

# PROJECT: WESTON JEWELERS - LAS OLAS

DRC SITE PLAN LEVEL IV - UDP-SR25001

1117 E LAS OLAS BOULEVARD,  
FORT LAUDERDALE, FL 33301

## OWNER:

FOUR TEN PROPERTIES, LLC  
1728 MAIN ST  
WESTON, FL 33326

## PROJECT TEAM:

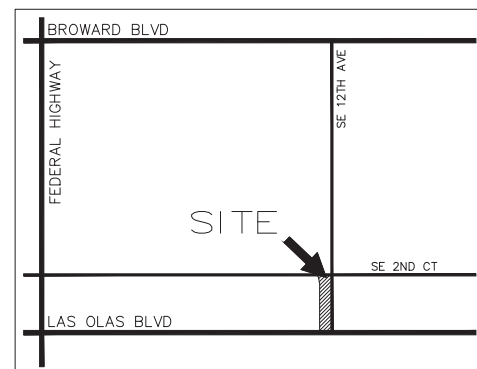
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### FRANCHISE UTILITY PROVIDERS:

COMCAST	AT&T
FP&L	TECO
CITY OF FORT LAUDERDALE	



LOCATION MAP  
NTS

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	Proj. Mgr. SRGD	Plt Date 02/26/26
	Appr. by BMK	
	Job No. 25-1895.00	



Revisions

10/31/25	REV1
02/26/26	REV2

Phase:  
DRC DOCUMENTS

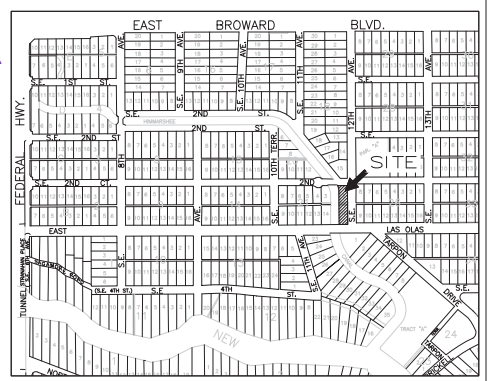
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 Plot Date: 03/06/26  
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 Sheet No.: **C0.0**  
 Proj. Mgr.: SROD  
 Appr. by: BMK  
 1 of -

**SETBACK TABLE:**

	REQUIRED	PROVIDED
FRONT YARD (SOUTH) - E LAS OLAS	5' FROM PROP. LINE	10.0' BLDG TO PROPERTY LINE (6.0' UPPER LVLS TO PROPERTY LINE)
FRONT YARD (EAST) - SE 12TH ST	5' FROM PROP. LINE	5.0' BLDG TO PROPERTY LINE
SIDE YARD (NORTH) - SE 2ND CT	0' FROM PROP. LINE	10.0' BLDG TO PROPERTY LINE
REAR YARD (WEST) - WATERWAY	20' FROM PROP. LINE*	0.0' BLDG TO PROPERTY LINE

\* CITY COMMISSION APPROVAL PER CODE SECTION 47-23.8. WATERWAY USE.



**LOCATION MAP**

**SITE PLAN DATA TABLE:**

	RESIDENTIAL / COMMERCIAL	COMMERCIAL
CURRENT USE OF PROPERTY	RESIDENTIAL / COMMERCIAL	
CURRENT LAND USE DESIGNATION	MEDIUM & COMMERCIAL	
PROPOSED LAND USE DESIGNATION	COMMERCIAL	
CURRENT ZONING DESIGNATION	RM-15 & B-1	
PROPOSED ZONING DESIGNATION	CB & B-1	
WATER & WASTEWATER SERVICE PROVIDER	CITY OF FORT LAUDERDALE	

TOTAL SITE AREA	11,630 SF / 0.267 ACRES
TOTAL PAVIOUS PROPOSED	473 SF 4%
TOTAL PERVIOUS EXISTING	1,815 SF 16%
TOTAL IMPERVIOUS PROPOSED	3,187 SF 27%
TOTAL IMPERVIOUS EXISTING	4,944 SF 42%
TOTAL BUILDING FOOTPRINT PROPOSED	7,970 SF 68%
TOTAL BUILDING FOOTPRINT EXISTING	4,871 SF 42%
TOTAL BUILDING SQUARE FOOTAGE PROPOSED	39,349 GROSS SF
FLOOR AREA RATIO (F.A.R.)	(39,349/11,630 = 3.38 SF)

	REQUIRED	PROVIDED
BUILDING HEIGHT (TOP OF ROOF) (MAX)	150' 74'	80.00 NAVD
NUMBER OF STORIES		5 STORIES

	REQUIRED	PROVIDED
BUILDING WIDTH & LENGTH	44.7' X 210.0'	
PEDESTRIAN WALKS & PLAZAS	3,674 SF	32%
LOT COVERAGE	10,467 SF	90%
VIA AREA	0 SF	0%
OPEN SPACE	1,163 SF	10%

