

**BOARD OF ADJUSTMENT (BOA)
ELECTRONIC CASE PACKAGE**

DATE: Wednesday, May 13, 2026

AGENDA ITEM #:3

CASE #: PLN-BOA-26040003

NOTES: New Case

Board of Adjustment (BOA)

- **CODE SECTION(S)**
- **PROPERTY DETAILS**

Board of Adjustment (BOA)

PLN-BOA-26040003

Sec 47-24.12.A.6 Temporary nonconforming use permit.

6.

Criteria—Temporary nonconforming use permit. A temporary nonconforming use permit may be granted upon demonstration by a preponderance of the evidence of the following criteria:a.

Granting of the temporary nonconforming use permit shall not be incompatible with adjoining properties or the surrounding neighborhood or otherwise contrary to the public interest.

Record

Menu **Refine Search** **New** **GIS** **Create a Set** **Reports** **Help** My Filters --Select-- **Module** Planning

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<input type="checkbox"/>	<u>Record, Permit, or Account #</u>	<u>Record Description</u>	<u>Application Name</u>	<u>Record Type</u>	<u>Balance</u>	<u>Planner Name</u>	<u>Street #</u>
<input type="checkbox"/>	PLN-BOA-26040003	Temporary outdoor dining use while the permanent ...	Hula Kai Outdoor Dining	Z- Board of Adjustment (BOA)	159		1073
<input type="checkbox"/>	MEC-COM-23120027.R003	REVISED DRAWING SHEET H-5	MEC-COM-23120027	Plan Revision	0		1075
<input type="checkbox"/>	PLB-GEN-26030379	Irrigation Installation Permit	Plumbing Irrigation Permit	Plumbing Permit	0		1075
<input type="checkbox"/>	ENG-CR-26030009	UDP-A26024	Hula Kai Outdoor Dining	Capacity Request	0		1073
<input type="checkbox"/>	UDP-A26024	Site Plan Level I Review: Shared Parking Agreeeme...	Hula Kai Outdoor Dining	AR- Administrative Review	0	Jonathan D'Angelo	1073
<input type="checkbox"/>	BLD-CNC-23080004.D022	Commercial Restaurant	Permit Application Form	Deferred Submittal (Electronic Document Submittal)	0		1075
<input type="checkbox"/>	MEC-COM-23120026.I001	ENGINEER LETTER	Miscellaneous	Inspection Document Submittal	0		1075
<input type="checkbox"/>	BLD-CNC-23080004.I003	CERT OF COMPLIANCE	Miscellaneous	Inspection Document Submittal	0		1075
<input type="checkbox"/>	BLD-CNC-23080004.D021	Bar and Restaurant	Permit Application Form	Deferred Submittal (Electronic Document Submittal)	0		1075
<input type="checkbox"/>	PLB-COM-24010020.R006	Bar & Restaurant	PLB-COM-24010020	Plan Revision	0		1075
<input type="checkbox"/>	BLD-CNC-23080004.D020	Restaurant	Miscellaneous	Deferred Submittal (Electronic Document Submittal)	0		1075
<input type="checkbox"/>	LND-INST-26010031	Restaurant	Hula Kai Tiki Bar	Landscape Installation Permit	0		1075
<input type="checkbox"/>	ELE-LV-26010070	Low Voltage for BLD-CNC-23080004	Electrical Low Voltage Permit	Electrical Permit	0		1075
<input type="checkbox"/>	BLD-AWN-26010061	Install Rooftop Canopy over Structure	Awning-Canopy Permit	Structural Permit	0		1075
<input type="checkbox"/>	PLB-GAS-24010019.R004	REVISION 12 PLUMBING GAS ISOMETRIC P-105	PLB-GAS-24010019	Plan Revision	0		1075
<input type="checkbox"/>	BLD-FEN-25110036.D001	Bar & Restaurant	Permit Application Form	Deferred Submittal (Electronic Document Submittal)	0		1075
<input type="checkbox"/>	MEC-COM-23120026.R003	REVISED MECHANICAL DRAWINGS M-103 AND M-201	MEC-COM-23120026	Plan Revision	0		1075
<input type="checkbox"/>	ELE-COM-23120048.R005	REVISED ELECTRICAL DRAWINGS, E-101, E-102, E-103,...	ELE-COM-23120048	Plan Revision	0		1075
<input type="checkbox"/>	BLD-FEN-25110036.R001	STRUCTURAL REVISIONS WITH CONCRETE PIERS REMOVED ...	BLD-FEN-25110036	Plan Revision	0		1075
<input type="checkbox"/>	BLD-COC-25120028		FIR-SUPP-24010001	Change of Contractor (Online Submittal)	0		1075
<input type="checkbox"/>	UDP-PDMR-25220	Add outdoor seating to the Hula Kai restaurant (i...	Hula Kai	DRC- Preliminary Development Meeting Request	0	Nancy Garcia	1075
<input type="checkbox"/>	BLD-REFUND-25120012		PLB-GAS-24010019.R003	Refund Request - Permitting	0		1075
<input type="checkbox"/>	PLB-GAS-24010019.R003	REVISION 12 PLUMBING GAS DRAWINGS P-101.1, P-102,...	PLB-GAS-24010019	Plan Revision	0		1075
<input type="checkbox"/>	ELE-COM-25110136	Connect to existing electric	Electrical Subpermit	Electrical Permit	0		1075
<input type="checkbox"/>	BLD-SIGN-25110323	Illuminated channel letters north elevation HK lo...	Sign Permit	Structural Permit	0		1075
<input type="checkbox"/>	BLD-CNC-23080004.D019	High Ceiling Framing	Hula Kai Tiki Bar	Deferred Submittal (Electronic Document Submittal)	0		1075
<input type="checkbox"/>	PLB-GAS-24010019.R002	REVISED GAS ISOMETRICS P-105	PLB-GAS-24010019	Plan Revision	0		1075
<input type="checkbox"/>	BLD-FEN-25110036	FENCE FOR BLD-CNC-23080004	Fence Permit	Structural Permit	0		1075
<input type="checkbox"/>	ELE-COM-23120048.R004	Bar & Restaurant	ELE-COM-23120048	Plan Revision	0		1075
<input type="checkbox"/>	PLB-COM-24010020.R005	REVISION 12 PLUMBING DRAWINGS P-101.1, P-102, P-1...	PLB-COM-24010020	Plan Revision	0		1075
<input type="checkbox"/>	PLB-GAS-24010019.R001	Gas Revisions	PLB-GAS-24010019	Plan Revision	0		1075
<input type="checkbox"/>	BLD-COC-25100073		MEC-COM-23120029	Change of Contractor (Online Submittal)	0		1075
<input type="checkbox"/>	MEC-COM-23120027.R002	Kitchen Exhaust Hood System	MEC-COM-23120027	Plan Revision	0		1075
<input type="checkbox"/>	PLB-COM-25100002	INSTALLATION OF ONE STORMWATERWELL	Plumbing Subpermit	Plumbing Permit	0		1075
<input type="checkbox"/>	PLB-COM-25090335	Stormwater Drainage FOR BLD-CNC-23080004	Plumbing Subpermit	Plumbing Permit	0		1075
<input type="checkbox"/>	PLB-COM-24010020.R004	REVISED WATER PIPING ISOMETRICS (ADDED DISHWATER ...	PLB-COM-24010020	Plan Revision	0		1075
<input type="checkbox"/>	MEC-COM-25090133	New walk in cooler with remote refrigeration for ...	Mechanical Subpermit	Mechanical Permit	0		1075
<input type="checkbox"/>	BLD-COC-25090124		BLD-GEN-24010041	Change of Contractor (Online Submittal)	0		1073
<input type="checkbox"/>	BLD-COC-25090079		FIR-SSA-24010001	Change of Contractor (Online Submittal)	0		1075
<input type="checkbox"/>	ELE-COM-23120048.R003	Commercial Restaurant	ELE-COM-23120048	Plan Revision	0		1075

Record

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<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #
<input type="checkbox"/>	BLD-CONTADD-25080036		FIR-SSA-24010001	Contact Addition	0		1075
<input type="checkbox"/>	FIR-GEN-25080038	add/relocated 78 fire sprinkler heads	HULU KAI TIKI BAR	Fire Permit	0		1075
<input type="checkbox"/>	BLD-CNC-23080004.D018	Commercial Restaurant	Approved Supporting Documents	Deferred Submittal (Electronic Document Submittal)	0		1075
<input type="checkbox"/>	BLD-CNC-23080004.D016	Commercial Restaurant	Permit Application Form	Deferred Submittal (Electronic Document Submittal)	0		1075
<input type="checkbox"/>	TAM-MOT-25080052	1075 SE 17 ST FORT LAUDERDALE_ PEOPLES GAS SYSTEMS	ROW-UF-25060025	Maintenance of Traffic Application	0	Mario Huayamave	1075
<input type="checkbox"/>	BLD-CNC-23080004.D017	Commercial Restaurant	Approved Supporting Documents	Deferred Submittal (Electronic Document Submittal)	0		1075
<input type="checkbox"/>	BLD-CNC-23080004.D015	Commercial Restaurant	Permit Application Form	Deferred Submittal (Electronic Document Submittal)	0		1075
<input type="checkbox"/>	MEC-COM-23120027.R001	INSTALL KITCHEN EXHAUST HOOD SYSTEMS PER DRAWINGS	MEC-COM-23120027	Plan Revision	0		1075
<input type="checkbox"/>	MEC-COM-23120027.D001	Commercial Restaurant	Shop Drawings	Deferred Submittal (Electronic Document Submittal)	0		1075
<input type="checkbox"/>	MEC-COM-23120027.D002	Commercial Restaurant	NOA / Product Approval	Deferred Submittal (Electronic Document Submittal)	0		1075
<input type="checkbox"/>	BLD-CNC-23080004.D014	Commercial Restaurant	Approved Supporting Documents	Deferred Submittal (Electronic Document Submittal)	0		1075
<input type="checkbox"/>	BLD-CNC-23080004.D013	Commercial Restaurant	Permit Application Form	Deferred Submittal (Electronic Document Submittal)	0		1075
<input type="checkbox"/>	MEC-COM-23120026.D003	commercial restaurant	NOA / Product Approval	Deferred Submittal (Electronic Document Submittal)	0		1075
<input type="checkbox"/>	MEC-COM-23120026.D002	Commercial Restaurant	NOA / Product Approval	Deferred Submittal (Electronic Document Submittal)	0		1075
<input type="checkbox"/>	BLD-CNC-23080004.D012	Commercial Restaurant	Approved Supporting Documents	Deferred Submittal (Electronic Document Submittal)	0		1075
<input type="checkbox"/>	BLD-CNC-23080004.D011	Commercial Restaurant	Permit Application Form	Deferred Submittal (Electronic Document Submittal)	0		1075
<input type="checkbox"/>	BLD-CNC-23080004.D009	Commercial Restaurant Roofing NOA'S	NOA / Product Approval	Deferred Submittal (Electronic Document Submittal)	0		1075
<input type="checkbox"/>	MEC-COM-23120026.D001	Commercial Restaurant	Permit Application Form	Deferred Submittal (Electronic Document Submittal)	0		1075
<input type="checkbox"/>	BLD-CNC-23080004.D007	Commercial Restaurant	Shop Drawings	Deferred Submittal (Electronic Document Submittal)	0		1075
<input type="checkbox"/>	ELE-COM-23120048.D001	Commercial Restaurant	Manufacturer Specifications	Deferred Submittal (Electronic Document Submittal)	0		1075
<input type="checkbox"/>	BLD-CNC-23080004.D010	INSTALL 4 DOOR OPENINGS 5 WINDOWS OPENING 1 GARAG...	Approved Supporting Documents	Deferred Submittal (Electronic Document Submittal)	0		1075
<input type="checkbox"/>	BLD-CNC-23080004.D008	Commercial Restaurant	Approved Supporting Documents	Deferred Submittal (Electronic Document Submittal)	0		1075
<input type="checkbox"/>	BLD-COC-25070112		MEC-COM-23120027	Change of Contractor (Online Submittal)	0		1075
<input type="checkbox"/>	BLD-CNC-23080004.R007	Commercial Restaurant	BLD-CNC-23080004	Plan Revision	0		1075
<input type="checkbox"/>	PLB-COM-24010020.R002	Commercial Restaurant	PLB-COM-24010020	Plan Revision	0		1075
<input type="checkbox"/>	MEC-COM-23120026.R002	REVISED MECHANICAL DRAWINGS M-101, M 102, M 202, ...	MEC-COM-23120026	Plan Revision	0		1075
<input type="checkbox"/>	PLB-COM-24010020.R003	REVISED PLUMBING DRAWINGS P-101, P-101.1, P-105, ...	PLB-COM-24010020	Plan Revision	0		1075
<input type="checkbox"/>	BLD-CNC-23080004.D006	Commercial Restaurant	Approved Supporting Documents	Deferred Submittal (Electronic Document Submittal)	0		1075
<input type="checkbox"/>	BLD-CNC-23080004.I002			Inspection Document Submittal	0		1075
<input type="checkbox"/>	BLD-CNC-23080004.I001			Inspection Document Submittal	0		1075
<input type="checkbox"/>	BLD-CNC-23080004.D005	Commercial Bar and Restaurant	Hula Kai Tiki Bar	Deferred Submittal (Electronic Document Submittal)	0		1075
<input type="checkbox"/>	BLD-CNC-23080004.D004	Commercial Restaurant	Shop Drawings	Deferred Submittal (Electronic Document Submittal)	0		1075
<input type="checkbox"/>	BLD-CNC-23080004.R006	Commercial Bar & Restaurant	BLD-CNC-23080004	Plan Revision	0		1075
<input type="checkbox"/>	ELE-COM-23120048.R002	Commercial Bar & Restaurant	ELE-COM-23120048	Plan Revision	0		1075
<input type="checkbox"/>	BLD-CNC-23080004.R005	Restaurant	BLD-CNC-23080004	Plan Revision	0		1075
<input type="checkbox"/>	MEC-COM-23120026.R001	REVISION - REVISE DRAWINGS M-101	MEC-COM-23120026	Plan Revision	0		1075
<input type="checkbox"/>	PLB-COM-24010020.R001	REVISED PLUMBING DRAWINGS 2 ADDITIONAL RESTROOMS	PLB-COM-24010020	Plan Revision	0		1075
<input type="checkbox"/>	ELE-COM-23120048.R001	REVISED ELECTRICAL DRAWINGS	ELE-COM-23120048	Plan Revision	0		1075
<input type="checkbox"/>	ENG-USR-25040002	(1) 4-in FIRE	1075 SE 17 ST-Hula Kai Tiki Bar	Utility Service Request	0		1073
<input type="checkbox"/>	BLD-CNC-23080004.R004	Restaurant	BLD-CNC-23080004	Plan Revision	0		1075

Record

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<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #
<input type="checkbox"/>	BLD-CNC-23080004.D003	Restaurant	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		1075
<input type="checkbox"/>	BLD-CNC-23080004.D002	Restaurant	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		1075
<input type="checkbox"/>	BLD-CNC-23080004.R003	FIRE RATED SHAFT PARTITION IN RESTROOM AREA REMOVE...	BLD-CNC-23080004	Plan Revision	0		1075
<input type="checkbox"/>	BLD-CNC-23080004.D001	Bar & Restaurant	Hula Kai Tiki Bar	Deferred Submittal (Electronic Document Submittal)	0		1075
<input type="checkbox"/>	PLB-MET-25040021	1.5" Irrigation meter	Plumbing Meter Install Permit	Plumbing Permit	0		1075
<input type="checkbox"/>	PLB-MET-25030343	2" DOMESTIC WATER METER	Plumbing Meter Install Permit	Plumbing Permit	0		1075
<input type="checkbox"/>	PLB-MET-WT-25030017	Restaurant	Online Walk-Thru- Water Meter	Walk-Thru - Water Meter	0		1075
<input type="checkbox"/>	BLD-CNC-23080004.R002	REVISE NORTH SITE ARCHITECTURAL SHEETS (SP-1.2, A...	BLD-CNC-23080004	Plan Revision	0		1075
<input type="checkbox"/>	BLD-COC-24120039		ELE-COM-23120048	Change of Contractor (PRE-ISSUANCE ONLY)	0		1075
<input type="checkbox"/>	BLD-COC-24120038		MEC-COM-23120026	Change of Contractor (PRE-ISSUANCE ONLY)	0		1075
<input type="checkbox"/>	BLD-COC-24120037		PLB-GEN-24010020	Change of Contractor (PRE-ISSUANCE ONLY)	0		1075
<input type="checkbox"/>	BLD-CNC-23080004.R001	Special Inspector Forms	BLD-CNC-23080004	Plan Revision	0		1075
<input type="checkbox"/>	BLD-COC-24120036		PLB-GEN-24010019	Change of Contractor (PRE-ISSUANCE ONLY)	0		1075
<input type="checkbox"/>	ELE-TEMP-24100032	TEMP POWER	Electrical Temporary Pole	Electrical Permit	0		1075
<input type="checkbox"/>	ELE-TPOLE-WT-24100003	TEMP POWER	Online Walk-Thru- Temporary ...	Walk-Thru - Temporary Power Pole	0		1075
<input type="checkbox"/>	ROW-SITE-24070007	ROW SITE PREP & EROSION CONTROL	HULAKAI TIKI BAR	ROW Site Prep and Erosion Control Permit	0		1075
<input type="checkbox"/>	PLN-ZONV-24060007			Z- Zoning Verification Letter	0		
<input type="checkbox"/>	BLD-OD-24020676	Outdoor Dining for BLD-CNC-23080004	Outdoor Dining Permit	Structural Permit	0		1075
<input type="checkbox"/>	FIR-SUPP-24010001	Hood Fire Suppression for BLD-CNC-23080004	HULAKAI TIKI BAR	Fire Suppression Permit	0		1075
<input type="checkbox"/>	FIR-SSA-24010001	Fire Sprinkler for BLD-CNC-23080004	HULAKAI TIKI BAR	Sprinkler System Aboveground	0		1075
<input type="checkbox"/>	FIR-ALARM-24010001	Fire Alarm System	HULAKAI TIKI BAR	Fire Alarm System Permit	0		1075
<input type="checkbox"/>	PLB-COM-24010020	PLUMBING FOR BLD-CNC-23080004	Plumbing Subpermit	Plumbing Permit	-64.99		1075
<input type="checkbox"/>	PLB-GAS-24010019	GAS FOR BLD-CNC-23080004	Plumbing Gas Permit	Plumbing Permit	0		1075
<input type="checkbox"/>	BLD-ROOF-24010041	NEW ROOF FOR BLD-CNC-23080004	Re-Roof Permit	Structural Permit	0		1075
<input type="checkbox"/>	MEC-COM-23120029	Walk-in Freezer Install For BLD-CNC-23080004	HULAKAI TIKI BAR	Mechanical Commercial Permit	0		1075
<input type="checkbox"/>	MEC-COM-23120027	Commercial Kitchen Install for BLD-CNC-23080004	HULAKAI TIKI BAR	Mechanical Commercial Permit	0		1075
<input type="checkbox"/>	MEC-COM-23120026	Mechanical for BLD-CNC-23080004	HULAKAI TIKI BAR	Mechanical Commercial Permit	0		1075
<input type="checkbox"/>	ELE-COM-23120048	ELECTRICAL FOR BLD-CNC-23080004	HULAKAI TIKI BAR	Electrical Commercial Permit	0		1075
<input type="checkbox"/>	ENG-SITE-23120003	#1073-1075 - site prep and erosion for BLD-CDEM-2...	#1073-1075 - hula kai	ROW Site Prep and Erosion Control Permit	0		1073
<input type="checkbox"/>	BLD-CDEM-23110001	#1073-1075 - TOTAL DEMO OF BLDG	#1073-1075 - HULA KHAI	Commercial Demolition Permit	0		1073
<input type="checkbox"/>	BLD-CNC-23080004	NEW CONSTRUCTION OF RESTAURANT	HULAKAI TIKI BAR	Commercial New Construction Permit	0		1075
<input type="checkbox"/>	PLB-SEW-23080015	SEWER CAP FOR TOTAL DEMO	FLANIGANS DEMO	Plumbing Sewer Cap Permit	0		1073
<input type="checkbox"/>	BT-LIQ-21080004			Liquor Measurement Request	0		1075
<input type="checkbox"/>	ALM-REG-20110281		Green Bar & Kitchen	Resident/Business Alarm Registration	0		1075
<input type="checkbox"/>	BT-GEN-REN-20070538		General Renewal	General Business Tax Renewal	0		1075
<input type="checkbox"/>	BT-RLN-REN-20070173		Restaurant-Lounge-Nightclub ...	Restaurant - Lounge - Nightclub Business Tax Renewal	0		1075
<input type="checkbox"/>	VIO-CE17120311_1		REED PROPERTY HOLDINGS LLC	Violation-CODE Hearing	0		1073
<input type="checkbox"/>	CE17120311	L/S SKYLINE - 1 - CASE FOUND, CE17020264	REED PROPERTY HOLDINGS LLC	Code Case	0		1073
<input type="checkbox"/>	VIO-CE17020264_2	THE FOLLOWING PERMIT WERE LEFT TO EXPIRE	REED PROPERTY HOLDINGS LLC	Violation-BLD Hearing	0		1073
<input type="checkbox"/>	VIO-CE17020264_1	THE FOLLOWING PERMIT WERE LEFT TO EXPIRE	REED PROPERTY HOLDINGS LLC	Violation-BLD Hearing	0		1073

Record

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<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #
<input type="checkbox"/>	CE17020264	THE FOLLOWING PERMIT WERE LEFT TO EXPIRE, , MECHA...	REED PROPERTY HOLDINGS LLC	Building Code Case	0		1073
<input type="checkbox"/>	PM-16031821	#1073-1075 BACKFLOW INSTALL 1IN RPZ	#1073-1075 BACKFLOW INSTALL ...	Plumbing Backflow Installation Permit	0		1073
<input type="checkbox"/>	PM-15052720	REROOF FLAT 1600SF	REROOF FLAT 1600SF	Re-Roof Permit	0		1073
<input type="checkbox"/>	PM-15051891	A/C CHANGE OUT ~ ~RENEWAL 5/9/17	A/C CHANGE OUT	Mechanical HVAC Changeout Permit	0		1073
<input type="checkbox"/>	PM-14101261	AWNING TRELLIS AND 4 SUPPORT COLUMNS	AWNING TRELLIS AND 4 SUPPORT...	Accessory Structure Permit	0		1073
<input type="checkbox"/>	PM-14081342	WOOD DECK WITH ADA RAMP	WOOD DECK WITH ADA RAMP	Accessory Structure Permit	0		1073
<input type="checkbox"/>	AB-0081320		REED PROPERTY HOLDINGS LLC	Resident/Business Alarm Registration	0		1075
<input type="checkbox"/>	PM-13092095	INSTALL WATER HEATER	INSTALL WATER HEATER	Plumbing Water Heater Exact Changeout	0		1075
<input type="checkbox"/>	AB-0078728		GREEN BAR & KITCHEN	Resident/Business Alarm Registration	0		1075
<input type="checkbox"/>	BL-1801416		GREEN BAR & KITCHEN	Restaurant - Lounge - Nightclub Business Tax Receipt	0		1075
<input type="checkbox"/>	BL-1200759		GREEN BAR & KITCHEN	Restaurant - Lounge - Nightclub Business Tax Receipt	0		1075
<input type="checkbox"/>	PL-1215	BOAV - SPECIAL EXCEPTION: SERVE BEER AND W...	NEWSWORTHY CAFE	Z- Board of Adjustment (BOA)	0		1073
<input type="checkbox"/>	BL-1101505		NEWSWORTHY CAFE LLC	Restaurant - Lounge - Nightclub Business Tax Receipt	0		1075
<input type="checkbox"/>	PM-11100937	REPLACE 10 WINDOWS IMPACT ~UNABLE TO SUBSTANTIATE...	REPLACE 10 WINDOWS IMPACT	Window and Door Permit	0		1073
<input type="checkbox"/>	BL-1101524		TRITON PUBLISHING GROUP	General Business Tax Receipt	0		1075
<input type="checkbox"/>	BL-315		PEGASUS PINOY RESTUARANT INC	Restaurant - Lounge - Nightclub Business Tax Receipt	0		1075
<input type="checkbox"/>	PM-00072078	METER CAN & DISCONNECT 200AMP	METER CAN & DISCONNECT 200AMP	Electrical Services Permit	0		1075
<input type="checkbox"/>	PM-00061811	FIRE SUPPRESSION SYSTEM FOR NEW KIT HOOD 99100873	FIRE SUPPRESSION SYSTEM FOR ...	Fire Suppression Permit	0		1075
<input type="checkbox"/>	PM-00060300	COMMERCIAL 9' KITCHEN HOOD INSTALL	COMMERCIAL 9' KITCHEN HOOD I...	Mechanical Commercial Permit	0		1075
<input type="checkbox"/>	PM-00041711	INSTALL 1" DOM WATER METER	INSTALL 1" DOM WATER METER	Plumbing Meter Install Permit	0		1073
<input type="checkbox"/>	PM-00032402	INSTALL NEW A/C REST REMODEL BP99100873	INSTALL NEW A/C REST REMODEL...	Mechanical HVAC New Install Permit	0		1075
<input type="checkbox"/>	PM-00032274	INSTALL 15' OF NATURAL GAS LINE/RESTAURANT	INSTALL 15' OF NATURAL GAS L...	Plumbing Gas Permit	0		1075
<input type="checkbox"/>	PM-00030480	ELECTRIC FOR COMMERCIAL ALTERATION	ELECTRIC FOR COMMERCIAL ALTE...	Electrical Commercial Permit	0		1075
<input type="checkbox"/>	PM-00030479	PLUMBING FOR RESTAURANT ALTERATIONS	PLUMBING FOR RESTAURANT ALTE...	Plumbing Commercial Permit	0		1075
<input type="checkbox"/>	FS-23180987		GREEN BAR	Fire Safety Account	-104.04		1073
<input type="checkbox"/>	FS-23203557		GREEN BAR	Fire Safety Account	0		1075

- **PUBLIC NOTICE**
- **APPLICATION FORM**
- **PROOF OF OWNERSHIP**
- **MAIL NOTIFICATION**
- **AGENT AUTHORIZATION FORM (IF APPLICABLE)**

Board of Adjustment (BOA)



BOARD OF ADJUSTMENT MEETING NOTICE

Date: May 1st, 2026

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, May 13th, 2026 at 6:00 pm**

This meeting will be held in-person at: **Development Services Department, 700 NW 19th Avenue, Fort Lauderdale, Florida 33311** to determine whether the following application should be granted.

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

CASE:	PLN-BOA-26040003
OWNER:	HULA KAI HOLDINGS LLC
AGENT:	ANDREW SCHEIN, ESQ
ADDRESS:	1073-1075 SOUTH EAST 17 STREET, FORT LAUDERDALE FL 33316
LEGAL DESCRIPTION:	PARCEL 1 (P1): THE NORTH 30 FEET OF TRACT "C" OF LAUDERDALE HARBORS SHOPPING CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGE 19, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT:	B-1 - BOULEVARD BUSINESS
COMMISSION DISTRICT:	4
REQUESTING:	<u>Sec 47-24.12.A.6 Temporary nonconforming use permit.</u>

- Requesting a temporary nonconforming accessory outdoor dining use consisting of eight (8) tables, each table having four (4) chairs as per plans, that does not comply with the parking requirements.

Note: Temporary Use permits are valid for one (1) year from the date of approval.

