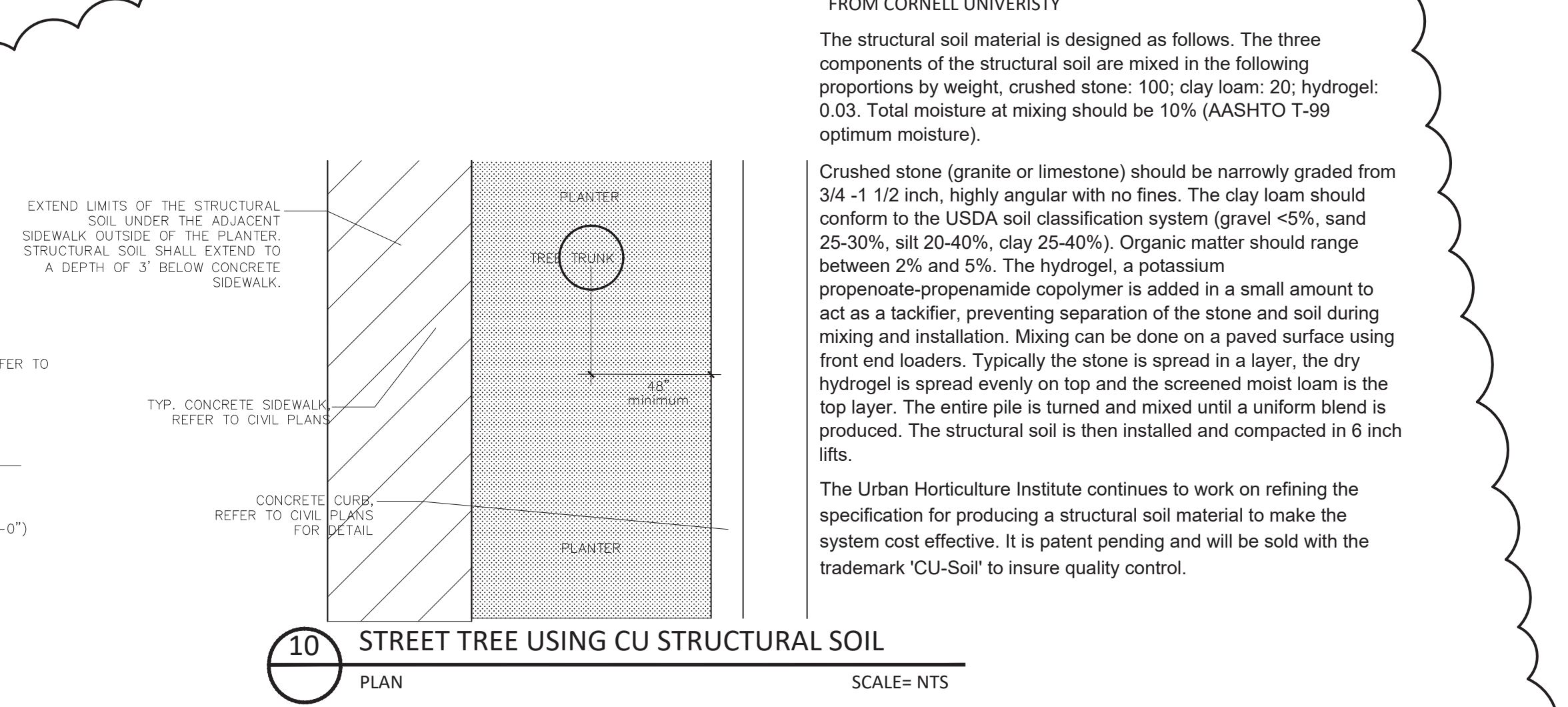
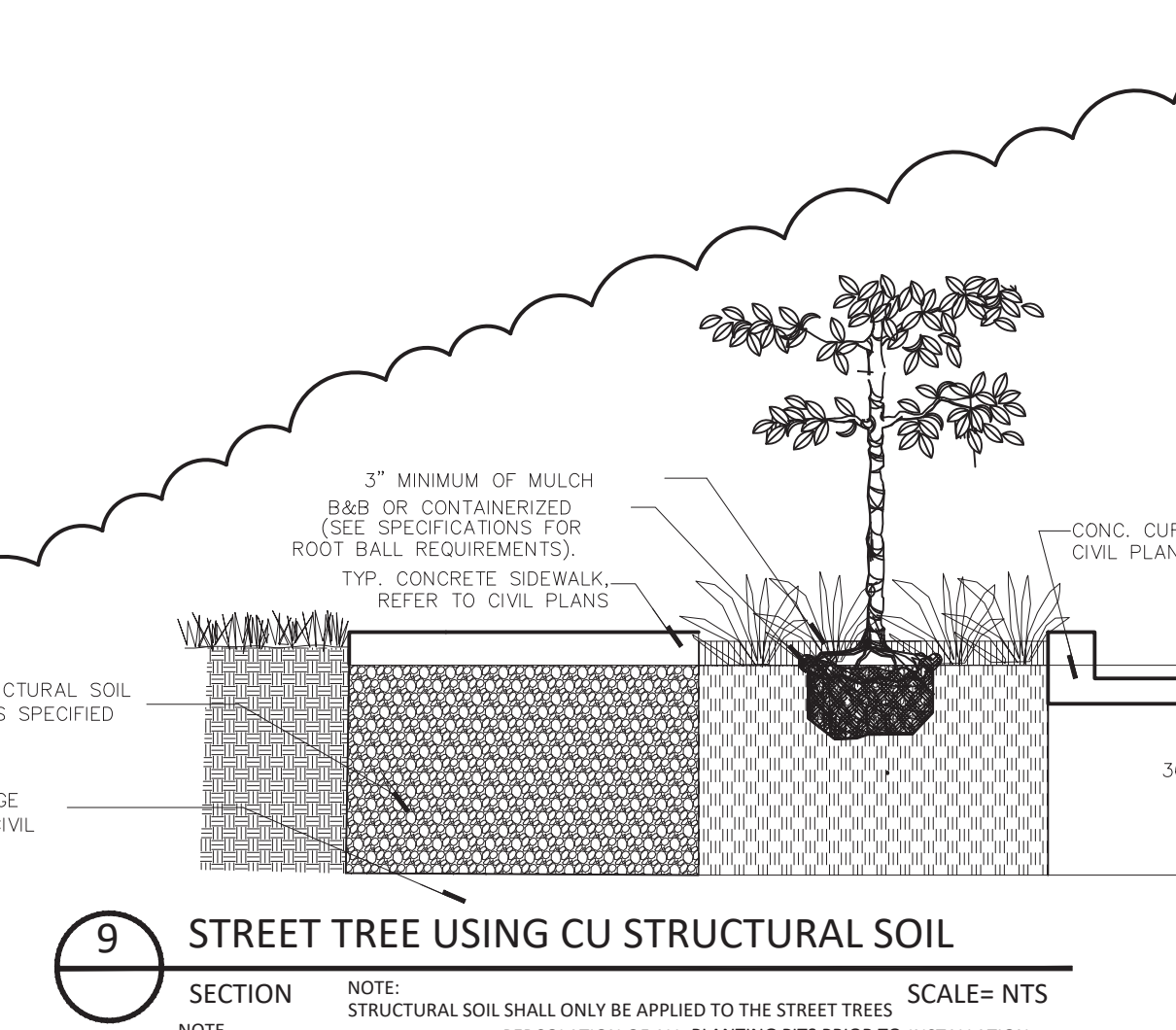
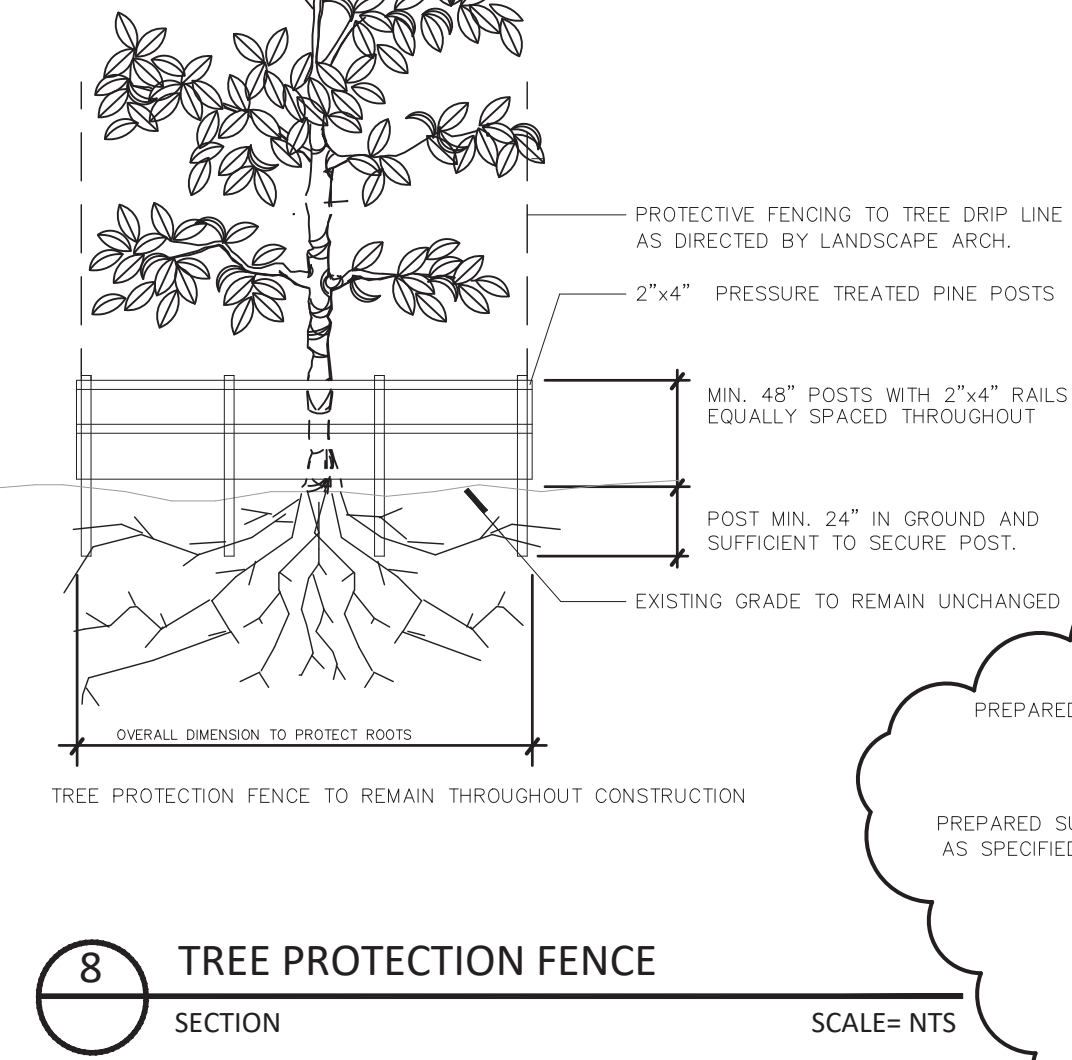
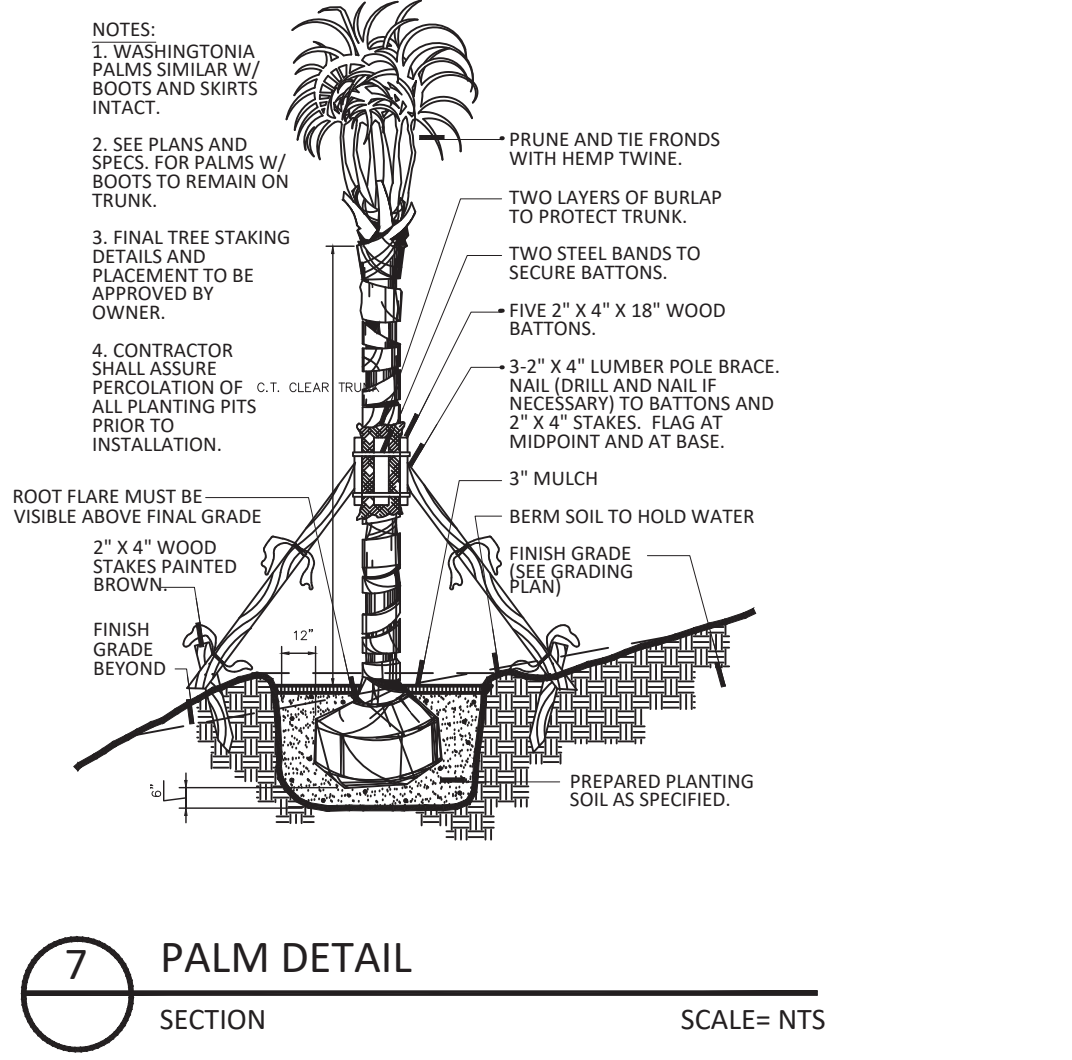
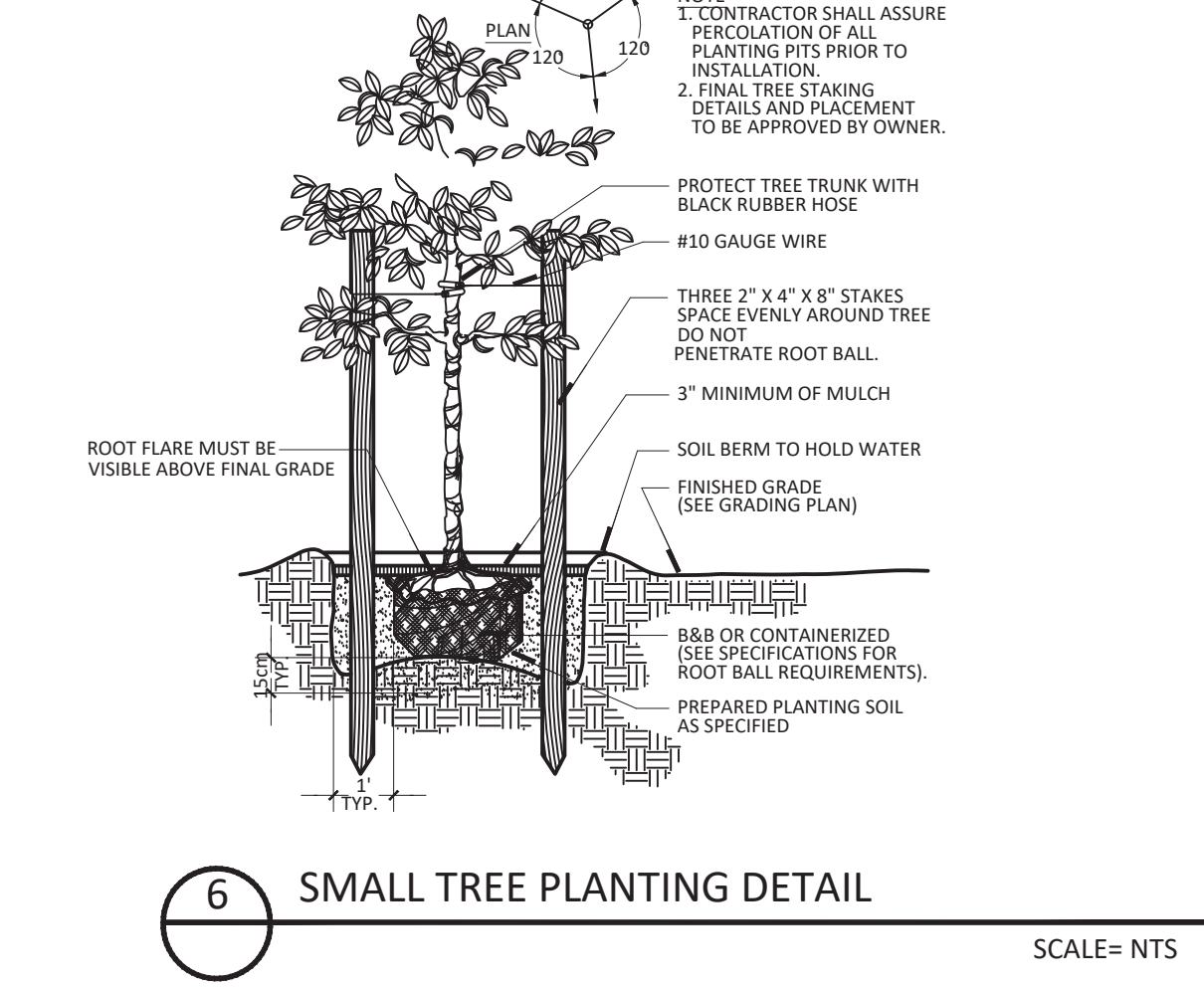
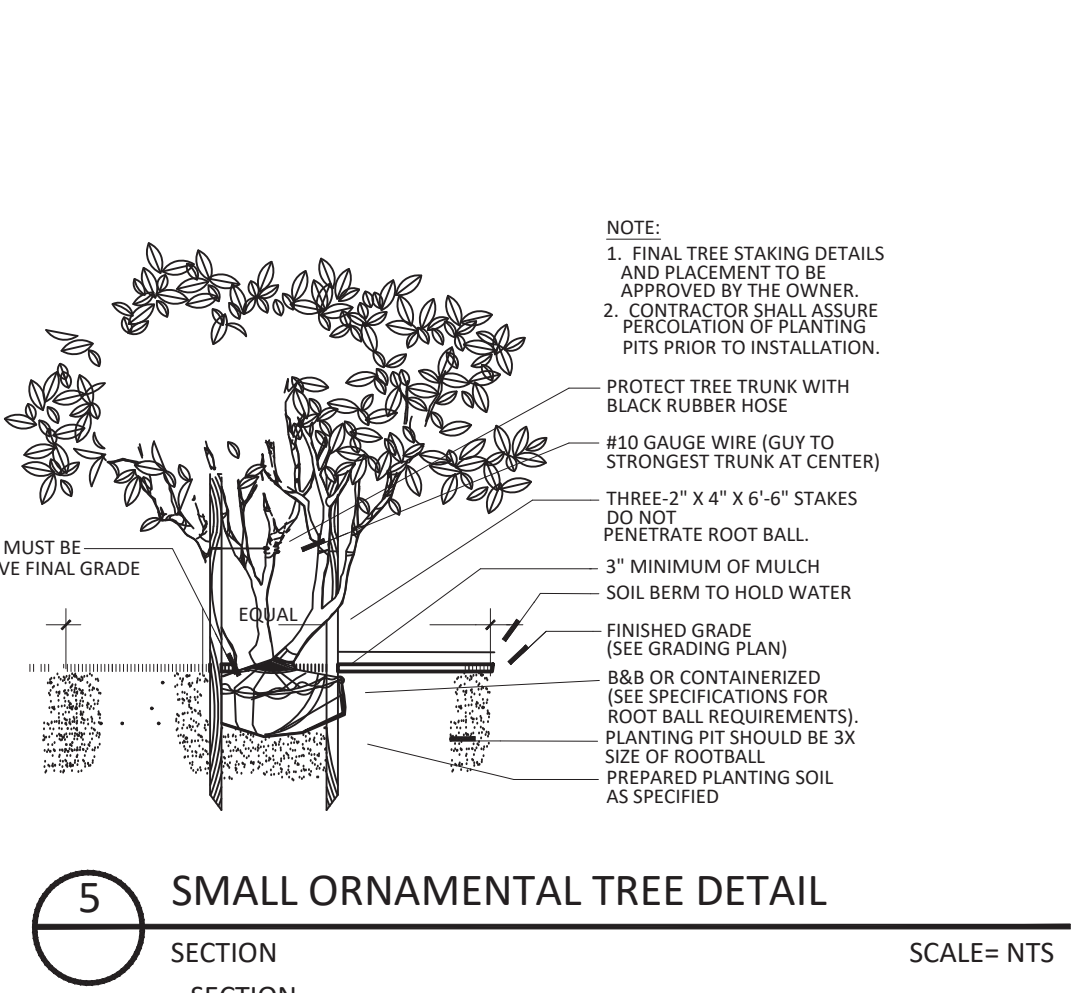
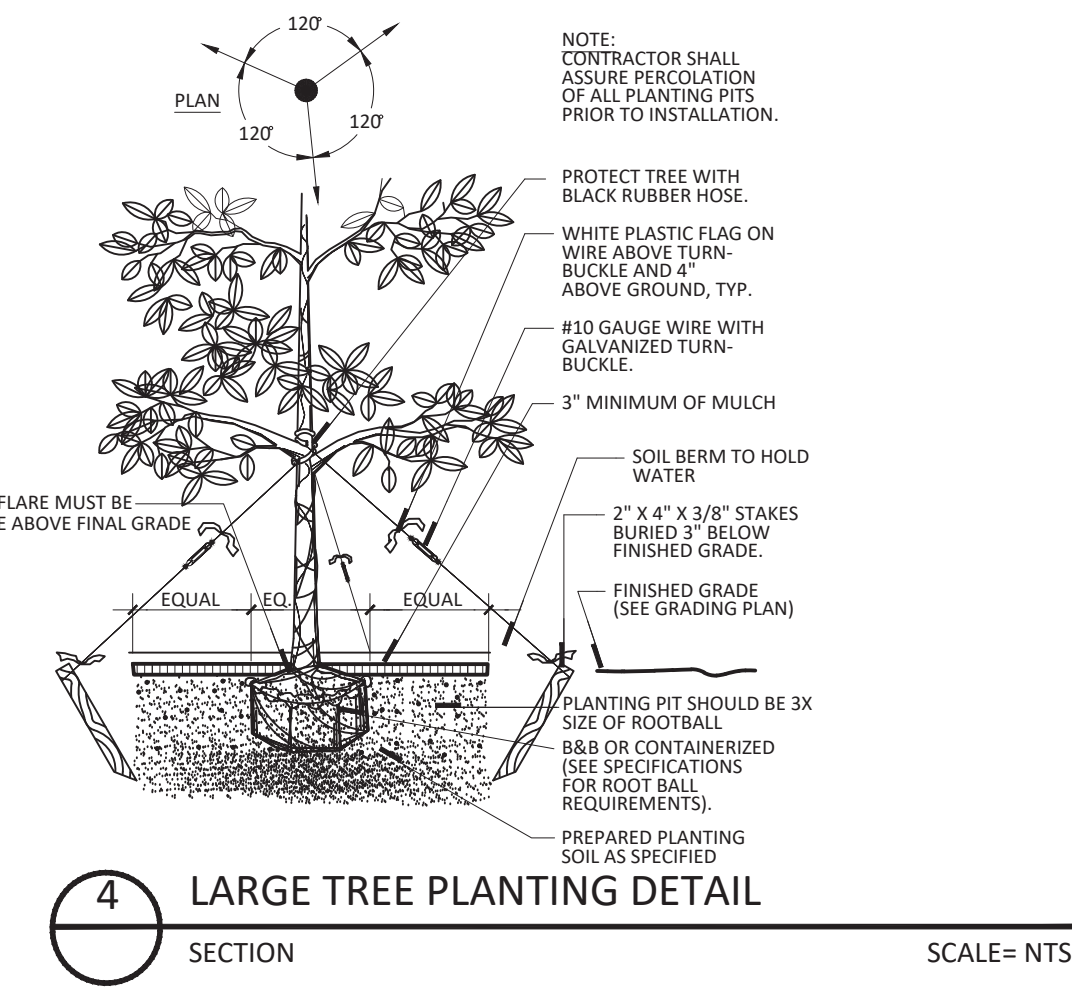
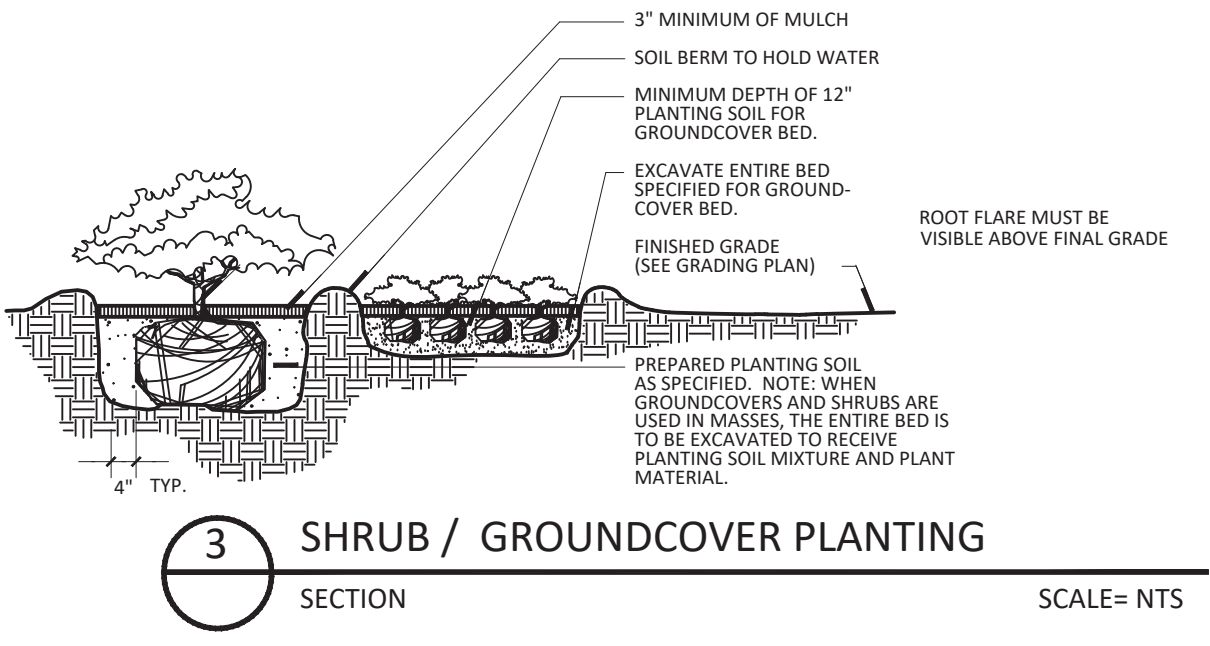
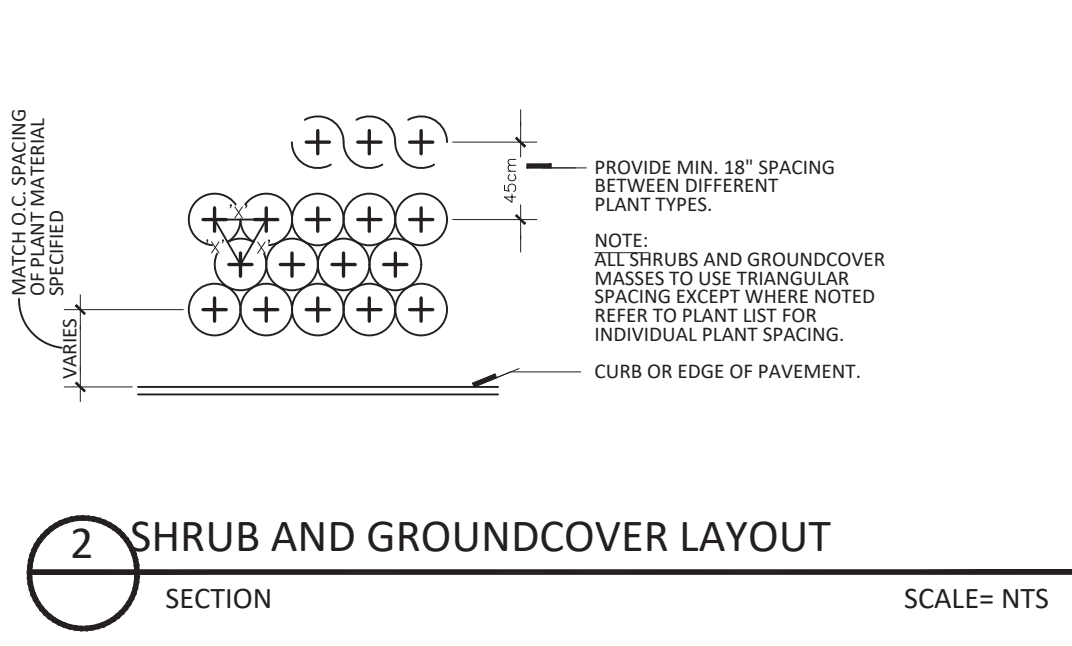
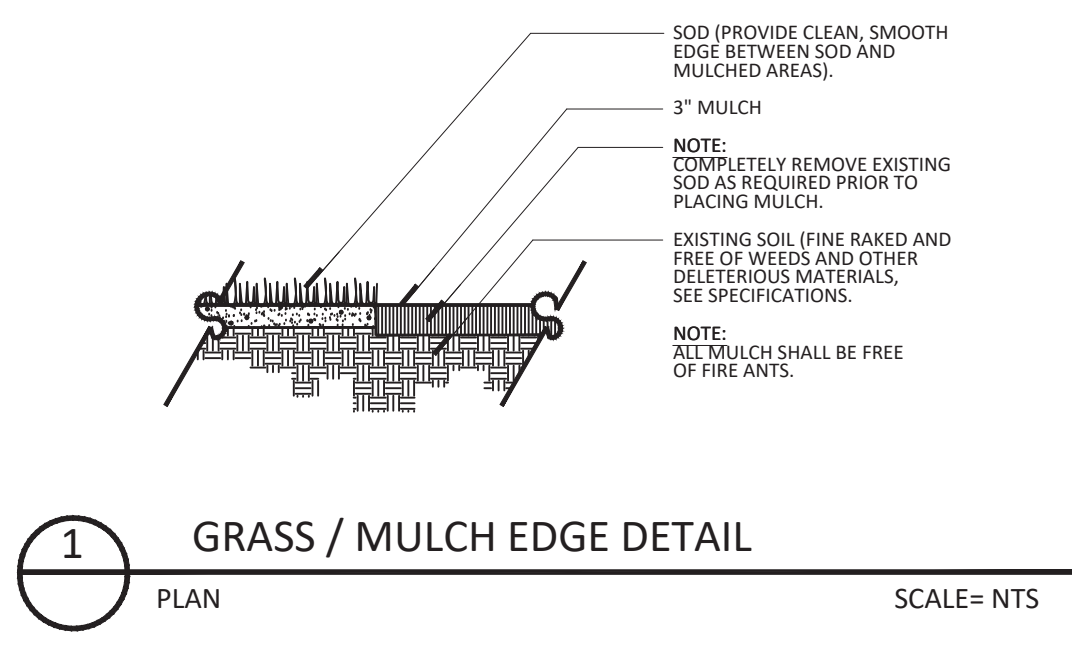
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 DRAWN BY: JH  
 CHECKED BY: JH  
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REVISIONS:  
 1 CITY CMT 5/15/23  
 2 CITY CMT 7/21/23  
 3 CITY CMT 9/1/23  
 4 ENG CMT 9/13/23  
 5 ENG CMT 9/25/23