**BUILDING GSF (BY USE):**

RETAIL	25,270 SF	64%
OFFICE	14,079 SF	36%
TOTAL BUILDING SQUARE FOOTAGE PROPOSED	39,349 GSF	

**PARKING DATA TABLE:**

	AREA*	RATIO	CODE	SHARED PARKING ANALYSIS	PROVIDED
COMMERCIAL BUILDING					
RETAIL	20,337 SF*	1/250 SF	81.3	116 SPACES**	0**
OFFICE	11,816 SF*	1/250 SF	47.3		0**
TOTAL PARKING			129		0**

\* SEC.47-20.2--FOR THE PURPOSE OF CALCULATING PARKING SPACES, GROSS FLOOR AREAS SHALL NOT INCLUDE COVERED OR ENCLOSED PARKING AREAS, EXTERIOR UNCLOSED PRIVATE BALCONIES, FLOOR SPACE USED FOR MECHANICAL EQUIP., AND ELEVATOR SHAFTS AND STAIRWELLS AT EACH FLOOR.  
 \*\* A SHARED PARKING ANALYSIS CONCLUDED THAT THE PEAK PARKING DEMAND IS EXPECTED TO BE 116 SPACES, PARKING WITHIN 1/2 MILE AS APPROVED BY DSD.  
 \*\*\* SEE SHARED PARKING ANALYSIS DATED 2/27/26.

ADDITIONAL NOTES:  
 • (3) EXISTING ON STREET PARKING TO REMAIN (NIC).  
 • VALET PARKING IS NOT PROPOSED.

**LOADING ZONE AND STACKING DATA TABLE:**

SEC 47-20.6	AREA	RATIO	(REQUIRED) PROVIDED
COMMERCIAL BUILDING	39,349 SF	1 / (>20,000 SF <50,000 SF)	1 TYPE I 1
INBOUND STACKING SPACES			N/A N/A
OUTBOUND STACKING SPACES			N/A N/A

**SOLID WASTE / RECYCLING MANAGEMENT:**

- THE SOLID WASTE AND RECYCLING WILL BE COLLECTED BY A PRIVATE LICENSED CONTRACTOR 2 TIMES PER WEEK FOR TRASH AND 1 TIME PER RECYCLING.
  - THE COLLECTION WILL OCCUR FROM SE 2ND COURT.
  - THE TRASH AND RECYCLE CONTAINERS WILL BE STORED AT ALL TIMES WITHIN THE TRASH ROOM INSIDE THE BUILDING. ON-SITE PERSONNEL WILL PLACE CONTAINERS FROM THE TRASH ROOM TO THE AREA OUTSIDE THE BUILDING FOR PICK UP.
  - SOLID WASTE TRANSPORT TO TRASH ROOMS SHALL BE PERFORMED INSIDE THE BUILDING VIA TRASH CHUTE.
  - TRASH ROOMS ARE LOCATED ON 1ST AND 5TH LEVELS. CONTAINERS ON 5TH LVL WILL BE CIRCULATED FROM THE SERVICE ELEVATOR AND BROUGHT TO THE AREA OUTSIDE FOR PICK UP.
  - THE WASTE SYSTEM WILL MEET THE CAPACITY REQUIREMENT OF THE BUILDING ORDINANCE REQUIREMENTS.
- \*\* THE BUILDING WILL CONTAIN THE FOLLOWING EQUIPMENT:  
 \*\* WASTE REMOVAL WILL BE 2 DAYS/WK OR AS NEEDED--(3) 64GL CONTAINERS  
 \*\* RECYCLE REMOVAL WILL BE 1 DAY/WK OR AS NEEDED--(2) 64GL CONTAINERS

**BUILDING DATA:**

FBC BUILDING TYPE DESIGNATION: I-B  
 OCCUPANCY: COMMERCIAL

**OVERHEAD UTILITIES AND ROW LIGHTING:**

EXISTING STREET LIGHTING ALONG SE 12TH AVE TO REMAIN.