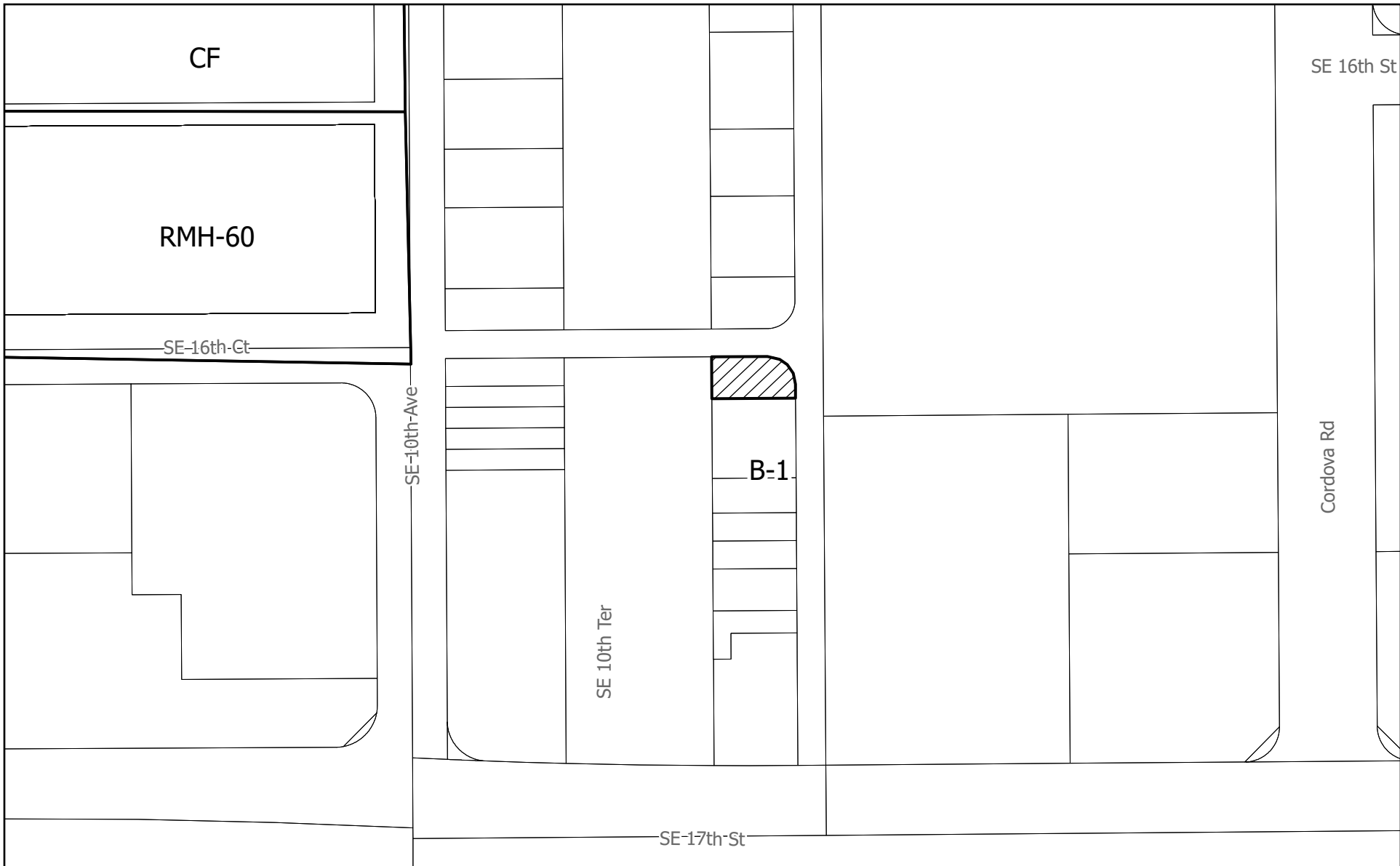
To watch and listen to the Board of Adjustment Meeting:
www.fortlauderdale.gov/fltv , www.youtube.com/cityoffortlauderdale
Cable Television - Comcast Channel 78 and AT&T U-verse Channel 99

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

MOHAMMED MALIK
ZONING ADMINISTRATOR



Florida Statutes, Sec. 286.0105

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




PLN-BOA-26040003

LEGEND

-  Municipal Boundary
-  Subject Site

N



0 100 200 US Feet

Graphic Scale



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: May 13th, 2026

TIME: 6:00 P.M.

CASE: PLN-BOA-26040003

Sec 47-24.12.A.6 Temporary nonconforming use permit.

- Requesting a temporary nonconforming accessory outdoor dining use consisting of eight (8) tables, each table having four (4) chairs as per plans, that does not comply with the parking requirements

Note: Temporary Use permits are valid for one (1) year from the date of approval.

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

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:
<https://www.fortlauderdale.gov/government/BOA>
www.youtube.com/cityoffortlauderdale
To view more information about this item, please visit:
www.fortlauderdale.gov/government/BOA



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





SIGN NOTIFICATION REQUIREMENTS AND AFFIDAVIT (BOA ONLY)

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, 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-26040003

APPLICANT: Andrew J. Schein, Esq.

PROPERTY ADDRESS: 1073 SE 17th Street

PUBLIC HEARING DATE: 5/13/26

BEFORE ME, the undersigned authority personally appeared, 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 AS (initial here)

SWORN TO AND SUBSCRIBED

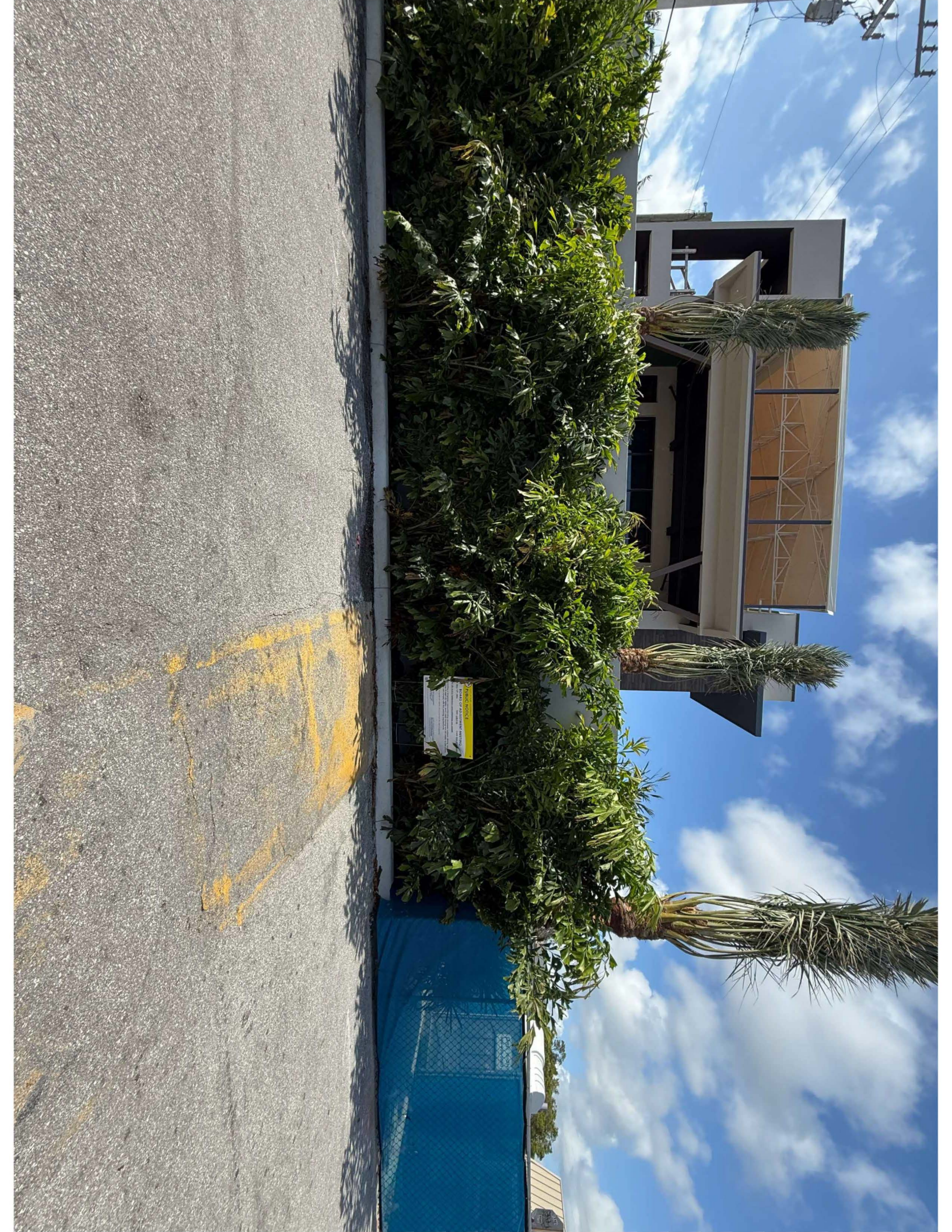
before me in the County and State above aforesaid this 29th day of April, 2026

(SEAL)

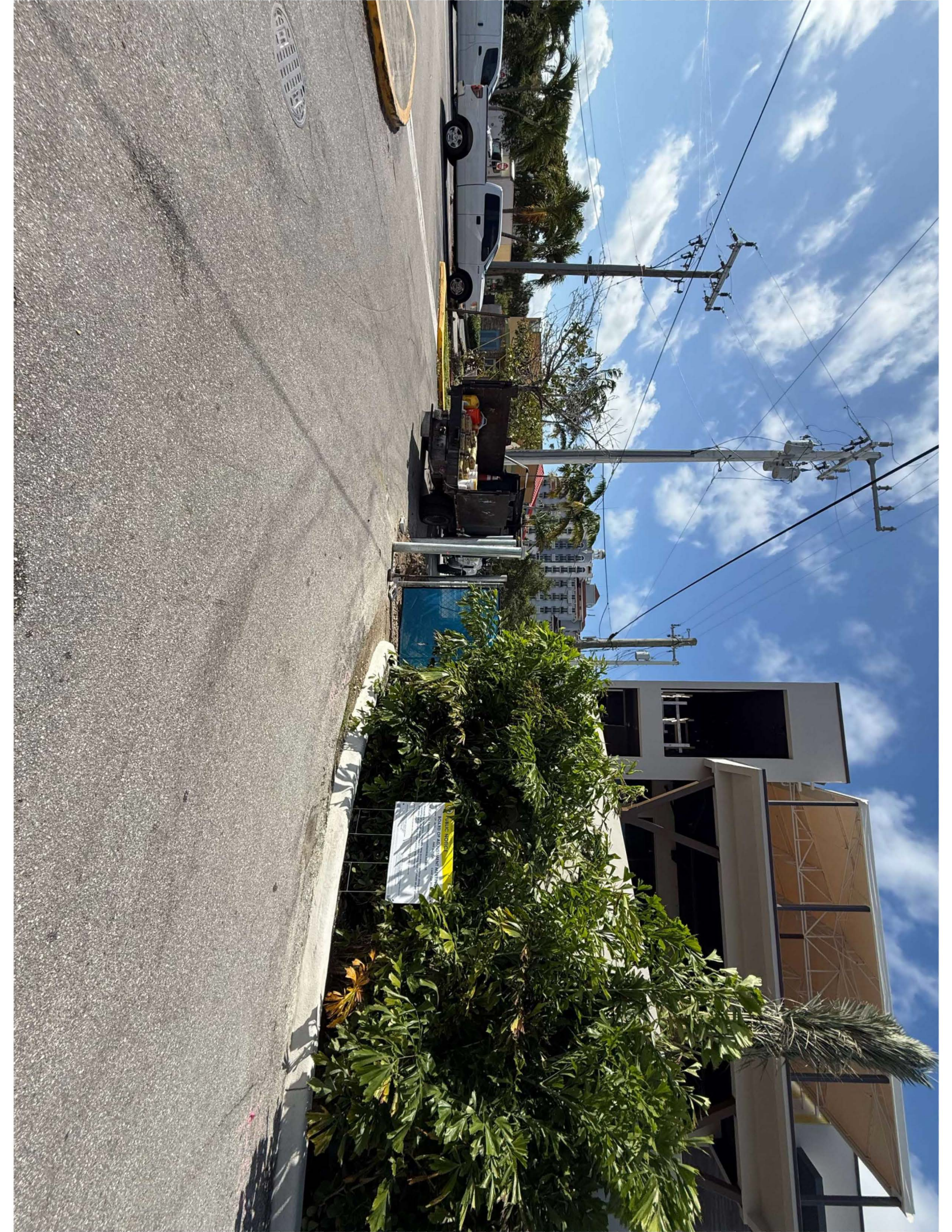


KATHERINE LANGE FUENTES
Commission # HH 779130
Expires April 6, 2030

NOTARY PUBLIC
MY COMMISSION EXPIRES: April 6, 2030



PLANT SERVICE
1000 S. W. 10th St. Ft. Lauderdale, FL 33304
Phone: (954) 561-1111
Fax: (954) 561-1112
www.plantservice.com



Water Notice
The water supply to the building is currently off. Please contact the building manager for more information.



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/interpretation/special exception requested.

A APPLICANT / PROPERTY OWNER (For purpose of identification, the Property Owner is the Applicant)
Name: Hula Kai Holdings LLC
Address: 1075 SE 17th Street
City, State, Zip: Fort Lauderdale, FL 33316
Phone:
Email: jbf@oldschoolhospitality.com
Proof of Ownership: Attach Tax Record/Warranty Deed

B AGENT (If agent will be representing the Property Owner, an agent authorization form is required)
Name: Andrew J. Schein, Esq. / Bilzin Sumberg LLP
Address: 1450 Brickell Avenue, Floor 23
City, State, Zip: Miami, FL 33133
Phone: 954-632-6166
Email: aschein@bilzin.com
Agent Authorization Form: Attach Agent Authorization Form
AGENT SIGNATURE: [Signature]

C BUSINESS OWNER (if applicable, e.g. Hotel, Restaurant, etc.)
Name: Hula Kai Holdings LLC, James B. Flanigan, Manager
Address/Email/Phone: 1075 SE 17th Street, Fort Lauderdale, FL 33316 / jbf@oldschoolhospitality.com

D PARCEL INFORMATION
Project Address: 1073-1075 SE 17th Street, FTL, FL 33316
Folio Number(s): 504214130032
Legal Description (per survey): See survey

E LAND USE INFORMATION
Current Land Use Designation: Commercial
Current Zoning Designation: B-1
Current Use of Property: Vacant/restaurant under construction
Site Adjacent to Waterway?: No
Provide Related Case/Project #: None

F PROJECT INFORMATION This Request is: [] Existing [] New
Applicable ULDR Sections: 47-24.12.A.6
Variance/Special Exception Request (Describe current request): Temporary nonconforming use approval for outdoor dining

Table with 3 columns: Required Per ULDR, Proposed. Rows include Lot Size, Lot Density, Lot Width, Building Height, Structure Length, Lot Coverage, and SETBACKS (Front, Side, Corner/Side, Rear).

APPLICATION TYPE: Select the application type from the list below. Submittals are reviewed for completeness to ensure the application submittal contains all the required information including plans, survey, proof of ownership, narrative, and other pertinent documentation.

Table with 4 columns: Variance/Interpretation Request (Before/After), Variance/Interpretation Request-Homesteaded Property (Before/After), Special Exception Request, Temporary Nonconforming Use Permit Request, Administrative Variance Request (Existing Only), Request for Continuance, Rehearing Request Before the Board, Request for Rehearing, De Novo Hearing Request, Appeal Request.

**Administrative Variances are for EXISTING RESIDENTIAL PROPERTIES that have been issued a Certificate of Occupancy and/or built with a Permit.



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

- Preliminary Meeting Date** Applicant/Agent met with staff on the following date: April 3, 2026
- Application Form** The Application must be complete with the applicable information and signatures (refer to page 1).
- Proof of Ownership** Tax Record, Warranty Deed and/or corporation/Sunbiz document verification
- Narrative** provide specific variance/special exception/interpretation request, applicable ULDR code sections, date, and criteria.
- Color Photographs** Color photos of the property and surrounding context, dated, labeled, and identified as to orientation of photos.
- Survey** 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 specially requested by the City. **Must be the most recent survey and the date on the survey should not exceed one (1) year. Copy sets of the Survey must be at half-size scale 11x17"**.
- Site Plan** A full set of plans must be submitted. A survey may be substituted if the requested variance is clearly indicated. The coversheet on the plan set must state the project name and table of contents. **Copy sets of the Plans must be at half-size scale 11x17"**.
- Elevations** If applicable (Elevations may be required by staff depending on the type of variance request(s)).
- Landscape Plans** If applicable (Landscape Plans may be required by staff depending on the type of variance request(s)).
- Additional Plans** If applicable (Additional Plans may be required by staff depending on the type of variance request(s)).
- Agent Authorization Form** An Agent Authorization Form from All Property Owner(s) are required for all properties being represented by anyone other than the property owner. If the Property is owned by an Entity, Sunbiz verification must be included with the authorized agent form. If the Property is owned by a Trust, a copy of the legal signed trust must be provided.
- Mail Notification Documentation** Applicant must order a tax map and property owners mailing list from Broward County Property Appraisers Office. **To place your request, contact Heather Hanson by phone at 954-357-6855 or email hhanson@bcopa.net or contact Kenny Gibbs by phone at 954-357-5503 or email kgibbs@bcopa.net. Distribution:** The City of Fort Lauderdale, Zoning Division will mail all notices prior to the Board of Adjustment public hearing/meeting date, as outline in Section 47-27. Additional information regarding mail notification documentation provided below.
 - Envelopes**
The applicant shall provide non-strip business size (10) envelopes with first-class postage attached (stamps only metered mail is not 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 three hundred (300) feet radius requirement does not apply to administrative variances. Administrative variances will only need noticing to adjacent neighboring properties.

The return address shall be listed on all envelopes as follows:
City of Fort Lauderdale - Zoning Division (BOA)
700 N.W. 19th Avenue
Fort Lauderdale, Florida 33311
- Tax Map** The 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. The 300 feet radius noticing requirement does not apply to administrative variances.
- Property Owners Notice List** The 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.

INFORMATION: The purpose of this checklist is to provide guidance regarding the application submittal. The checklist provides a list of specific information needed in order for an efficient and accurate review of plans and supporting documents. Failure to provide the required information will result in the application being deemed incomplete.

GUIDELINES AND LINKS:

- [SUBMIT YOUR APPLICATION SUBMITTAL](#)
- [VIEW MEETING DATES AND DEADLINES](#)
- [VIEW BOARD OF ADJUSTMENT INFORMATION/AGENDA/BACKUP/MINUTES AND RESULTS](#)
- [SUBMITTAL ASSISTANCE, INSTRUCTIONS AND CONVENTION STANDARDS AT FILE NAMEING CONVENTION STANDARDS](#)



Board of Adjustment (BOA) Criteria Temporary Nonconforming Use Permit

All questions below must be answered **if** you are applying for an *Temporary nonconforming use permit* request. If you are not applying for an *Temporary nonconforming use permit*, select this box

CRITERIA— A temporary nonconforming use permit may be granted upon demonstration by a preponderance of the evidence of the following criteria: Please state your specific request and answer the following criteria completely. While some criteria may seem duplicative the response should be tailored specifically to each, Per section **Sec. 47-24.12**.

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

Requesting a temporary nonconforming accessory outdoor dining use consisting of eight (8) tables, each table having four (4) chairs as per plans, that does not comply with the parking requirements.

- a. Granting the temporary nonconforming use permit shall not be incompatible with adjoining properties or the surrounding neighborhood or otherwise contrary to the public interest

See narrative included in this submission

AFFIDAVIT: I Andrew Schein 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 of the Board of Adjustment is required;
2. That in granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULDR and that the Board may not grant the relief requested unless the applicant proves all the criteria specified in the ULDR have been met;
3. That the granting of relief by the Board does not exempt the applicant or owner of record from the responsibilities of obtaining all applicable permits or approvals as may be required by law for both new and existing structures;
4. That if the relief requested is granted by the Board, the applicant must secure a building permit to implement the relief requested within one hundred eighty (180) days of the entry of the final order of the Board, or within such lesser time as the Board may proscribe and that failure to procure the necessary permits within the time so proscribed shall render the variance or special exception null and void;
5. That if the Board denies the request for relief, then no additional application for the same or substantially the same relief may be entertained by the Board within one (1) year of the date of entry of the final order of denial.

Andrew Schein
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 9th day of April, 2026

(SEAL)

Katherine Lange Fuentes
NOTARY PUBLIC
MY COMMISSION EXPIRES: April 6, 2030



KATHERINE LANGE FUENTES
Commission # HH 779130
Expires April 6, 2030

Owner: Hula Kai Holdings LLC
Applicant: Andrew J. Schein, Esq. / Bilzin Sumberg LLP
Date: April 3, 2026

**NARRATIVE TO ACCOMPANY REQUEST FOR
TEMPORARY NONCONFORMING USE**

1. General Information

Hula Kai Holdings LLC (“Owner”) is the owner of the property generally located at 1073-1075 SE 17th Street (the “Property”). The Property is the location of a former restaurant (Green Bar) and a +/- 1,500 SF office building.

The southern ~2/3rds of the Property currently contains a restaurant under construction. The restaurant, named Hula Kai, was approved under building Permit No. BLD-CNC-23080004. As Hula Kai was merely replacing an existing restaurant of similar size, no special approval for Hula Kai was needed.

Owner now wishes to add 1,450 SF of outdoor dining to the restaurant (630 SF of which is customer service area). In order to add outdoor dining, additional parking needs to be provided. The Property is part of the 17th Street Annex/Lauderdale Harbors shopping center, which has shared parking owned by the Lauderdale Harbors Parking Inc. association, meaning that none of the parking adjacent to the Property can be tied to the Property for the purpose of meeting zoning requirements.

Since this existing parking cannot be counted, Owner is proposing to provide off-site parking at 1015 SE 16th Street, approximately 350’ from the Property. The off-site parking lot currently contains 57 parking spaces, all of which are tied to the Quarterdeck/Whiskey Neat project through an off-site parking agreement. Although all 57 spaces are tied to Quarterdeck, the spaces largely remain empty during peak periods. Owner conducted a parking study showing that during peak periods, there were a minimum of 36 parking spaces available in the off-site lot.

Since the off-site lot showed an excess of spaces, Owner is proposing to decrease the number of spaces tied to the Quarterdeck through City Case No. UDP-A26026, which at the time of this narrative, will be reviewed on the April 28th, 2026 DRC agenda. After DRC, this application requires approval by the Planning and Zoning Board and the recordation of a revised off-site parking agreement. From the date of this narrative, this process takes approximately 6-9 months.

This application for a temporary nonconforming use includes the architecture, landscape, and civil engineering plans that are currently under review pursuant to the Applications. These plans may not fully conform to the ULDR, as they are still in the DRC process. As of the date of this narrative, comments have not yet been received. Owner understands that if the Property is temporarily developed pursuant to these plans, that certain aspects of the final approved outdoor dining may be different after DRC review, and Owner accepts the risk that the installed improvements pursuant to this approval may need to be removed or replaced after final approval.

2. Criteria – ULDR Section 47-24.12.A.6

ULDR Section 47-24.12.A.6 provides a single criterion for a temporary nonconforming use permit:

Granting of the temporary nonconforming use permit shall not be incompatible with adjoining properties or the surrounding neighborhood or otherwise contrary to the public interest.

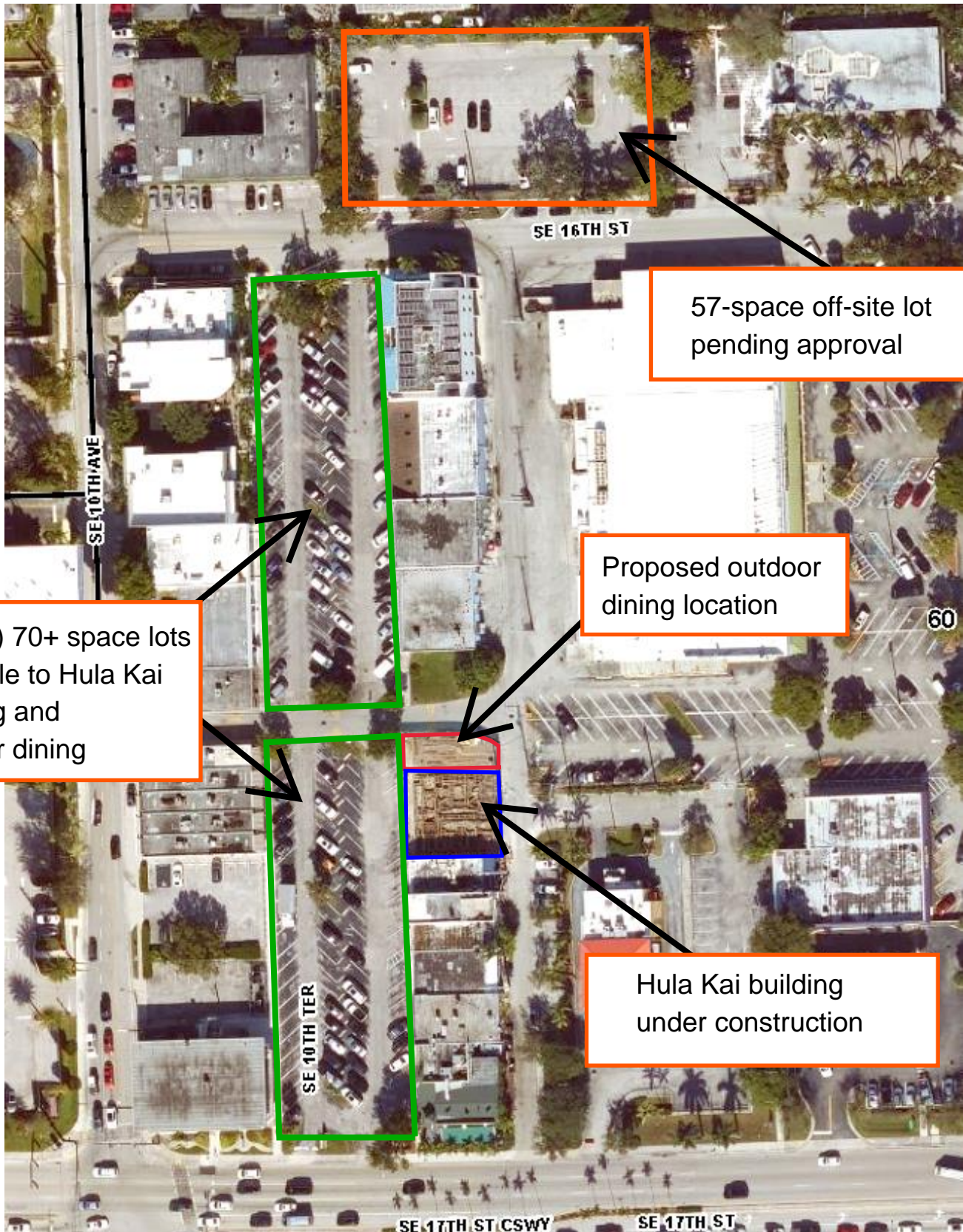
The Project consists of outdoor dining for a new restaurant. The Property is located in an existing shopping center with restaurant, retail, and office uses. The property to the east consists of a large vacant grocery store and a vacant restaurant with a drive-thru. The property immediately to the west is a parking lot, and further west beyond that is more commercial stores. The property to the north is the continuation of the shopping center. The addition of outdoor dining on the Property is clearly compatible with these adjoining properties and the surrounding neighborhood.

As to the public interest, it's understandable that outdoor dining requires additional parking, as it increases the dining capacity of the restaurant. In this case, the outdoor dining only lacks parking on paper. The adjacent parking lot contains over 70 parking spaces, none of which are legally tied to specific buildings in the shopping center. The parking lot to the north, which is also owned by the Lauderdale Harbors Parking Inc. association, also contains over 70 shared parking spaces that are available to diners at Hula Kai. Although the off-site parking lot cannot legally be used to serve Hula Kai until the Applications are approved, in practice, the public will likely use it as overflow parking (if needed) while the Applications are pending. The excess 36 spaces in the off-site lot that are not used are more than adequate to serve the additional outdoor dining area.

Upon approval of the Applications, parking spaces in the Quarterdeck off-site parking lot will be legally tied to the Hula Kai and this temporary use permit will no longer be needed.

The graphic on the following page shows the location of the 140+ parking spaces that Hula Kai patrons can use immediately as well as the off-site parking lot location pending under the Applications.