SEAL:  
 Digitally signed  
 by John Hengman  
 DN: c=US, o=ECOPLAN, ou=INC,  
 email=jh@ecoplan-fl.com, cn=John Hengman  
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 1000000017E747,  
 Date: 2023.09.25  
 15:30:13 -0400'

SHEET NUMBER:  
**LAPL-1**

**811**  
 Know what's below.  
 Call before you dig.



**STRUCTURAL SOIL SPECIFICATION**  
FROM CORNELL UNIVERSITY

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.

**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.
3. IN THE EVENT OF VARIATION BETWEEN THE PLANT LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLANS, THE PLANS SHALL CONTROL.
4. 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.
5. 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.
6. ALL PLANTING BEDS WITHIN FDOT 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 FDOT 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.

7. 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.
8. 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.
9. ALL PLANT MATERIALS SHALL BE WATERED BY THE CONTRACTOR THOROUGHLY WHEN PLANTED AND DURING THE PLANTING TIME PERIOD UP TO FINAL ACCEPTANCE BY OWNER.
10. PROVIDE NEW TOPSOIL FOR TURF IN ALL SODDED AND SEEDING 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 EXTRANEIOUS 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.
11. CONTRACTOR TO VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ANY DIGGING.
12. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICT OR DISCREPANCY IN PLANS PRIOR TO PERFORMING ANY WORK IN THE AFFECTED AREA.
13. CONTRACTOR SHALL CLEAN UP AND REMOVE FROM THE PREMISES ALL SURPLUS AND DISCARDED MATERIALS AND RUBBISH FROM HIS CONSTRUCTION.
14. ALL SHRUBS, GROUNDCOVERS, AND SOD SHALL BE GUARANTEED FROM NINETY (90) DAYS AFTER FINAL ACCEPTANCE BY OWNER. ALL TREES SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE BY OWNER.

15. FINAL INSPECTION WILL NOT TAKE PLACE UNTIL ALL MATERIALS ARE PLANTED/INSTALLED CORRECTLY. CONTRACTOR WILL REQUEST A FINAL INSPECTION BY WRITTEN LETTER TO OWNER.
16. UPON NOTICE OF FINAL ACCEPTANCE, THE OWNER WILL ASSUME MAINTENANCE AND THE GUARANTEE/WARRANTY PERIOD BEGINS.
17. ALL SODDED AREAS SHALL BE HAND WATERED UNTIL TURF IS ESTABLISHED.
19. 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.
20. REPLACE EXISTING SOD WHERE DAMAGED BY CONSTRUCTION ACTIVITIES.