**FLOOD DATA:**

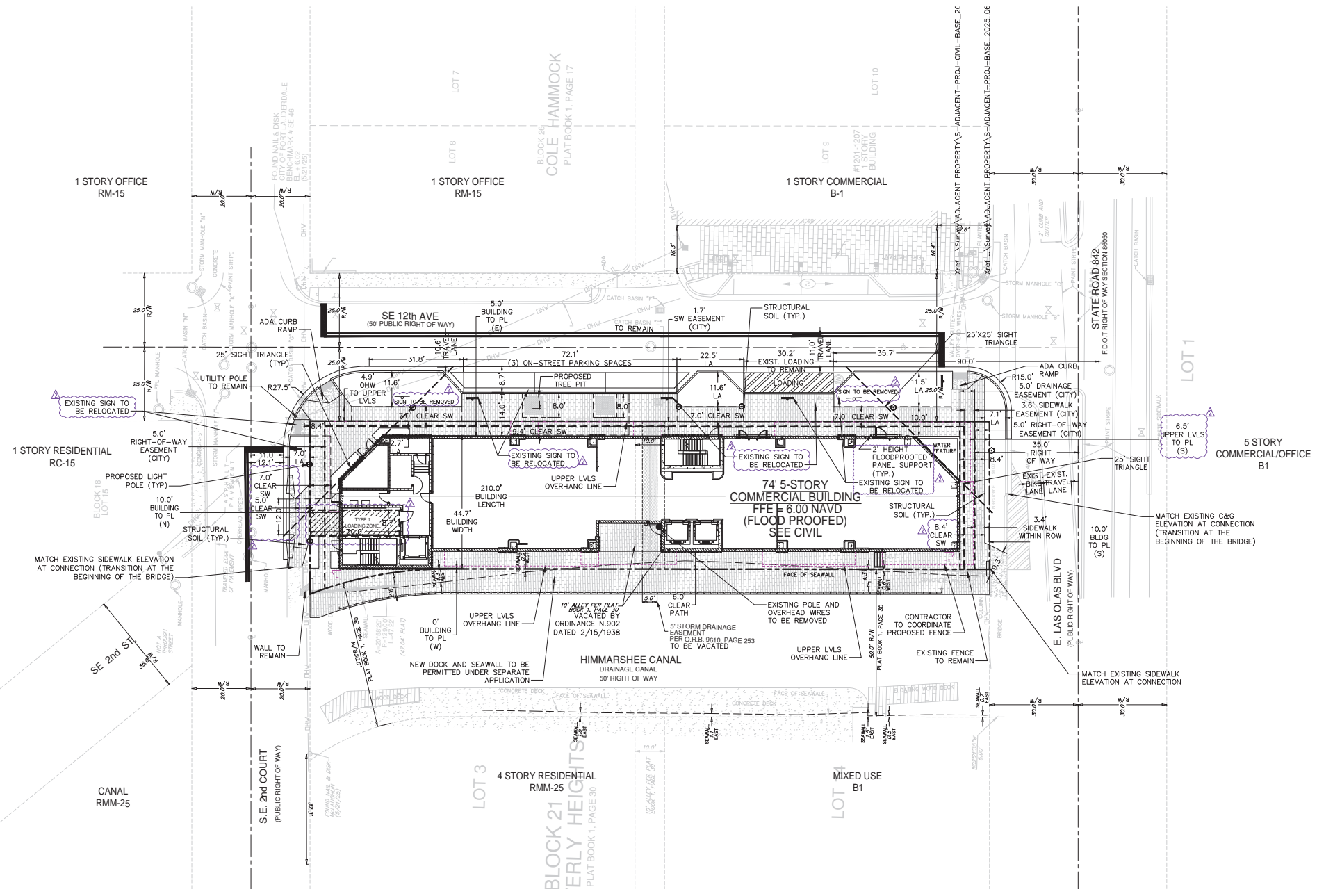
SEE SHEET C2.

**ON-STREET PARKING:**

NONE OF THE ON-STREET PARKING SPACES ARE RESERVED FOR THE DEVELOPMENT AND MAY BE USED BY ANY MEMBERS OF THE PUBLIC. ON-STREET SPACES WILL NOT COUNT TOWARDS THE PARKING REQUIREMENTS FOR THE PROJECT, THE SPACES MAY BE REMOVED AT ANY TIME FOR ANY REASON AND THE CITY OF FORT LAUDERDALE WILL NOT RELOCATE DISPLACED ON-STREET PARKING SPACES.