Hula Kai and Parking Locations



57-space off-site lot pending approval

Proposed outdoor dining location

Two (2) 70+ space lots available to Hula Kai building and outdoor dining

Hula Kai building under construction



Property Address	1073-1075 SE 17 STREET, FORT LAUDERDALE FL 33316	ID #	5042 14 13 0032
Property Owner	HULA KAI HOLDINGS LLC	Millage	0312
Mailing Address	1075 SE 17 ST FORT LAUDERDALE FL 33316	Use	10-01
Abbr Legal Description	LAUDERDALE HARBORS SHOPPING CENTER 48-19 B N 87 OF TRACT "C"		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2026 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$462,060		\$462,060	\$395,310	
2025	\$359,380		\$359,380	\$359,380	\$7,018.99
2024	\$205,200	\$739,590	\$944,790	\$944,790	\$18,920.05

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$462,060	\$462,060	\$462,060	\$462,060
Portability	0	0	0	0
Assessed/SOH	\$395,310	\$462,060	\$395,310	\$395,310
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$395,310	\$462,060	\$395,310	\$395,310

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/11/2024	QCD-T	\$100	119799426	\$90.00	5,134	SF
12/18/2023	WD-E	\$695,000	119322423			
10/2/2023	WD-T	\$100	119140252			
7/28/2021	WD-Q	\$1,050,000	117470264			
1/12/2018	WD-D	\$650,000	114837609			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
L								
1						5134		



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

Detail by Entity Name

Florida Limited Liability Company
HULA KAI HOLDINGS LLC

Filing Information

Document Number	L23000307829
FEI/EIN Number	93-3200865
Date Filed	06/27/2023
Effective Date	06/27/2023
State	FL
Status	ACTIVE

Principal Address

1075 SE 17 ST
FORT LAUDERDALE, FL 33316

Mailing Address

1075 SE 17 ST
FORT LAUDERDALE, FL 33316

Registered Agent Name & Address

FLANIGAN, JAMES B
1075 SE 17 ST
FORT LAUDERDALE, FL 33301

Authorized Person(s) Detail

Name & Address

Title Manager

FLANIGAN, JAMES B
1075 SE 17TH ST
FORT LAUDERDALE, FL 33301

Title Manager

FLANIGAN, PAUL
1075 SE 17 ST
FORT LAUDERDALE, FL 33316

Annual Reports

Report Year	Filed Date
--------------------	-------------------

2024	04/22/2024
2024	08/06/2024
2025	04/23/2025

Document Images

[04/23/2025 – ANNUAL REPORT](#)

View image in PDF format

[08/06/2024 – AMENDED ANNUAL REPORT](#)

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[04/22/2024 – ANNUAL REPORT](#)

View image in PDF format

[06/27/2023 – Florida Limited Liability](#)

View image in PDF format

1625 SE 10 1009 LLC
721 FRONT ST
CELEBRATON, FL 34747

705 RUNAWAY LLC
1915 NE 45 ST #203
FORT LAUDERDALE, FL 33308

ANGLADE,ROBERT
1625 SE 10 AVE #808
FORT LAUDERDALE, FL 33316

ATKINSON,ALISA
1719 SE 14 ST
FORT LAUDERDALE, FL 33316

BENEDICT,RICHARD
1625 SE 10 AVE UNIT 602
FORT LAUDERDALE, FL 33316

BOLTON,DOUGLAS
2119 SE 10 AVE #911
FORT LAUDERDALE, FL 33316

BUNDY,JOSEPH MARK & LINDA
KING
1625 SE 10 AVE APT 507
FORT LAUDERDALE. FL 33316
CASTRO,GABRIELA MARIA
1625 SE 10 AVE #1002
FORT LAUDERDALE, FL 33316

DETELICH,TIMOTHY J
1625 SE 10 AVE #201
FORT LAUDERDALE, FL 33316

EHRING,GUY
1625 SE 10 AVE #310
FORT LAUDERDALE, FL 33316

17TH HOLDINGS LLC
1035 SE 17 ST
FORT LAUDERDALE, FL 33316

ANANDA SE 17TH LLC
790 E BROWARD BLVD APT 2304
FORT LAUDERDALE, FL 33301

ARMSTRONG,KATHERINE R H/E
1625 SE 10 AVE #103
FORT LAUDERDALE, FL 33316

BATIN,LEONARDO & MARIANNE
O
1625 SE 10 AVE APT 509
FORT LAUDERDALE. FL 33316
BLANCA,MERCEDES ANNE
1625 SE 10 AVE UNIT 1005
FORT LAUDERDALE, FL 33316

BONDAR,ALEXANDRU RAZVAN
1625 SE 10 AVE #209
FORT LAUDERDALE, FL 33316

BYRNES,JOSEPH P
1625 SE 10 AVE #901
FORT LAUDERDALE, FL 33316

CLAURE,NICANOR
7718 SHREVE RD
FALLS CHURCH, VA 22043

DIAZ,ZULEYMA
1625 SE 10 AVE APT 605
FORT LAUDERDALE, FL 33316

ERNWAY LLC
4897 ANCIENT MARBLE DR
SARASOTA, FL 34240

54 ELEVEN LLC
340 FERN DR #6-8
WESTON, FL 33326

ANGLADE,ALISON
PO BOX F42586
*FREEPORT, BS

ATAKAN,MURAT
1625 SE 10 AVE #607
FORT LAUDERDALE, FL 33316

BENEDICT,CAROL A
1625 SE 10 AVE #408
FORT LAUDERDALE, FL 33316

BOHONYI,J ROBERT
305 MERCER ST
HIGHTSTOWN, NJ 08520

BROWN,KIMBERLY ANN
1625 SE 10 AVE #701
FORT LAUDERDALE, FL 33316

CARBOGEN CORPORATION
1041 SE 17 ST
FORT LAUDERDALE, FL 33316

COPELAND,JERRY LEE
1625 SE 10 AVE APT 401
FORT LAUDERDALE, FL 33316

DOUGLAS,ALEXANDRA N
1625 SE 10 AVE #305
FORT LAUDERDALE, FL 33316

ESPINOLA,AMY
1625 SE 10 AVE #207
FORT LAUDERDALE, FL 33316

FAGGYAS,ZSUZSANNA
1625 SE 10 AVE #307
FORT LAUDERDALE, FL 33316

FLORIDA DEPT OF
TRANSPORTATION
3400 W COMMERCIAL BLVD
FORT LAUDERDALE, FL 33309
GONCE BRIDGEMAN REV TR
36536 HARMON BAY BLVD
REHOBOTH BCH, DE 19971

GRIFFIN,ANDREW TIMOTHY
1625 SE 10 AVE #409
FORT LAUDERDALE, FL 33316

HARRIS,TORREY
5424 N SPAULDING AVE #1F
CHICAGO, IL 60625

HULA KAI HOLDINGS LLC
1075 SE 17 ST
FORT LAUDERDALE, FL 33316

KIT REALTY INC
PO BOX 32547
CHARLOTTE, NC 28232

KOSTOFF,MICHAEL G
1625 SE 10 AVE #208
FORT LAUDERDALE, FL 33316

LEON,JANIS ALEXANDER
1625 SE 10 AVE #404
FORT LAUDERDALE, FL 33316

LOMBARDI,GIACOMO
1625 SE 10 AVE #102
FORT LAUDERDALE, FL 33316

FAHEY,PATRICK E
1625 SE 10 AVE #1008
FORT LAUDERDALE, FL 33316

FRANCO,MILLIE
1625 SE 10 AVE #609
FORT LAUDERDALE, FL 33316

GOTTUS,DEBORAH ANN
1625 SE 10 AVE UNIT 809
FORT LAUDERDALE, FL 33316

GRUNTE,MONTA
1625 SE 10 AVE #606
FORT LAUDERDALE, FL 33316

HILAIRE,WISLANDE
350 NW 40 ST
DEERFIELD BEACH, FL 33064

KATONA,JENNIFER
1625 SE AVE UNIT 309
FORT LAUDERDALE, FL 33316

KOACH,KAREN O
1625 SE 10 AVE UNIT 610
FORT LAUDERDALE, FL 33316

LAUDERDALE ARBOR LLC
1095 SE 17 ST CAUSEWAY
FORT LAUDERDALE, FL 33316

LEVY,JASON
1625 SE 10 AVE #907
FORT LAUDERDALE, FL 33316

LOSTUMBO,STEPHEN A
2731 NE 15 ST
FORT LAUDERDALE, FL 33316

FELDMAN,ANDRE
1625 SE 10 AVE #810
FORT LAUDERDALE, FL 33316

GERSTENBERGER,PAUL
1508 OCEAN DUNES CIR
JUPITER, FL 33477

GRAHAM,ROBERT & NADEJDA
40 WINGRA AVE
RUTHERFORD, NJ 07070

GUPTA,ABHISHEK
19062 PARK RIDGE ST
SOUTHWEST RANCHES, FL 33332

HUBBARD,BARBARA G
1625 SE 10 AVE APT 504
FORT LAUDERDALE, FL 33316

KAUFMAN,AARON
1625 SE 10 AVE APT 306
FORT LAUDERDALE, FL 33316

KORST,KATHRYN ANNE
1625 SE 10 AVE #502
FORT LAUDERDALE, FL 33316

LAUDERDALE HARBORS PARKING
INC
1069 SE 17 ST
FORT LAUDERDALE, FL 33316

LILLEY,CLAUDETE WERLE
1625 SE 10 AVE #202
FORT LAUDERDALE, FL 33316

MADER,EUGENIO NORBERTO
2901 BELMAR ST
FORT LAUDERDALE, FL 33304

MAGDADS LLC
9810 MICHAELS WAY
ELLCOTT CITY, MD 21042

MAO,JUN
10753 SW 14 PL
DAVIE, FL 33324

MEMIOGLU,AYDIN
1625 SE 10 AVE #1010
FORT LAUDERDALE, FL 33316

MORRIS,RACHEL & GERAINT H
619 SW 19 ST
FORT LAUDERDALE, FL 33315

OCHOA CORREA,JOHN
ALEJANDRO
1625 SE 10 AVE #803
FORT LAUDERDALE. FL 33316

PAHL,GWENDOLYN H
1625 SE 10 AVE #1003
FORT LAUDERDALE, FL 33316

PHILLIPS,GENE AUTRY &
MARGARET M
1625 SE 10 AVE APT 510
FORT LAUDERDALE. FL 33316

PUBLIC LAND
101 NE 3 AVE STE 2100
FORT LAUDERDALE, FL 33301

RESTREPO,GUSTAVO
18001 EDNOR VIEW TER
ASHTON, MD 20861

RIVERA,HECTOR
1625 SE 10 AVE #407
FORT LAUDERDALE, FL 33316

MANDERS,ALEXA JADE
1625 SE 10 AVE #702
FORT LAUDERDALE, FL 33316

MARINE UNLIMITED HOLDINGS
LLC
1005 SE 8 ST
FORT LAUDERDALE. FL 33316

MONTENEGRO DA
SILVA,MICHELLE
1625 SE 10 AVE #303
FORT LAUDERDALE. FL 33316
MORRIS,WAYNE T
1625 SE 10 AVE #904
FORT LAUDERDALE, FL 33316

OLFESA LLC
340 FERN DR #6-8
WESTON, FL 33326

PEREZ,FREDDY A & LILIANA
35 MYRTLE AVE
NUTLEY, NJ 07110

PINGANI,DANIEL
1625 SE 10 AVE #604
FORT LAUDERDALE, FL 33316

RAYMOND,RONALD A
1819 SE 17 ST # 805
FORT LAUDERDALE, FL 33316

RESTREPO,GUSTAVO & EDWINA
18001 EDNOR VIEW TER #10
ASHTON, MD 20861

ROBERTS,MARK
1625 SE 10 AVE APT 910
FORT LAUDERDALE, FL 33316

MANULLA-II INC
2031 WATERS EDGE
POMPANO BEACH, FL 33062

MCCULLERS,RENEE
225 E CHURCH ST
EDENTON, NC 27932

MORGAN,JENNIFER H
1625 SE 10 AVE UNIT 908
FORT LAUDERDALE, FL 33316

MURICO,ANTHONY
1625 SE 10 AVE #709
FORT LAUDERDALE, FL 33316

OSPINA,CLAUDIA V
1625 SE 10 AVE #802
FORT LAUDERDALE, FL 33316

PERRY FAM TR
PO BOX 70
FORT LAUDERDALE, FL 33302

PRATT,RYAN D
929 SW 18 ST
FORT LAUDERDALE, FL 33315

RESTREPO,DIANA H/E
1625 SE 10 AVE UNIT 1001
FORT LAUDERDALE, FL 33316

RIO VISTA 17 ST LLC
4800 N FEDERAL HWY #E302
BOCA RATON, FL 33431

ROBERTS,MARK & DAWN
1625 SE 10 AVE UNIT 910
FORT LAUDERDALE, FL 33316

ROZENBLAD,CARLO RODNEY
1625 SE 10 AVE #807
FORT LAUDERDALE, FL 33316

SANDOR,CYNTHIA L
2595 SW 105 TER
DAVIE, FL 33324

SEPULVEDA,CARLOS A
1625 SE 10 AVE #304
FORT LAUDERDALE, FL 33316

SILVER,CONNIE
1625 SE 10 AVE #905
FORT LAUDERDALE, FL 33316

SOUTHPORT COIN LAUNDRY &
PO BOX 39809
FORT LAUDERDALE, FL 33339

THORSSON,GARY D
1625 SE 10 AVE #706
FORT LAUDERDALE, FL 33316

W D CORDOVA LLC
1845 CORDOVA RD #215
FORT LAUDERDALE, FL 33316

YANG'S BROTHERS INVESTMENTS
INC
1079 SE 17 ST
FORT LAUDERDALE. FL 33316

RUNAWAY BAY LL 608 LLC
2215 SW 11 PLACE
BOCA RATON, FL 33486

SAVARIE HARBOR LLC
206 N FLAGLER AVE
POMPANO BEACH, FL 33060

SHOLDER,VIVIAN H
1625 SE 10 AVE #603
FORT LAUDERDALE, FL 33316

SIMONSEN,NICOLE
1625 SE 10 AVE #503
FORT LAUDERDALE, FL 33316

SPARACINO,CHRISTOPHER J
1625 SE 10 AVE #806
FORT LAUDERDALE, FL 33316

TOUHEY,ROBERT J
1625 SE 10 AVE APT 308
FORT LAUDERDALE, FL 33316

WALTERS,RICHARD L
PO BOX 409
BOYCE, VA 22620

ZAMORA,JUAN CARLOS
8001 NW 125 TER
PARKLAND, FL 33076

S&S 1111 LLC
800 NE 26 ST
WILTON MANORS, FL 33305

SCHOREN,FELICIA A
1625 SE 10 AVE APT 909
FORT LAUDERDALE, FL 33316

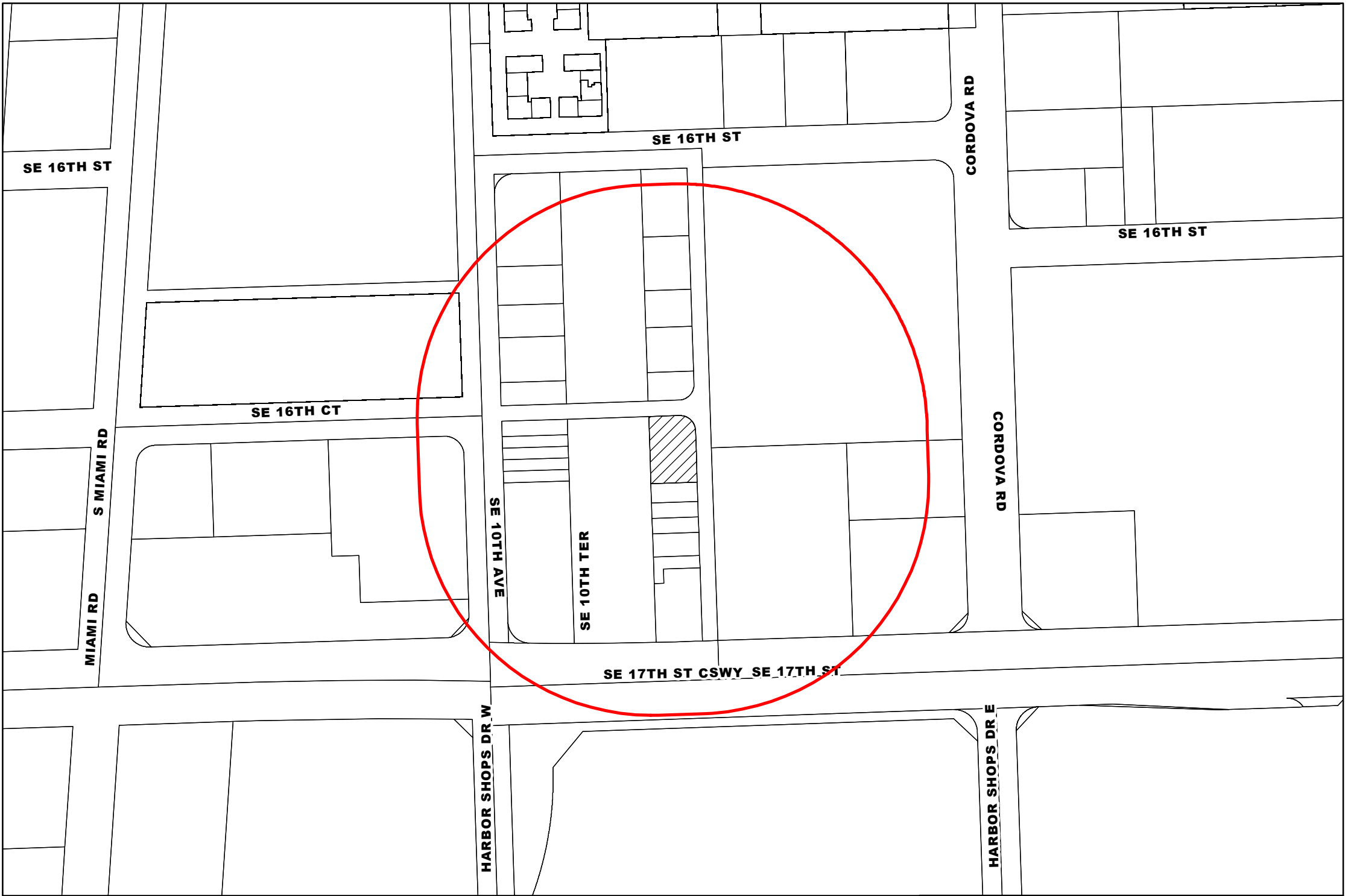
SHUTER,JEFFREY
1625 SE 10 AVE #710
FORT LAUDERDALE, FL 33316

SMALLWOODS 13 LLC
1001 SE 17 ST
FORT LAUDERDALE, FL 33316

TD BANK
6000 ATRIUM WAY 2ND FLR
MOUNT LAUREL, NJ 08054

TRINNY LLC
2031 WATERS EDGE
POMPANO BEACH, FL 33062

WYNTER,LIESL Y
1625 SE 10 AVE #210
FORT LAUDERDALE, FL 33316



SE 16TH ST

SE 16TH ST

CORDOVA RD

SE 16TH ST

SE 16TH CT

S MIAMI RD

CORDOVA RD

MIAMI RD

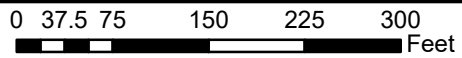
SE 10TH AVE

SE 10TH TER

SE 17TH ST CSWY SE 17TH ST

HARBOR SHOPS DR W

HARBOR SHOPS DR E



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



1073-1075 SE 17 ST
DATE OF PRINT: 04/07/2026



DEVELOPMENT SERVICES DEPARTMENT – ZONING & LANDSCAPING DIVISION
BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 01/30/2024 | Print Date: 0/00/0000
I.D. Number: BOAAAF

AGENT AUTHORIZATION FORM

I, James Flanigan, Manager of Hula Kai Holdings LLC, ["Owner"] as the current title owner of the real
(Print First and Last Name of the Title Owner OR Name of Corporation)
property located at 1073-1075 SE 17th Street ["Property"], do hereby authorize
(Print Property Address)
Andrew J. Schein, Esq. ["Authorized Agent"] to act as my agent regarding the submitted
(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.



DEVELOPMENT SERVICES DEPARTMENT – ZONING & LANDSCAPING DIVISION
BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 01/30/2024 | Print Date: 0/00/0000
I.D. Number: 80AAAF

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/AUTHORIZED PERSON 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, please submit Sunbiz Verification with this form.**

WITNESS:

M. Flery
Witness Signature
Michelle Florigan
Print Name
4/9/26
Date

[Signature]
Signature - Owner/Authorized Individual
James Florigan
Print Name - Owner/ Authorized Individual
Manager
Print Title - Authorized Individual

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9 day of April, 2026, by

James Florigan, as Manager of Hula Kai Holdings LLC, an individual who is personally known to me or has produced _____ as identification

[NOTARY SEAL]



LINDSEY SAYLOR
Notary Public
State of Florida
Comm# HH712024
Expires 8/30/2029

Lindsey Saylor
(Signature of Notary Public, State of Florida)
8/30/2029
My Commission Expires:
Lindsey Saylor
Print, Type, or Stamp Commissioned Name of Notary Public]

- **NARRATIVE**

Board of Adjustment (BOA)

Owner: Hula Kai Holdings LLC
Applicant: Andrew J. Schein, Esq. / Bilzin Sumberg LLP
Date: April 3, 2026

**NARRATIVE TO ACCOMPANY REQUEST FOR
TEMPORARY NONCONFORMING USE**

1. General Information

Hula Kai Holdings LLC (“Owner”) is the owner of the property generally located at 1073-1075 SE 17th Street (the “Property”). The Property is the location of a former restaurant (Green Bar) and a +/- 1,500 SF office building.

The southern ~2/3rds of the Property currently contains a restaurant under construction. The restaurant, named Hula Kai, was approved under building Permit No. BLD-CNC-23080004. As Hula Kai was merely replacing an existing restaurant of similar size, no special approval for Hula Kai was needed.

Owner now wishes to add 1,450 SF of outdoor dining to the restaurant (630 SF of which is customer service area). In order to add outdoor dining, additional parking needs to be provided. The Property is part of the 17th Street Annex/Lauderdale Harbors shopping center, which has shared parking owned by the Lauderdale Harbors Parking Inc. association, meaning that none of the parking adjacent to the Property can be tied to the Property for the purpose of meeting zoning requirements.

Since this existing parking cannot be counted, Owner is proposing to provide off-site parking at 1015 SE 16th Street, approximately 350’ from the Property. The off-site parking lot currently contains 57 parking spaces, all of which are tied to the Quarterdeck/Whiskey Neat project through an off-site parking agreement. Although all 57 spaces are tied to Quarterdeck, the spaces largely remain empty during peak periods. Owner conducted a parking study showing that during peak periods, there were a minimum of 36 parking spaces available in the off-site lot.

Since the off-site lot showed an excess of spaces, Owner is proposing to decrease the number of spaces tied to the Quarterdeck through City Case No. UDP-A26026, which at the time of this narrative, will be reviewed on the April 28th, 2026 DRC agenda. After DRC, this application requires approval by the Planning and Zoning Board and the recordation of a revised off-site parking agreement. From the date of this narrative, this process takes approximately 6-9 months.

This application for a temporary nonconforming use includes the architecture, landscape, and civil engineering plans that are currently under review pursuant to the Applications. These plans may not fully conform to the ULDR, as they are still in the DRC process. As of the date of this narrative, comments have not yet been received. Owner understands that if the Property is temporarily developed pursuant to these plans, that certain aspects of the final approved outdoor dining may be different after DRC review, and Owner accepts the risk that the installed improvements pursuant to this approval may need to be removed or replaced after final approval.

2. Criteria – ULDR Section 47-24.12.A.6

ULDR Section 47-24.12.A.6 provides a single criterion for a temporary nonconforming use permit:

Granting of the temporary nonconforming use permit shall not be incompatible with adjoining properties or the surrounding neighborhood or otherwise contrary to the public interest.

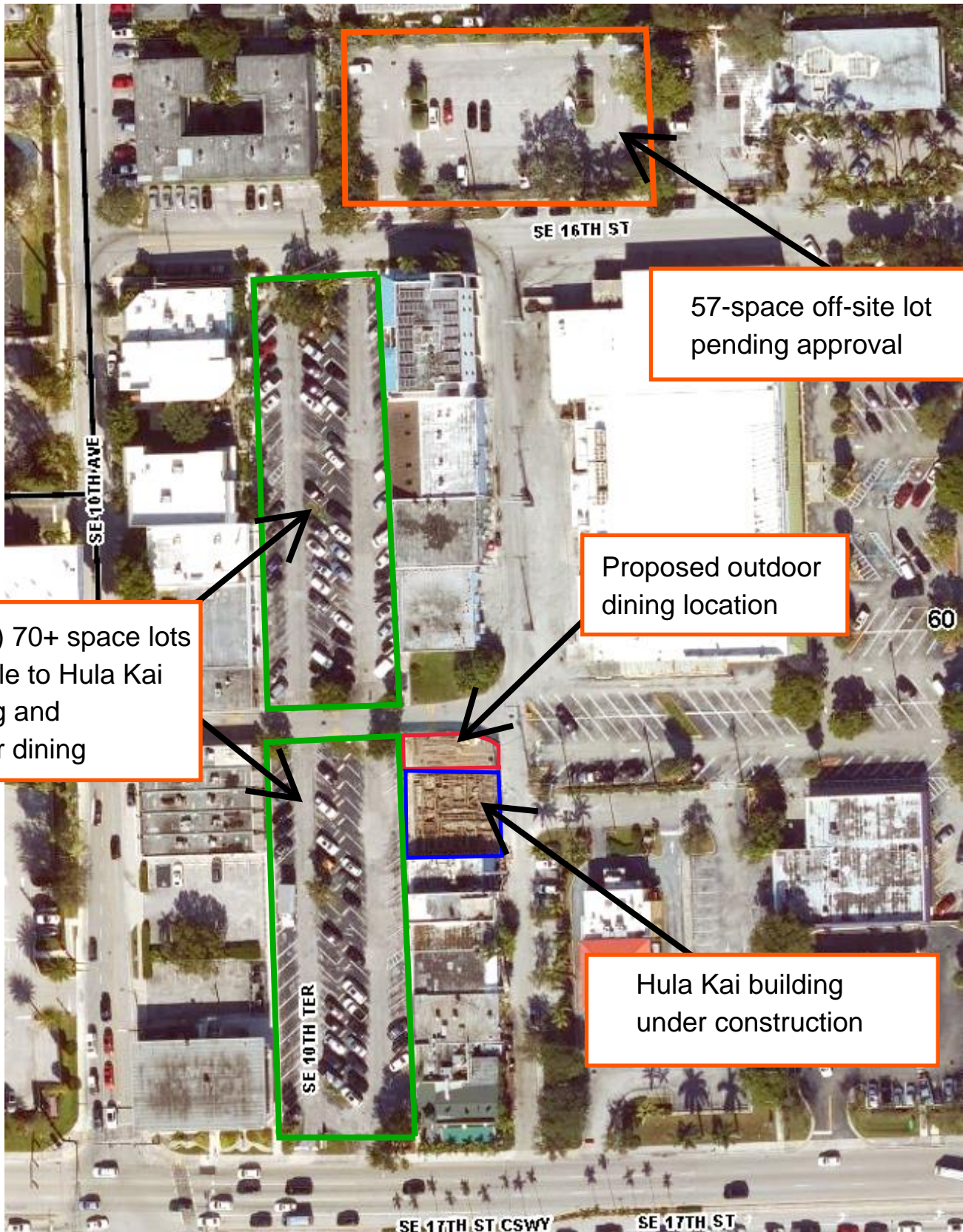
The Project consists of outdoor dining for a new restaurant. The Property is located in an existing shopping center with restaurant, retail, and office uses. The property to the east consists of a large vacant grocery store and a vacant restaurant with a drive-thru. The property immediately to the west is a parking lot, and further west beyond that is more commercial stores. The property to the north is the continuation of the shopping center. The addition of outdoor dining on the Property is clearly compatible with these adjoining properties and the surrounding neighborhood.

As to the public interest, it's understandable that outdoor dining requires additional parking, as it increases the dining capacity of the restaurant. In this case, the outdoor dining only lacks parking on paper. The adjacent parking lot contains over 70 parking spaces, none of which are legally tied to specific buildings in the shopping center. The parking lot to the north, which is also owned by the Lauderdale Harbors Parking Inc. association, also contains over 70 shared parking spaces that are available to diners at Hula Kai. Although the off-site parking lot cannot legally be used to serve Hula Kai until the Applications are approved, in practice, the public will likely use it as overflow parking (if needed) while the Applications are pending. The excess 36 spaces in the off-site lot that are not used are more than adequate to serve the additional outdoor dining area.

Upon approval of the Applications, parking spaces in the Quarterdeck off-site parking lot will be legally tied to the Hula Kai and this temporary use permit will no longer be needed.

The graphic on the following page shows the location of the 140+ parking spaces that Hula Kai patrons can use immediately as well as the off-site parking lot location pending under the Applications.