PREPARED BY: **ECOPLAN**  
ECOLOGICAL / ENVIRONMENTAL LAND PLANNING  
LANDSCAPE ARCHITECTURE  
1700 N. ANDREWS AVENUE  
FORT LAUDERDALE, FL 33311  
954.942.9272 www.ecoplan-hc.com

DRC SUBMITTAL

**1700 N. ANDREWS AVENUE**  
FORT LAUDERDALE, FL 33311

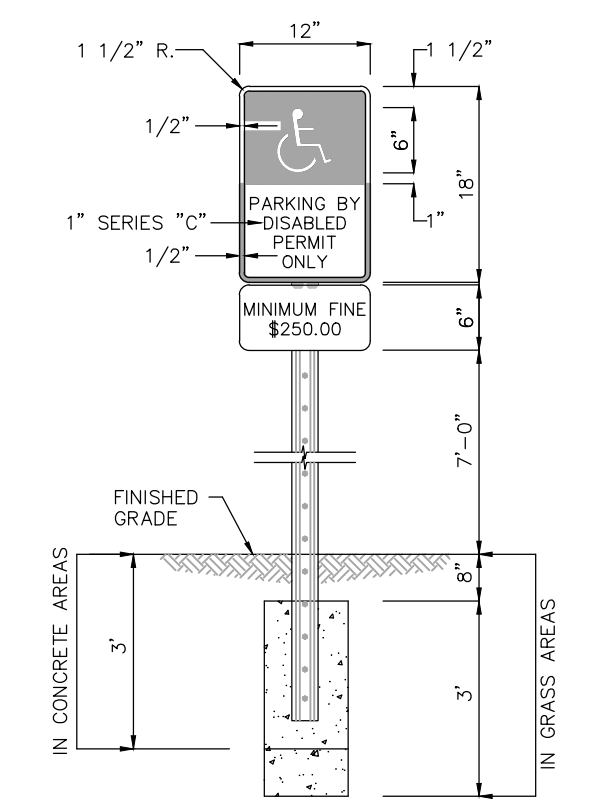
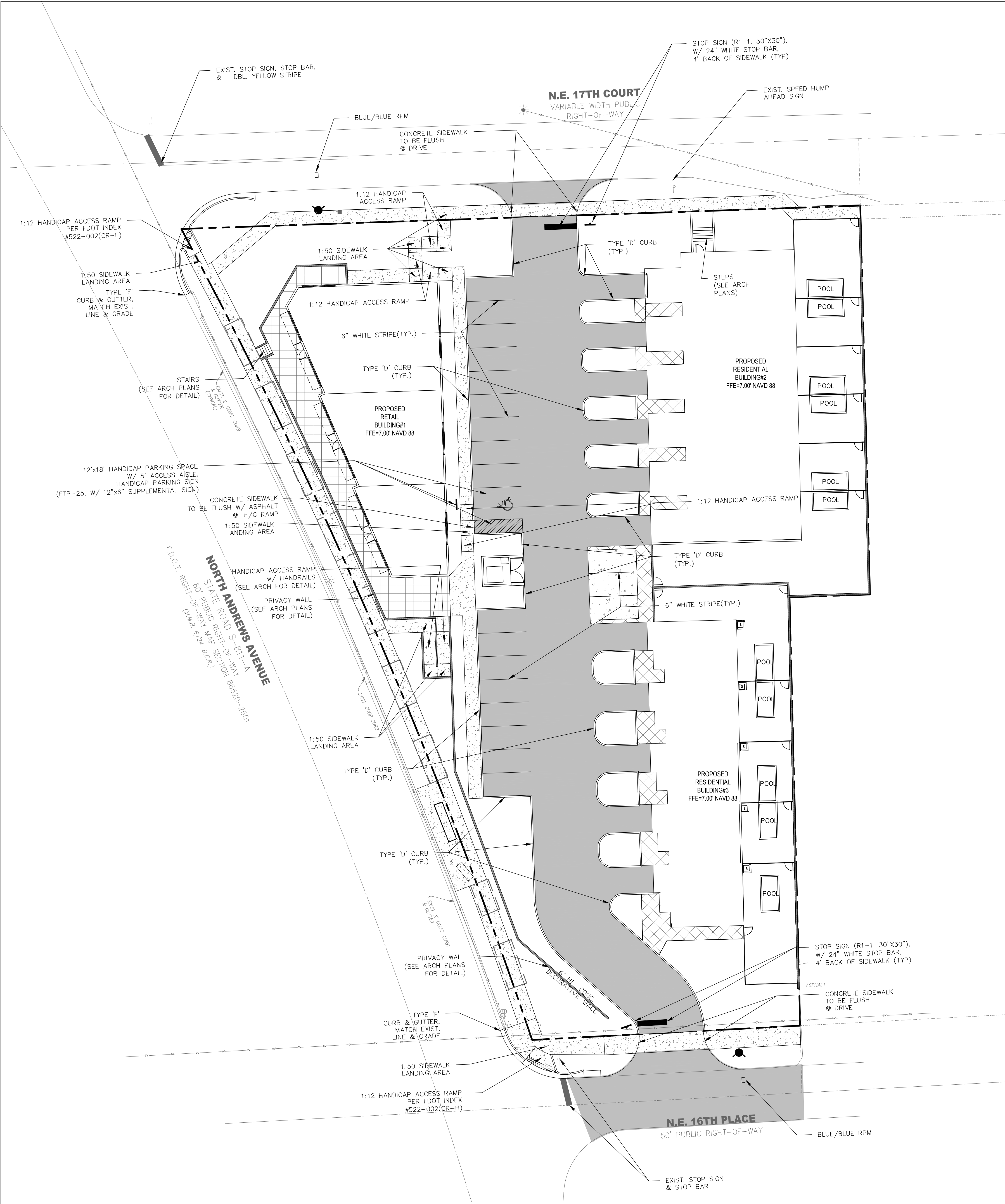
PLANTING DETAILS

DATE: 2/22/23  
PROJECT #: 2235  
DRAWN BY: JH  
CHECKED BY: JH  
SCALE:  
REVISIONS:  
1. CITY CMT 5/15/23

SEAL:  
Digitally signed by John Hemmigan, DN: c=US, o=John Hemmigan & Associates, Inc., ou=John Hemmigan & Associates, Inc., email=jhemmigan@jha.com, cn=John Hemmigan, Date: 2023.05.15 17:39:56 -0400

SHEET NUMBER: **LAPL-2**

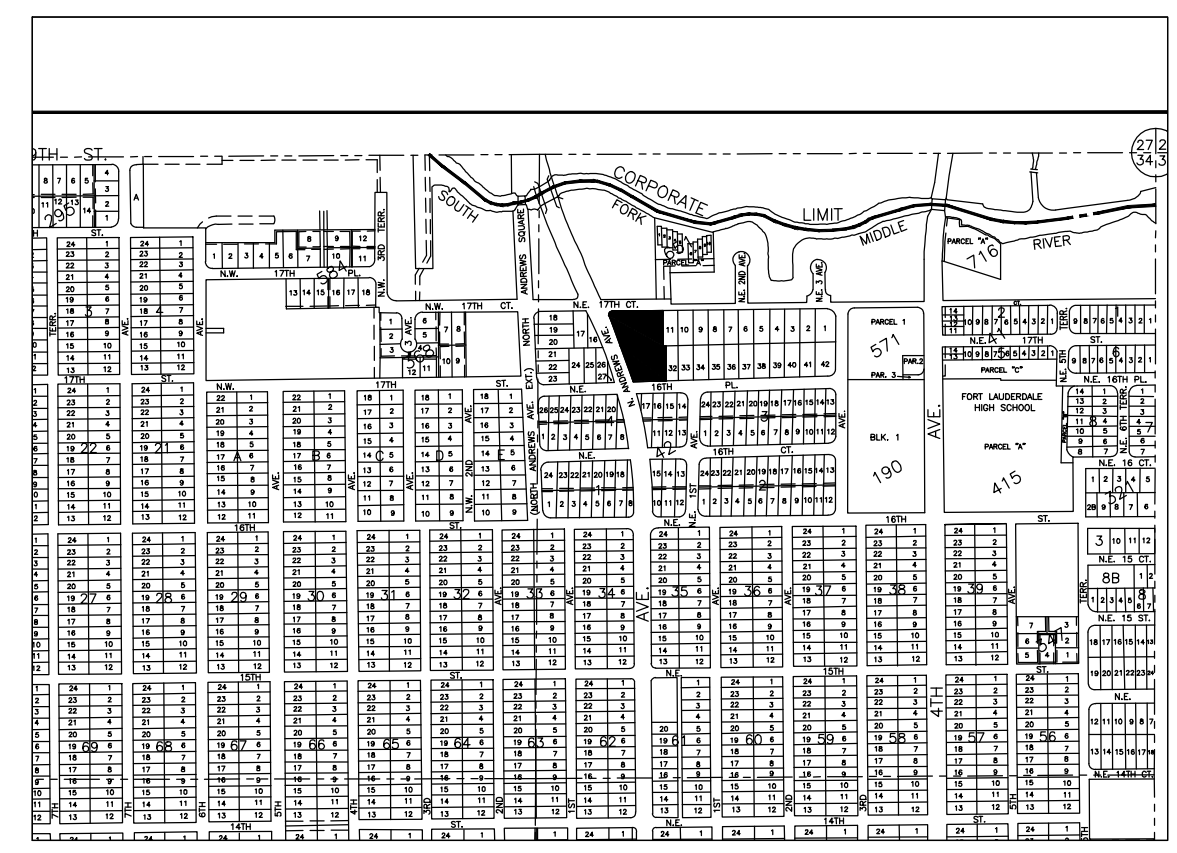




**HANDICAPPED PARKING SIGN  
FTP-25 W/ SUPPLEMENTAL 12"x6"  
"MINIMUM FINE \$250.00" SIGN**  
N.T.S.

**PAVEMENT MARKING AND SIGNAGE NOTES:**

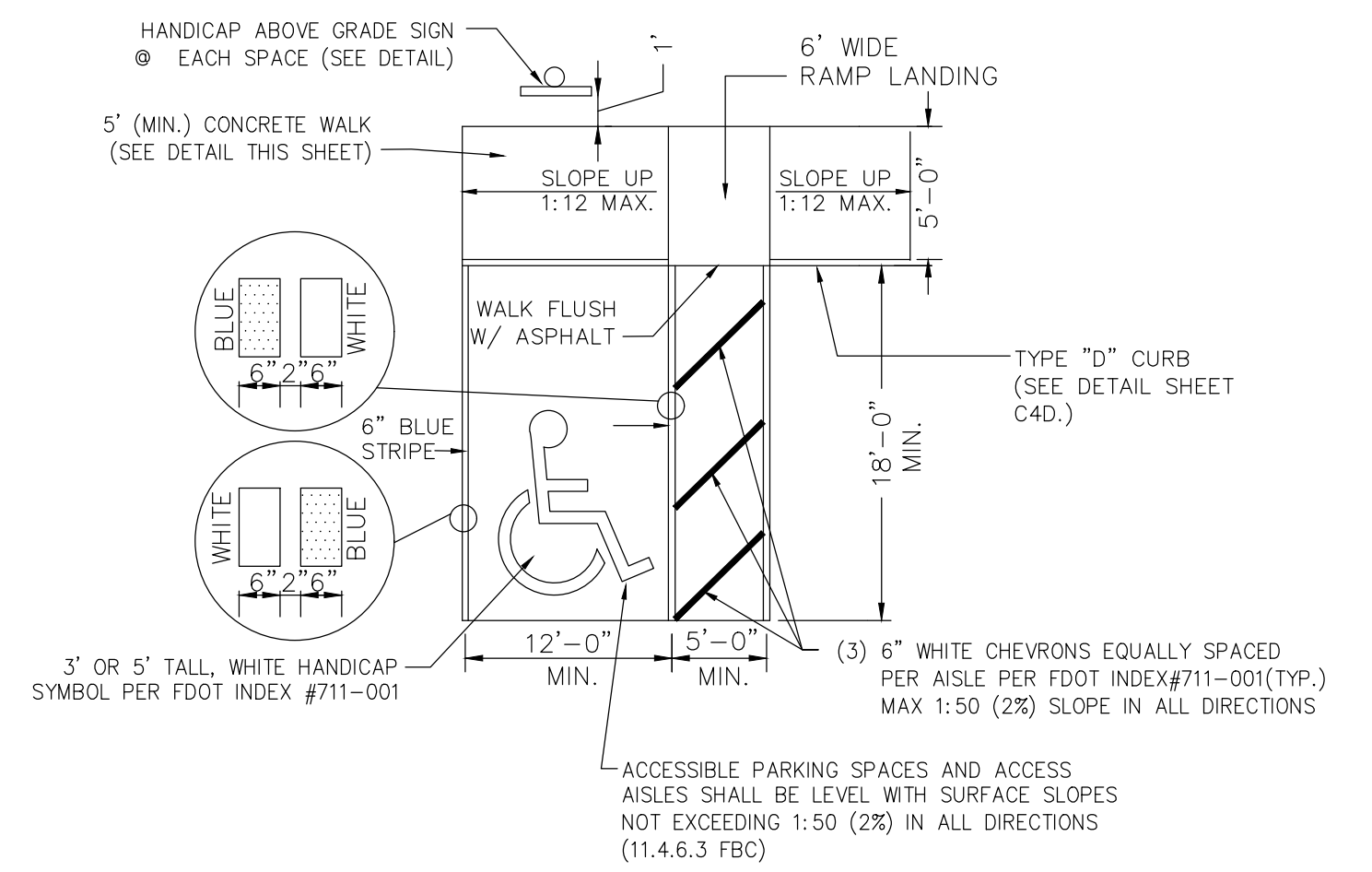
- R1-1 SIGNS SHALL BE TYPE X1 SHEETING.
- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) AND BCTED STANDARDS.
- ALL PAVEMENT MARKINGS SHALL BE THERMO EXCEPT FOR PARKING STALLS.
- PARKING STALL STRIPING SHALL BE FDOT APPROVED TAPE WITH SEALER.
- ANY PAVEMENT MARKINGS AND SIGNING DAMAGED DURING CONSTRUCTION, SHALL BE RESTORED TO BROWARD COUNTY TRAFFIC ENGINEERING AND FDOT STANDARDS.
- ALL SIGN POSTS SHALL BE BCTED STANDARD SQUARE POSTS.



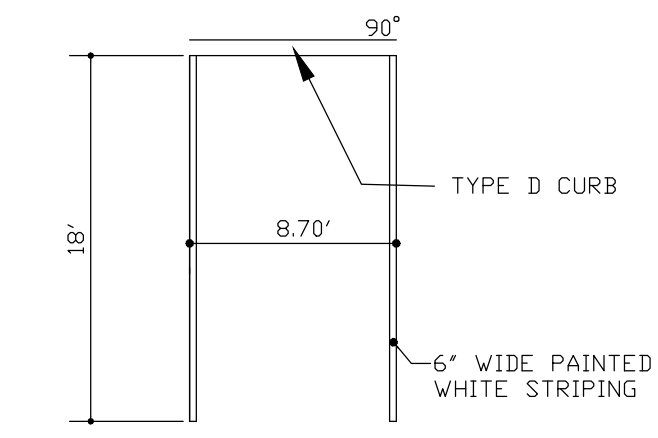
**LOCATION MAP**  
NTS

**LEGEND:**

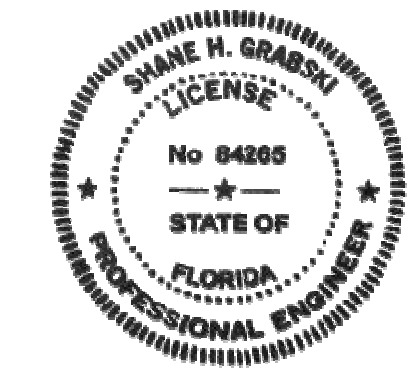
⊙	PROPOSED ELEVATION (NAVD)	●	PROPOSED MANHOLE
⊕	EXISTING ELEVATION (NAVD)	— W —	WATER MAIN
⊞	PROPOSED CATCH BASIN	— FM —	SANITARY FORCE MAIN
⊞	PROPOSED PLUG	⊙	VALVE
⊞	TEE	⊙	FIRE HYDRANT
⊞	WATER METER	⊙	SIAMSE CONNECTION
⊞	DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE	⊙	CLEANOUT
⊞	REDUCED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



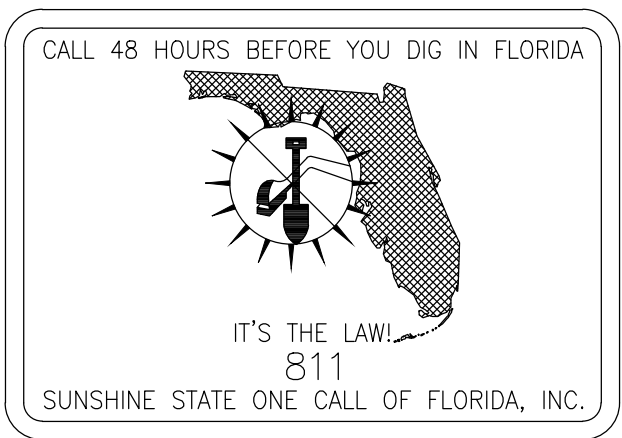
**HANDICAP PARKING LAYOUT**  
N.T.S.