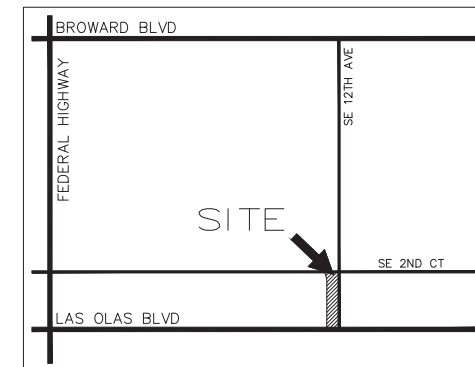
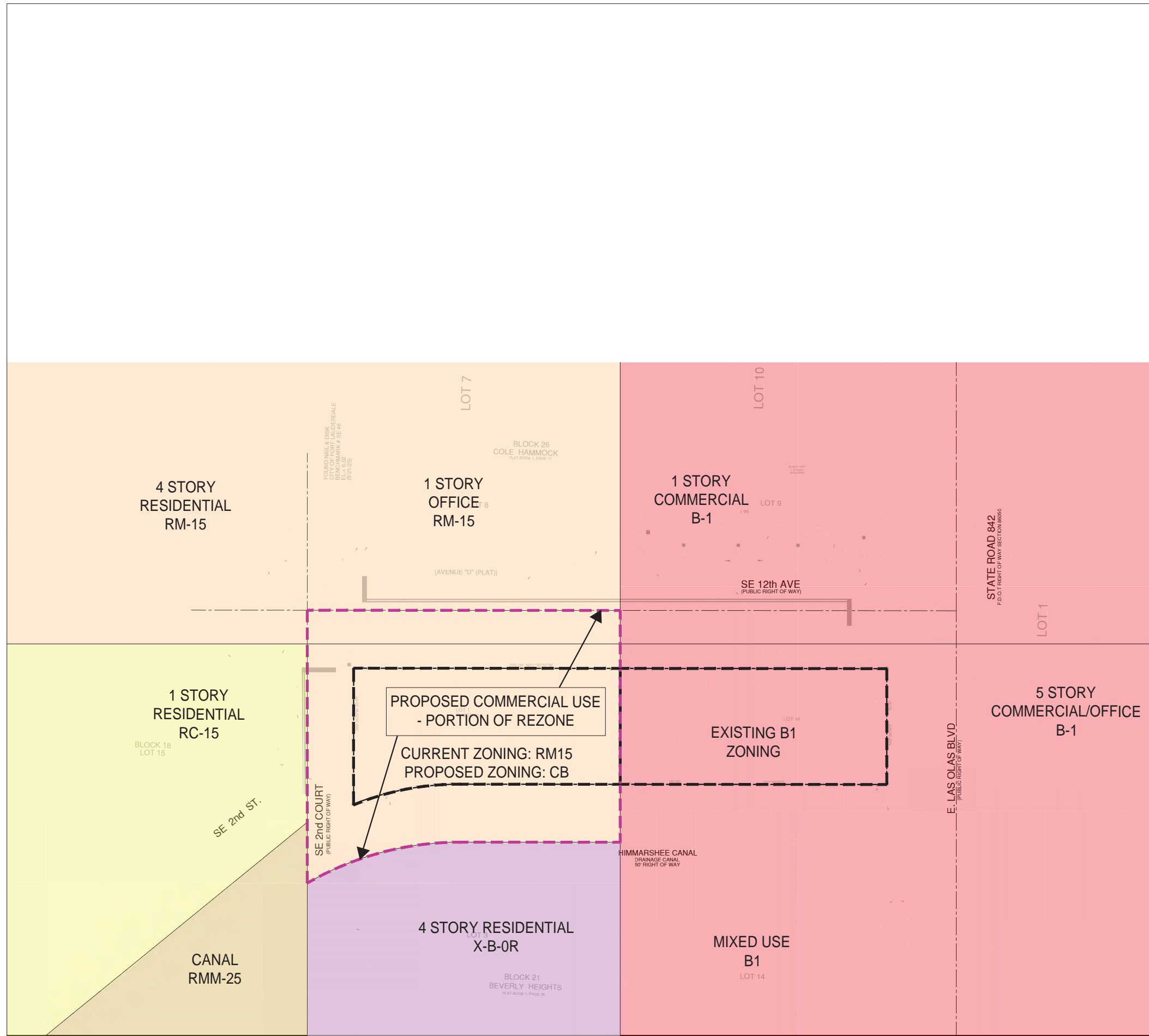
**STRUCTURAL SOIL:**

STRUCTURAL SOIL WILL BE USED UNDER THE PUBLIC SIDEWALK AS REQUIRED PER THE CITY OF FORT LAUDERDALE ULDOR. STRUCTURAL SOIL AND PAVEMENT GRATE DETAILS PROVIDED ON LANDSCAPE PLANS.



**REVISION #2:**

- CHANGED SETBACK FROM UPPER LEVELS ALONG E LAS OLAS
- UPDATED BACKGROUND PER BUILDING CHANGES (SEE ARCH SHEETS)
- UPDATED BUILDING GSF BY USE (RETAIL FROM 24,270 TO 25,270 SF AND OFFICE FROM 15,079 SF TO 14,079 SF)
- ADDED LABELS
- UPDATED PARKING CALCULATIONS TO REFLECT NEW USES SQUARE FOOTAGES; TOTAL PARKING REQUIRED BY CODE HAS CHANGED FROM 127 TO 129; & TOTAL PARKING REQUIRED BY TRAFFIC STATEMENT FROM 115 TO 116.
- ADDED LOADING ZONE