Hula Kai and Parking Locations



57-space off-site lot pending approval

Proposed outdoor dining location

Two (2) 70+ space lots available to Hula Kai building and outdoor dining

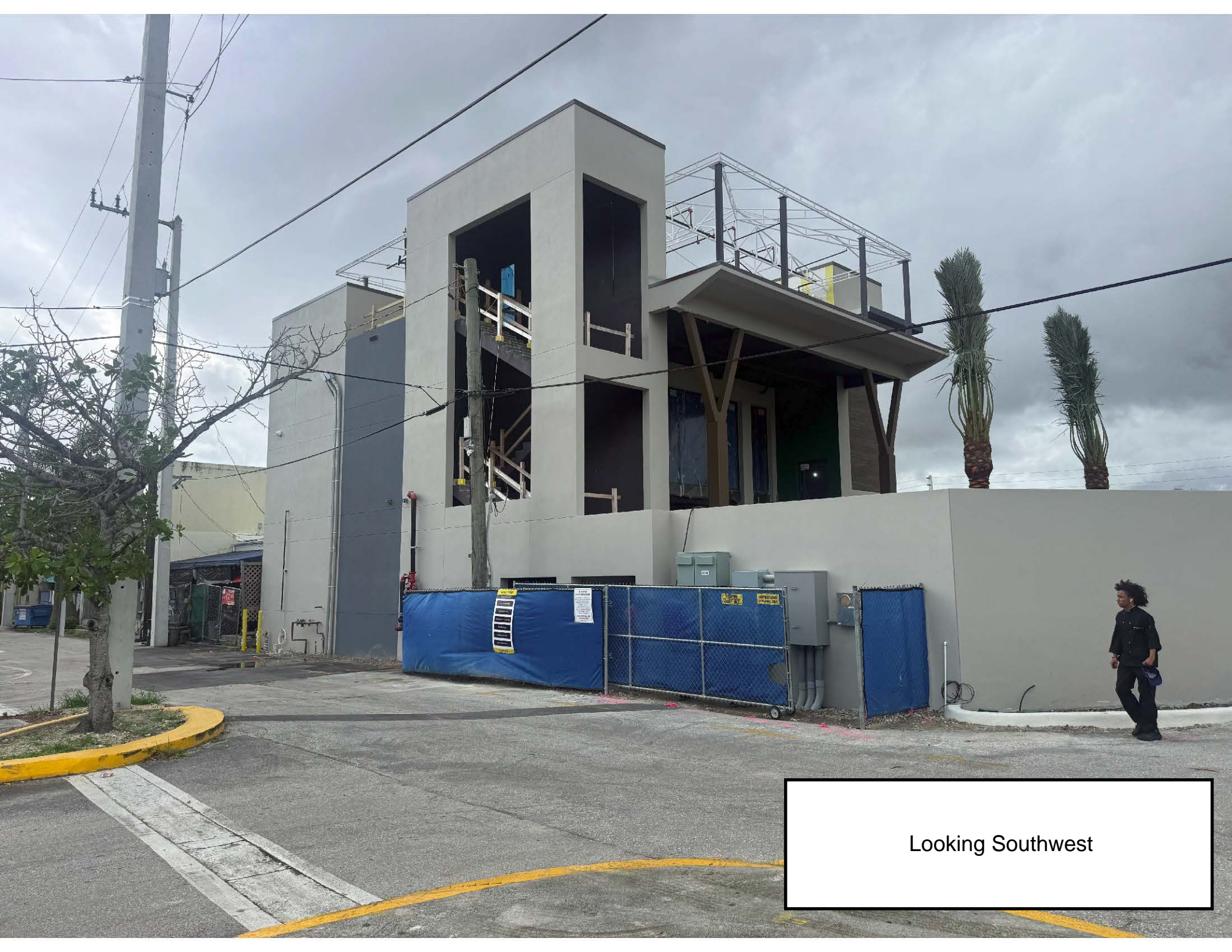
Hula Kai building under construction

- **COLOR PHOTOGRAPHS**

Board of Adjustment (BOA)



Interior of Outdoor Dining Area
Looking Northwest



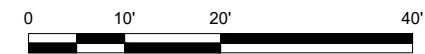
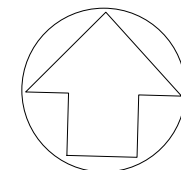
Looking Southwest



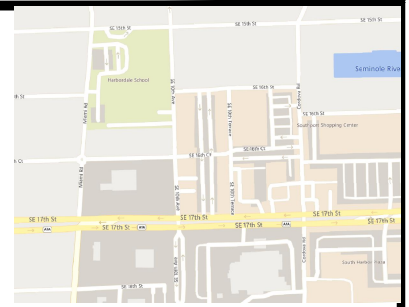
Looking East/Southeast

- **SURVEY**

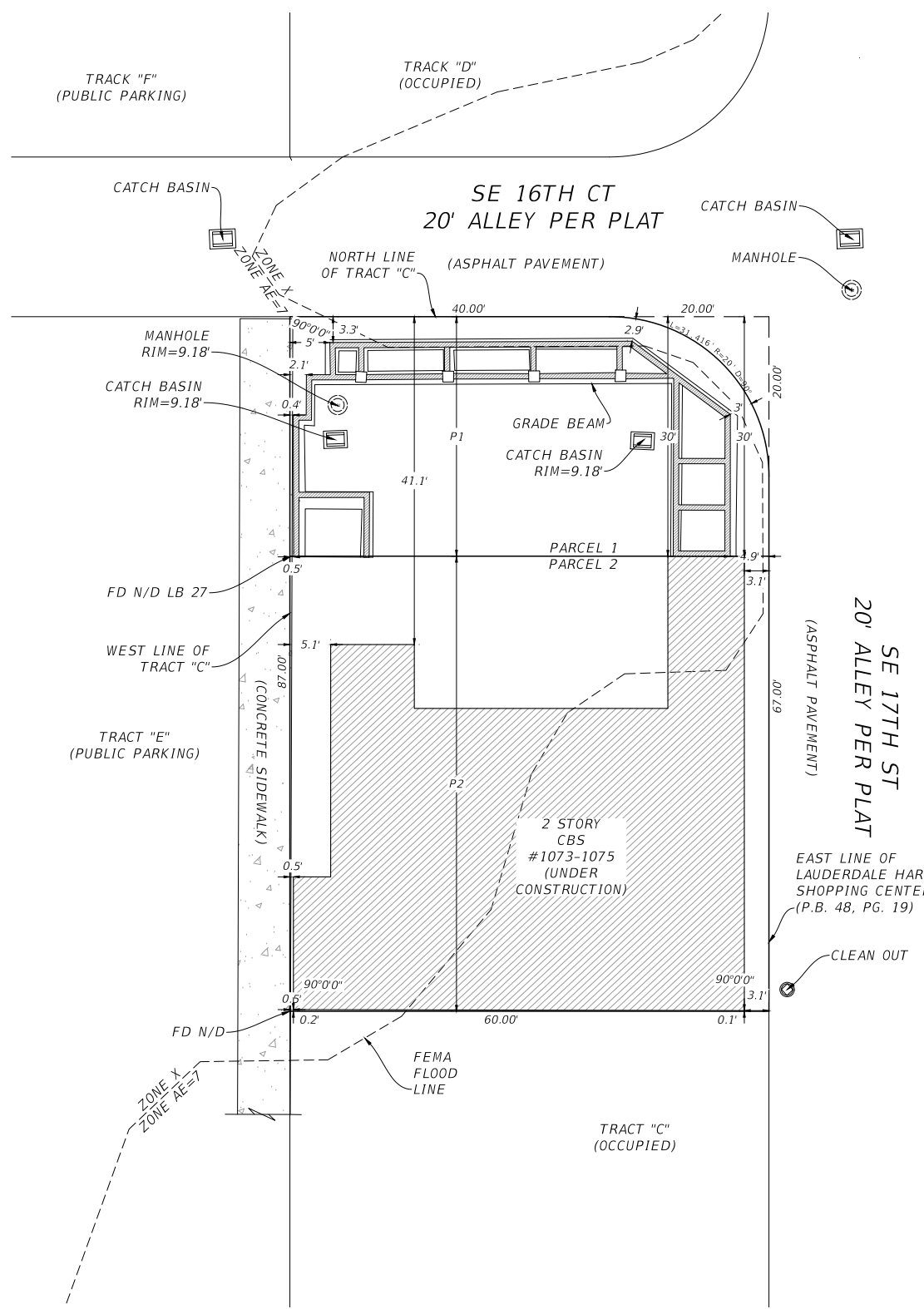
Board of Adjustment (BOA)



GRAPHIC SCALE
 FULL SIZE (24" X 36"): 1" = 10'
 HALF SIZE (11" X 17"): 1" = 20'



KEY AND LOCATION MAP
 FULL SIZE (24" X 36"): 1" = 500'
 HALF SIZE (11" X 17"): 1" = 1000'



BENCHMARK
 ELEV=6.20'
 NAVD88

SE 17TH ST
 20' ALLEY PER PLAT
 (ASPHALT PAVEMENT)

EAST LINE OF
 LAUDERDALE HARBOR
 SHOPPING CENTER PLAT
 (P.B. 48, PG. 19)

BENCHMARK
 ELEV=5.57'
 NAVD88

TOPO LEGEND:

- △ FOUND 5/8" IR OR IP
- ⊗ EX. WATER METER
- WOOD POWER POLE
- ▭ BRICK PAVERS
- ▨ ASPHALT PAVEMENT
- ▭ CONCRETE
- ▭ CATCH BASIN
- ⊗ SECTION CORNER
- ⊗ QUARTER SECTION CORNER
- SET IRC BDH LB8012
- △ FD NAIL (B.M.)
- ⊗ MANHOLE
- ⊗ CLEAN OUT

ABBREVIATIONS:

- BLDG. = BUILDING
- B.C.R. = BROWARD COUNTY RECORD
- B.M. = BENCH MARK
- CL = CENTERLINE
- CLF = CHAIN LINK FENCE
- ELEV = ELEVATION
- Δ = DELTA
- CONC = CONCRETE
- FD = FOUND
- GV = GATE VALVE
- H = HEIGHT
- IR = IRON ROD
- IRC = IRON ROD & CAP
- N/D = NAIL AND DISK
- NT = NAIL AND TAB
- OE = OVERHEAD POWER LINE
- O.R.B. = OFFICIAL RECORDS BOOK
- PLAT = PLAT
- P.B. = PLAT BOOK
- P.A. = PLATTED ALLEY
- PG. = PAGE
- PL = PLANTER
- RP = ROAD PLAT
- SR = STATE ROAD
- SR = STATE ROAD
- UIR = UNMARKED IRON ROD
- WM = WATER METER
- WPP = WOOD POWER POLE
- WF = WOOD FENCE
- TYP. = TYPICAL
- P.A. = PLAT BOOK
- ROW = RIGHT OF WAY

LEGAL DESCRIPTION:

PARCEL 1 (P1):
 THE NORTH 30 FEET OF TRACT "C" OF LAUDERDALE HARBORS SHOPPING CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGE 19, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2 (P2):
 THE NORTH 60 FEET, LESS THE NORTH 30 FEET THEREOF, AND THE NORTH 87 FEET LESS THE NORTH 60 FEET, OF TRACT "C", LAUDERDALE HARBORS SHOPPING CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGE 19, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEY NOTES:

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SEALED BY THE SIGNING SURVEYOR.
2. THIS DRAWING IS THE PROPERTY OF BDH CONSULTING GROUP, LLC AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF BDH CONSULTING GROUP, LLC.
3. THE UNDERSIGNED HAS NOT REVIEWED THE PROPERTY FOR EASEMENTS, AND OTHER SIMILAR MATTERS OF RECORD.
4. LEGAL DESCRIPTION PER PROPERTY WARRANTY DEED.
5. DISTANCE AND ANGLES SHOWN HEREON ARE BASED ON PLATTED MEASUREMENTS, FIELD MEASUREMENTS, AND CALCULATIONS WITHIN THE PLAT LAUDERDALE HARBORS SHOPPING CENTER, PLAT BOOK 48, PAGE 19.
6. THIS SURVEY WAS PERFORMED ON THE FIELD UTILIZING GLOBAL POSITIONING SYSTEM WITH REAL TIME KINEMATIC. ALL DISTANCES ARE GRID DISTANCES.
7. ELEVATIONS SHOWN HEREON ARE RELATIVE TO NAVD 88.
8. FLOOD ELEVATION INFORMATION:
 COMMUNITY NO. = 125105 PANEL NO. = 0557
 DATE OF FIRM = 07/31/2024 SUFFIX = J
 FIRM ZONES = AE & X BASE FLOOD ELEVATION = 7 & N/A
9. PROPERTY ADDRESS: 1073 - 1075 SE 17 STREET, FORT LAUDERDALE, FLORIDA
10. BROWARD COUNTY PARCEL CONTROL NUMBER: 204214130032
11. CONTAINING 5134.16 SF, MORE OR LESS.
12. COORDINATES ARE RELATIVE TO STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR - FLORIDA EAST ZONE AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENTS.

PROGRESS SURVEY: WALL FORMBOARD

NOTES:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DERIS H. BARDALES, P.S.M.
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NUMBER 6778

12/23/2025
 DATE OF LAST FIELD WORK

NOTE: THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DERIS H. BARDALES USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



NO	REVISIONS / SUBMISSIONS	DATE

PROJECT TITLE	
PROJECT NO	25-11939
DATE	11/06/2025
DESIGNED	N/A
DRAWN	GG
CHECKED	DH
REVIEWED	DH
SCALE	1"=10'

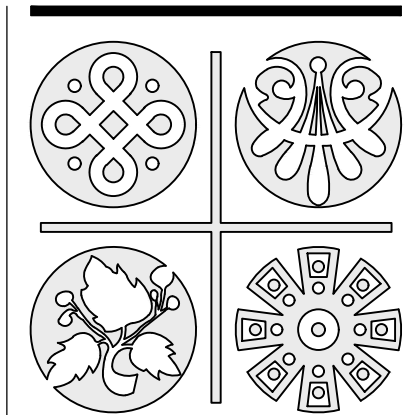
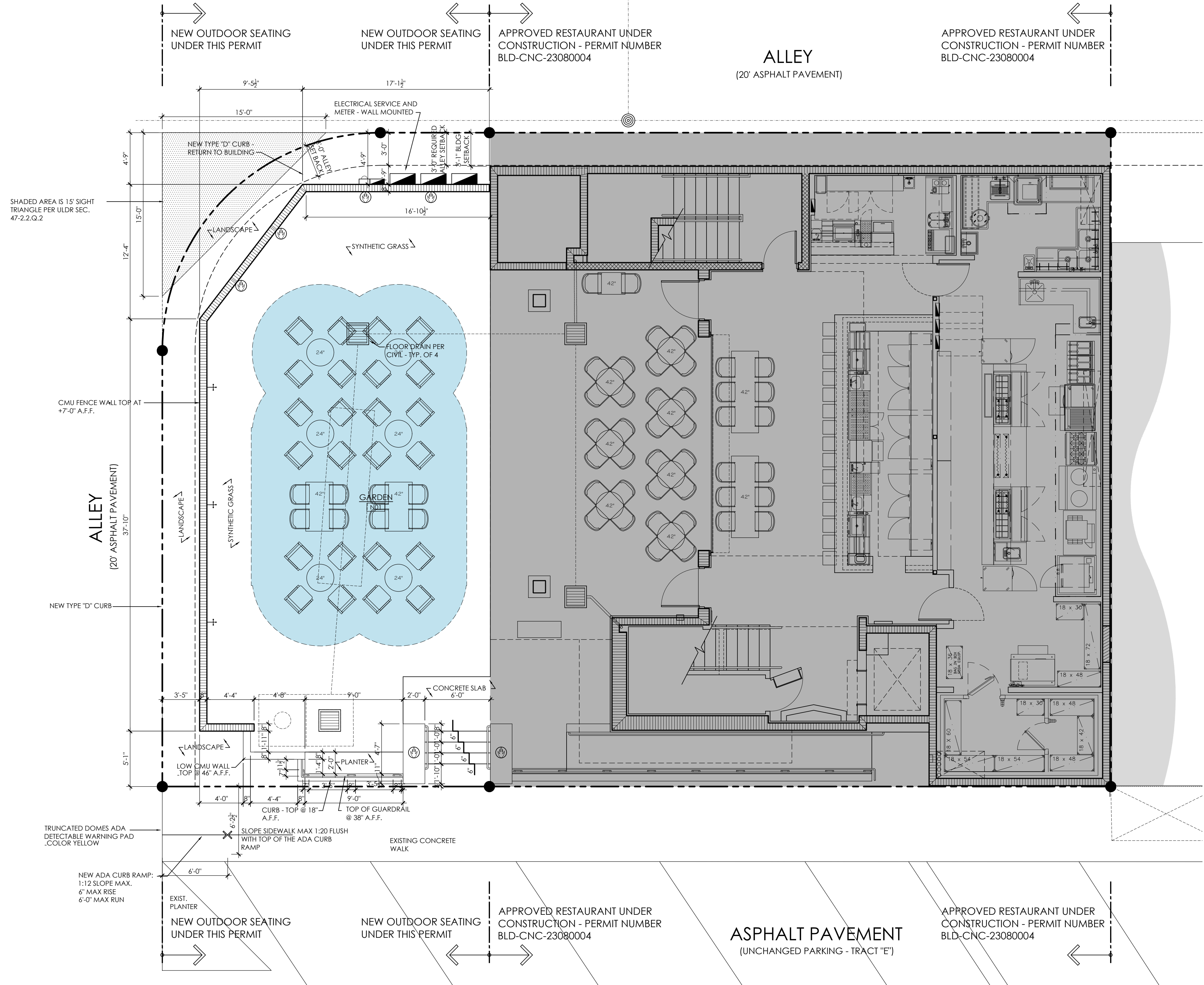
**HULA KAI TIKI BAR
 1073 - 1075 SE 17 STREET
 FORT LAUDERDALE
 FLORIDA**

SEAL	DATE
	11/06/25
	DRAWING NO.
	S-1

- **SITE PLAN**

Board of Adjustment (BOA)

PARKING DATA					
AREA CALCULATIONS					
GROSS FLOOR AREA		1,450	SF		
CUSTOMER SERVICE AREA		630	SF		
GROSS FLOOR AREA - CUSTOMER SERVICE AREA	1,450 - 630	SF	820	SF	
PARKING CALCULATIONS					
	AREA	RATIO	REQUIRED	PROVIDED	
CSA	630 SF	1:30 SF	21 SPACES	21 SPACES (OFF-SITE)	
GFA	820 SF	1:100 SF	9 SPACES	9 SPACES (OFF-SITE)	
TOTAL			30 SPACES	30 SPACES (OFF-SITE)	



ARCHITECTURAL ALLIANCE
 ARCHITECTURE
 A A 24001446
 412 SW 4th AVENUE FORT LAUDERDALE
 FLORIDA 33315 - PH: 954.764.8858
 architecture@archall.net
 seal

Pete Meador Ebersole
 A R 0 0 1 1 6 3 6
 revision dates

project name

A NEW BUILDING FOR:
HULA KAI TIKI BAR
 1075 SOUTHEAST 17th STREET
 FORT LAUDERDALE, FLORIDA 33316

sheet description

PARKING CALCS

release date

1-17-2023

project number

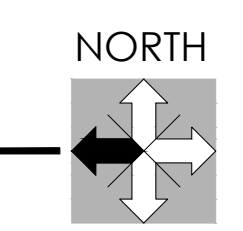
21104 C

drawing number

PKR-2

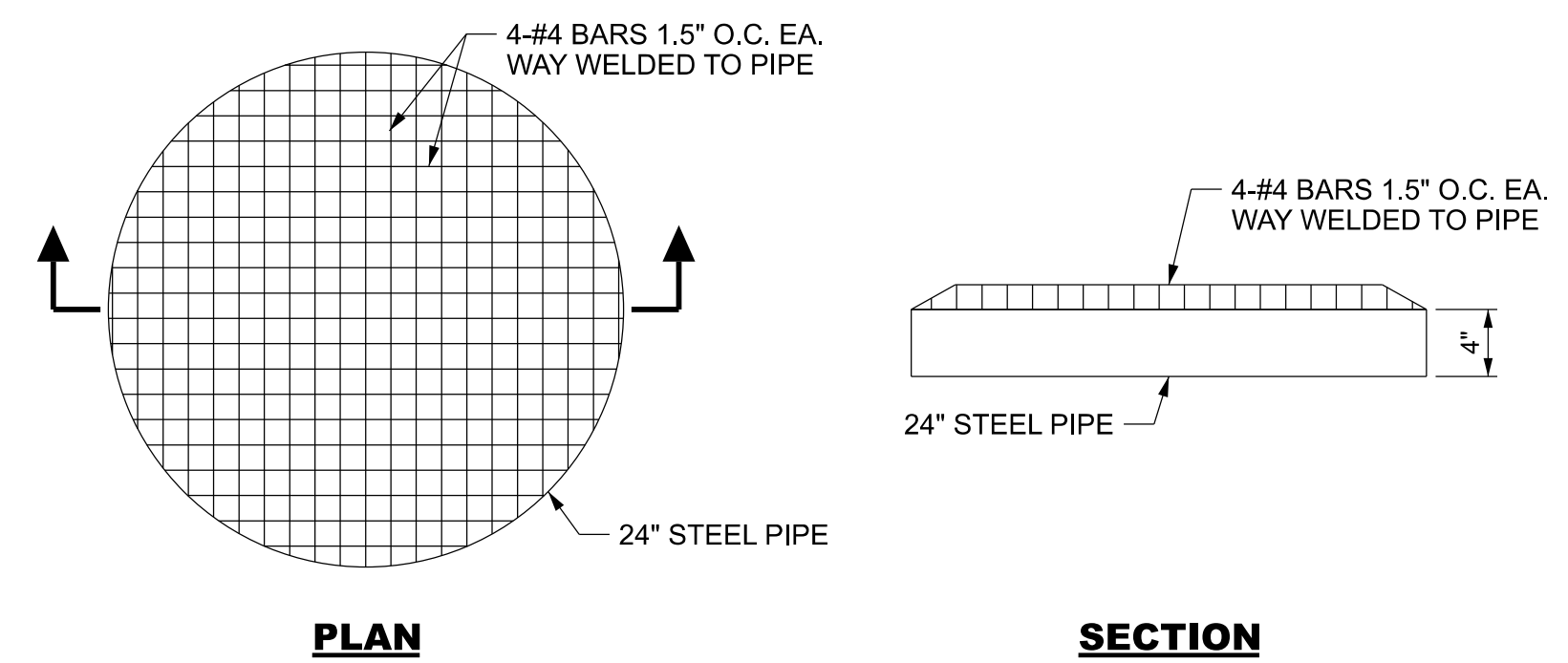
SITE PLAN PARKING CALCULATION

SCALE: 3/16" = 1'-0"



**CIVIL PLANS
LANDSCAPE PLANS**

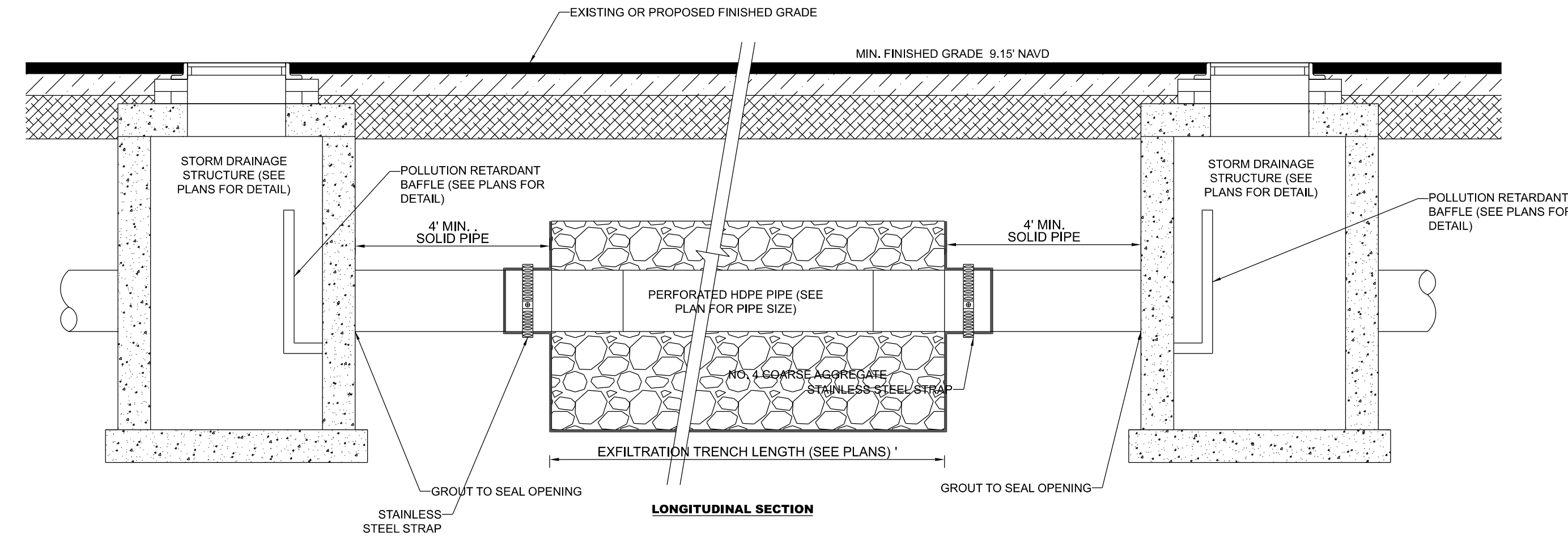
Board of Adjustment (BOA)



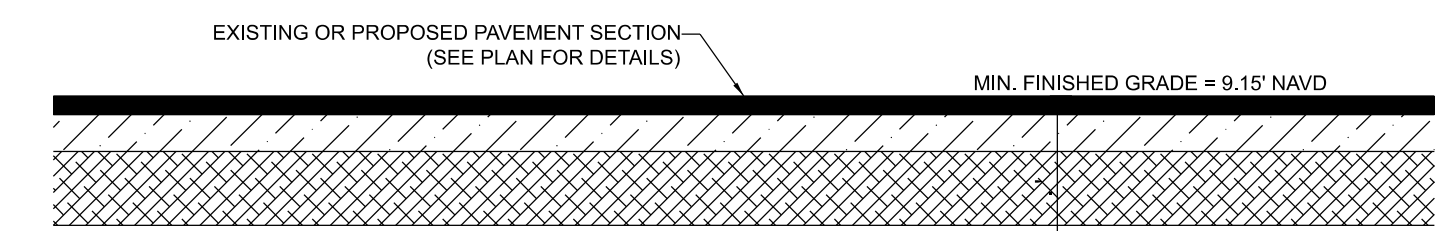
PLAN SECTION

WELL SCREEN DETAIL

N.T.S.