**TYPICAL PARKING LAYOUT**  
N.T.S.



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

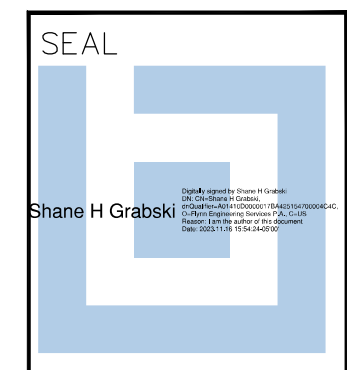
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N.A.V.D. 88 = N.G.V.D. 29 - 1.5'	N.G.V.D. 29 = N.A.V.D. 88 + 1.5'



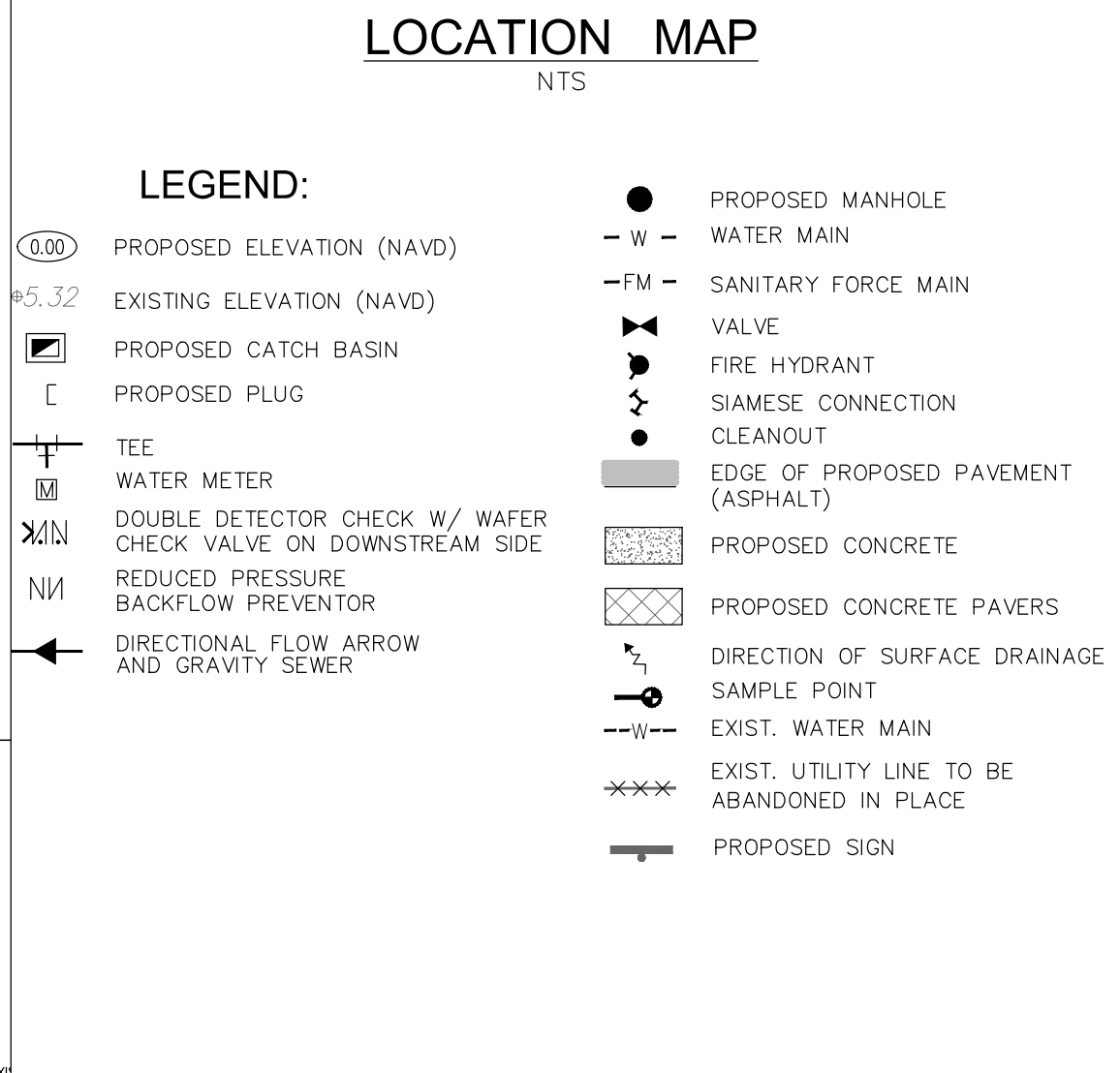
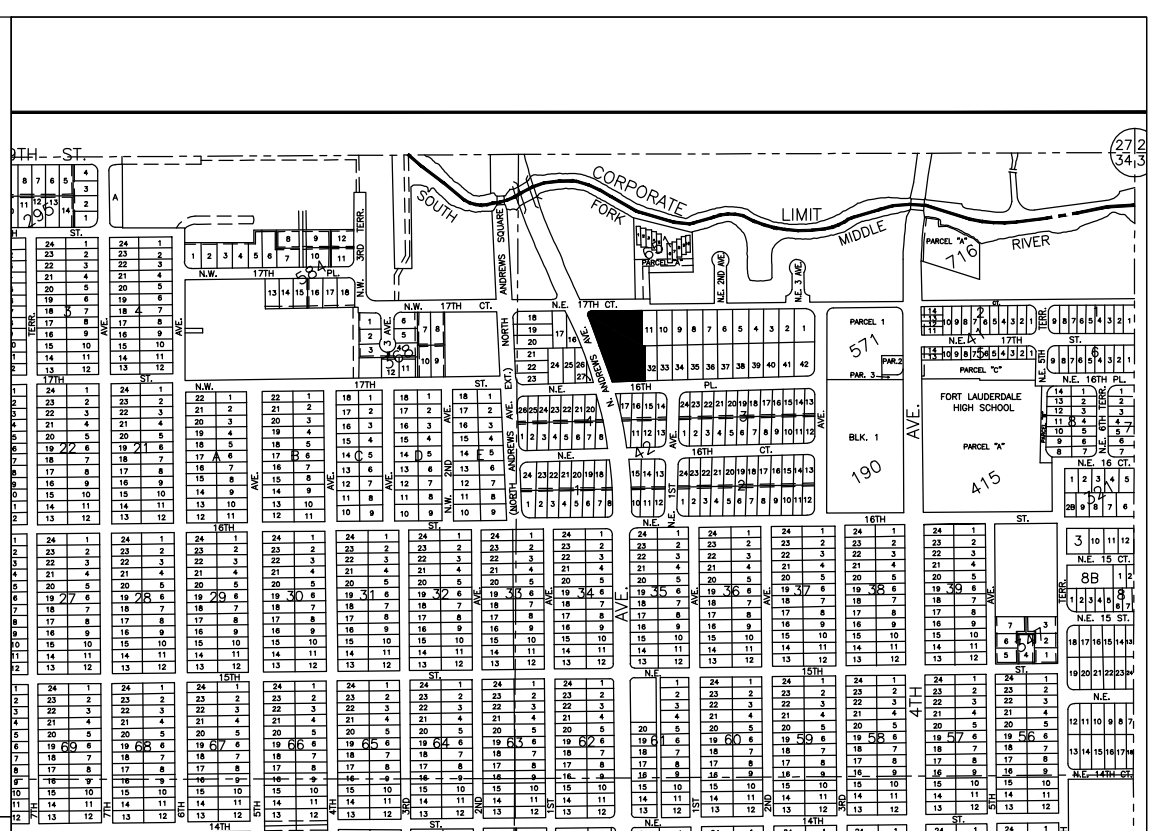
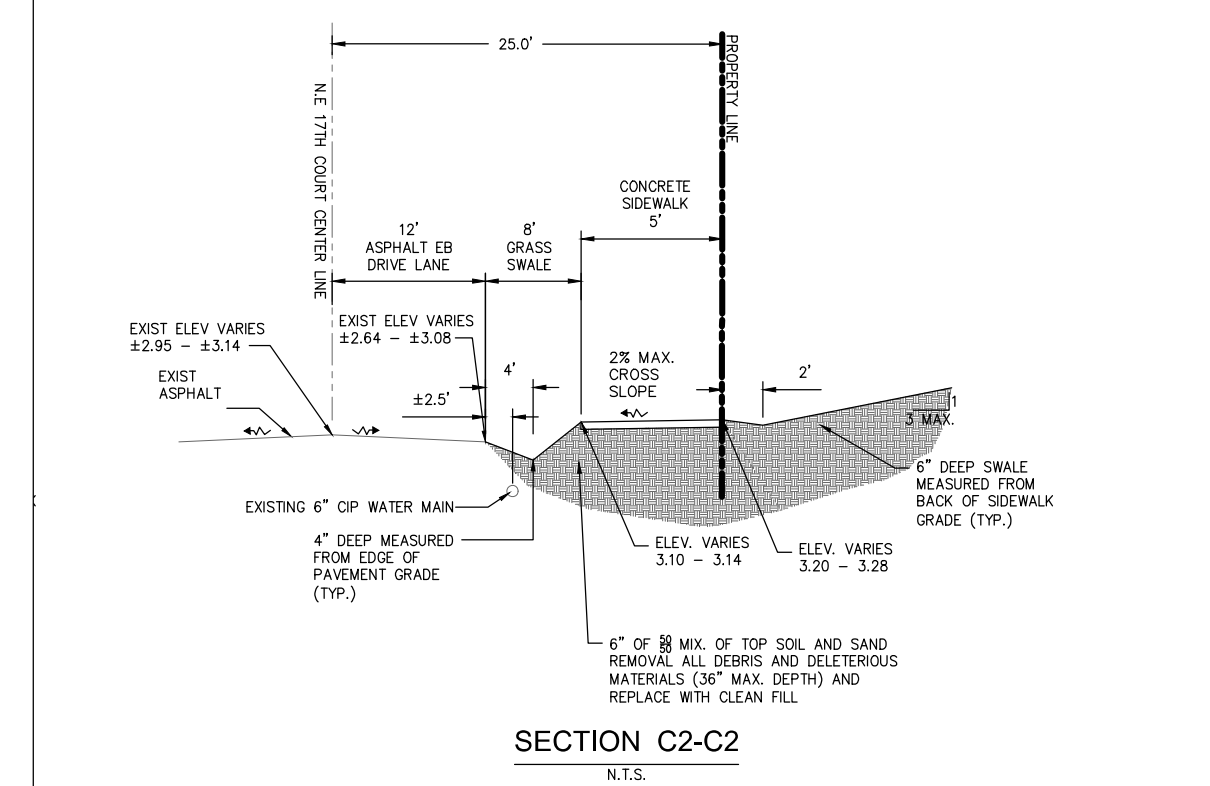
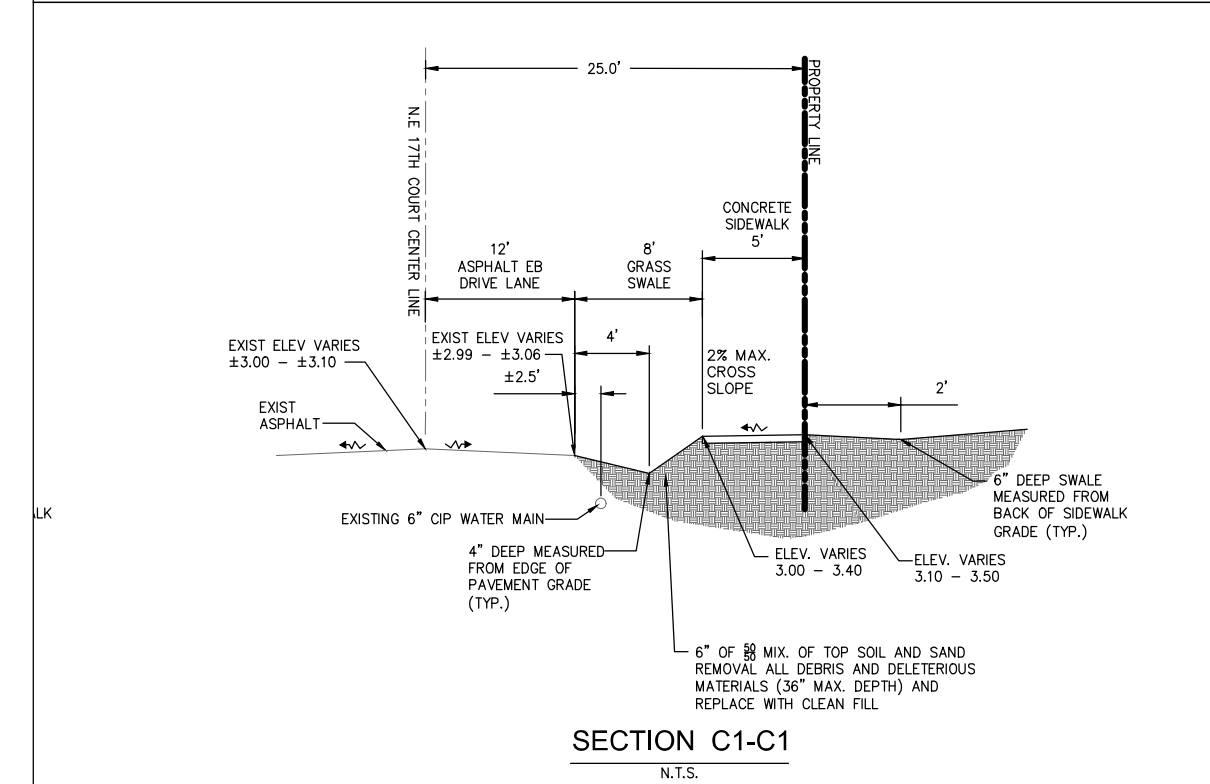
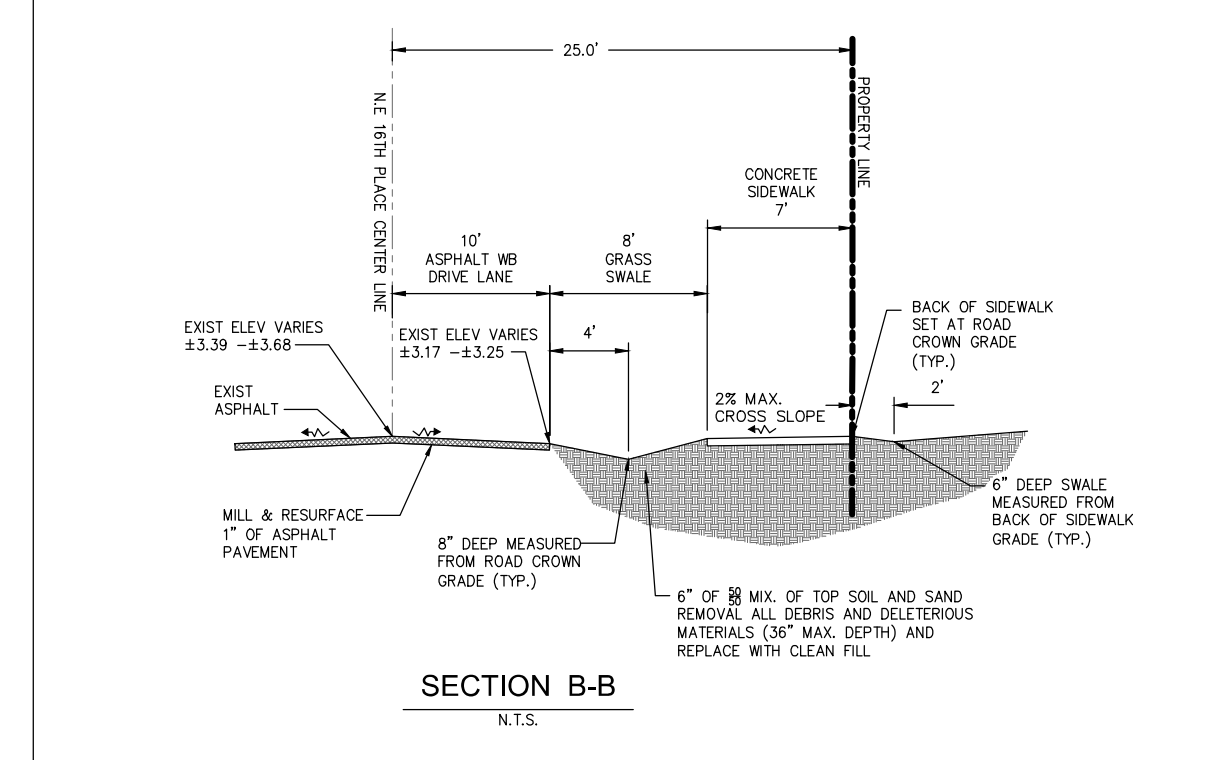
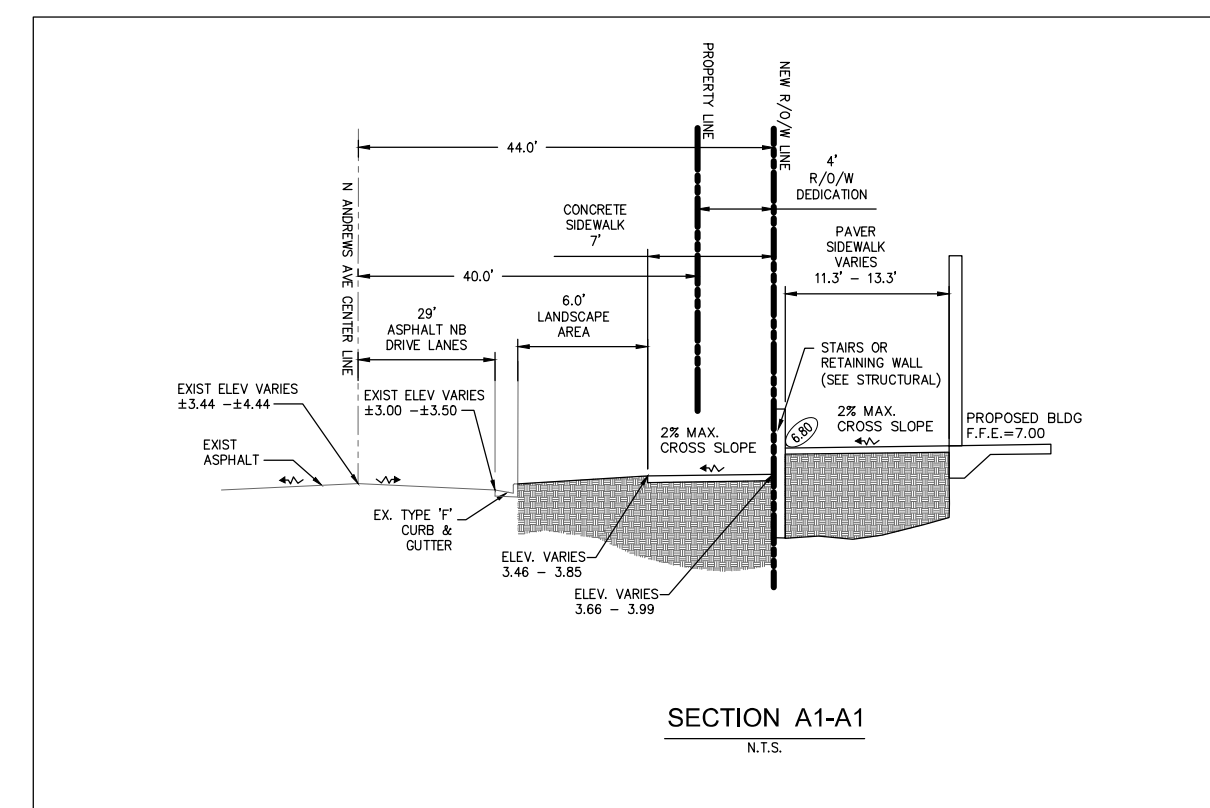
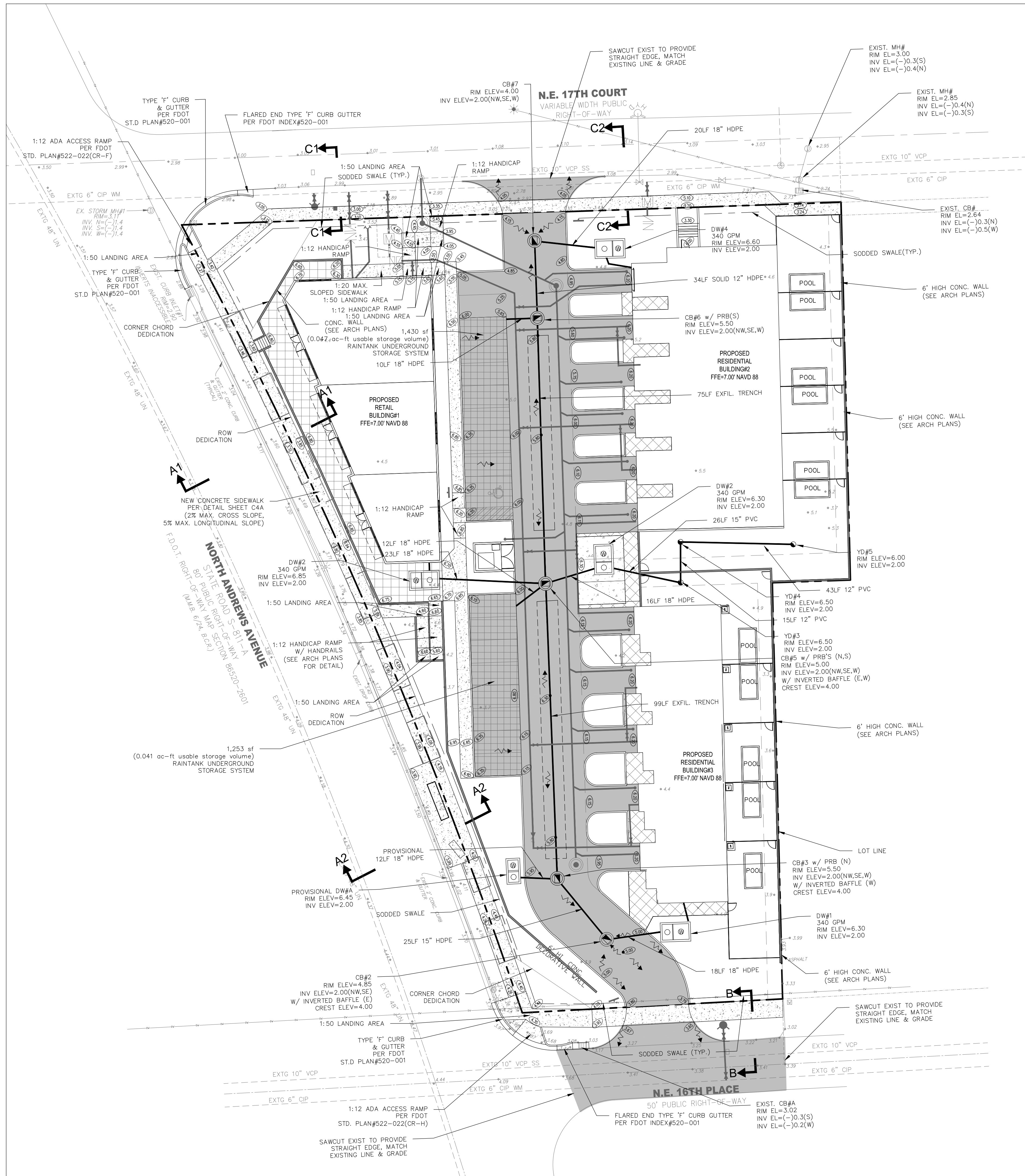
**Revisions**