LOCATION MAP  
NTS



Sheet Title  
**ZONING PLAN EXHIBIT**

Job Title  
**WESTON JEWELERS**  
1117-1121 E LAS OLAS BLVD  
FORT LAUDERDALE, FLORIDA 33301



Revisions


Phase:  
DRC DOCUMENTS

SEAL

Scale: 1"=20'	Date 08/08/25
Job No. 25-1895.00	Plot Date 08/08/25
Drawn by GCC	Sheet No. C0.1
Proj. Mgr. SROD	
Appr. by BMK	- of -



WESTON JEWELERS BUILDING  
117 E. LAS OLAS BLVD  
FORT LAUDERDALE

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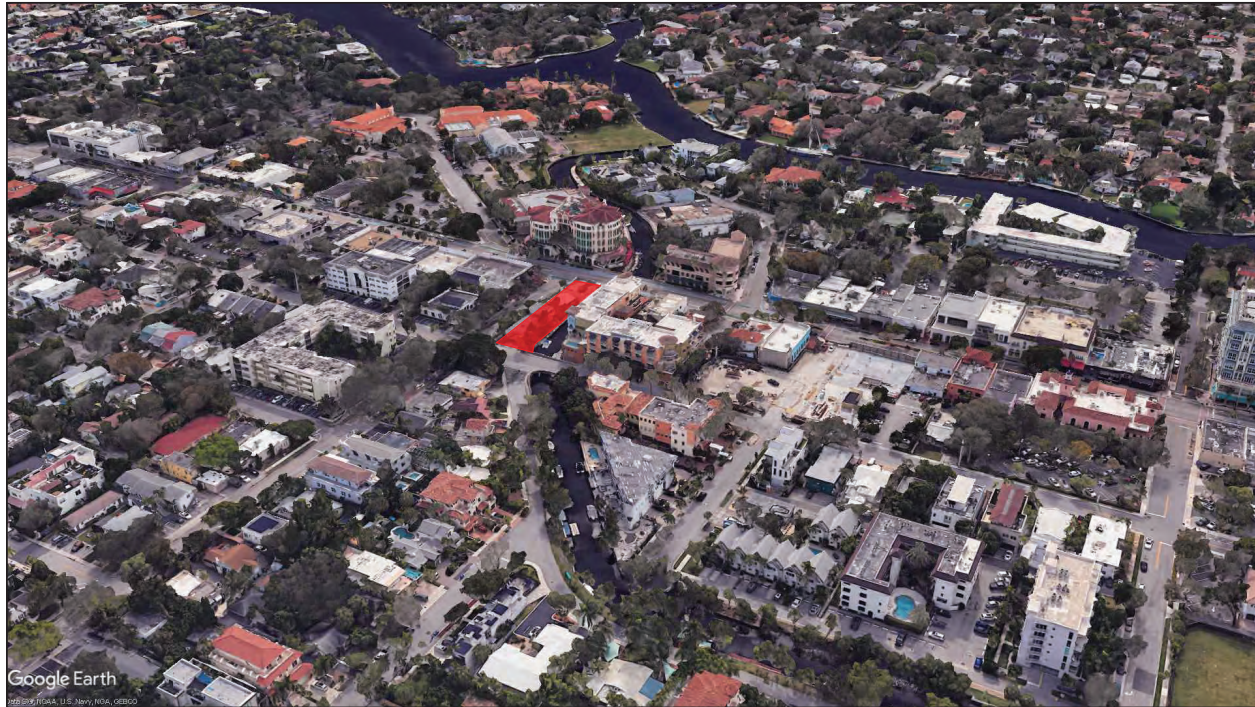
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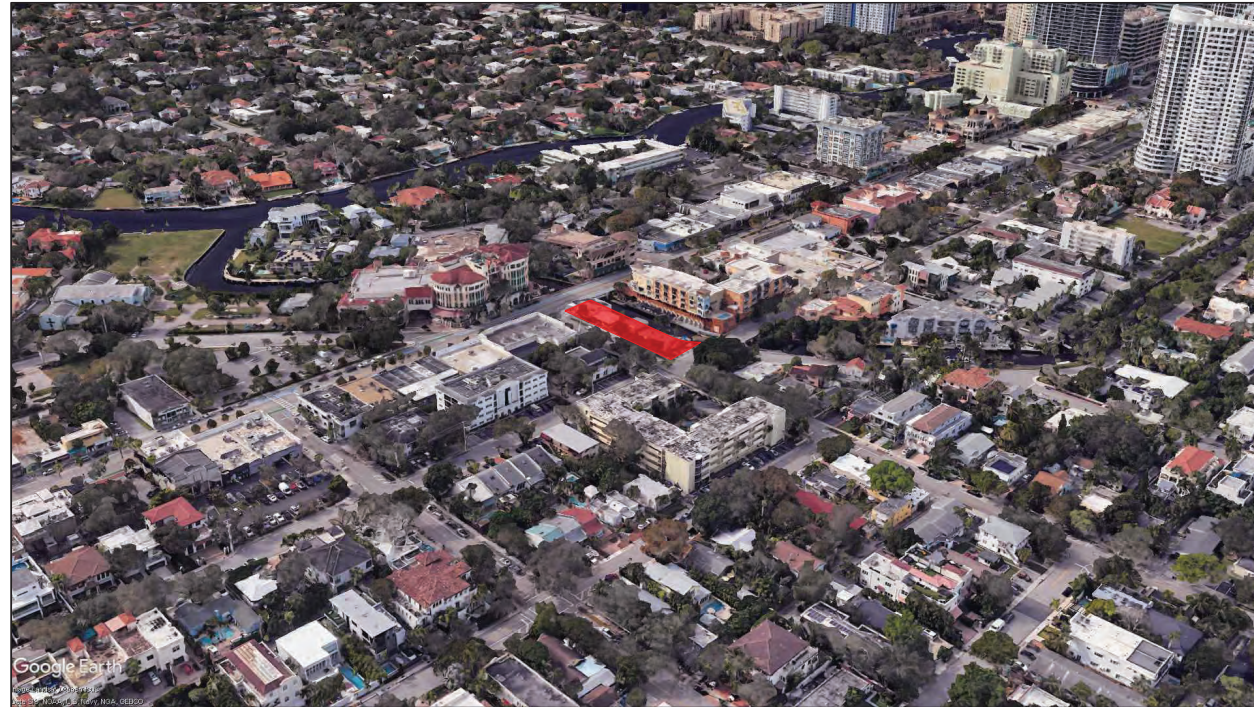
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CONTEXT LOCATION MAP