LONGITUDINAL SECTION

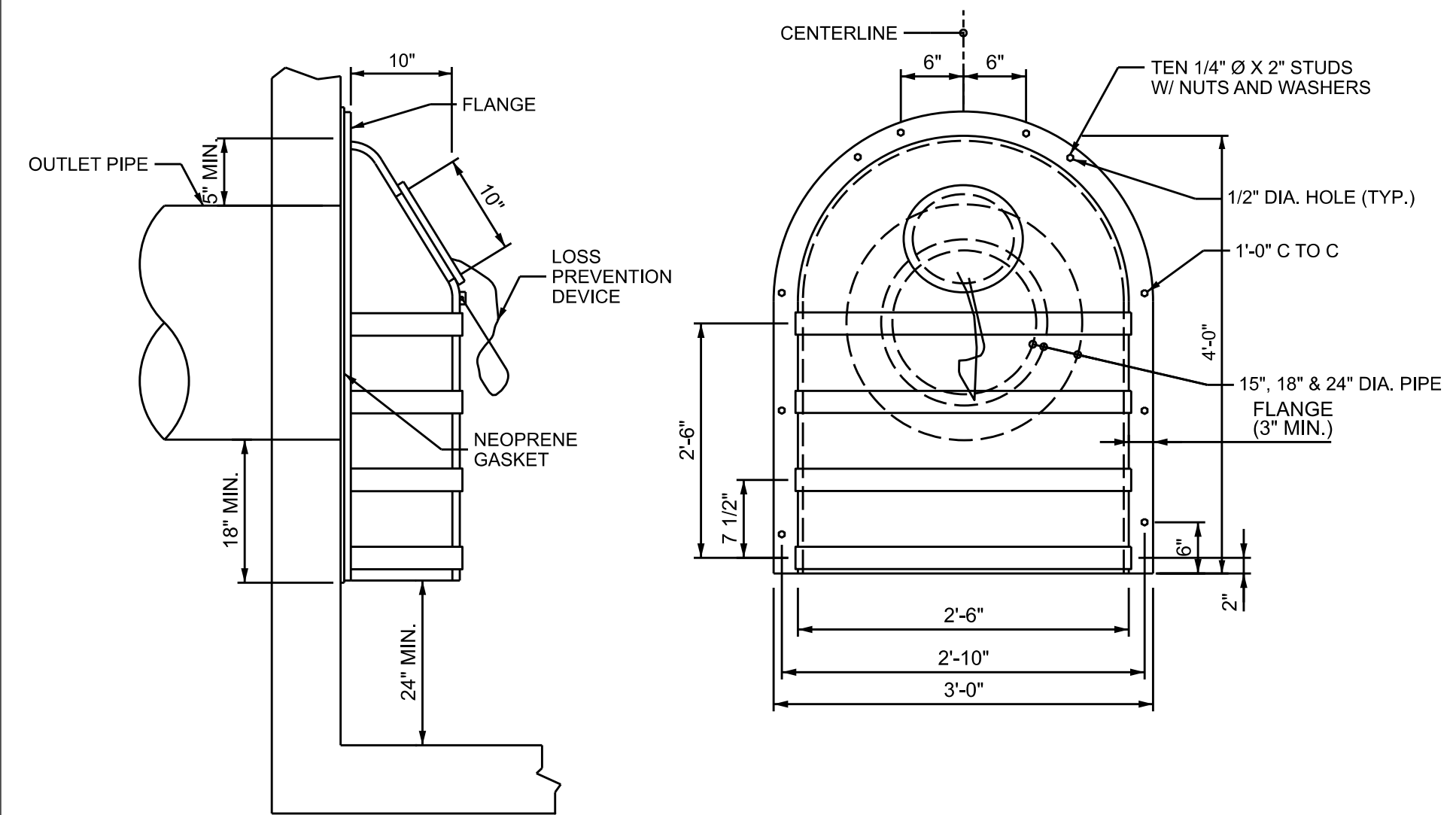


TRANSVERSE SECTION

- NOTES:
- PIPES SHALL CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
 - BALLAST ROCK SHALL CONSIST OF NO. 4 COARSE AGGREGATE AND BE FROM FRESH WATER WASHED FREE OF DELETERIOUS MATTER.
 - TRENCH TO BE LINED WITH MONOFILAMENT POLYPROPYLENE GEOTEXTILE OR APPROVED EQUAL TYPE FILTER FABRIC.
 - OVERLAP TRENCH LINING MATERIAL A MINIMUM OF 2' AT TOP OF TRENCH.
 - IN AREAS WHERE THE FULL ROADWAY SECTION CANNOT BE CONSTRUCTED OVER TRENCH, THE AREA ABOVE THE TRENCH SHALL CONSIST ENTIRELY OF COMPACTED LIMEROCK (LBR100).

EXFILTRATION TRENCH DETAIL - HULA KAI

N.T.S.

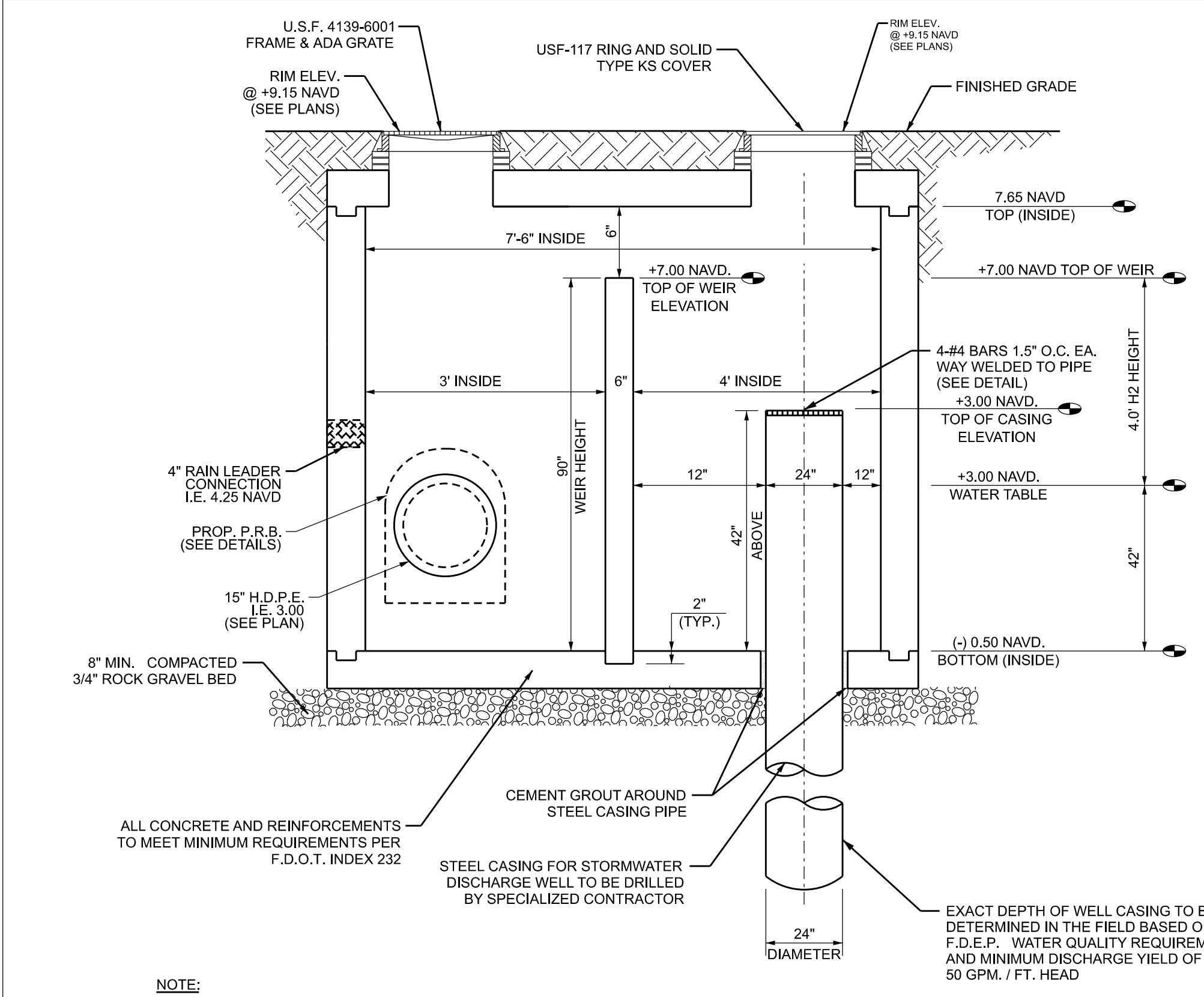


GENERAL NOTES

- PLACE NEOPRENE GASKET MATERIAL BETWEEN SKIMMER AND THE CATCH BASIN AT ALL POINTS OF CONTACT. TRIM THE GASKET NEATLY TO EXTEND 1/2 INCH BEYOND THE JOINT ON ALL SIDES.
- SKIMMER BAFFLE, CLEANOUT PIPE AND ANGLES SHALL BE PRIMARILY CONSTRUCTED OF EITHER GALVANIZED STEEL, ALUMINUM, POLYVINYL CHLORIDE, POLYETHYLENE, FIBERGLASS OR ACRYLONITRILE BUTADIENE STYRENE. ALL STEEL COMPONENTS OTHER THAN STAINLESS, SHALL BE HOT-DIP GALVANIZED.
- MOUNTING HARDWARE, HINGES AND LATCHES SHALL BE STAINLESS STEEL. LOSS PREVENTION DEVICE SHALL BE EITHER STAINLESS STEEL CHAIN OR RIVETED NYLON STRAP.
- MATERIAL USED IN CONSTRUCTION OF SKIMMER BODIES (BAFFLES) AND CLEANOUT PIPES SHALL COMPLY WITH FDOT STANDARD SPECIFICATION 943 FOR STEEL, 945 FOR ALUMINUM OR 948 FOR PLASTICS.
- THE CONTRACTOR MAY SUBMIT AN ALTERNATIVE DESIGN PREFABRICATED FRENCH DRAIN SKIMMER FOR APPROVAL BY THE ENGINEER.
- TYPE II SKIMMERS ARE TO BE USED WITH OUTLET PIPE DIAMETERS OF 15", 18" AND 24".
- THIS DETAIL TO BE USED ON NEW DRAINAGE STRUCTURES ONLY. EXISTING BAFFLES WITHIN EXISTING INLETS TO BE REUSED.

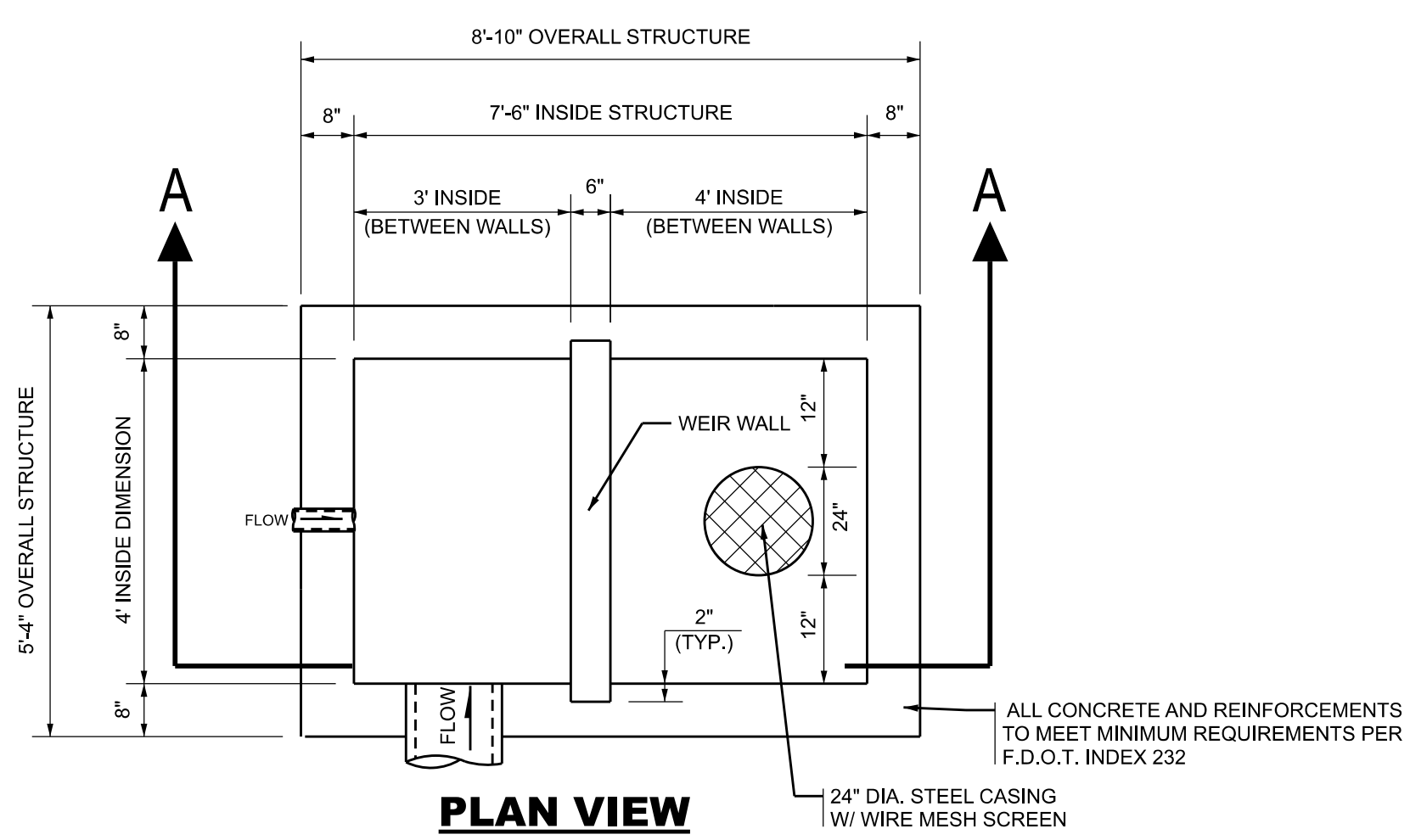
SKIMMER FOR FRENCH DRAIN OUTLETS DETAIL

N.T.S. - PER F.D.O.T. INDEX 241



LONGITUDINAL SECTION A-A

N.T.S.



PLAN VIEW

N.T.S.

GENERAL NOTES:

- DRAINAGE WELL SHALL BE DRILLED TO A TOTAL DEPTH THAT WILL DISCHARGE RUNOFF TO AN AQUIFER HAVING A MINIMUM OF 10,000 MG/LITER OF TOTAL DISSOLVED SOLIDS (TDS).
- DRAINAGE WELL SHALL HAVE AN UPPER CASING WITH A MINIMUM OF 24 INCHES IN DIAMETER (WITH DRIVE SHOE) WHICH SHALL BE DRIVEN TO A FIRM SEAT.
- DRAINAGE WELL SHALL BE INSTALLED AS PLUMB AND TRUE TO LINE AS POSSIBLE FOR THE ENTIRE DEPTH.
- COMPLETED DRAINAGE WELL SHALL BE THOROUGHLY AGITATED AND DEVELOPED.
- THE CONTRACTOR TO PERFORM STEP DRAW DOWN TEST OR INJECTION TEST IN ORDER TO DEMONSTRATE THAT THE COMPLETED DRAINAGE WELL HAS THE MINIMUM DESIGN CAPACITY OF 50 GPM / FT-HEAD.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT FOR CONDUCTING THE WELL INSTALLATION AND TESTING AND SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE TO THE OWNER AND ENGINEER-OF-RECORD PRIOR TO STARTING ANY WORK.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE NECESSARY F.D.E.P. DRAINAGE WELL DRILLING PERMITS AND COMPLY WITH ALL THE F.D.E.P. PERMIT REQUIREMENTS AND PROVISIONS.

DRAINAGE RETENTION STRUCTURE & DISCHARGE WELL

DW-1

NO	DATE	BY	REVISIONS
1	05/19/25	RM	REVISED PER BCSWM COMMENTS

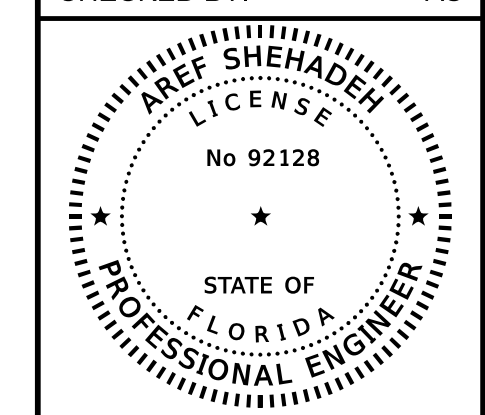


HSD
HSQ GROUP, INC.
 Engineers - Planners - Surveyors
 5951 Northwest 173rd Drive, Suite 4
 Miami, Florida 33015 - 786.534.3821
 C26258 - LB1924

HULA KAI-PHASE 2

PAVING AND DRAINAGE DETAILS

DATE:	05/25
DESIGNED BY:	AS
DRAWN BY:	RM
CHECKED BY:	AS

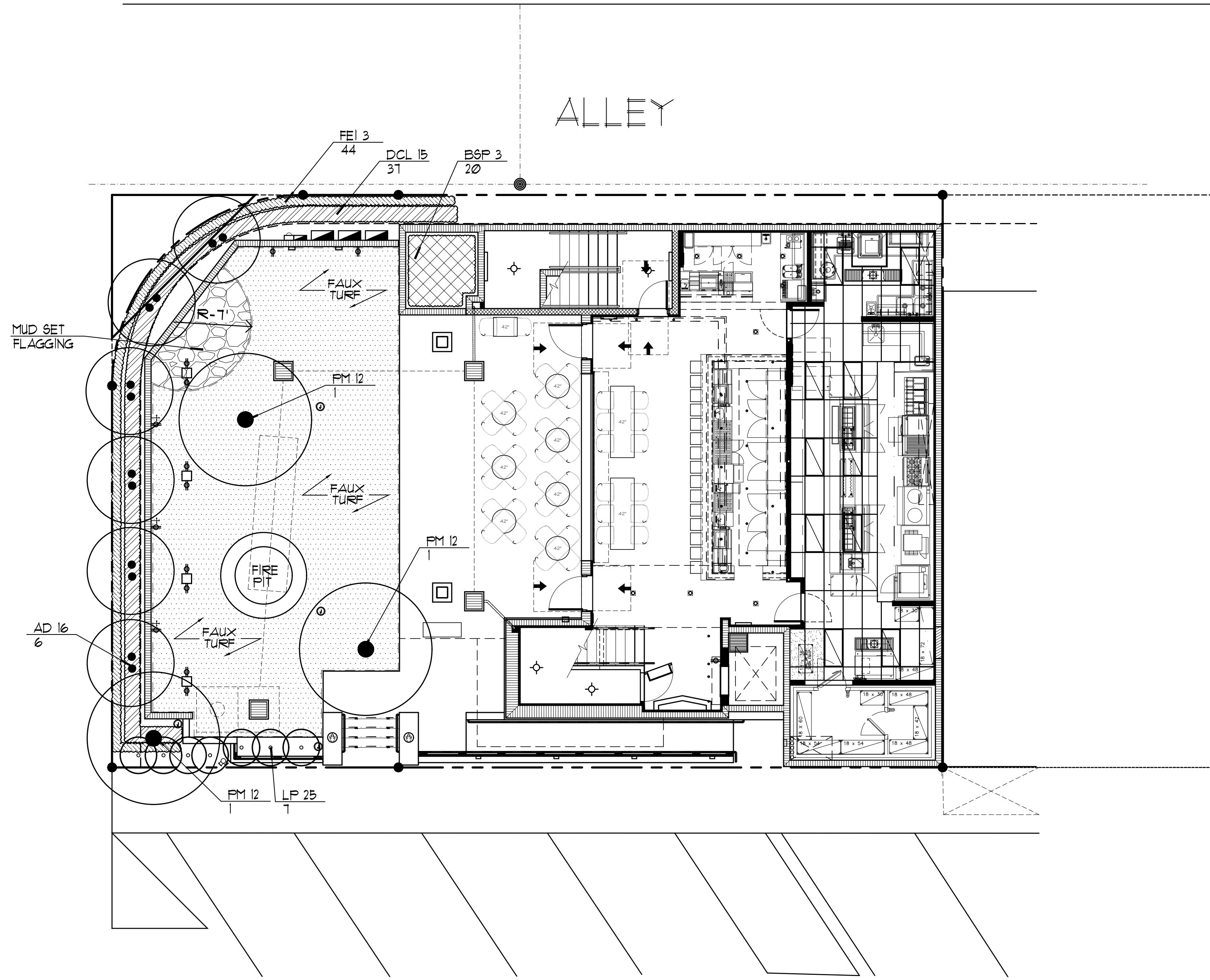


PROJECT:	2404-34
SHEET:	PD-2

Landscaping will provide a minimum horizontal clearance to utilities of 5 feet for small trees and palms and 10 feet for large trees and palms. Utilities will be protected using an approved root barrier such as Bio-Barrier

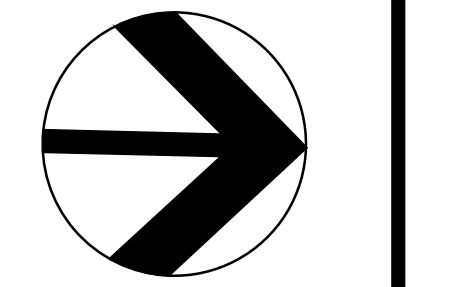
gwk

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 gkeenla@gmail.com



HULA KAI
 1075 SE 17TH STREET
 FORT LAUDERDALE
 TITLE LANDSCAPE PLAN

DATE: 11-14-25
 DRAWN BY: GWK
 SCALE: 1/8"=1'-0"



REVISIONS:

SEAL:

SHEET:
 LS-1

48 HOURS BEFORE DIGGING
 CALL FROM ANYWHERE IN FLORIDA
 811
 SUNSHINE STATE 1 CALL
 UNDERGROUND UTILITIES
 NOTIFICATION CENTER
 http://www.callsunshine.com
 THIS DRAWING IS NOT A SURVEY

PLANTING NOTES

- ALL PLANTS ARE TO BE FLORIDA NO 1. GRADE OR BETTER.
- NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
- ALL LANDSCAPE AREAS TO RECEIVE 100% IRRIGATION COVERAGE WITH A MINIMUM 50% OVERLAP BY AN AUTOMATIC IRRIGATION SYSTEM. SYSTEM SHALL INCLUDE A RAIN SENSOR DEVICE. USE OF NONPOTABLE WATER SHALL BE USED FROM A RUST FREE SOURCE.
- QUANTITIES ON PLANT LIST ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN(S). WHEN DISCREPANCIES OCCUR BETWEEN THE PLANT LIST AND PLANTING PLANS, THE PLANS ARE TO OVERRIDE THE PLANT LIST IN ALL CASES.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
- ALL SHRUB AND GROUNDCOVER BEDS SHALL BE LAID OUT IN A UNIFORM AND CONSISTENT PATTERN; SET IN A PERPENDICULAR LINE WHEN ABUTTING PAVEMENT OR BUILDINGS.
- ALL TREES AND PALMS TO BE STAKED AND GUYED AS INDICATED ON DETAILS.
- ALL PLANTING AREAS TO RECEIVE 3" LAYER OF GRADE B SHREDDED EUCALYPTUS MULCH. TOP OF MULCH SHALL BE 2" BELOW ANY ADJACENT PAVEMENT.
- ALL PLANT MATERIAL TO BE BACKFILLED WITH 50% MUCK 50% SAND PLANTING MIXTURE.
- FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS AS FOLLOWS:

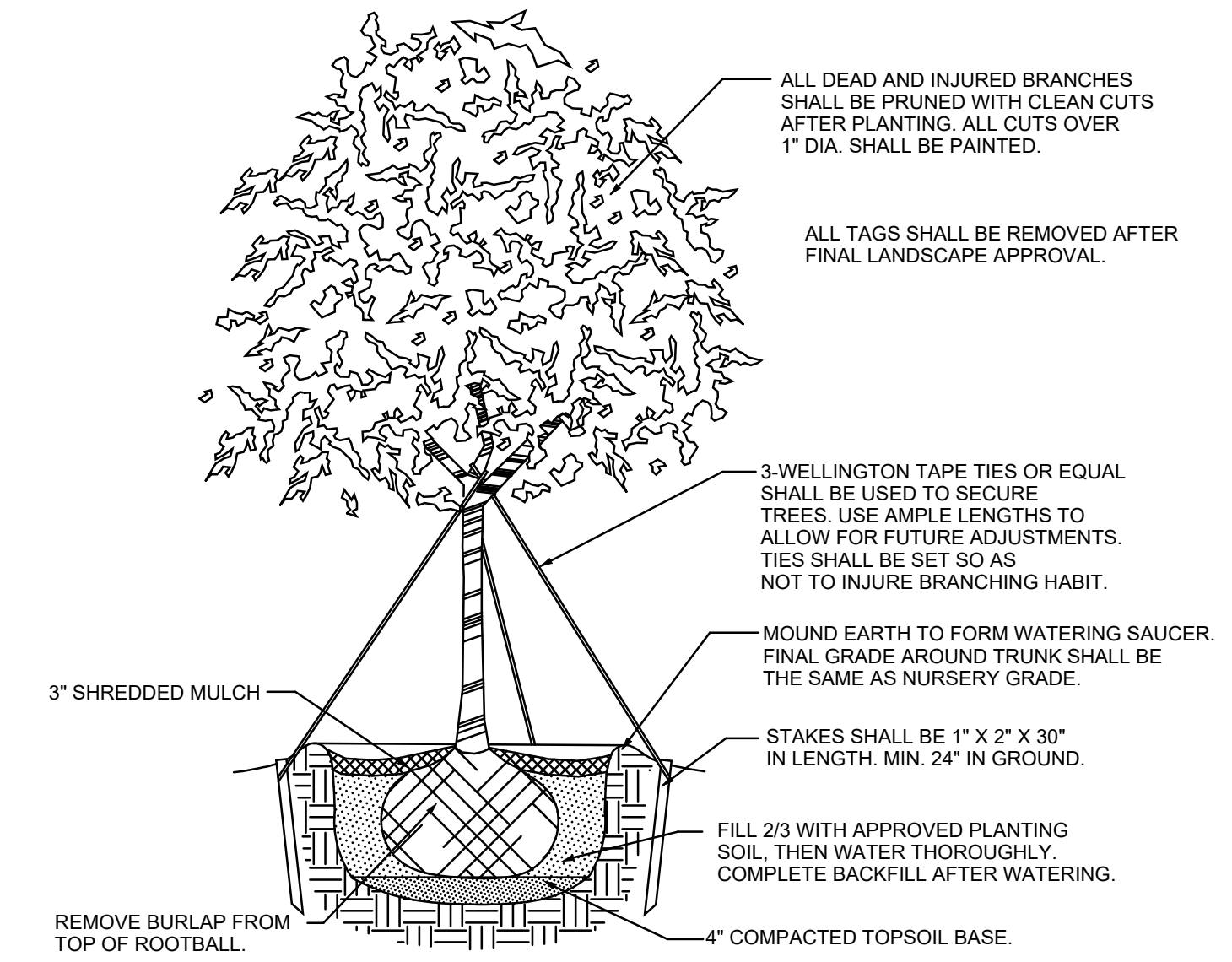
SOD	8-8-8
ANNUALS & GROUNDCOVER	OSMOCOTE -SIERRA BLEND 14-14-14
SHRUBS, TREES, PALMS	AGRIFORM 20-10-5 TABLETS
- ALL SOD SHALL BE LAID ON 1" DEPTH OF TOPSOIL.
- ALL EXISTING TREES TO REMAIN SHALL RECEIVE A MIN. 12" MULCH RING.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED ON THREE SIDES WITH APPROVED HEDGE.
- ALL TREES SHALL BE PLANTED AT LEAST 10' FROM OVERHEAD POWER LINES.
- LANDSCAPE SHALL NOT OBSCURE FIRE HYDRANT NOR SPRINKLER/STANDPIPE WYES.