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



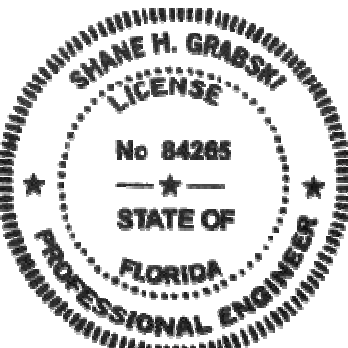
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Job No: 20-1704.00  
Plt Date: 09/19/23  
Drawn by: FES  
Sheet No: C1  
Proj. Mgr: FES  
Appr. by: JMF



- 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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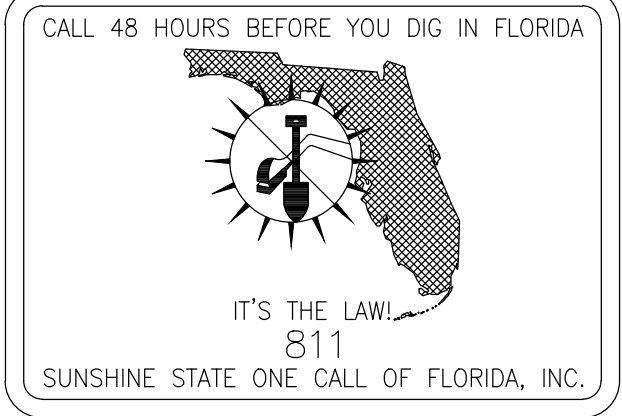
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FLOOD ZONE AE ELEV 6.00 NAVD ON FIRM MAP #120100369 J, DATED DECEMBER 31, 2019

BROWARD COUNTY FUTURE 100 YEAR 3 DAY CONTOUR= ELEV. (7.0) 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'

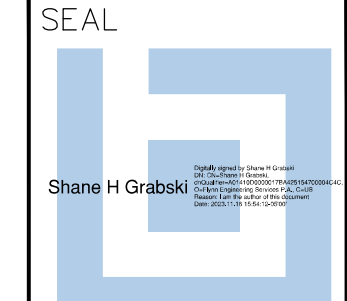
N.G.V.D. 29 = N.A.V.D. 88 + 1.5'



**Revisions**

Rev	Date	Description
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: 1"=20'

Date: 11/9/22

Job No: 20-1704-00

Plot Date: 09/19/23

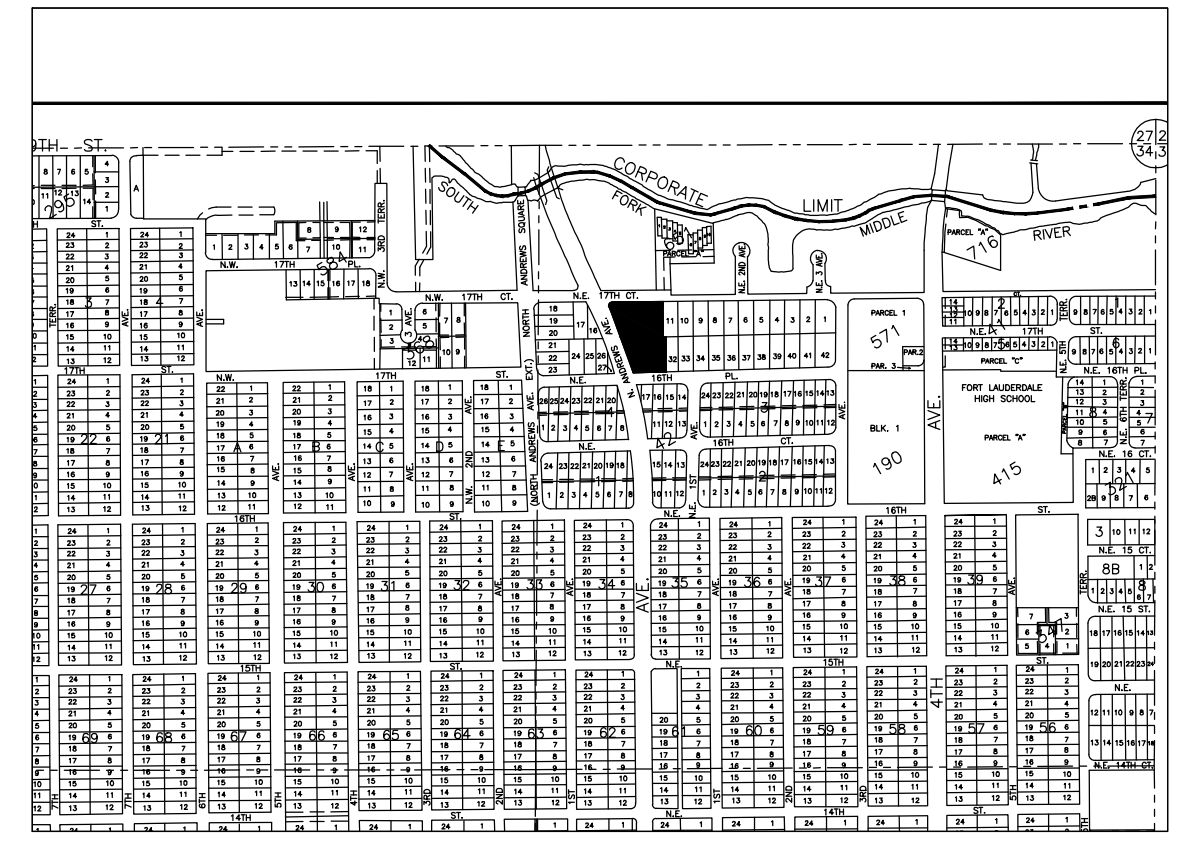
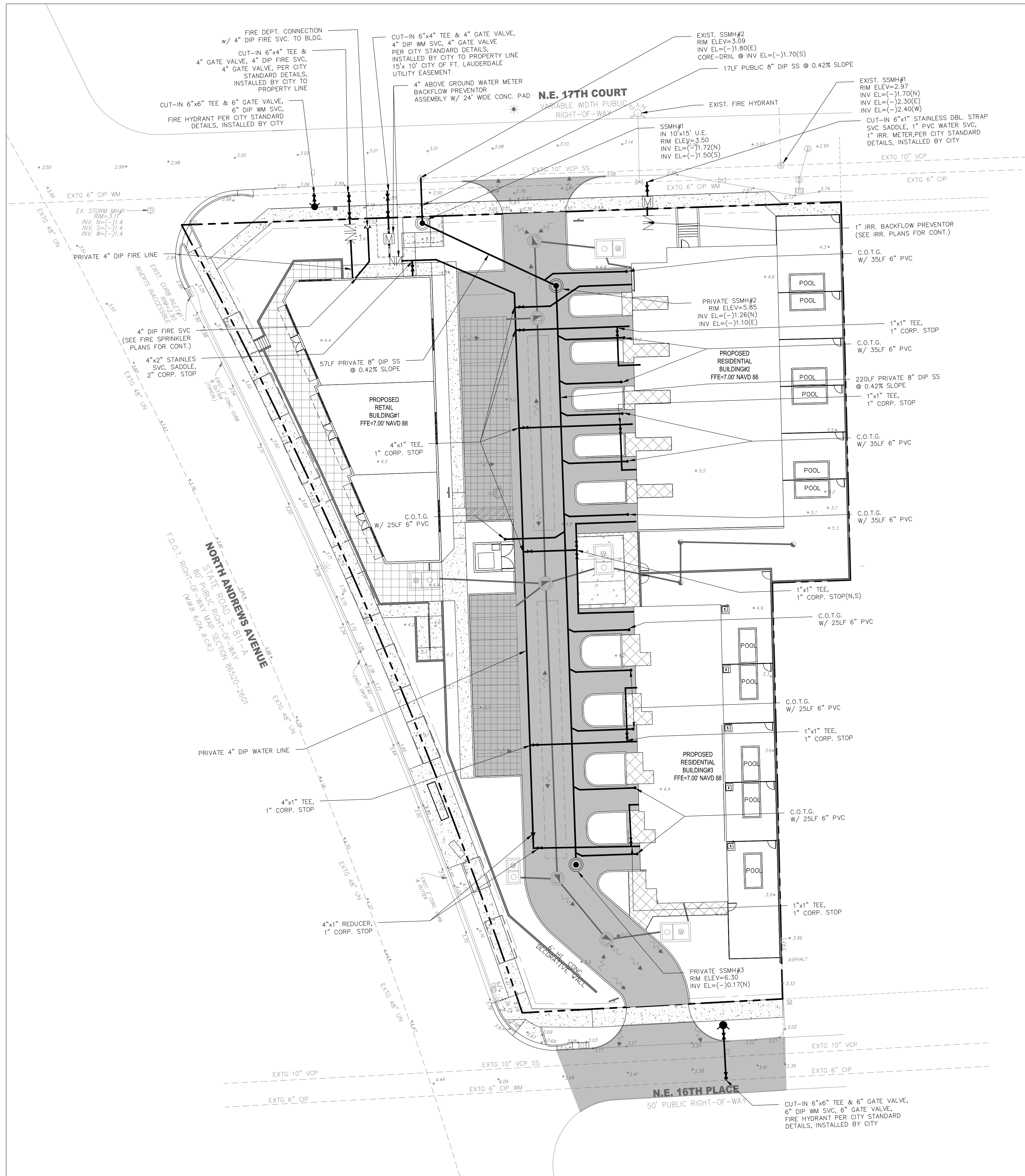
Drawn by: FES

Sheet No: **C2**

Proj. Mgr: FES

Appr. by: JMF

- of -



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
  - 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
  - W — EXIST. WATER MAIN
  - ⊙ EXIST. UTILITY LINE TO BE ABANDONED IN PLACE
  - ⊙ PROPOSED SIGN

**WATER AND SEWER NOTES:**

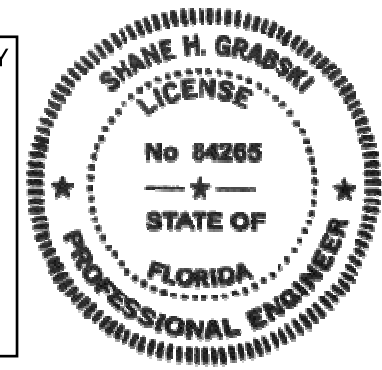
- CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
- SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN THE BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES (VERTICALLY AND HORIZONTALLY).
- PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW FDOT-30, 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.

**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.
- CONTRACTOR SHALL PROVIDE ANY EASEMENT DOCUMENTATION AROUND MH'S, BACKFLOW PREVENTORS, MAINLINES, METERS, ETC. AS REQUIRED BY THE CITY SO THAT THE OWNER MAY RECORD ANY EASEMENTS WITH THE CITY. CONTRACTOR'S SURVEYOR MUST COORDINATE WITH THE CITY AND PROVIDE ALL NECESSARY EASEMENT DOCUMENTATION TO THE OWNER. THE OWNER MUST THEN PROVIDE ALL RECORDED UTILITY EASEMENT DOCUMENTS TO THE CITY PRIOR TO FINAL ACCEPTANCE.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE CITY UTILITY DEPT. ANY WATER MAIN CONNECTIONS, UTILITY CONNECTIONS AND SCHEDULE MUST BE APPROVED BY THE CITY PRIOR TO IMPLEMENTATION. THE CONTRACTOR IS REQUIRED TO PAY FOR ALL COSTS ASSOCIATED WITH THIS WORK REGARDLESS OF WHETHER OR NOT THE UTILITY OR THE CONTRACTOR PERFORMS THE WORK.
- WM/S.S. MAINS TO BE LOCATED 5' CLEAR OF ALL OBSTRUCTIONS, POLES, BOXES, CULVERTS, ETC. W.M./S.S. MAINS MUST BE LOCATED 5' FROM TREES. F.H.'S MUST HAVE A 7.5' CLEAR RADIUS FROM ALL OBSTRUCTIONS.
- PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW THE BROWARD COUNTY HEALTH DEPARTMENT STANDARDS.
- ALL SANITARY SEWER LATERALS SHALL CROSS UNDER WATER MAINS WITH A MINIMUM OF 18" SEPARATION UNLESS OTHERWISE NOTED. A 20 FOOT SECTION OF DUCTILE IRON PIPE WATER MAIN CENTERED CROSSING IS REQUIRED IF LESS THAN 18" VERTICAL SEPARATION OCCURS BETWEEN THE SEWER LATERAL AND WATER MAIN.
- ALL UNDERGROUND UTILITIES TO BE REMOVED SHALL BE CAPPED OFF AT THE POINT NEAREST TO THE UTILITIES OR DRAINAGE LINES THAT WILL REMAIN IN SERVICE. NOTIFY THE ENGINEER OF RECORD BEFORE REMOVING ANY UTILITIES THAT ARE CURRENTLY IN SERVICE. THE CONTRACTOR SHALL NOT MOVE ANY UTILITY SERVICE TO ANY EXISTING BUILDING THAT WILL REMAIN AND COMPLETELY REMOVE AND/OR ABANDON ANY UTILITY SERVICE THAT IS NO LONGER REQUIRED. THE CONTRACTOR SHALL INFORM AND CONSULT THE ENGINEER OF RECORD PRIOR TO REMOVING ANY LINES.
- 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

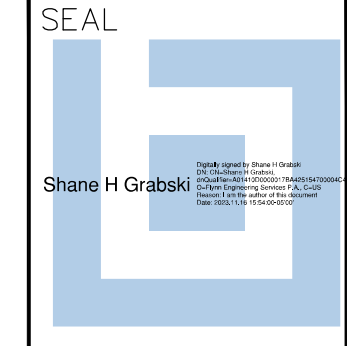
N.A.V.D. 88 = N.G.V.D. 29 - 1.5'  
N.G.V.D. 29 = N.A.V.D. 88 + 1.5'