**A-002**

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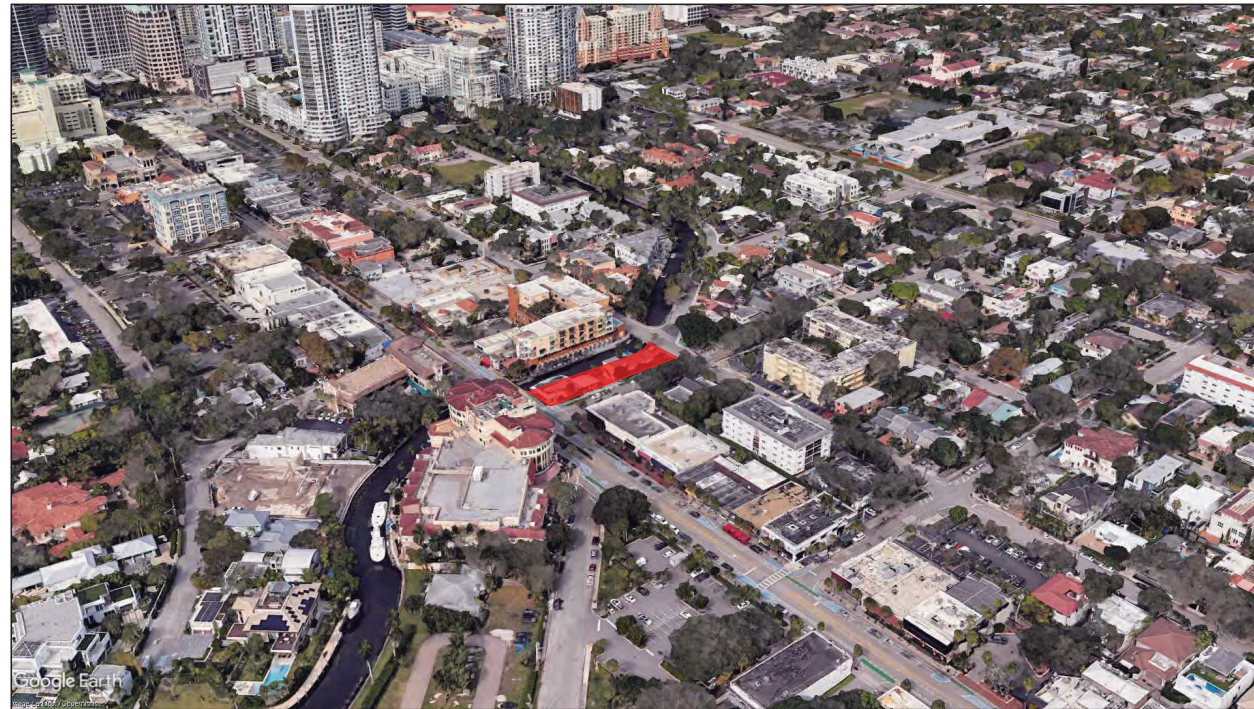
VIEW 01 - LOOKING NORTH WEST