PLANT MATERIAL SCHEDULE

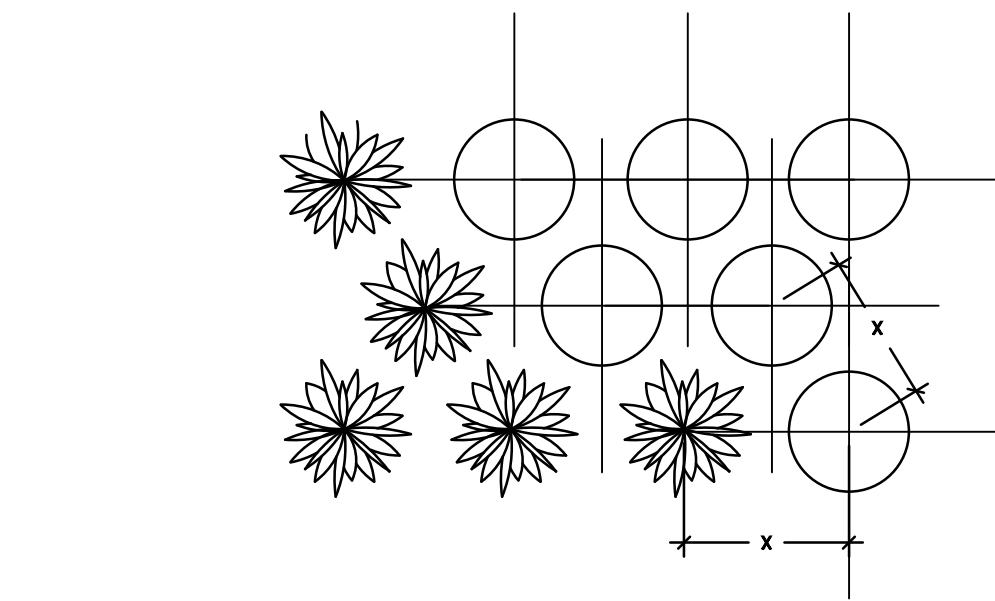
SYM	BOTANICAL NAME	DESCRIPTION	SPECIFICATION	NATIVE
DCL 15	Clusia Rosea	Clusia Hedge	15 gal., full to base	*
AD 16	Adonia merelli	Adonia Palm - Double	2 Canes, 16' c.t. matched	
FEI 3	Ficus microcarpa	Green Island Ficus	3 gal. 18" ht., 18" o.c.	
BSP 3	Bougainvillea spectabilis	Bougainvillea New River Purple	3 gal. 18" ht., 18" o.c.	
PM 12	Phoenix Medjool	Medjool Date Palm	12' c.t.	
LP 25	RAPHIS EXCELSA	RAPHIS PALM	25 gal., multi stem, full	

UTILITIES AND ROOT BARRIERS
 Landscaping will provide a minimum horizontal clearance to utilities of 5 feet for small trees and palms and 10 feet for large trees and palms.
 Utilities will be protected using an approved root barrier such as Bio-Barrier

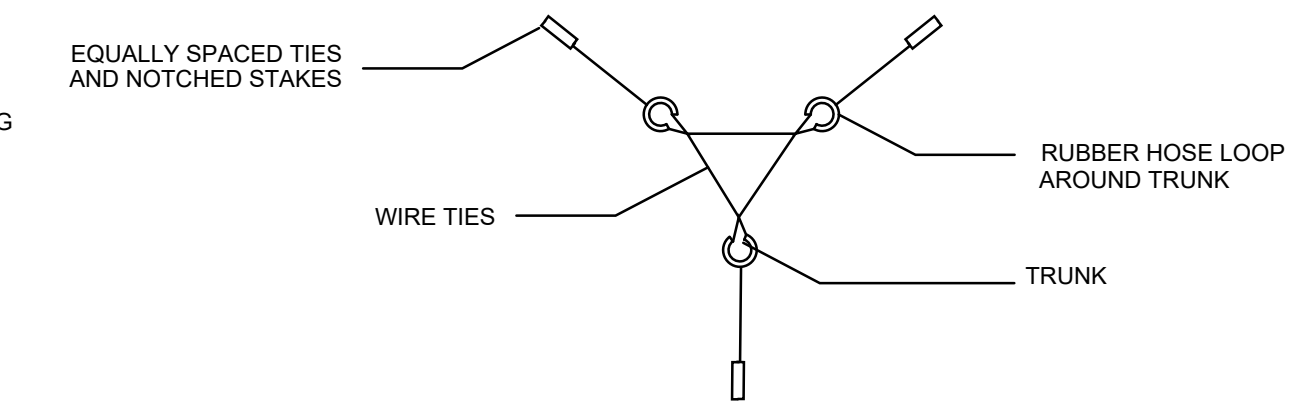
PLANT DETAILS



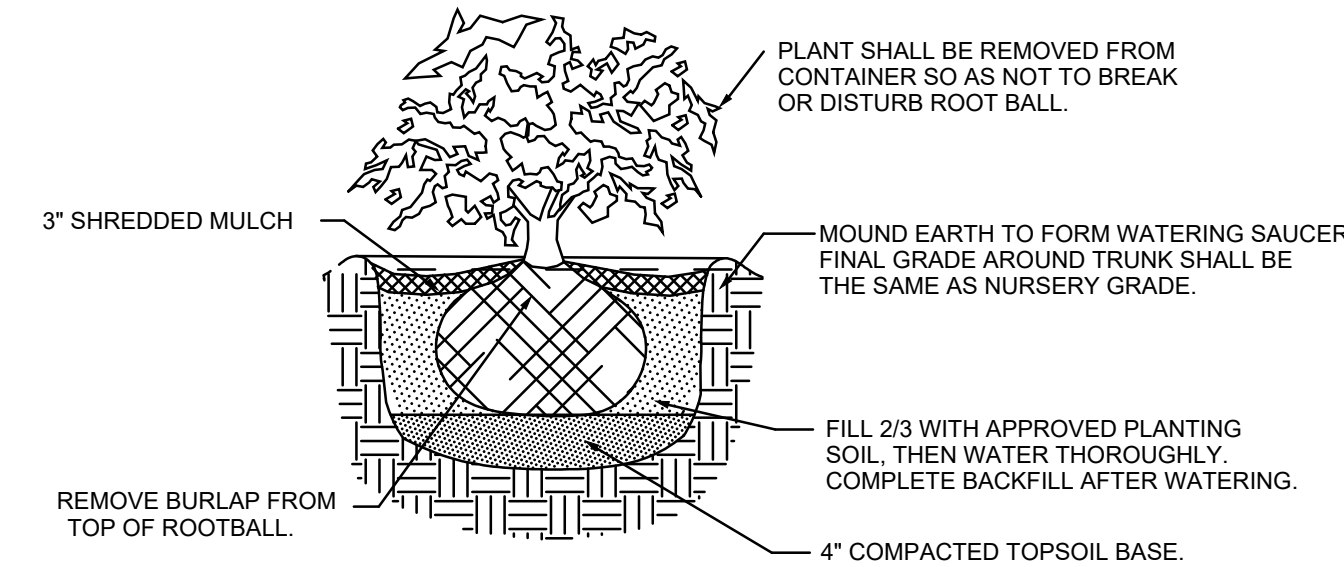
PLANTING AND STAKING DETAIL-UP TO 6" CALIPER



PLANTING DETAIL-GROUNDCOVER BEDS

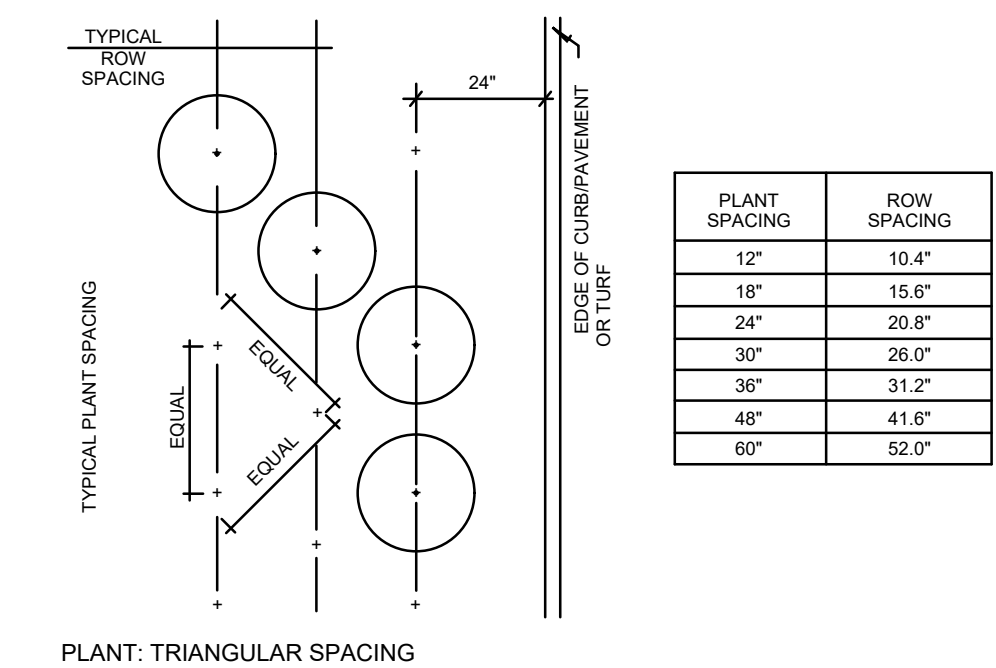


MULTI-TRUNK PLAN

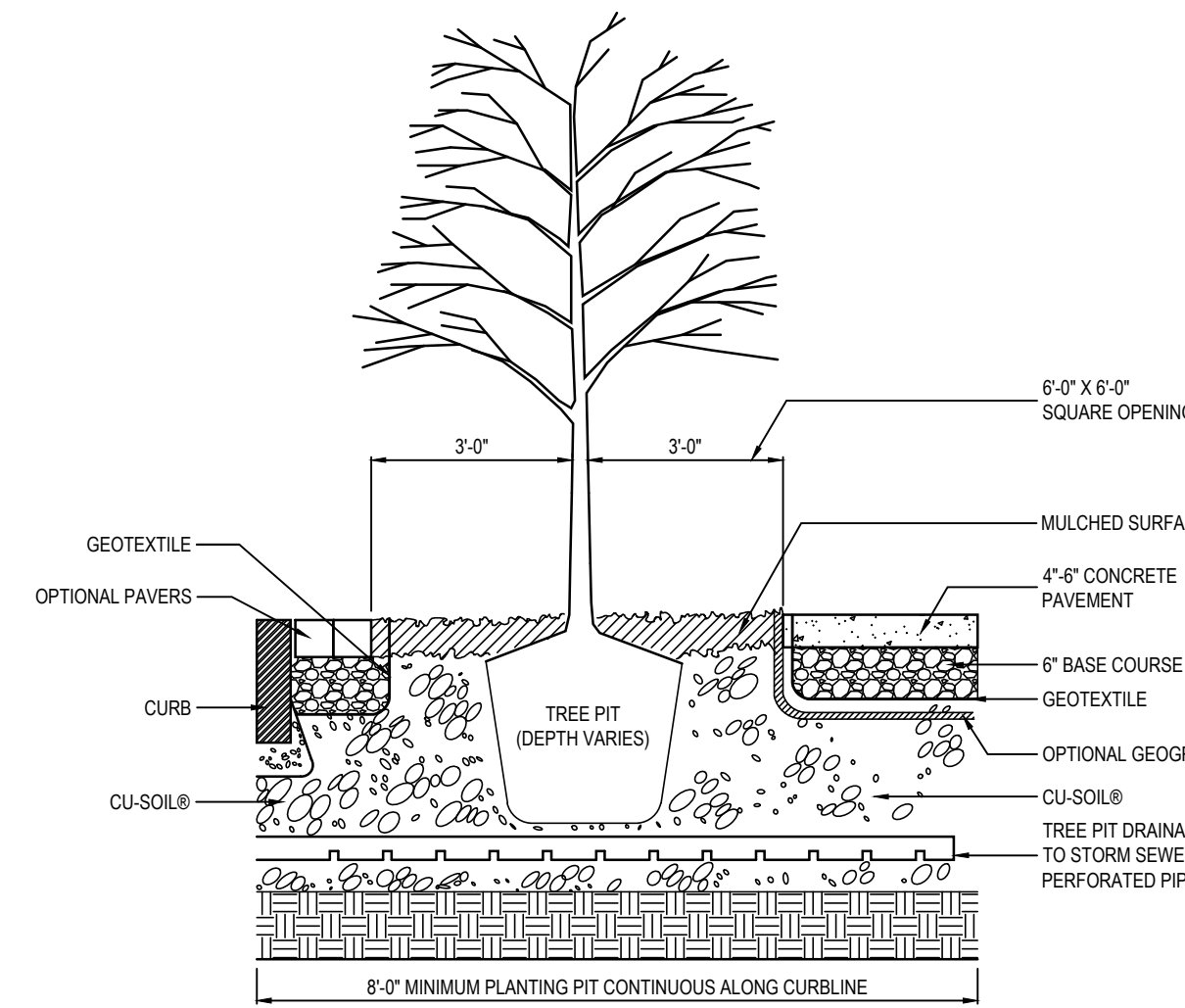


PLANTING DETAIL-CONTAINER GROWN SHRUBS

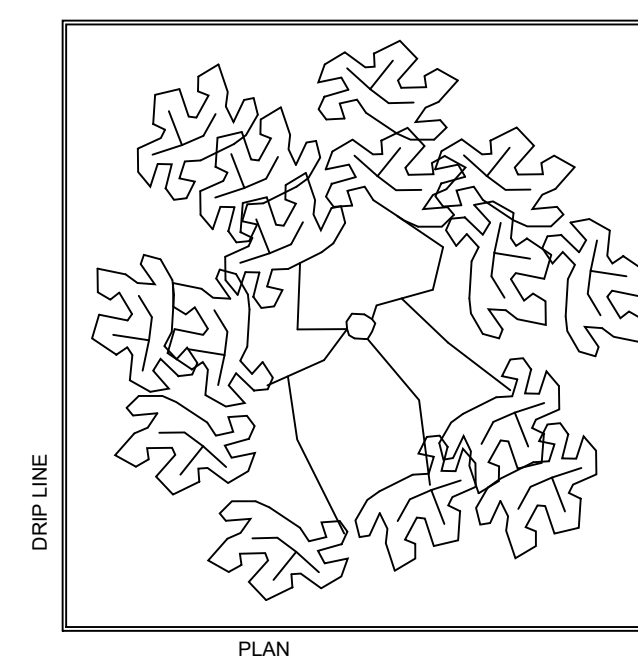
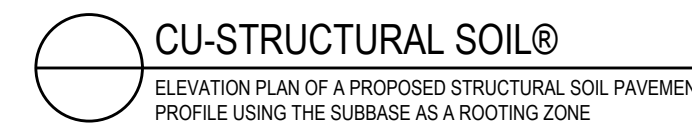
SHRUB PLANTING DETAIL



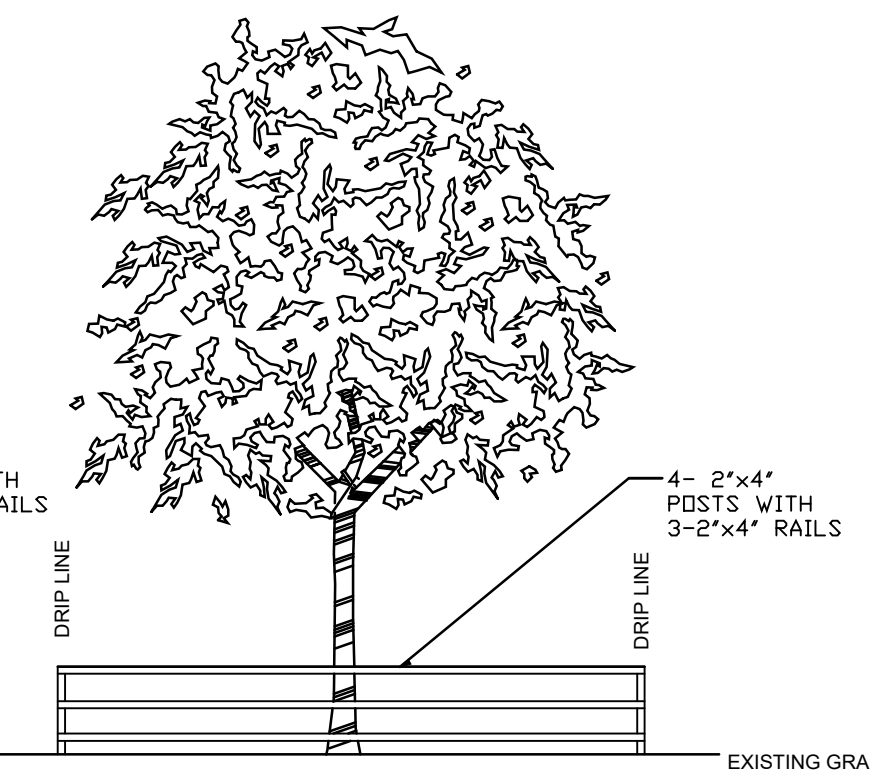
PLANT: TRIANGULAR SPACING



- NOTES:**
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - DO NOT SCALE DRAWING.
 - THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 - ALL INFORMATION CONTAINED HEREIN IS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 - CONTRACTOR'S NOTE FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 057-001.



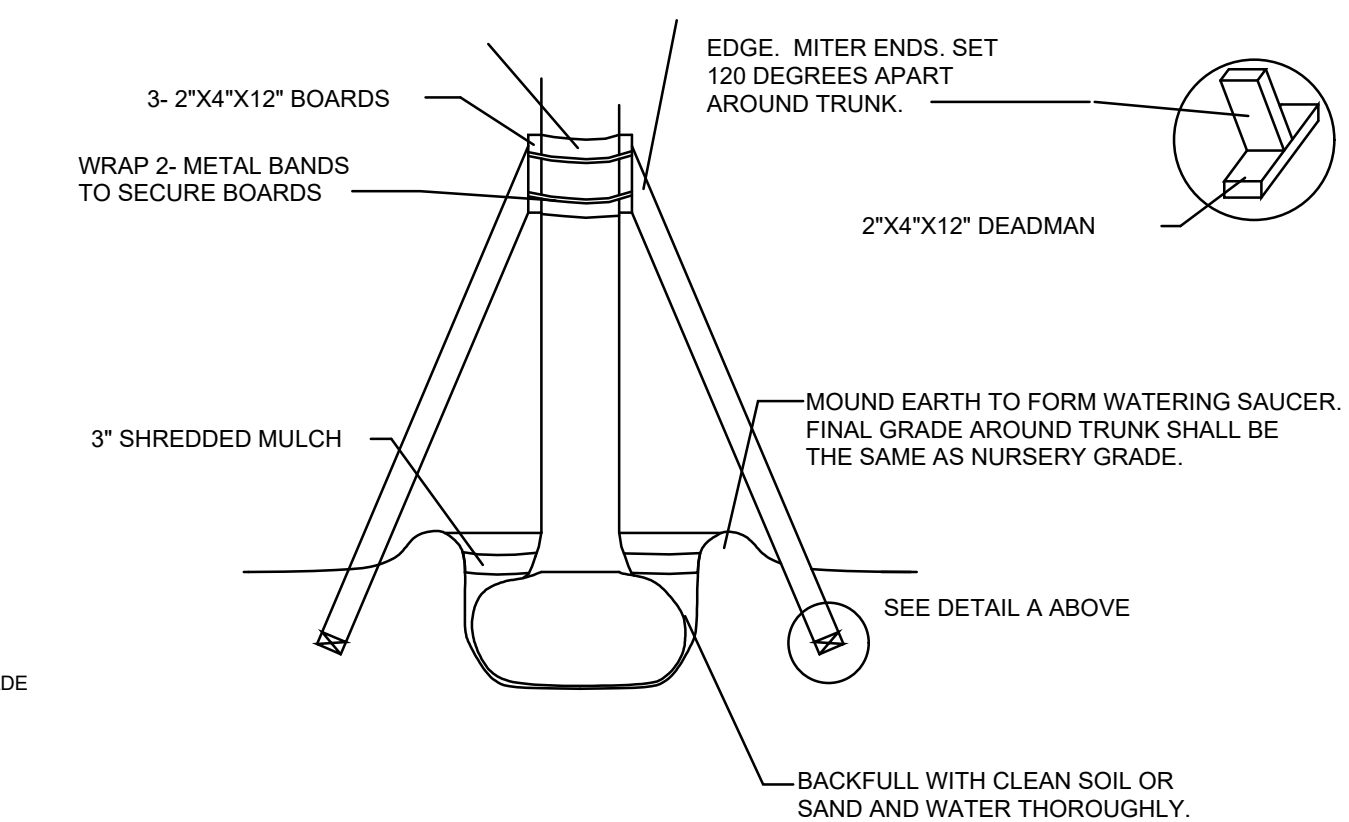
PLAN



ELEVATION

APPLIES TO ALL EXISTING TREES TO REMAIN

TREE PROTECTION DETAIL



PLANTING AND STAKING DETAIL-PALMS



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 gkeenla@gmail.com

HULA KAI
 1075 SE 17TH STREET
 FORT LAUDERDALE
 TITLE
LANDSCAPE PLAN

DATE: 11-14-25
 DRAWN BY: GWK
 SCALE: 1/8"=1'-0"

REVISIONS:

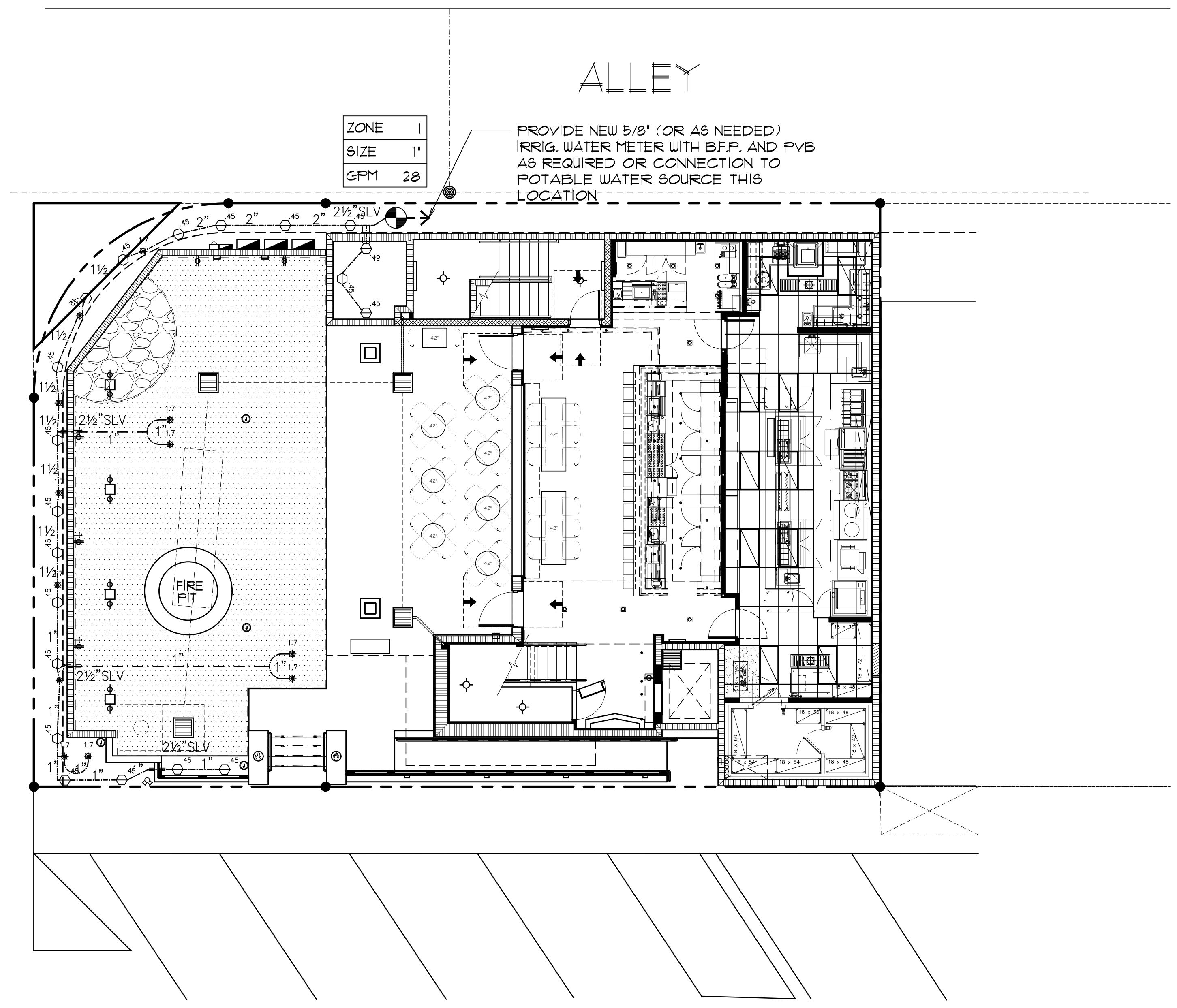
SEAL:

SHEET:
LS-2

Landscaping will provide a minimum horizontal clearance to utilities of 5 feet for small trees and palms and 10 feet for large trees and palms. Utilities will be protected using an approved root barrier such as Bio-Barrier

gwk

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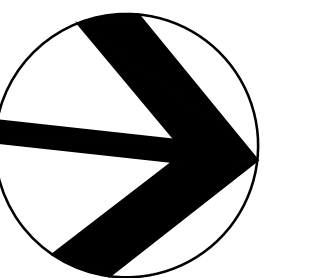


ZONE	1
SIZE	1"
GPM	28

PROVIDE NEW 5/8" (OR AS NEEDED) IRRIG. WATER METER WITH B.F.P. AND P.V.B. AS REQUIRED OR CONNECTION TO POTABLE WATER SOURCE THIS LOCATION

HULA KAI
 1075 SE 17TH STREET
 FORT LAUDERDALE
 TITLE
 IRRIGATION PLAN

DATE: 11-14-25
 DRAWN BY: GWK
 SCALE: 1/8"=1'-0"



REVISIONS:

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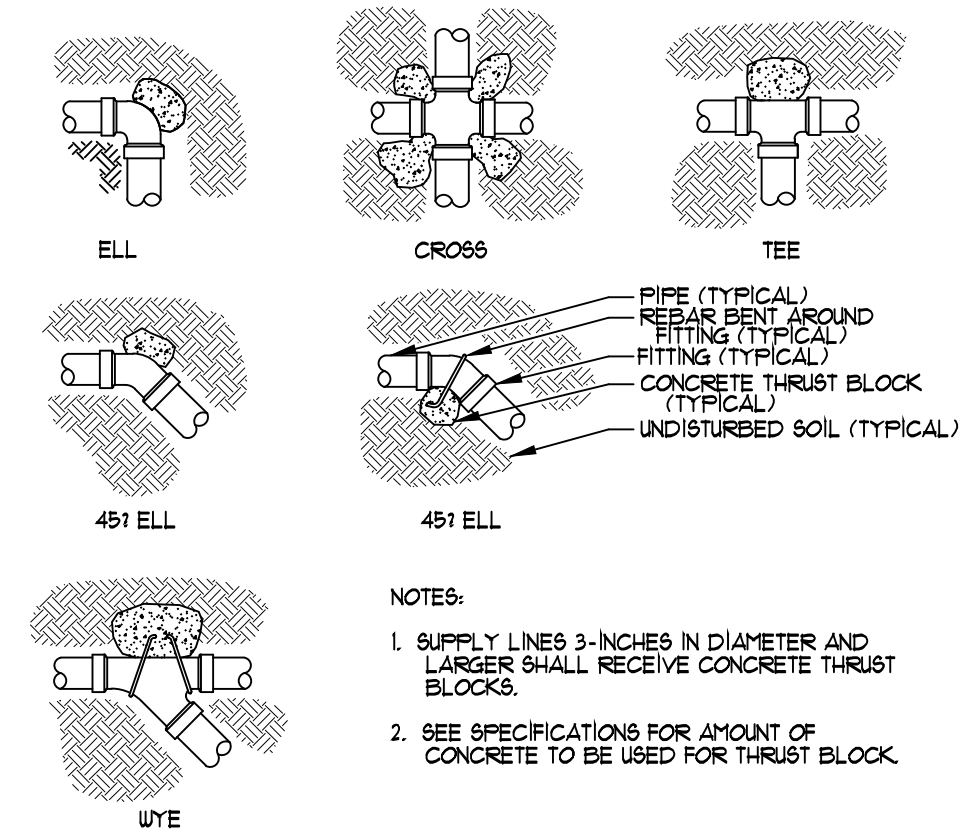
SHEET:
IR-1