**Revisions**

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

Phase:  
DRC  
DOCUMENTS

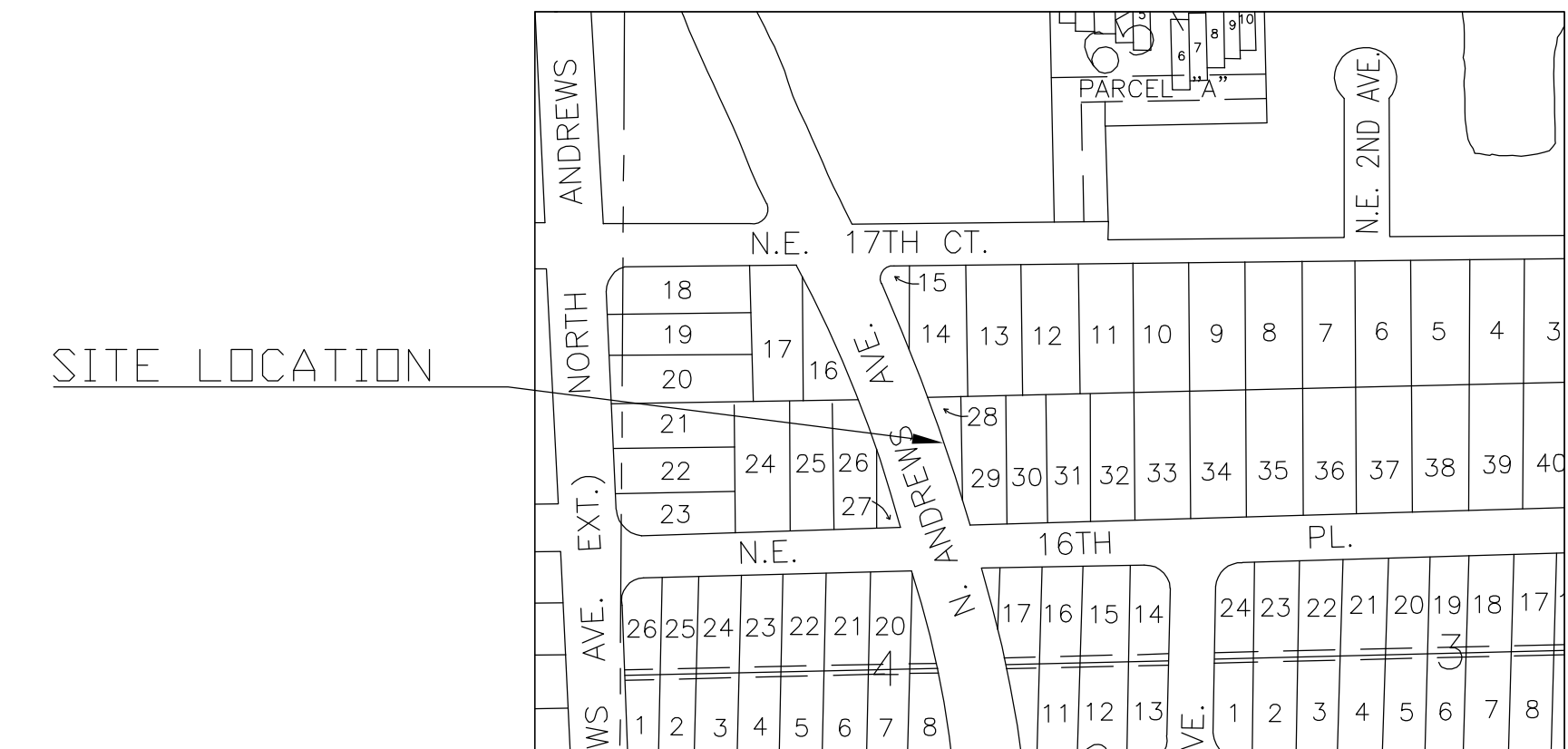
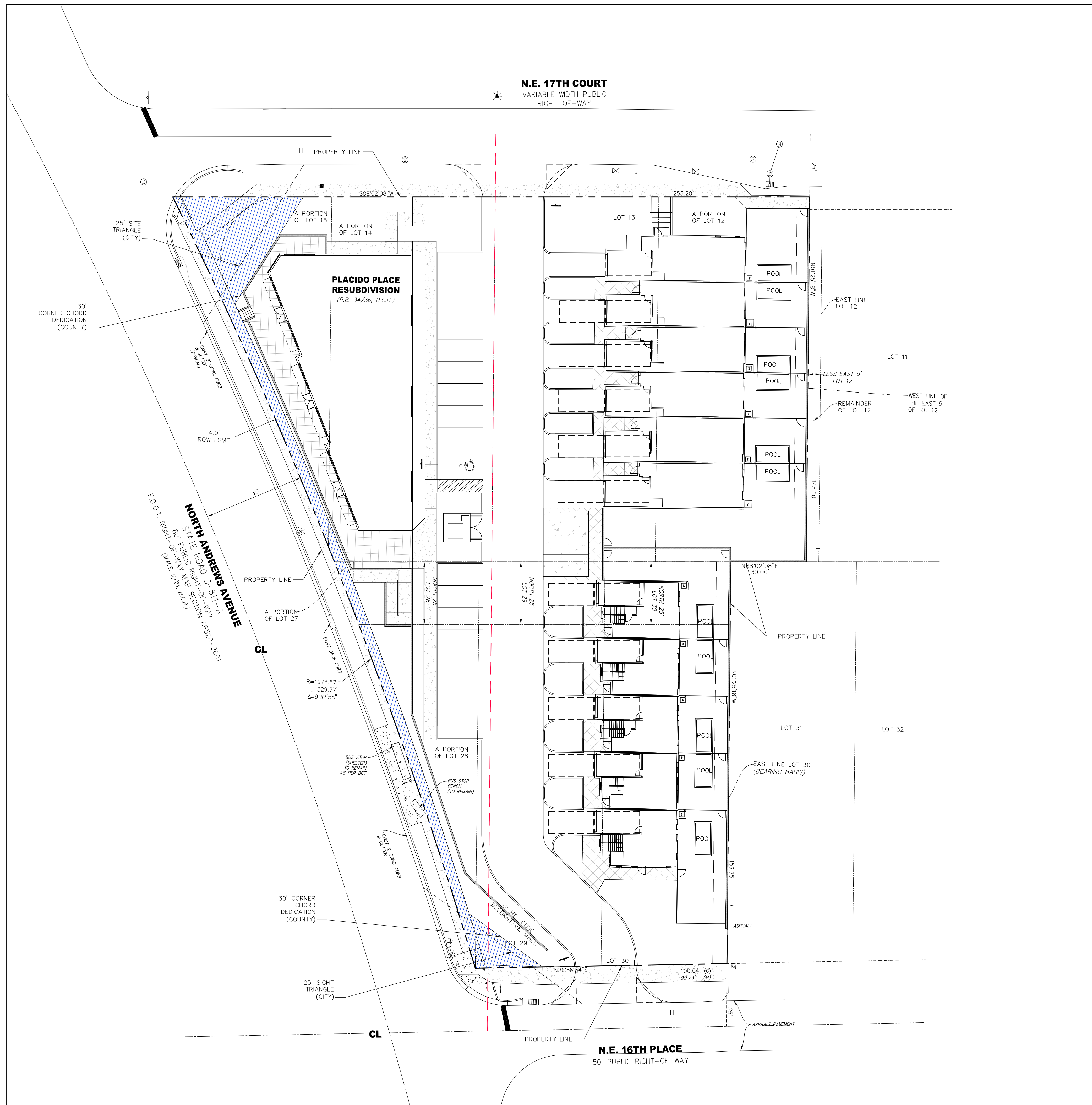


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Date: 11/9/22

Job No. 20-1704.00  
Plot Date: 09/19/23

Drawn by: FES  
Sheet No. **C3**

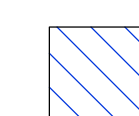
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Appr. by: JMF



**LOCATION MAP**  
NTS

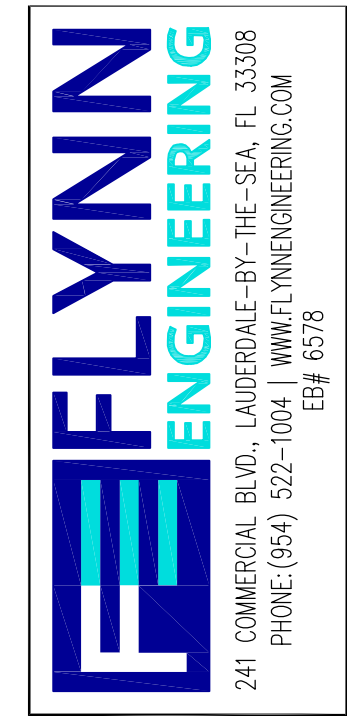
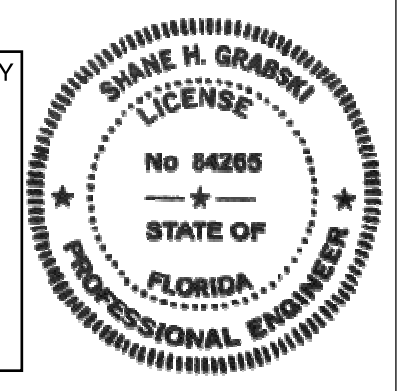
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PLACIDO PLACE RESUB 34-36 B LOT 12  
LESS E 5.13 & THAT PT OF LOTS 14, 15, 27 &  
28 ALL LYING E OF E R/W/L OF N ANDREWS  
AVE & LOTS 29 & 30

**LEGEND:**

 **ROW EASEMENT (COUNTY)**

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SIGNED AND SEALED BY  
SHANE H. GRABSKI, P.E.  
ON 11/16/2023

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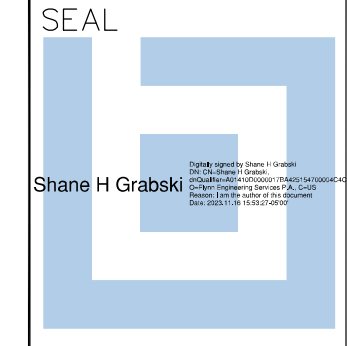
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**1700 N. ANDREWS AVE**  
FORT LAUDERDALE, FLORIDA



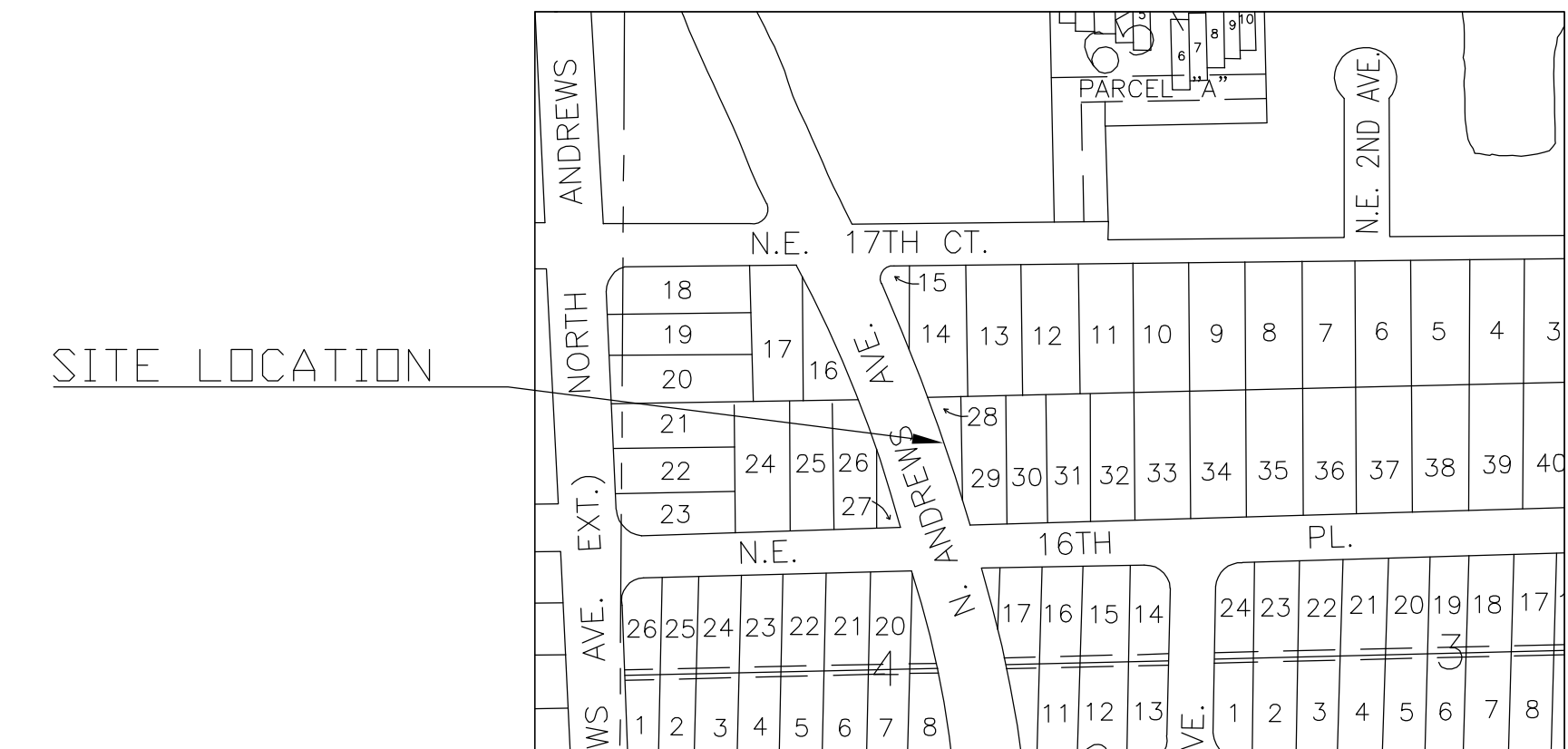
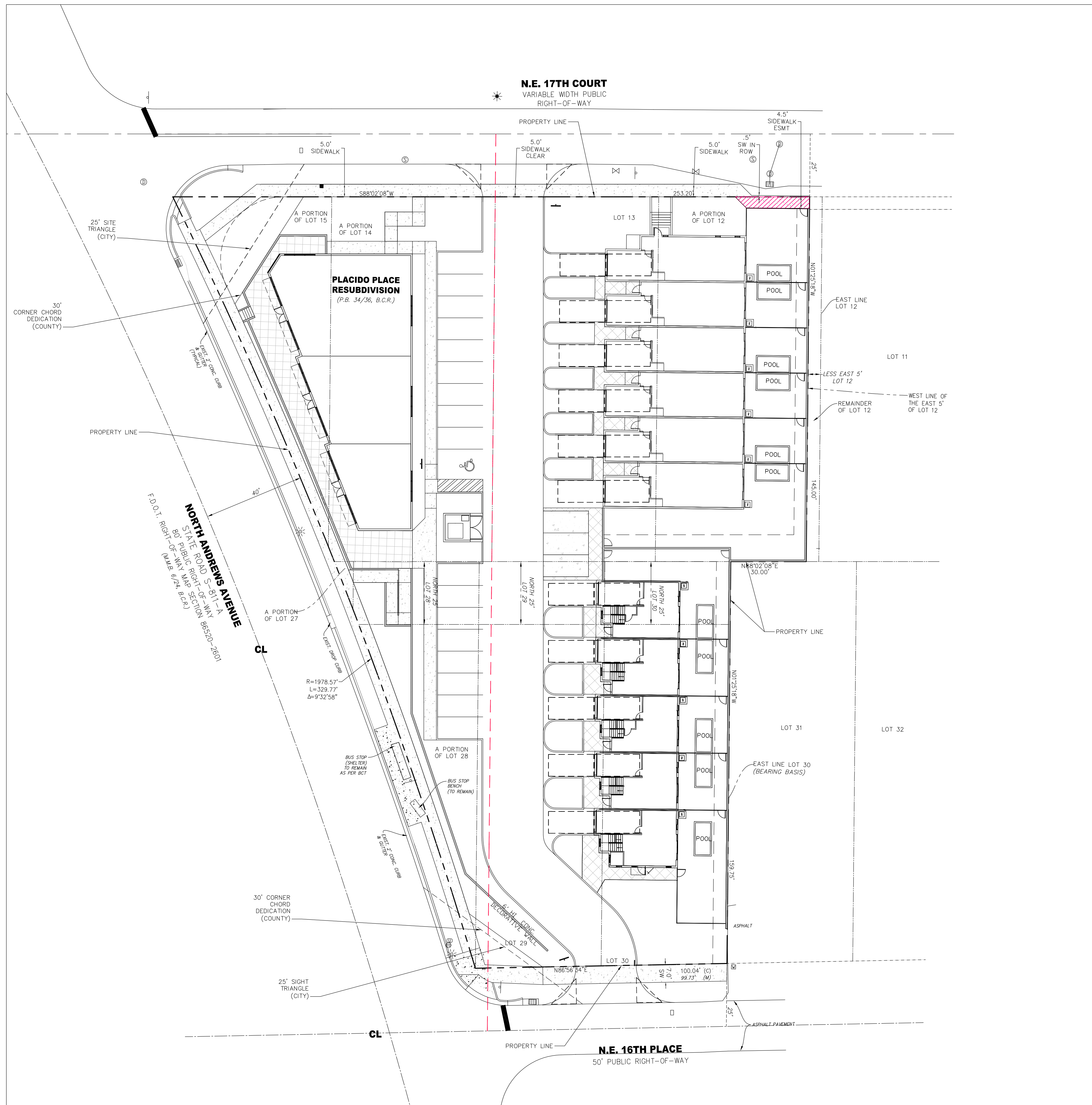
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05/15/23	DRG REV 1
07/24/23	DRG REV 2
08/28/23	DRG REV 3
09/05/23	DRG REV 4
09/15/23	DRG REV 5

Phase:  
DRG DOCUMENTS



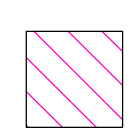
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Job No. 22-1704.00	Plot Date 09/20/23
Drawn by SROD	Sheet No. <b>X1</b>
Proj. Mgr. SROD	
Appr. by JMF	1 of 1



**LOCATION MAP**  
NTS

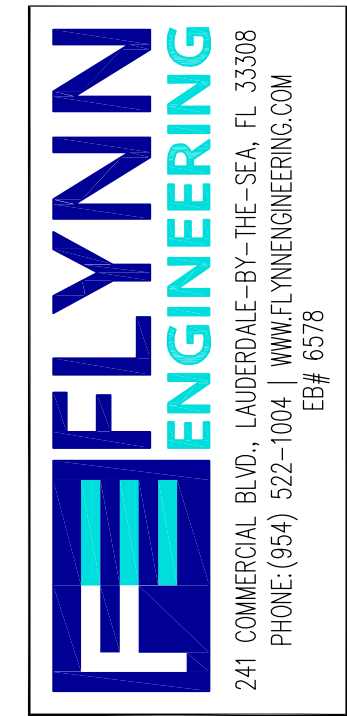
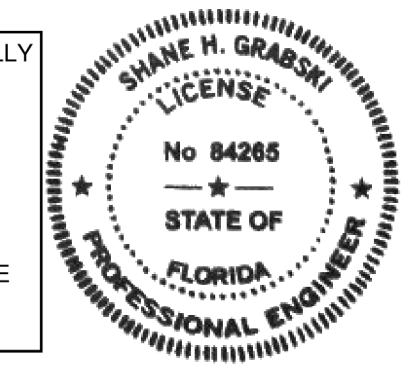
**LEGAL DESCRIPTION:**  
 PLACIDO PLACE RESUB 34-36 B LOT 12  
 LESS E 5.13 & THAT PT OF LOTS 14, 15, 27 &  
 28 ALL LYING E OF E R/W/L OF N ANDREWS  
 AVE & LOTS 29 & 30

**LEGEND:**

 **SIDEWALK EASEMENT (CITY)**

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

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Sheet Title  
**SIDEWALK EASEMENT  
 EXHIBIT**