VIEW 02 - LOOKING NORTH EAST



VIEW 03 - LOOKING SOUTH WEST



VIEW 04 - LOOKING SOUTH EAST



WESTON JEWELERS BUILDING  
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DRAWING NAME:  
AERIAL VIEWS

**A-008**

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CAM #26-0384  
Exhibit 3  
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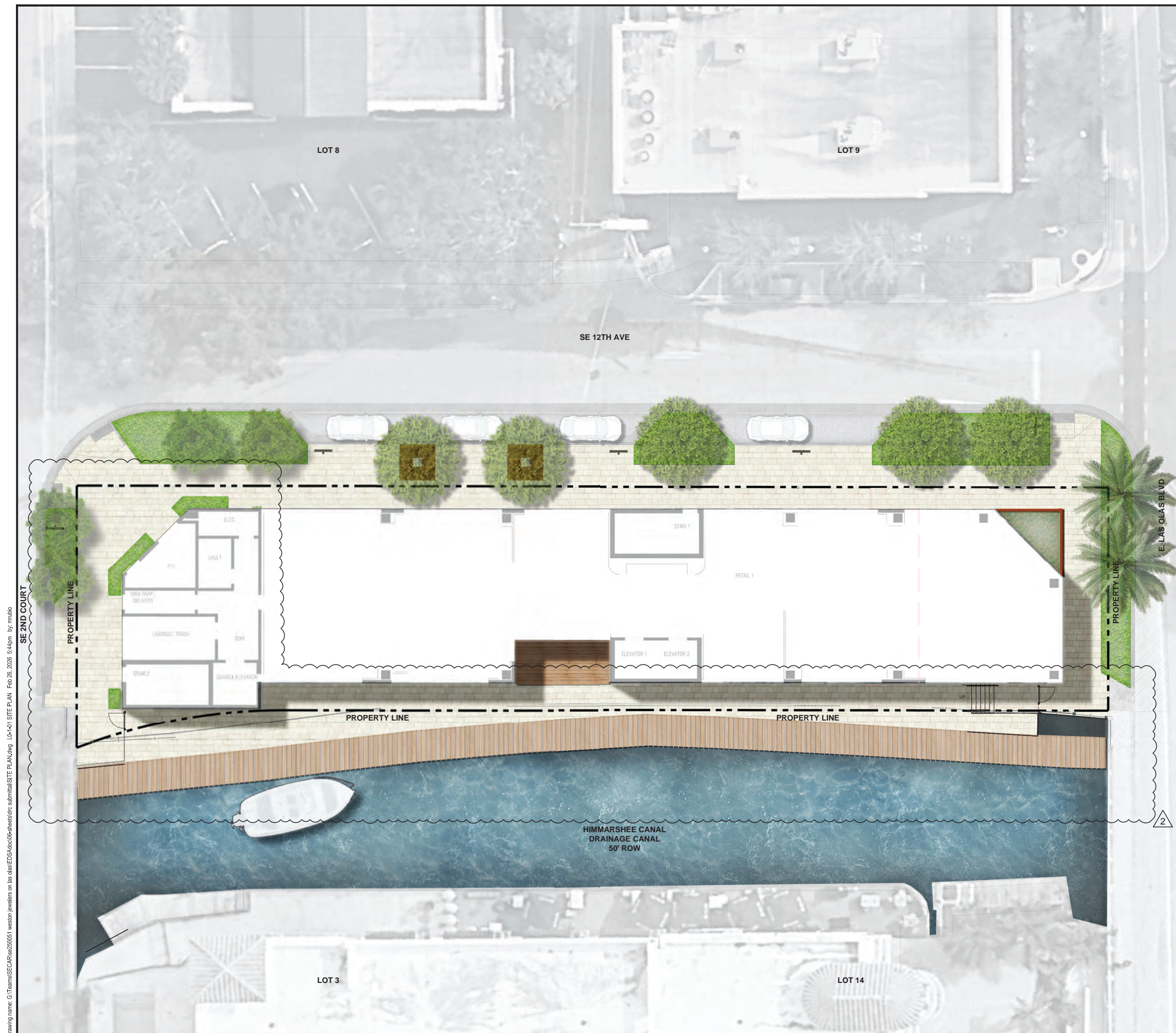
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ZONING DISTRICT MAP

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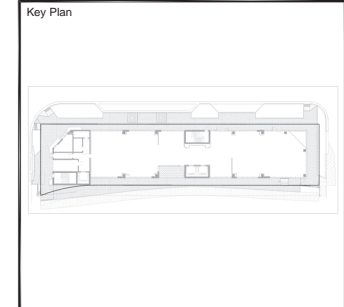
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Project Name  
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2	26/02/2026	DRC RESUBMITTAL REV. 2

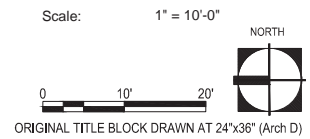
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 Drawn By: XD, DD, MR  
 Approved / Checked By: JS  
 Project Number: SE250051