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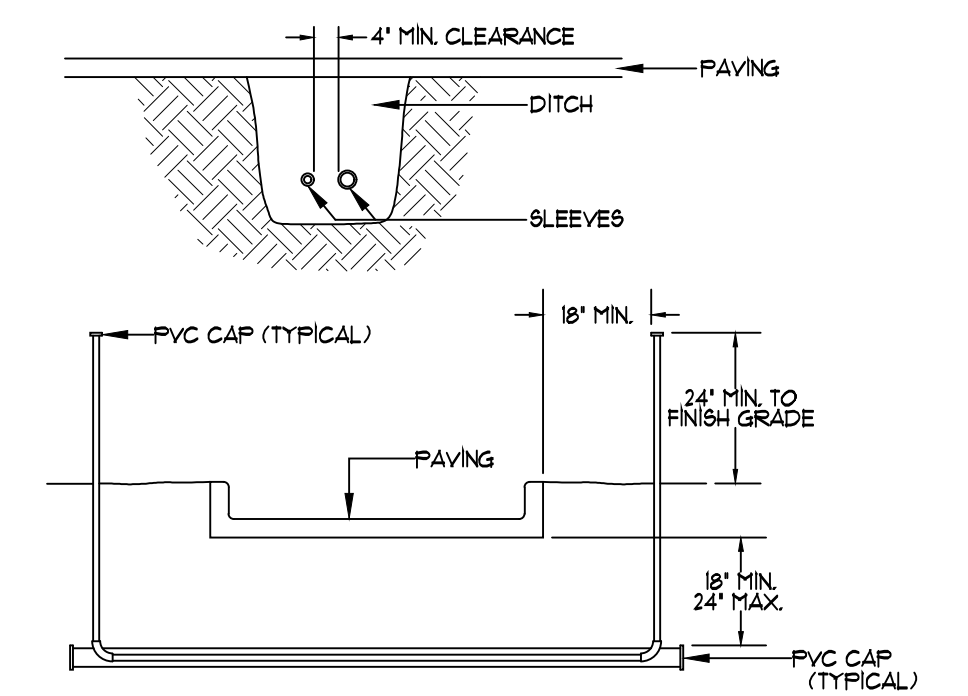
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IRRIGATION NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING LOCAL UNDERGROUND UTILITIES TO VERIFY LOCATIONS. THE CONTRACTOR SHOULD VISIT THE SITE PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH EXISTING CONDITIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL REQUIRED TO MAKE THE SYSTEM FUNCTION PROPERLY. ALL IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND ALSO STATE AND/OR LOCAL CODES.
- IRRIGATION PLANS ARE SCHEMATIC AND DRAWN FOR GRAPHIC CLARITY. ALL PIPING BELOW PAVEMENT SHALL BE SLEEVED. LAYOUT OF IRRIGATION SYSTEM SHALL BE COORDINATED WITH CORRESPONDING LANDSCAPE PLAN.
- SPRINKLER LOCATIONS ADJACENT TO PAVEMENT, STRUCTURES, FENCES, ETC. SHALL BE OFFSET AS FOLLOWS: 12" MIN FOR POP-UP MIST HEADS, 18" FOR SHRUB RISERS, 18" FOR ROTOR HEADS, AND TYPICALLY 5 FEET FOR ROTORS ALONG UNCURBED ROADWAYS.
- ALL HEADS ON RISERS SHALL BE SET AT THE HEIGHT OF ADJACENT PLANT MATERIAL.
- PIPING IN NARROW PLANTING AREAS, PARKING ISLANDS AND PLANTERS SHALL BE SET TO ONE SIDE TO ALLOW ROOM FOR ROOT BALLS. PIPE AS INDICATED ON PLAN IS SCHEMATIC AND SHOULD BE ADJUSTED FOR FIELD CONDITIONS.
- PIPING SHALL BE SIZED TO MINIMIZE FRICTION LOSS AND MAINTAIN FLOW VELOCITY BELOW 5 FPS.
- ALL SLEEVING SHALL BE SCH 40 PVC TO SIZE INDICATED ON PLAN, OR IF NOT INDICATED, A MIN. OF 2 PIPE SIZES LARGER THAN SUPPLY LINE CONTAINED. ALL SLEEVES SHALL BE INSTALLED A MIN. OF 24" BELOW FINISH GRADE.
- THE IRRIGATION CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS. PROPER GROUNDING EQUIPMENT AND SURGE PROTECTION SHALL BE PROVIDED. A RAIN SENSOR SHALL BE INSTALLED TO OVER-RIDE THE CONTROLLER.
- CONTROL WIRES SHALL BE UL APPROVED PE IRRIGATION CONTROL WIRE. USE 14 GAGE CONTROL WIRE AND 12 GAGE GROUND WIRE. WIRE SHALL BE BUNDLED AND ATTACHED TO THE MAIN LINE IN TRENCH OR THROUGH WIRE SLEEVES AT PAVEMENT CROSSINGS 24" BELOW FIN. GRADE. ALL SPLICES SHALL BE MADE WITH WATERPROOF DIRECT-BURIAL SPLICE KITS AND CONTAINED IN VALVE BOXES. TWO EXTRA CONTROL WIRES SHALL BE INSTALLED TO THE FURTHEST VALVES IN EACH DIRECTION FROM THE CONTROLLER.
- VALVE LOCATIONS ARE SCHEMATIC ONLY AND WILL BE ADJUSTED FOR SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A AMETEK OR CARSON VALVE BOX. THE FLOW ADJUSTMENT FEATURE WILL BE USED TO BALANCE PRESSURE THROUGHOUT THE SYSTEM.
- WATERING TIME PER STATION WILL BE DETERMINED IN THE FIELD AND PER LOCAL REQUIREMENTS. REFER TO MANUFACTURER'S INSTRUCTIONS FOR PRECIPITATION RATES OF SPRINKLERS SPECIFIED.
- SYSTEM PIPE SIZE 3/4" SHALL BE CLASS 200 PVC; SYSTEM PIPE SIZE 1" OR GREATER SHALL BE CLASS 160 PVC. SYSTEM MAIN WILL BE SCH. 40 PVC TO SIZE INDICATED ON PLAN. ALL FITTINGS WILL BE SOLVENT WELD SCH 40 PVC. MAIN LINE SHALL HAVE 24" MINIMUM COVER; ALL OTHER PIPING WILL HAVE 12" MIN. COVER. ALL BACKFILL FOR PIPE TRENCHES SHALL BE CLEAN AND FREE OF FOREIGN DEBRIS AND SHARP OBJECTS; BACKFILLED TRENCHES SHALL BE PROPERLY COMPACTED. ALL MAIN LINES WILL BE INSTALLED A MIN. OF 3' FROM ANY TREE OR PALM.
- IRRIGATION CONTRACTOR SHALL PROVIDED A RAIN-SWITCH AUTOMATIC SHUT-OFF DEVICE.
- ALL GLUE JOINTS SHALL BE CLEANED, SANDED, AND TREATED WITH A COLORED HIGH ETCH PRIMER AND JOINED USING A SOLVENT CONFORMING WITH ASTM D2564.
- AS-BUILT DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR AND GIVEN TO THE OWNER PRIOR TO FINAL ACCEPTANCE.
- IRRIGATION CONTACTOR SHALL INSTALL 4" POP-UPS FOR ALL LAWN AREA, 12" POP UPS FOR ALL SHRUB AREAS, 6" POP UPS FOR GROUND COVER, AND 12" RISERS FOR ALL HEDGE AREAS. IRRIG. CONTRACTOR SHALL COORDINATE WITH LANDSCAPE PLAN FOR CORRECT HEIGHTS AND HEAD PLACEMENT.
- IRRIGATION CONTRACTOR SHALL CONNECT SYSTEM TO EXISTING WATER METER AND B.F.P. LOCATED ON PLAN, WITH RAIN SENSOR AND RUST INHIBITOR SYSTEM. TIME CLOCK SHALL BE A RAINBIRD OR EQUAL 4 STATION CONTROLLER, LOCATION AS DETERMINED BY OWNER ON RESIDENCE WALL IN WEATHERPROOF BOX.
- IRRIGATION SYSTEM SHALL INCORPORATE A RAINBIRD MINI-CLICK RAIN SENSOR - AUTOMATIC SHUT OFF DEVICE LOCATED AT THE ROOF FASCIA BY THE IRRIGATION CONTRACTOR
- IRRIGATION CONTRACTOR SHALL INSTALL ALL IRRIG. HEADS A MINIMUM OF 4" FROM ALL EDGES OF PAVEMENT AND A MINIMUM OF 12" FROM ALL BUILDING WALLS.

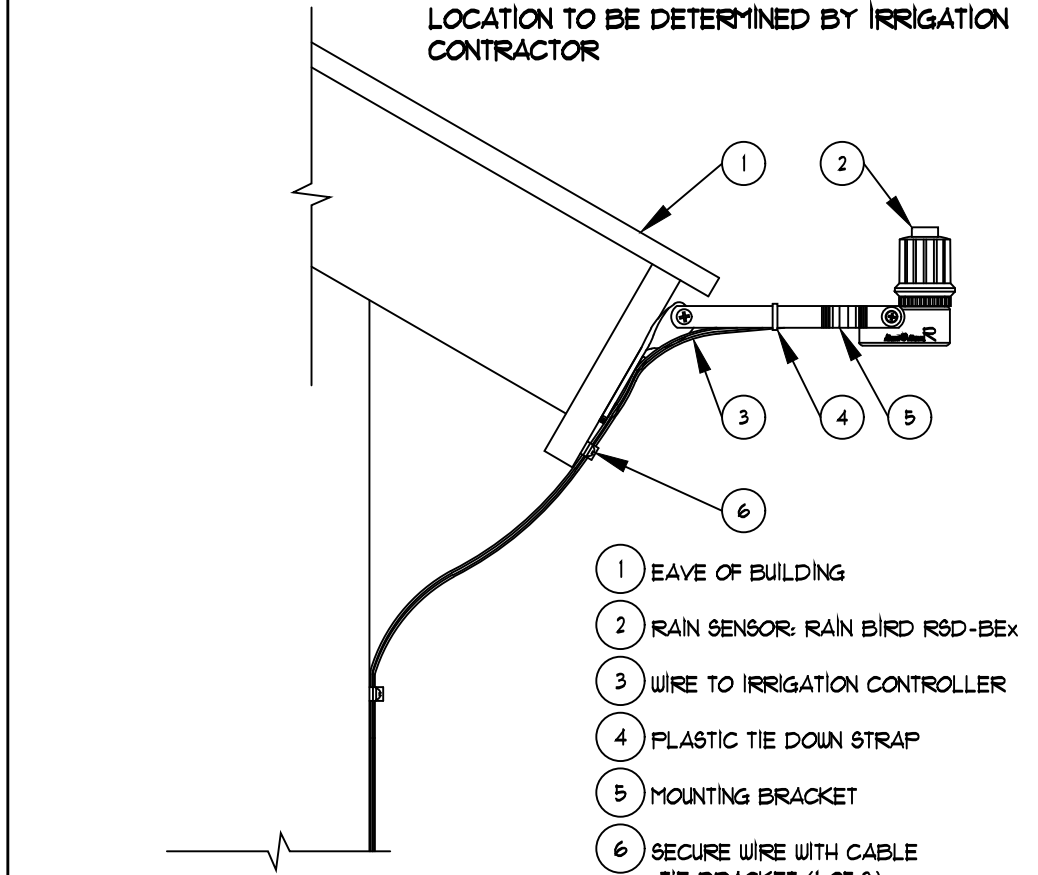
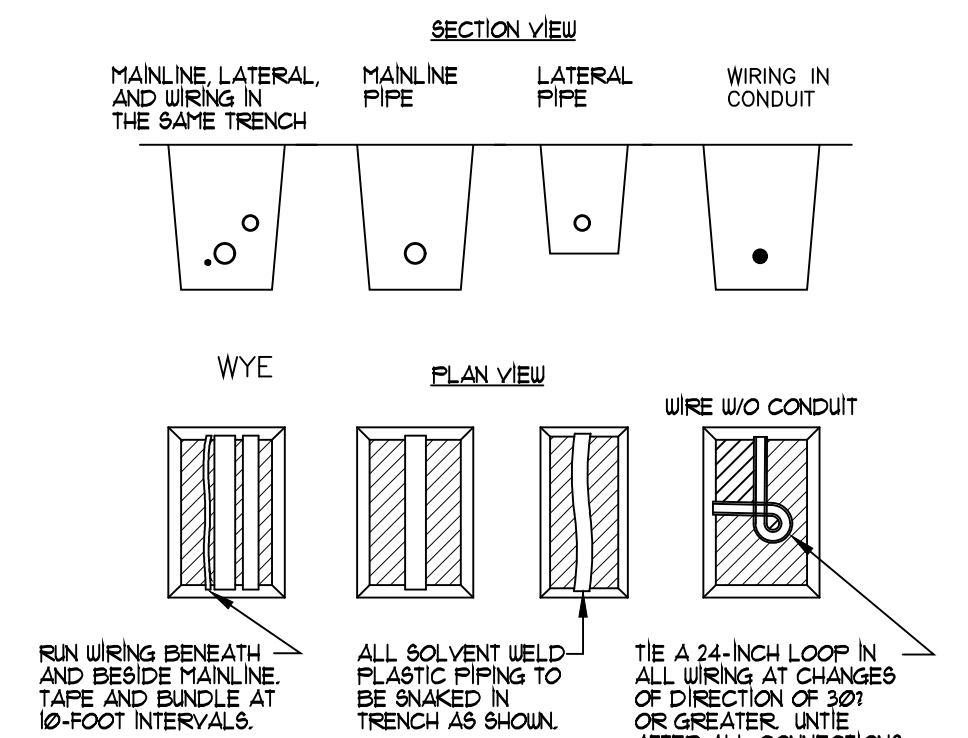


THRUST BLOCK

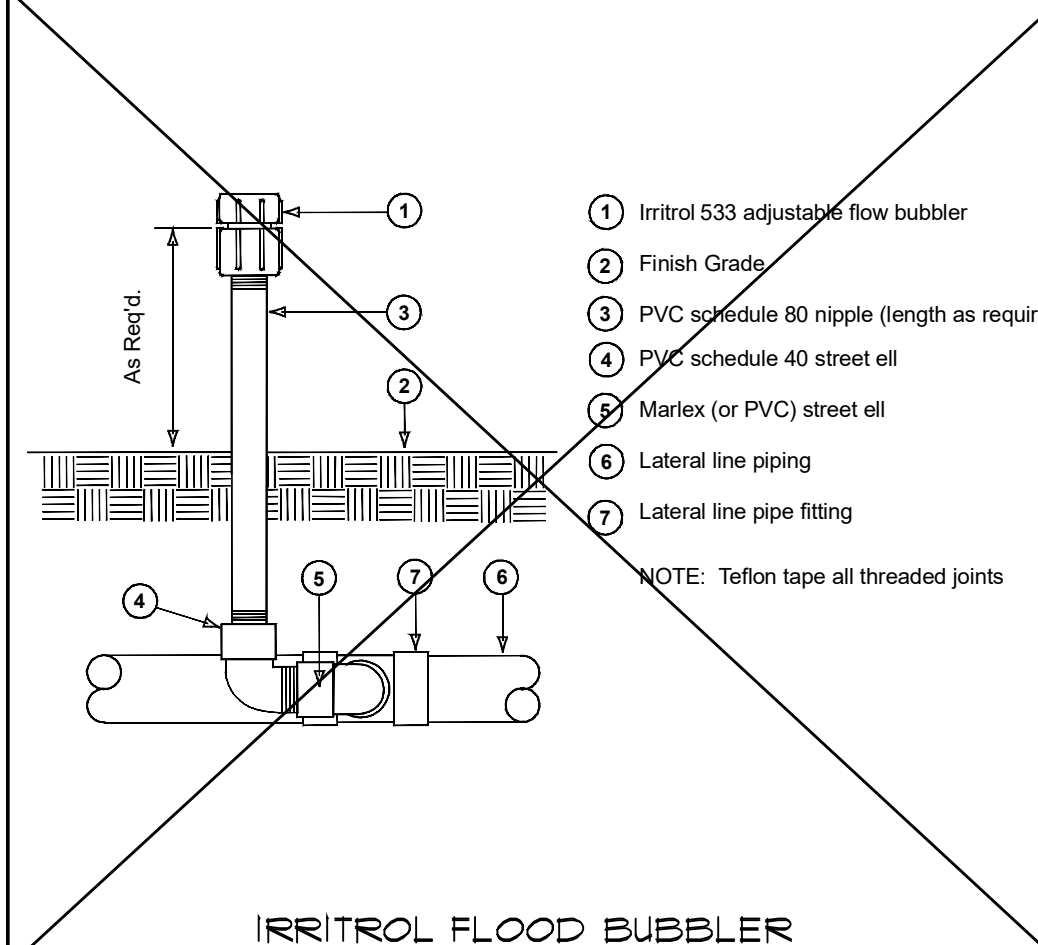


- NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE CLASS 200 PIPE
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.

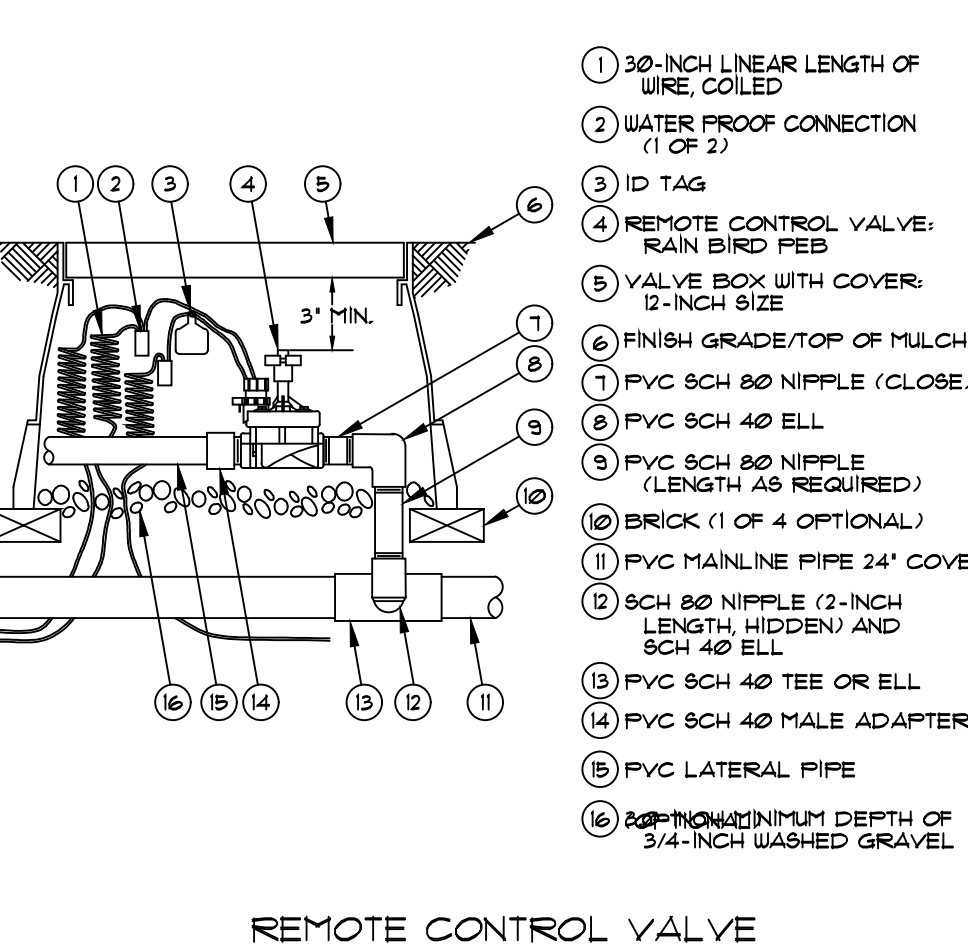
SLEEVING



RAIN BIRD MINI CLICK RAIN SENSOR

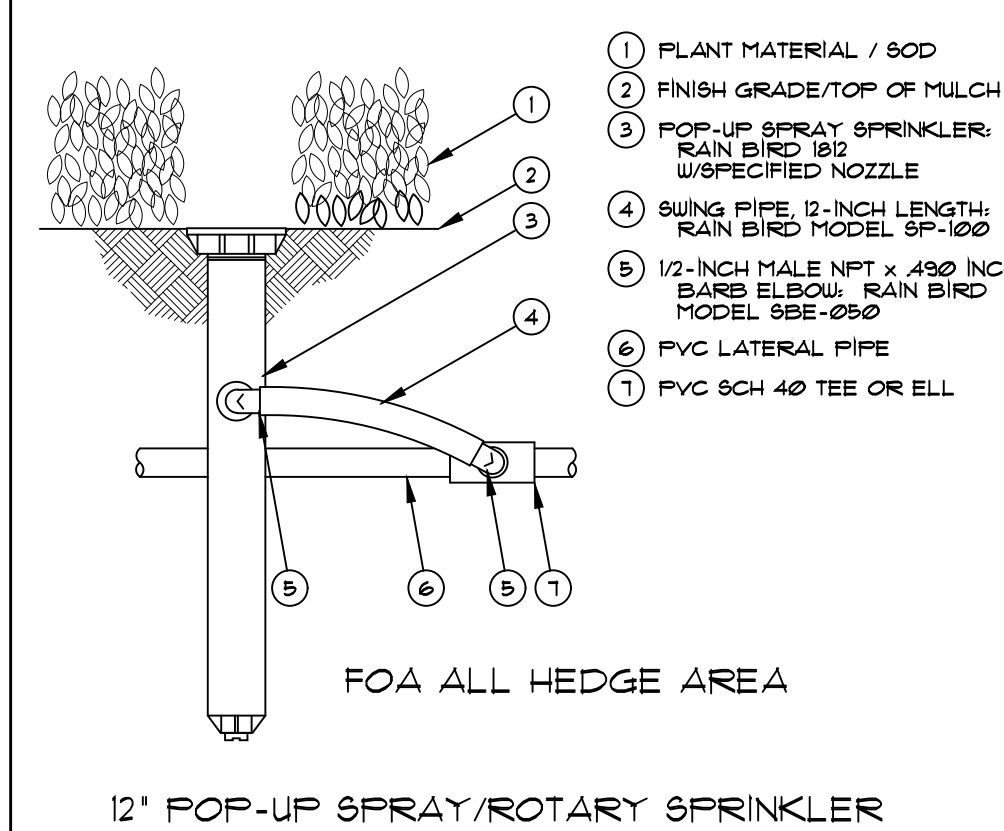
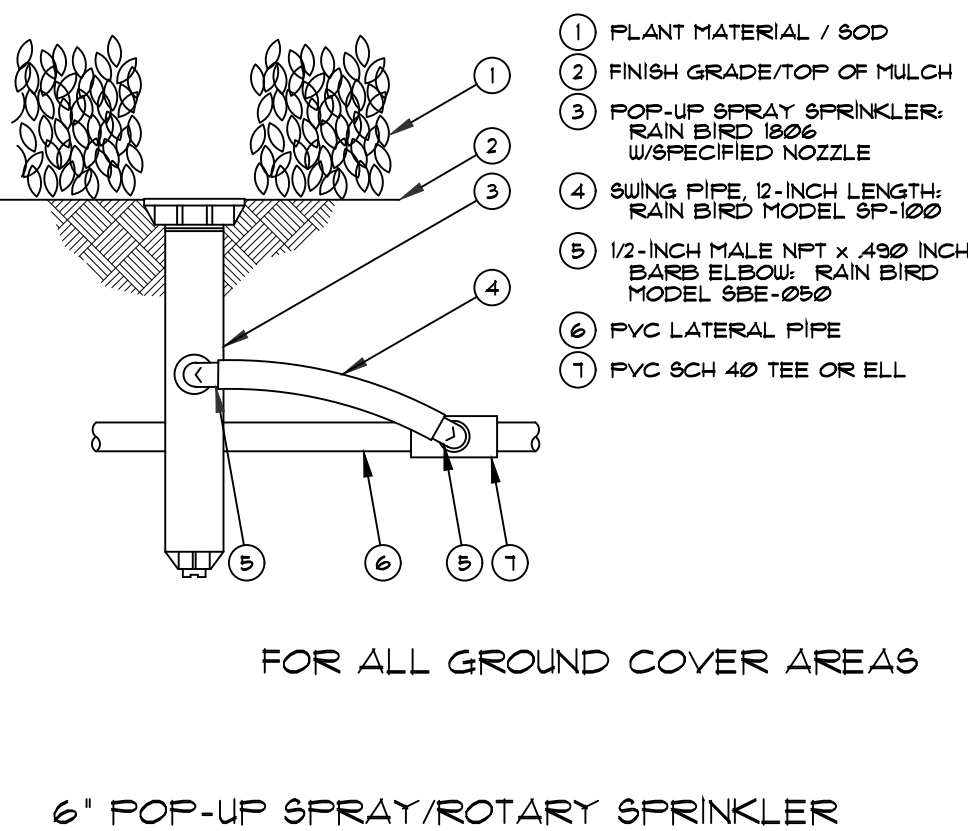