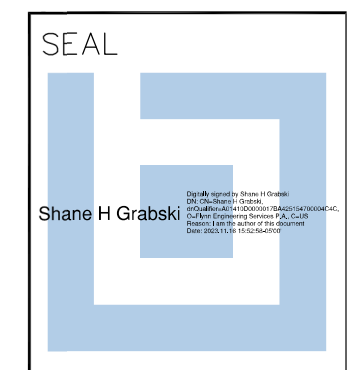
Job Title  
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 FORT LAUDERDALE, FLORIDA**



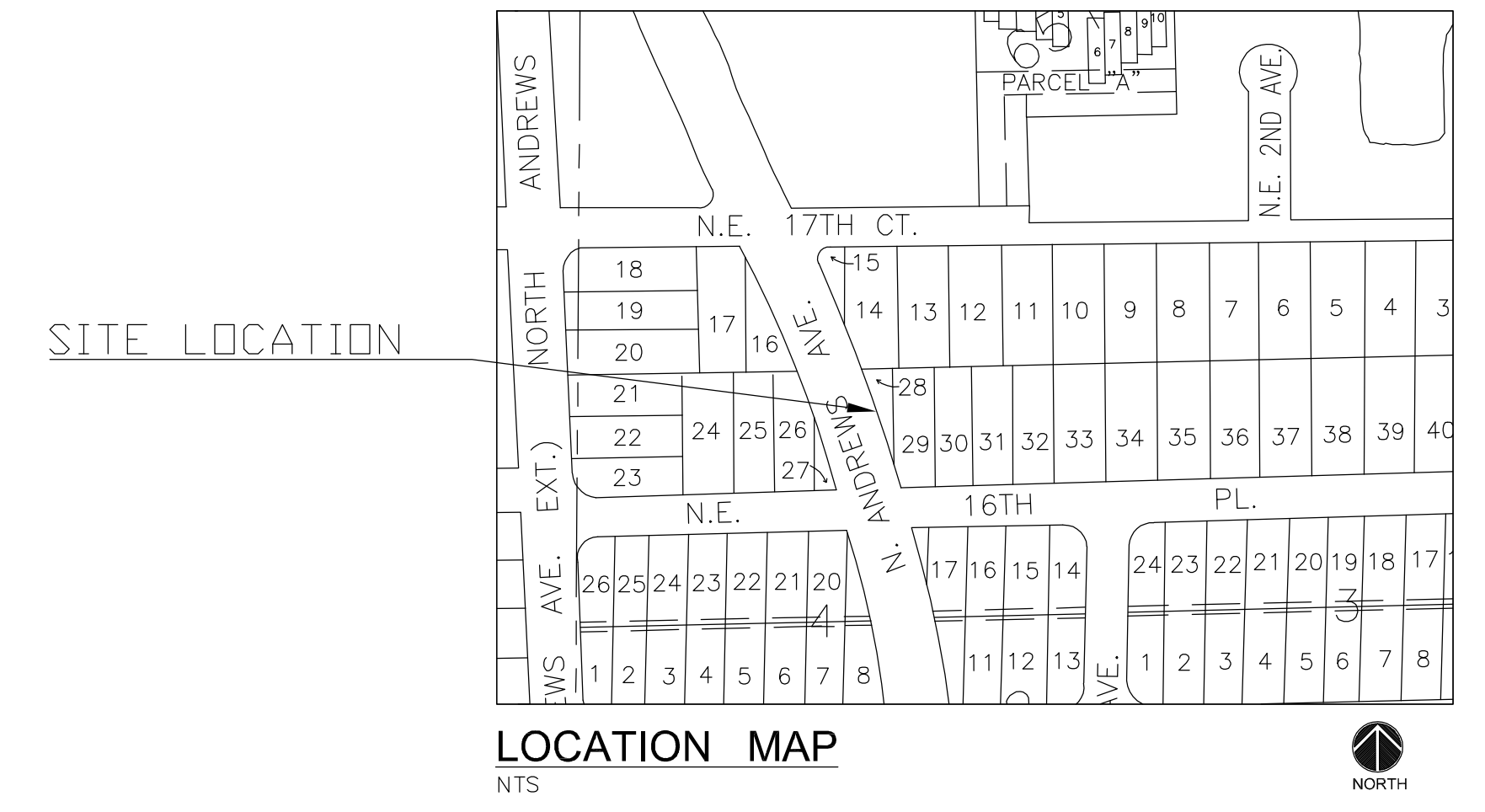
**Revisions**

05/15/23	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	Plot Date 09/20/23
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Proj. Mgr. SR0D	Appr. by JMF
	of 1



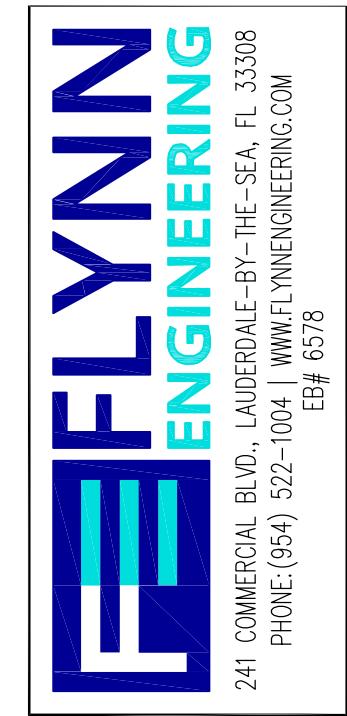
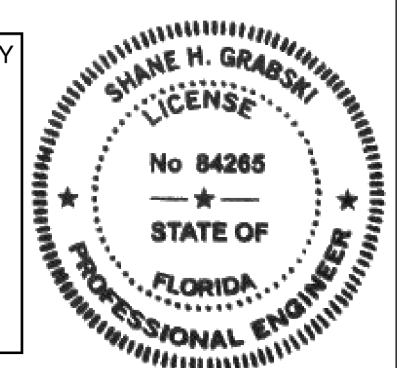
LOCATION MAP  
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 AVE & LOTS 29 & 30

**LEGEND:**

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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SHANE H. GRABSKI, P.E. ON 11/16/2023  
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Sheet Title  
**MAINTENANCE AGREEMENT EXHIBIT**

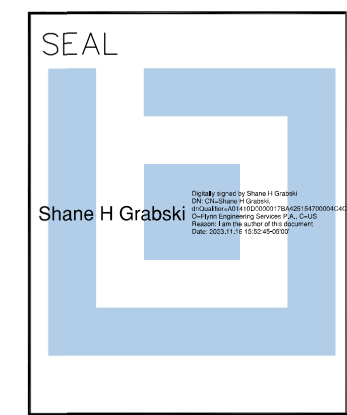
Job Title  
**1700 N. ANDREWS AVE**  
 FORT LAUDERDALE, FLORIDA



Revisions

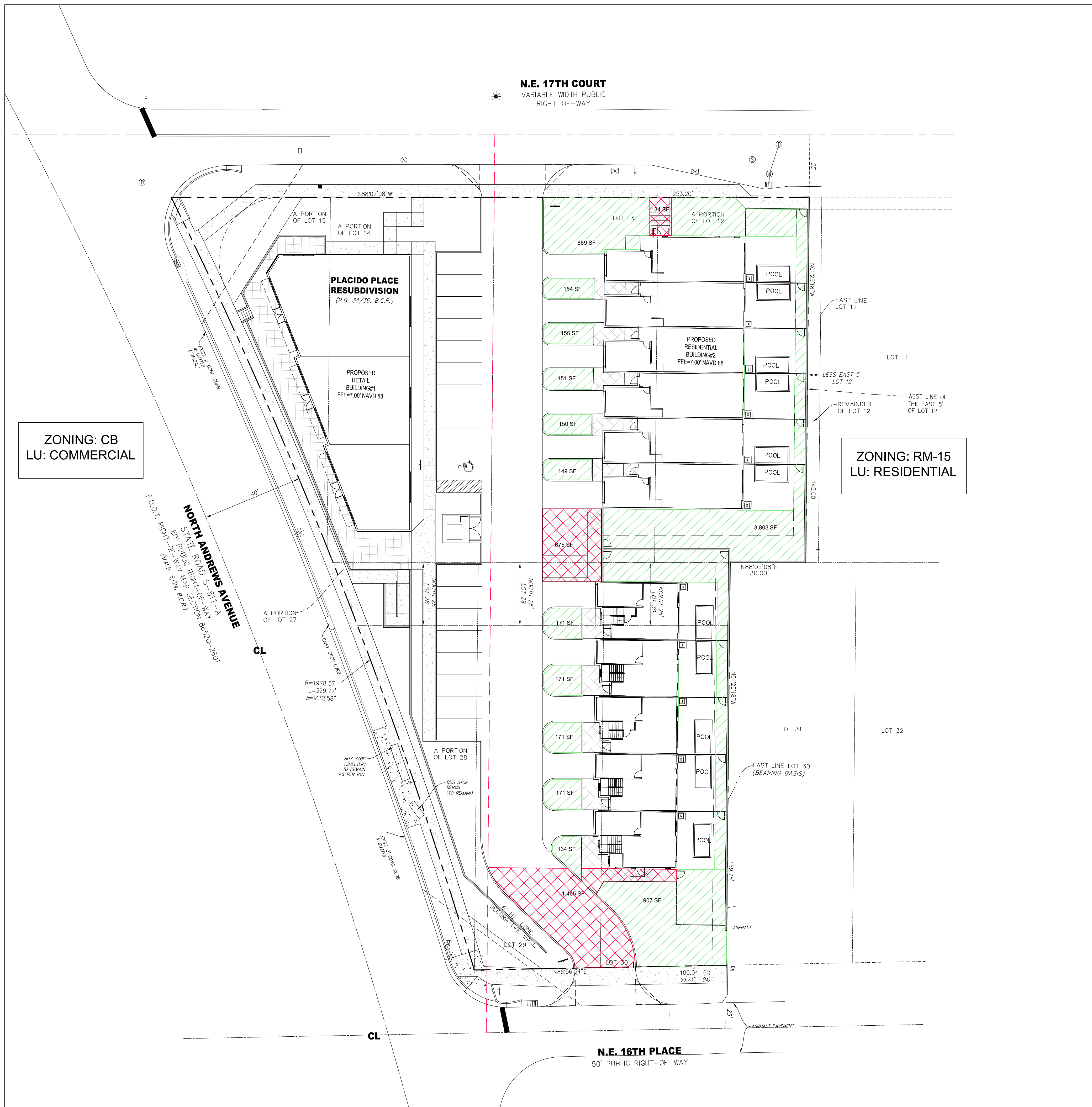
05/15/23	DRC REV 1
07/24/23	DRC REV 2
08/28/23	DRC REV 3
09/05/23	DRC REV 4
09/15/23	DRC REV 5

Phase:  
 DRC DOCUMENTS



Scale:	Date
1"=20'	02/24/23
Job No.	Plot Date
22-1704.00	09/20/23
Drawn by	Sheet No.
SROD	X3
Proj. Mgr.	
SROD	
Appr. by	
JMF	of 1





ZONING: CB  
LU: COMMERCIAL

ZONING: RM-15  
LU: RESIDENTIAL



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

LEGEND:

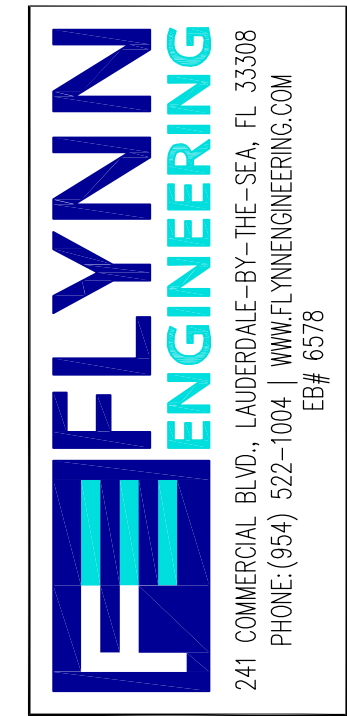
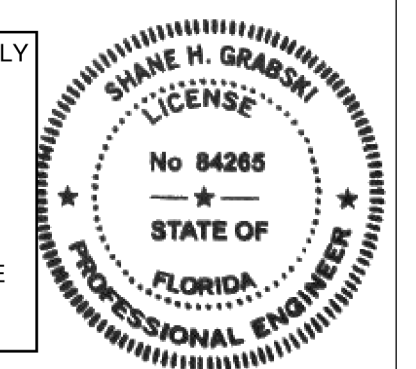
	LANDSCAPE	7,857 SF
	AREA CALCULATED FROM REQUIRED AREA TO BE LANDSCAPED	2,274 SF

NEIGHBORHOOD DESIGN CRITERIA REVISIONS (NDCR)  
RM-15 PERVIOUS 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**

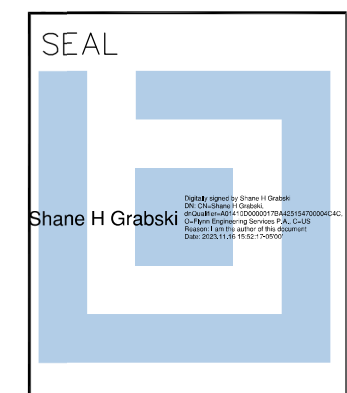
Job Title  
**1700 N. ANDREWS AVE**  
FORT LAUDERDALE, FLORIDA



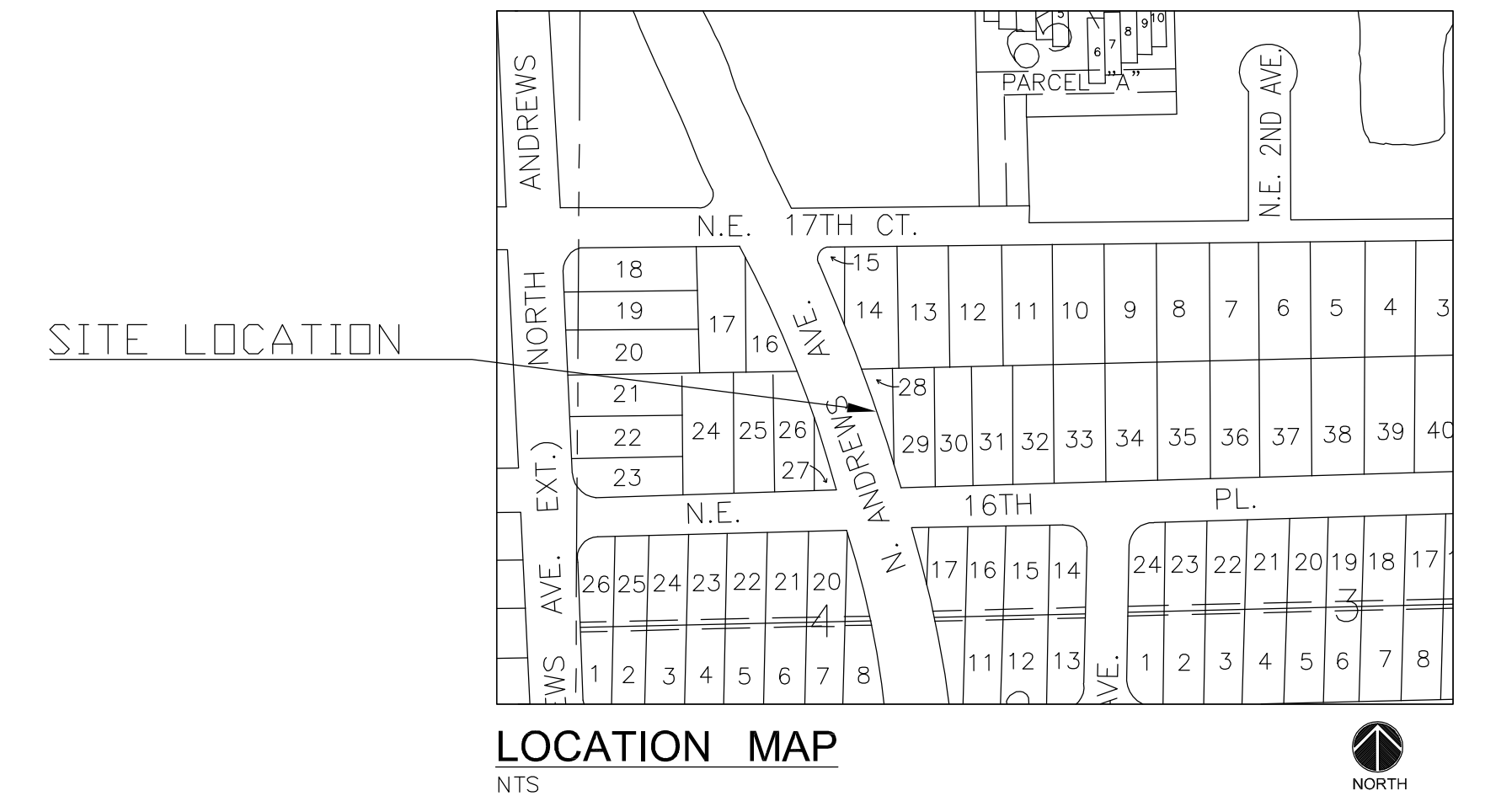
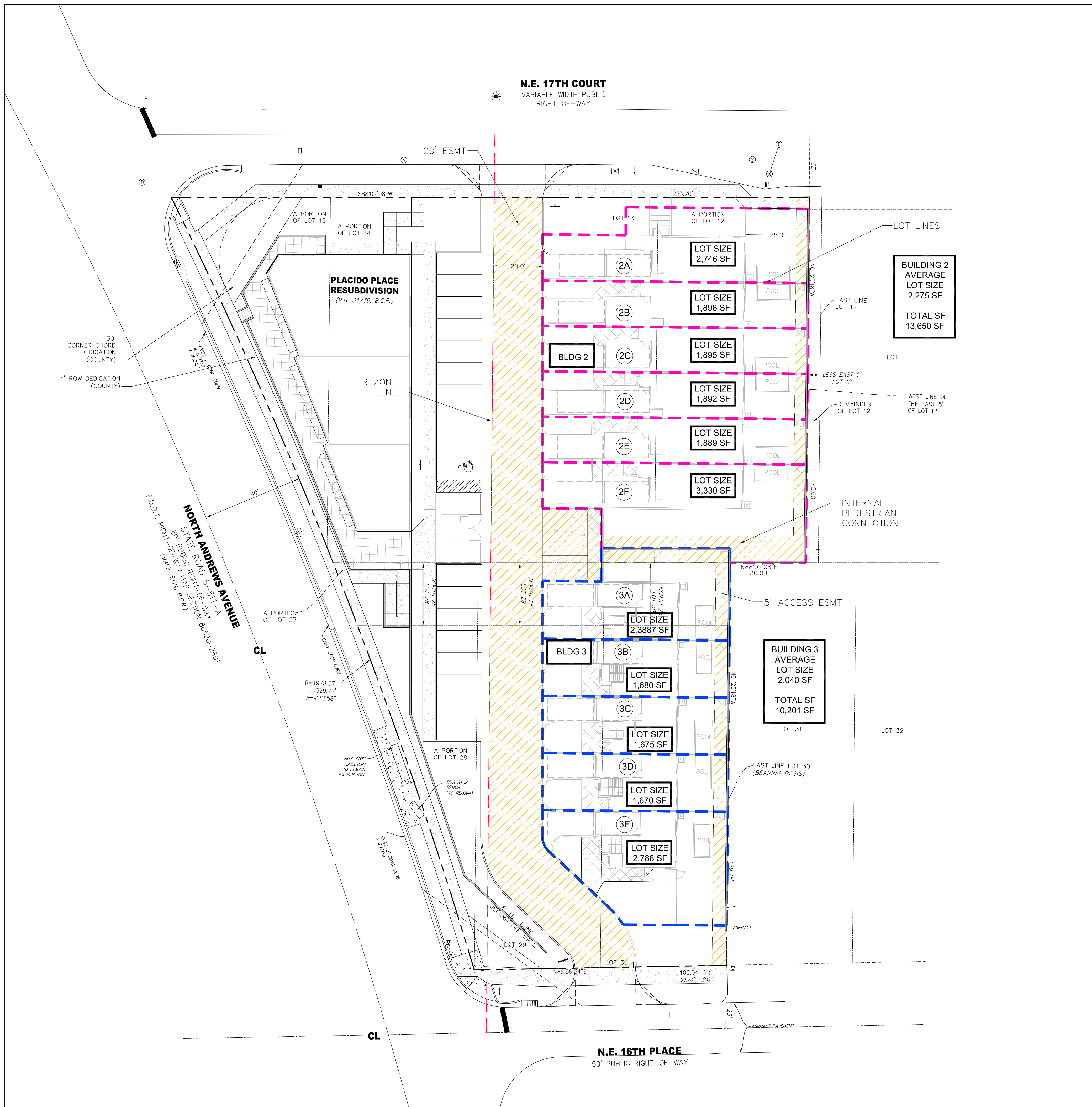
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09/05/23	DRG REV 4
09/15/23	DRG REV 5

Phase:  
DRG  
DOCUMENTS



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



LOCATION MAP  
NTS

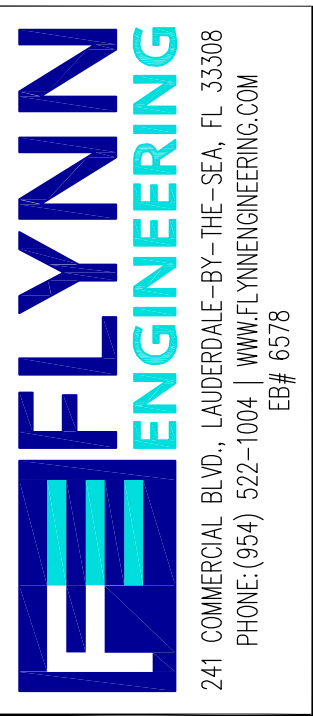
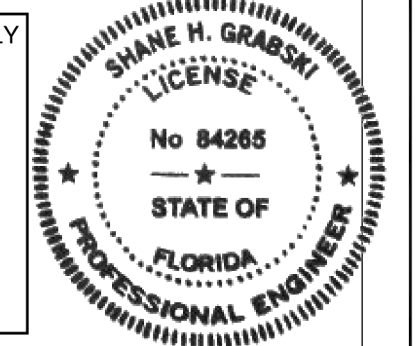
**LEGAL DESCRIPTION:**  
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 LESS E 5.13 & THAT PT OF LOTS 14, 15, 27 &  
 28 ALL LYING E OF E R/W/L OF N ANDREWS  
 AVE & LOTS 29 & 30

**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

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Sheet Title  
**LOT LAYOUT**

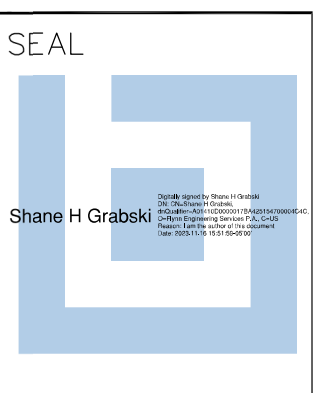
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**1700 N. ANDREWS AVE**  
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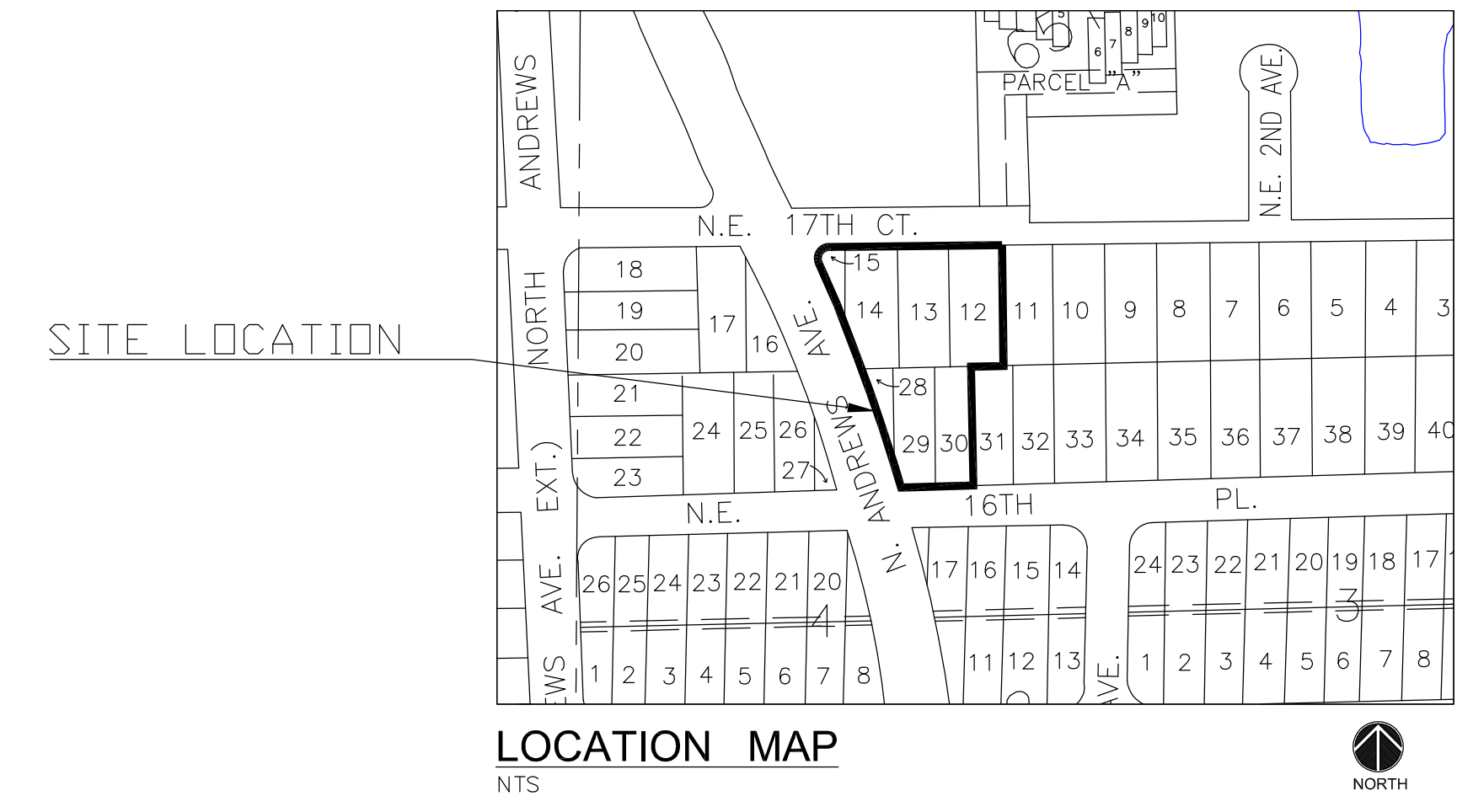
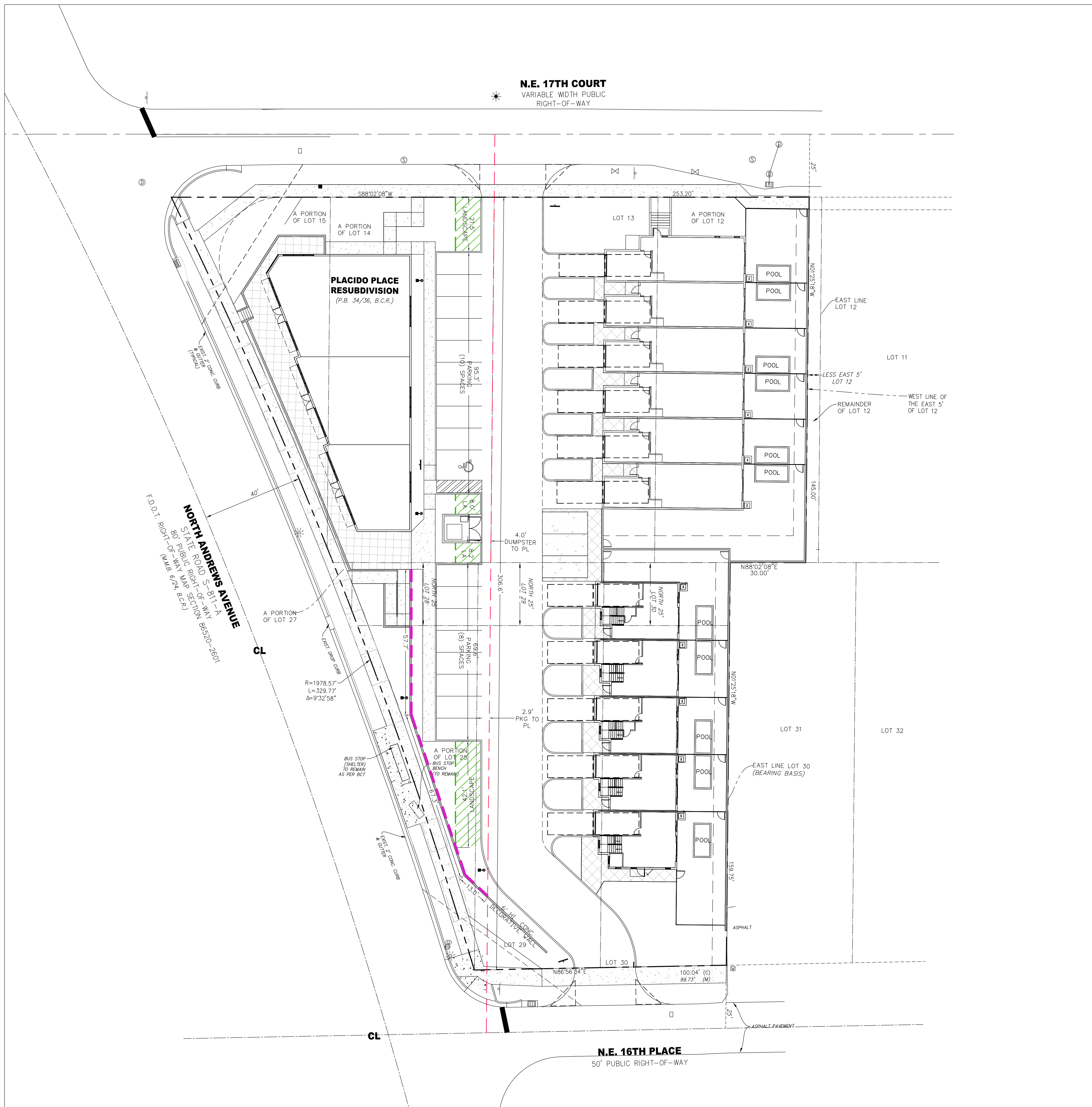
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Phase:  
 DRG  
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Scale: 1"=20'	Date 02/24/23
Job No. 22-1704.00	Plot Date 09/20/23
Drawn by SROD	Sheet No. <b>X8</b>
Proj. Mgr. SROD	Appr. by JMF
	of 1



LOCATION MAP  
NTS

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

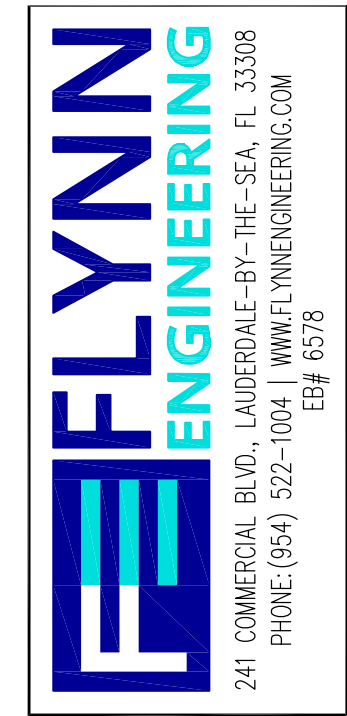
LEGEND:

- 10' LANDSCAPE BUFFER
- WALL LENGTH

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Shane H Grabski  
 Professional Engineer  
 No. 84285  
 State of Florida



**VARIANCES**

Sheet Title

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

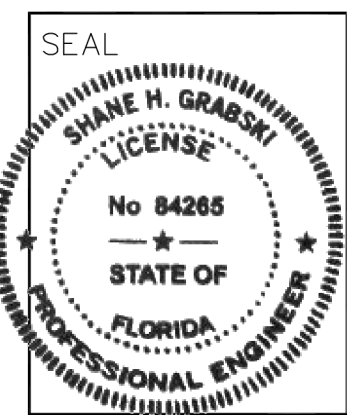
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09/15/23	DRC REV 5

Phase:  
 DRC  
 DOCUMENTS



Scale: 1"=20'

Date: 02/24/23

Job No. 22-1704.00

Plot Date: 11/17/23

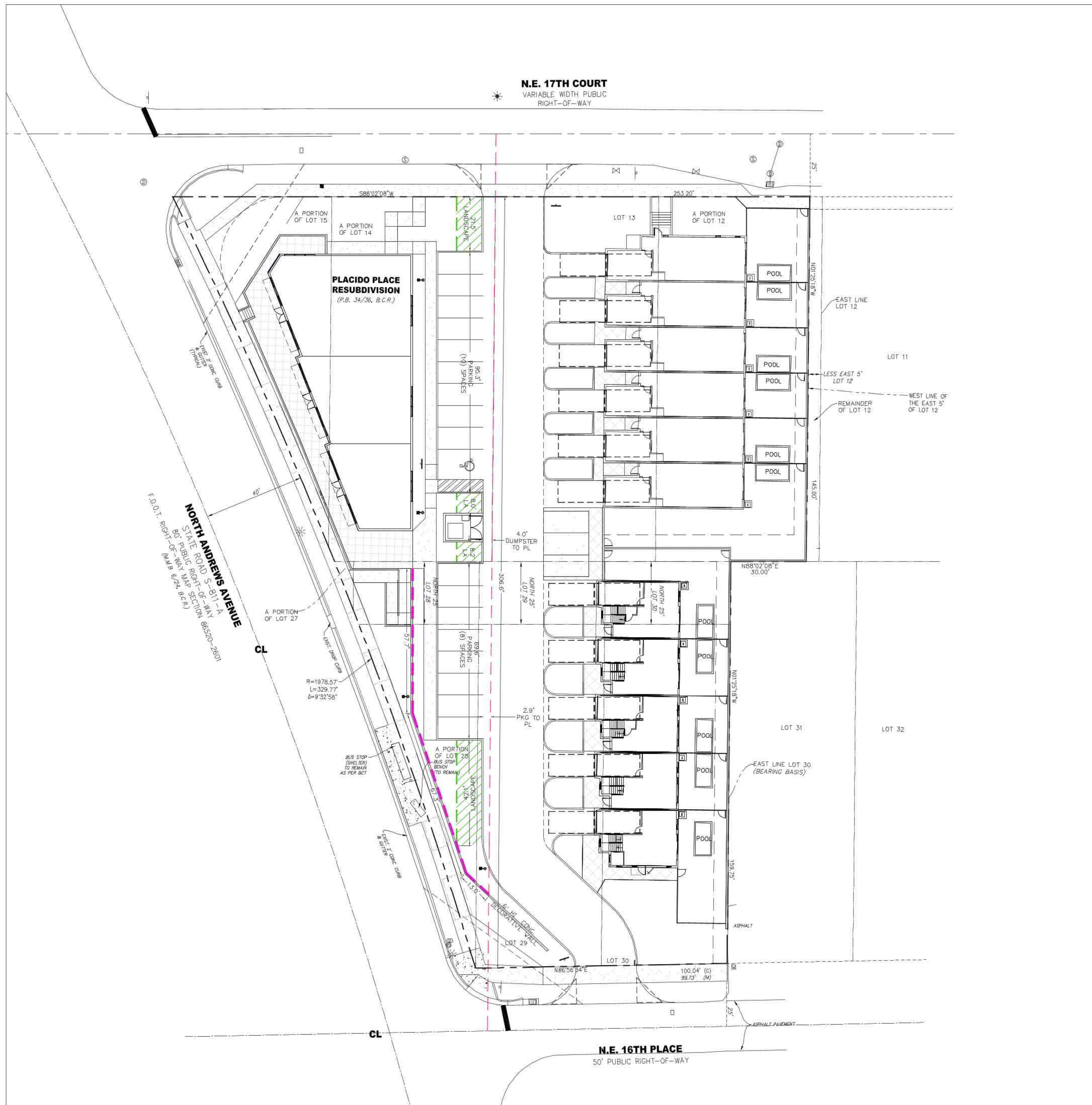
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Proj. Mgr.: SR0D

Appr. by: JMF

Sheet No. **X9**

1 of 1



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LEGEND:

- 10' LANDSCAPE BUFFER
- WALL LENGTH



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09/05/23	DRG REV 4
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Phase:  
 DRG DOCUMENTS

SEAL