PIPE & WIRE TRENCHING



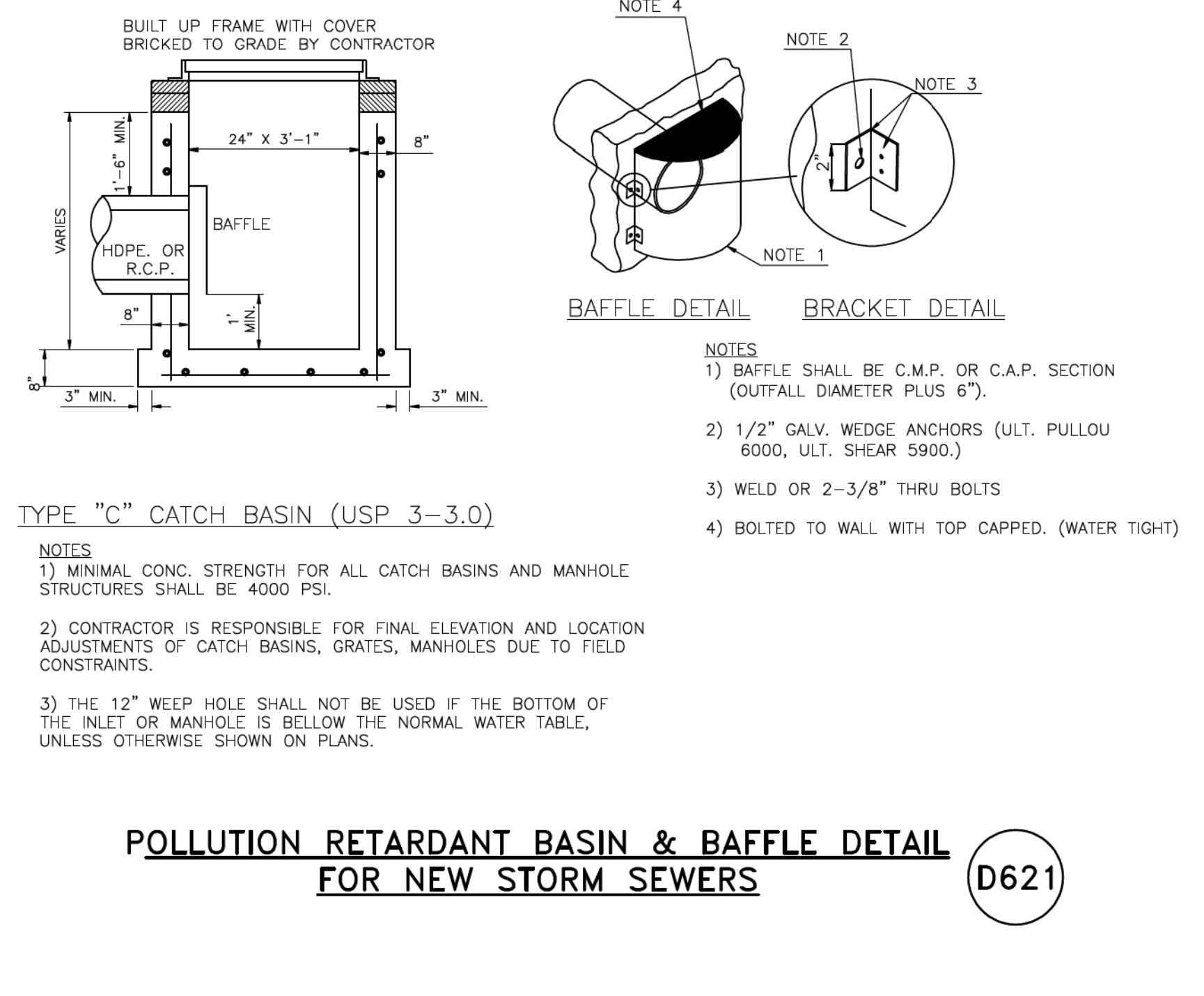
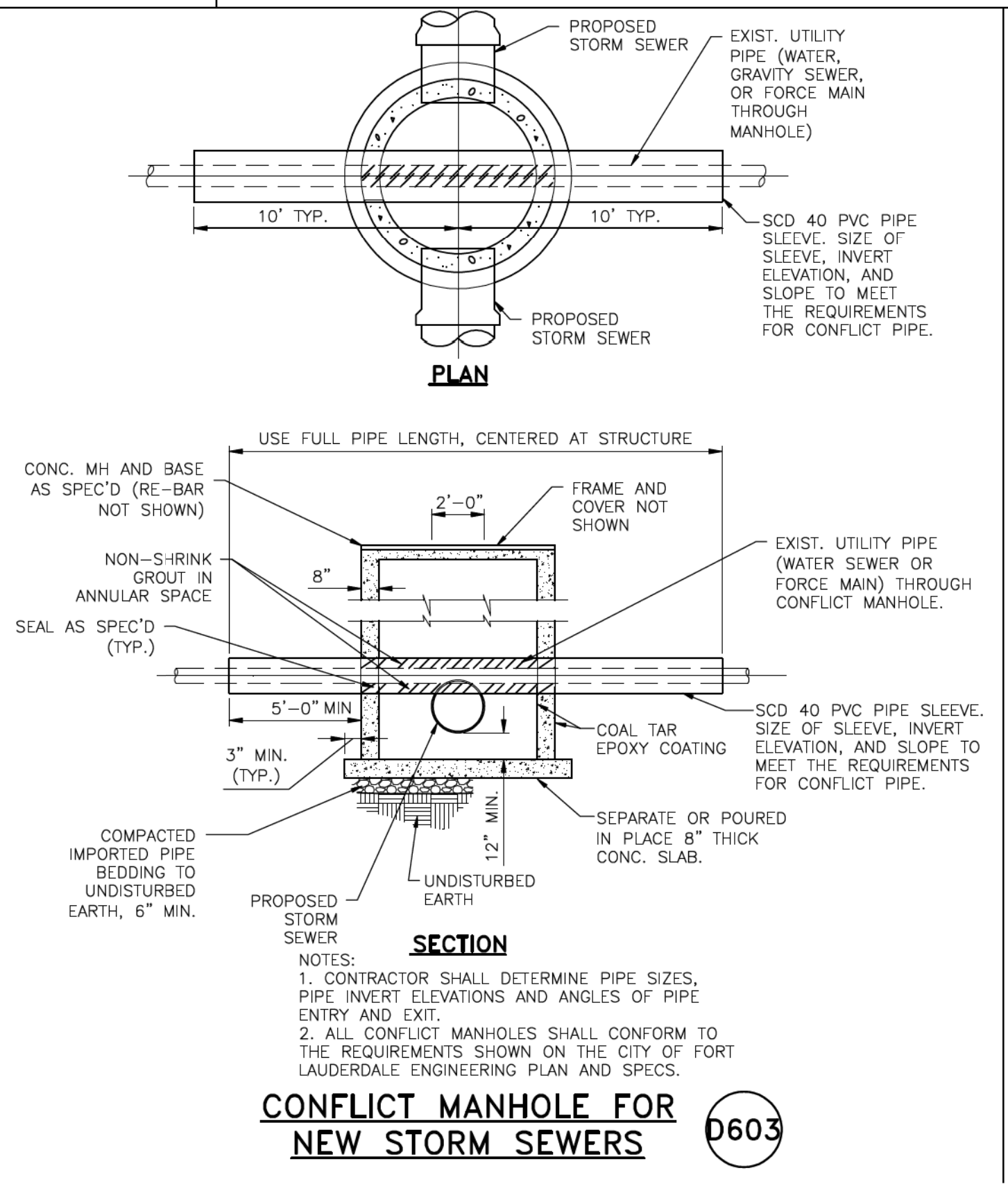
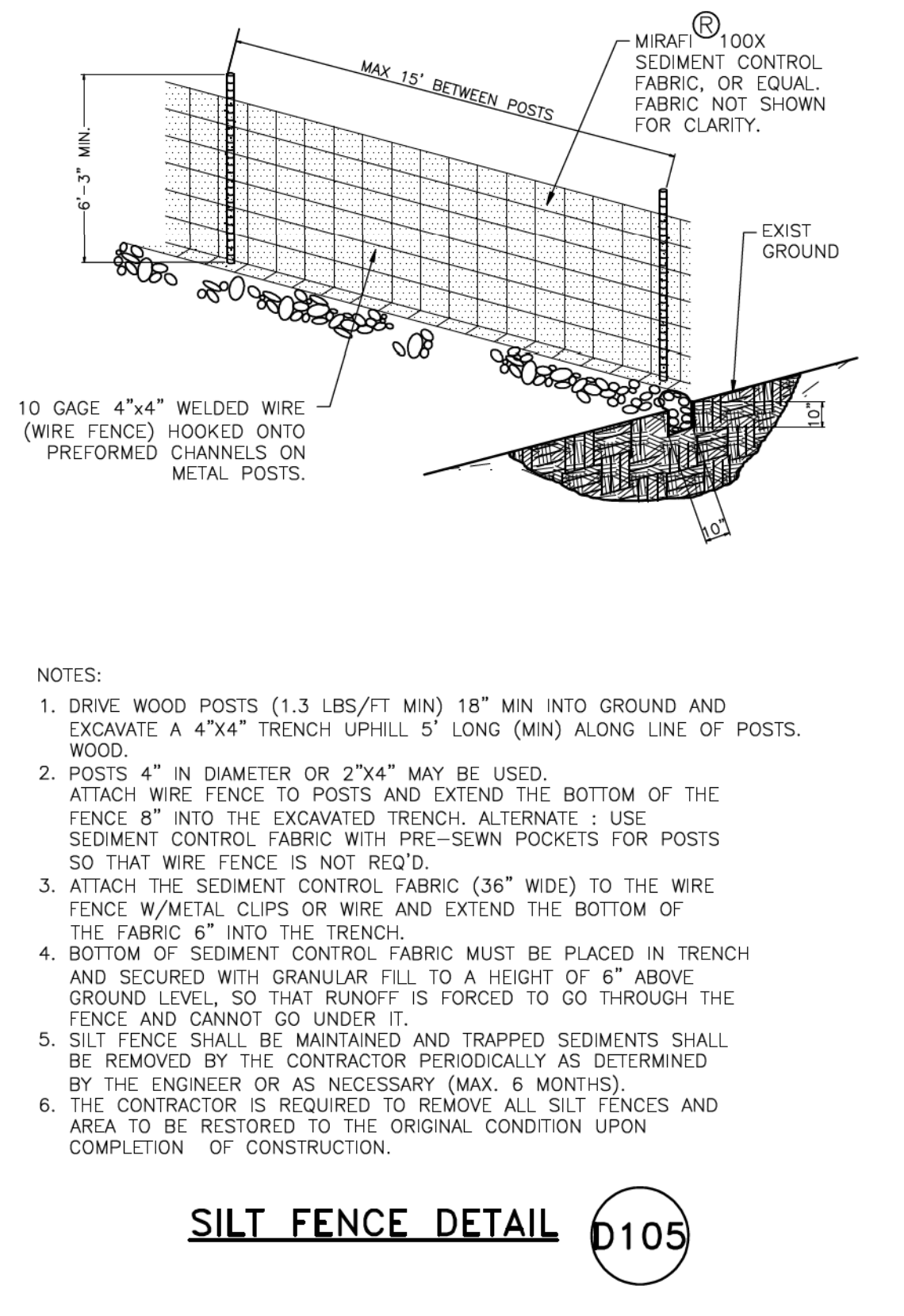
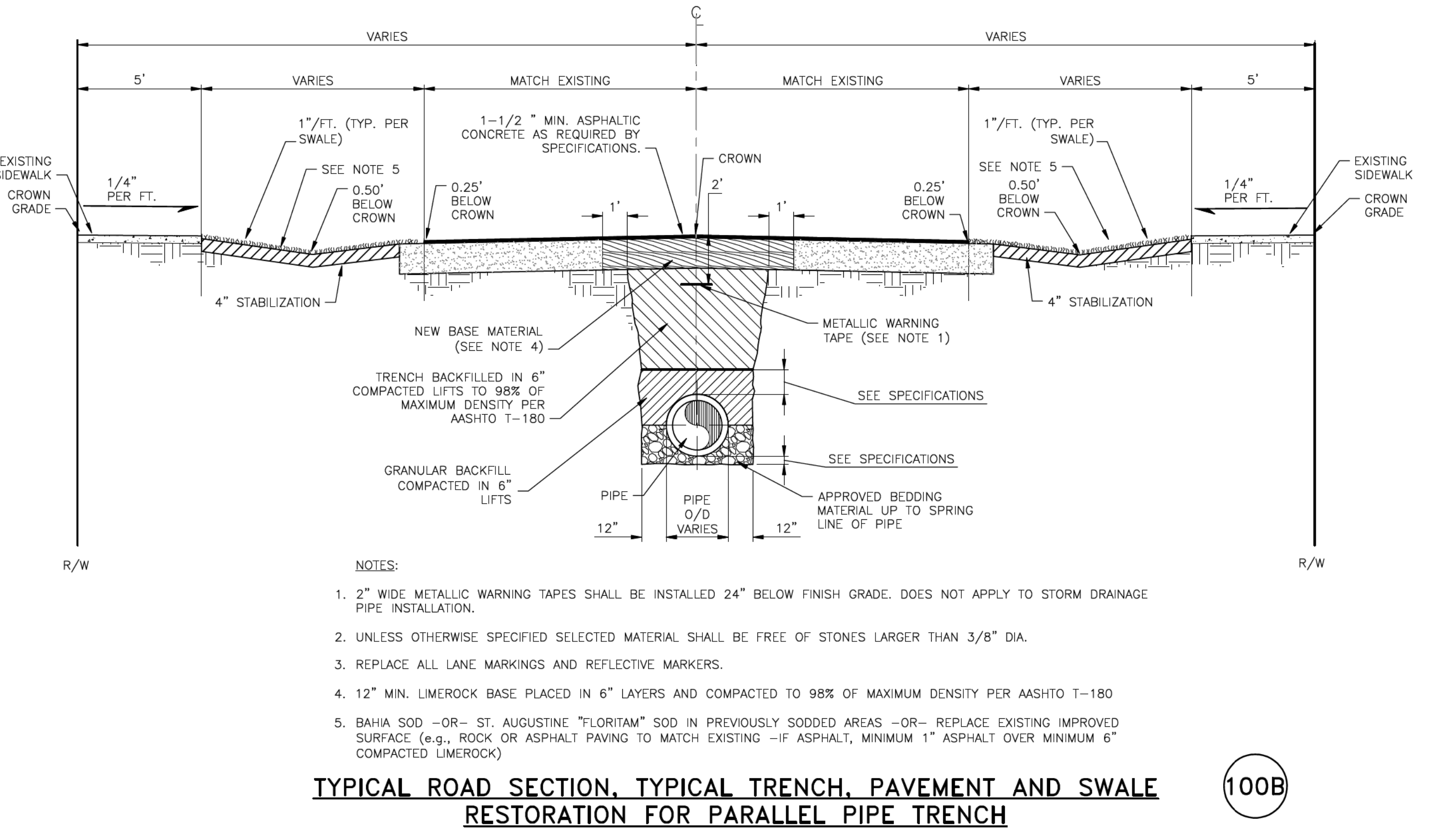
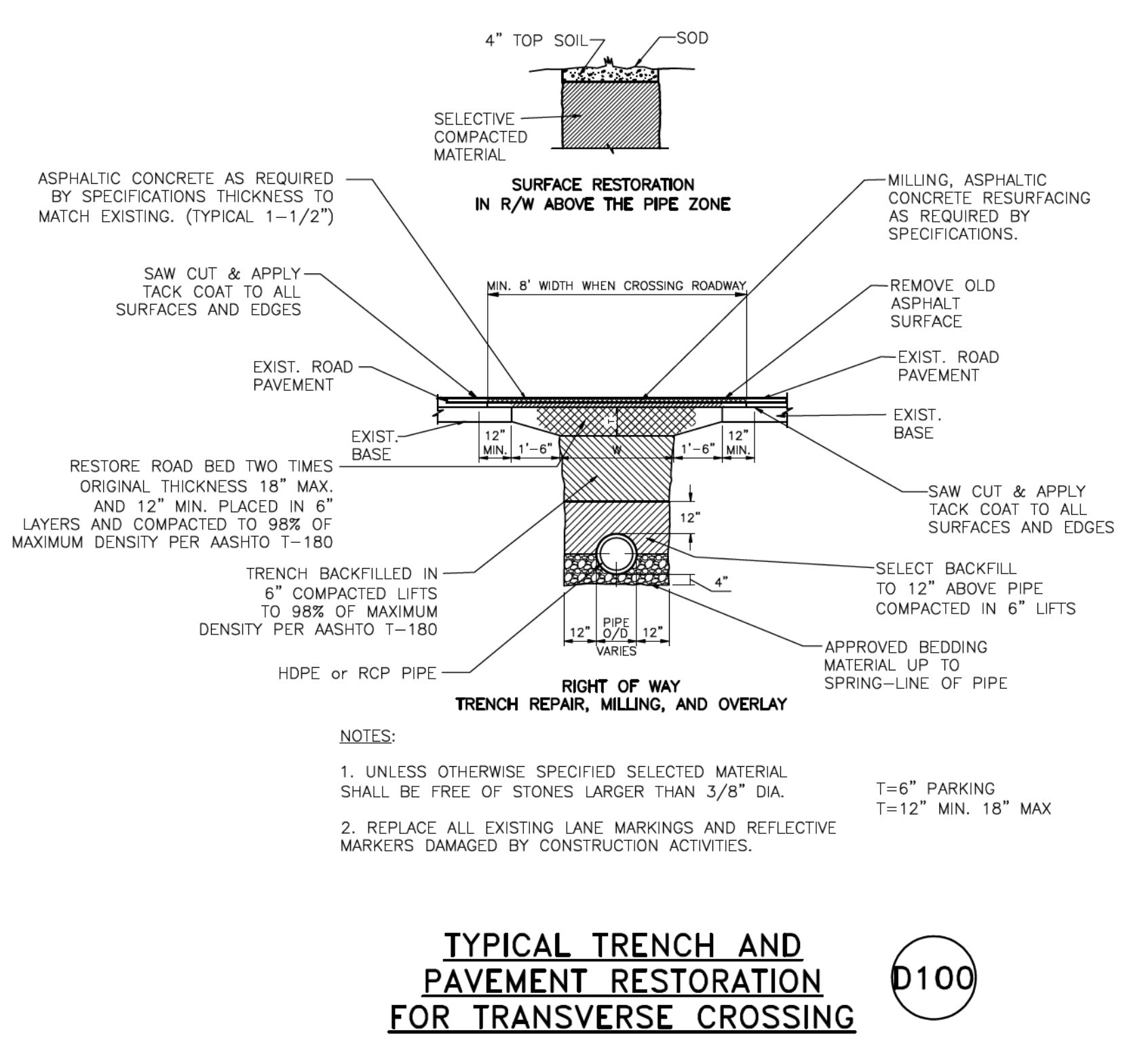
○	RAINBIRD 1800 18 VAN 360 DEG. SPRAY
⊖	RAINBIRD 1800 18 VAN 270 DEG. SPRAY
⊕	RAINBIRD 1800 18 VAN 180 DEG. SPRAY
⊙	RAINBIRD 1800 18 VAN 90 DEG. SPRAY
○	RAINBIRD 1800 15 VAN 360 DEG. SPRAY
⊖	RAINBIRD 1800 15 VAN 270 DEG. SPRAY
⊕	RAINBIRD 1800 15 VAN 180 DEG. SPRAY
⊙	RAINBIRD 1800 15 VAN 90 DEG. SPRAY
○	RAINBIRD 1800 12 VAN 360 DEG. SPRAY
⊖	RAINBIRD 1800 12 VAN 270 DEG. SPRAY
⊕	RAINBIRD 1800 12 VAN 180 DEG. SPRAY
⊙	RAINBIRD 1800 12 VAN 90 DEG. SPRAY
⊕	RAINBIRD 1800 10 VAN 360 DEG. SPRAY
⊖	RAINBIRD 1800 10 VAN 270 DEG. SPRAY
⊕	RAINBIRD 1800 10 VAN 180 DEG. SPRAY
⊙	RAINBIRD 1800 10 VAN 90 DEG. SPRAY
⊕	RAINBIRD 1800 8 VAN 360 DEG. SPRAY
⊖	RAINBIRD 1800 8 VAN 270 DEG. SPRAY
⊕	RAINBIRD 1800 8 VAN 180 DEG. SPRAY
⊙	RAINBIRD 1800 8 VAN 90 DEG. SPRAY
⊕	RAINBIRD 1800 4 VAN 360 DEG. SPRAY
⊖	RAINBIRD 1800 4 VAN 270 DEG. SPRAY
⊕	RAINBIRD 1800 4 VAN 180 DEG. SPRAY
⊙	RAINBIRD 1800 4 VAN 90 DEG. SPRAY
■	RAINBIRD 1800 - 15' END STRIP SPRAY
■	RAINBIRD 1800 - 15' SIDE STRIP SPRAY
■	RAINBIRD 1800 - 15' CENTER STRIP SPRAY
○	RAINBIRD PGA SERIES, ELEC. ZONE VALVE, SEE PLAN FOR SIZE
---	PVC SLEEVE, SEE DETAIL FOR INSTALLATION SPEC'S.
■	RAINBIRD OR EQUAL 4 STATION IRRIGATION CONTROLLER
---	PVC MAIN LINE TO BE 2" SCHEDULE 40

CONTROLLER LOCATION AT HOUSE WALL BY OWNER OR G.C. FIELD
VERIFY METER LOCATION, SIZE AND CAPACITY. FIELD LOCATE ALL UTILITIES PRIOR TO START OF IRRIGATION WORK. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND UTILITIES OR STRUCTURES



IRRITROL FLOOD BUBBLER

REMOTE CONTROL VALVE



FINAL APPROVAL		FLA. P.E. NO. 00000	
SCALE: N.T.S.		PETER PARTINGTON	
DESIGNED BY: A.C.	DATE: FEB. 2006	FIELD BOOK: 0000/00-0	
DRAWN BY: A.C.	DESIGNED BY: E.D.	CHECKED BY: E.D.	
CITY OF FORT LAUDERDALE			
PUBLIC WORKS DEPARTMENT			
ENGINEERING DIVISION			
FORT LAUDERDALE, FLORIDA			
REVISIONS	NO.	DATE	BY
NO.	DATE	BY	NO.
PROJECT # 0000			
Name of job			
Description			
Street Address			
STORM DRAINAGE DETAILS			
NO. OF SHEETS: 00			
SHEET NO.: 0			
CAD FILE NO. XXXXX-001-010WATR			
FILE NO. 04-000-00			

HSA
HSQ GROUP, INC.
 Engineers - Planners - Surveyors
 5951 Northwest 173rd Drive, Suite 4
 Miami, Florida 33015 - 786.534.8821
 C26258 - LB1924

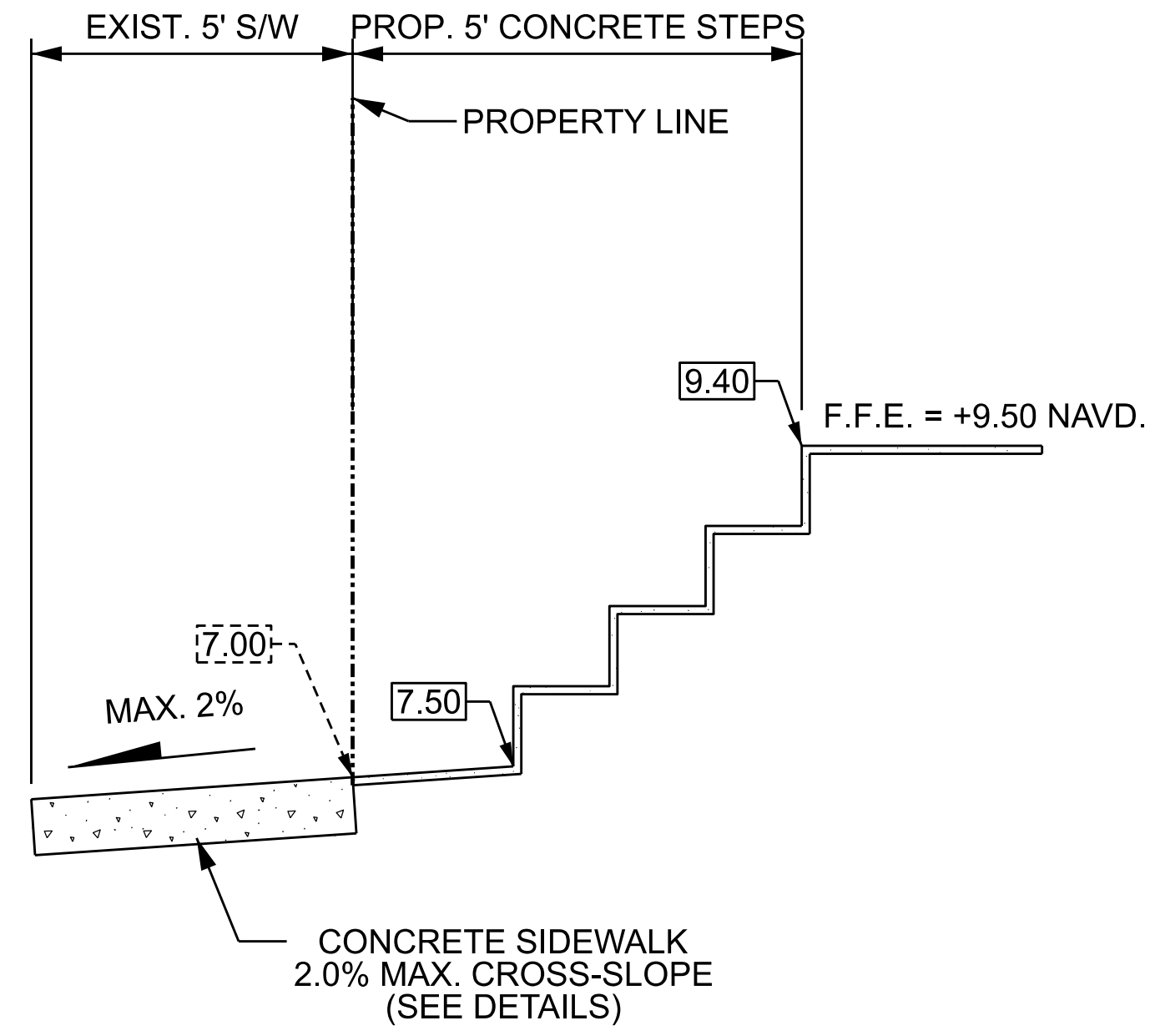
HULA KAI

PAVING AND DRAINAGE DETAILS

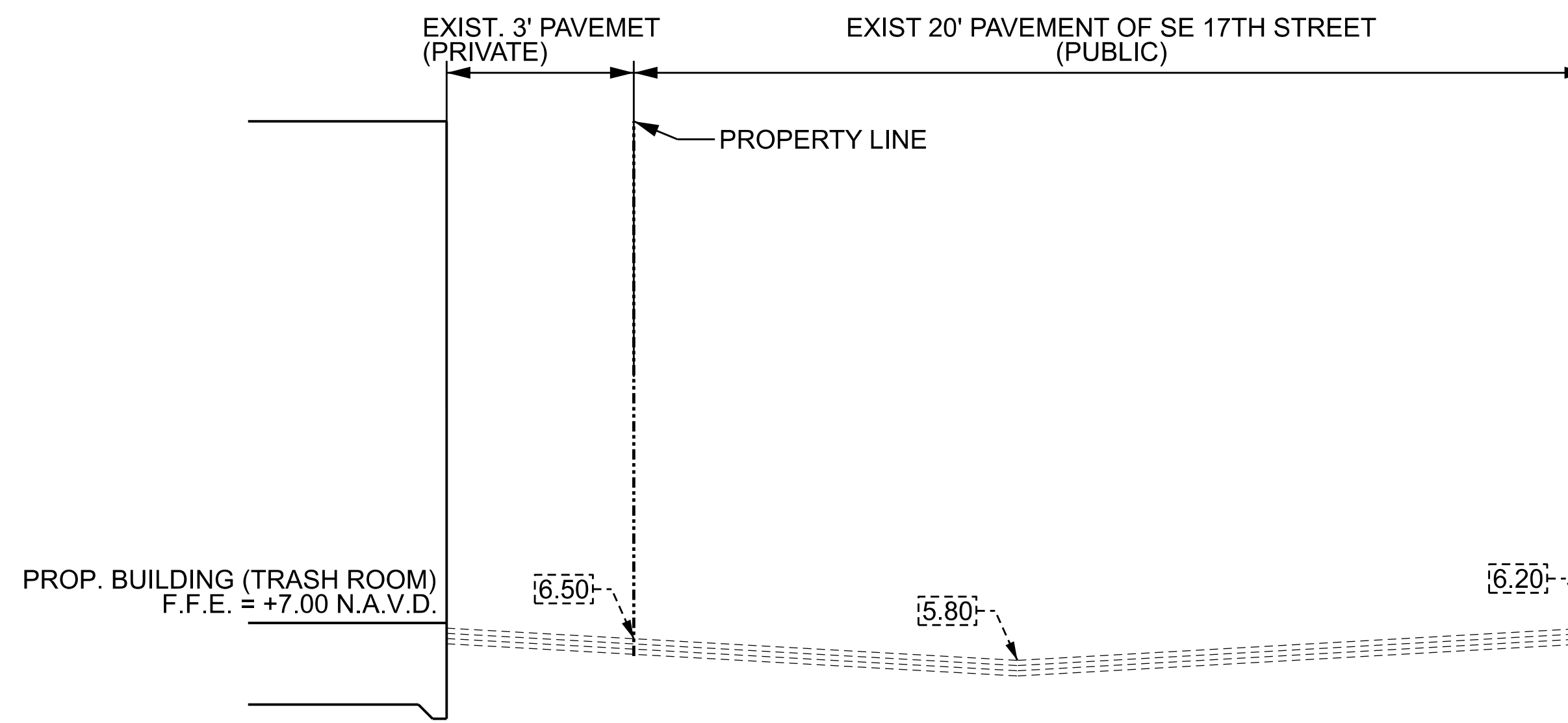
DATE: 05/24
 DESIGNED BY: AS
 DRAWN BY: RM
 CHECKED BY: AS

DATE: 7/18/2024
 AREF SHEHADEH, P.E.
 FLORIDA REGISTRATION NO. - 92128

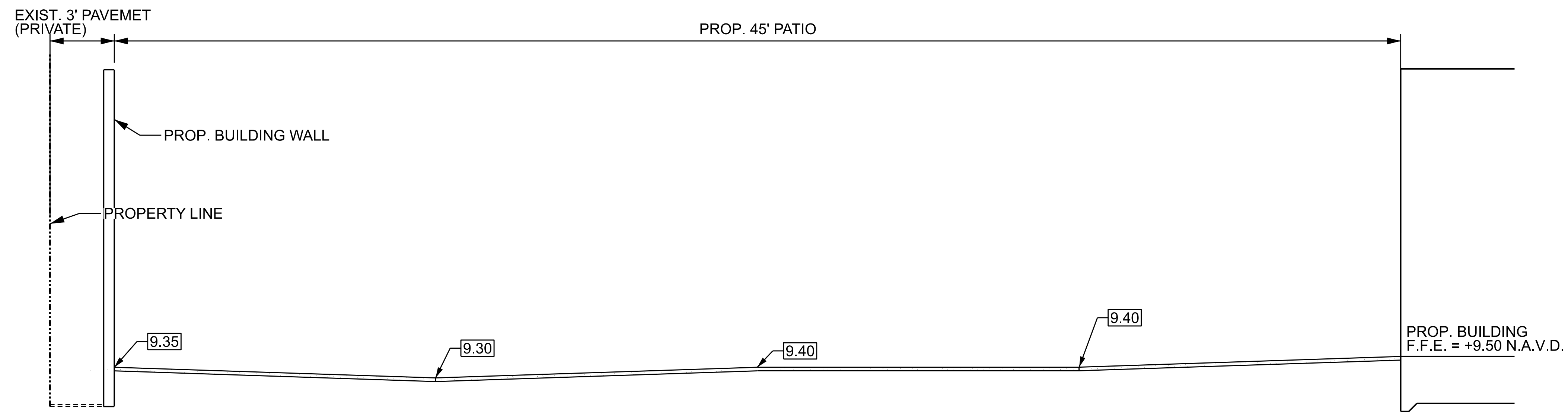
PROJECT: 2404-34
 SHEET: PD-3



**SECTION A-A
 FRONT ENTRANCE**
 N.T.S.



**SECTION C-C
 SE 17th STREET**
 N.T.S.

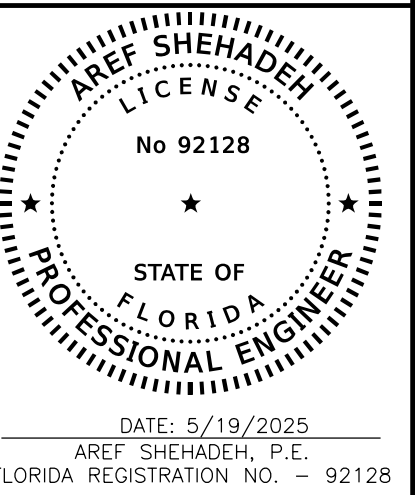


**SECTION B-B
 PATIO AREA**
 N.T.S.



HULA KAI-PHASE 2
 PAVING AND DRAINAGE DETAILS

DATE: 05/25
 DESIGNED BY: AS
 DRAWN BY: RM
 CHECKED BY: AS



PROJECT: 2404-34
 SHEET: PD-4



BROWARD COUNTY
 Surface Water Management
 License No. GL2025-029
 Date 06/06/2025

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