Seal  
  
 Jeffrey R. Suiter

Project Phase  
 DRC SUBMITTAL

Sheet Title  
**ILLUSTRATIVE SITE PLAN**

Revision Number: **2** Sheet Number: **L0-1-01**





WESTON JEWELERS BUILDING  
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FORT LAUDERDALE

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RENDERINGS

**A-009**

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REVISION 02		02.26.26

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ISSUE	DESCRIPTION	DATE
REVISION 01		10.31.25
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PROJECT NUMBER: 1001.011320.000

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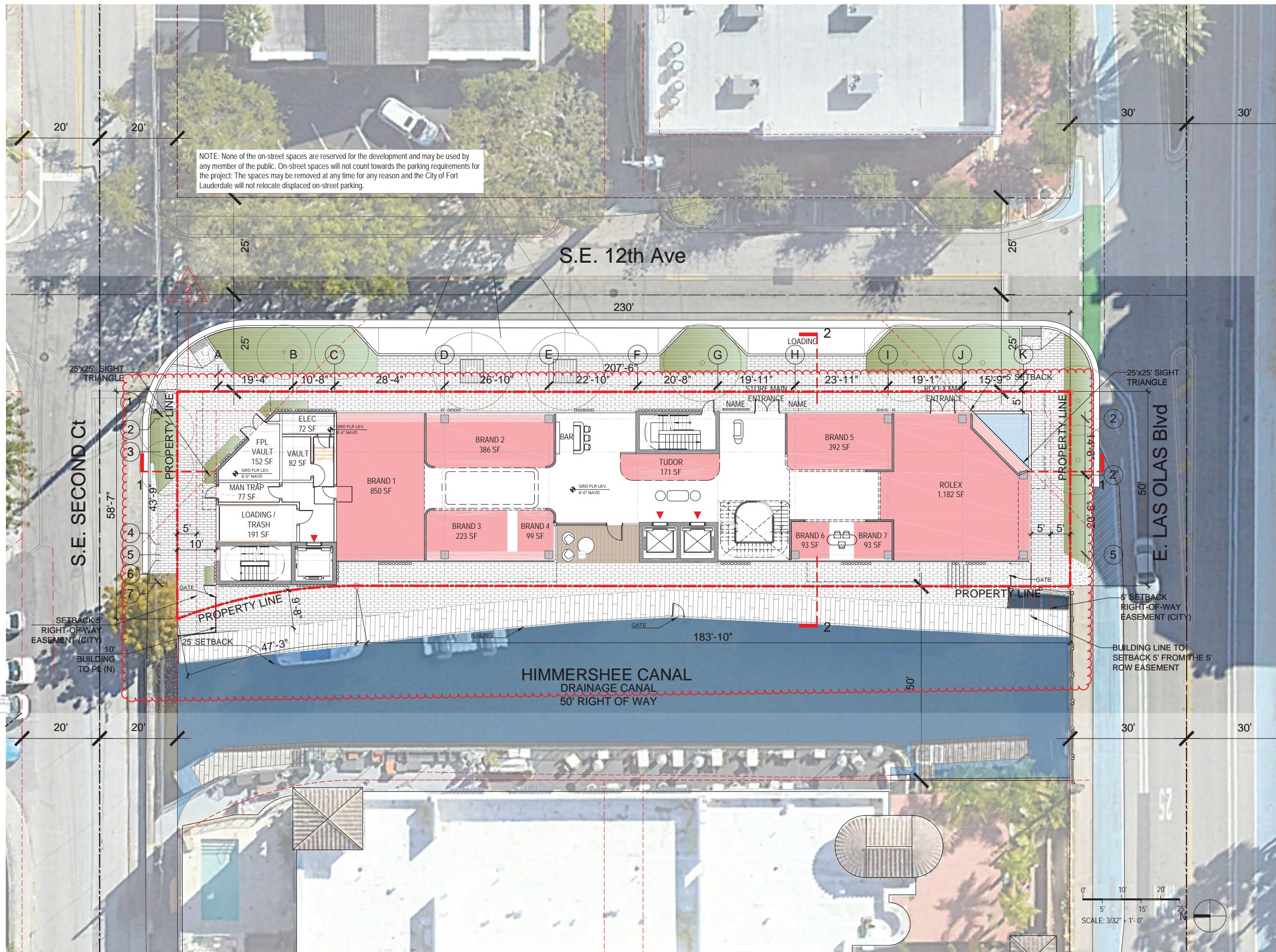
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GROUND LEVEL

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CAM #26-0384  
Exhibit 3  
Page 12 of 27



NOTE: None of the on-street spaces are reserved for the development and may be used by any member of the public. On-street spaces will not count towards the parking requirements for the project. The spaces may be removed at any time for any reason and the City of Fort Lauderdale will not relocate displaced on-street parking.



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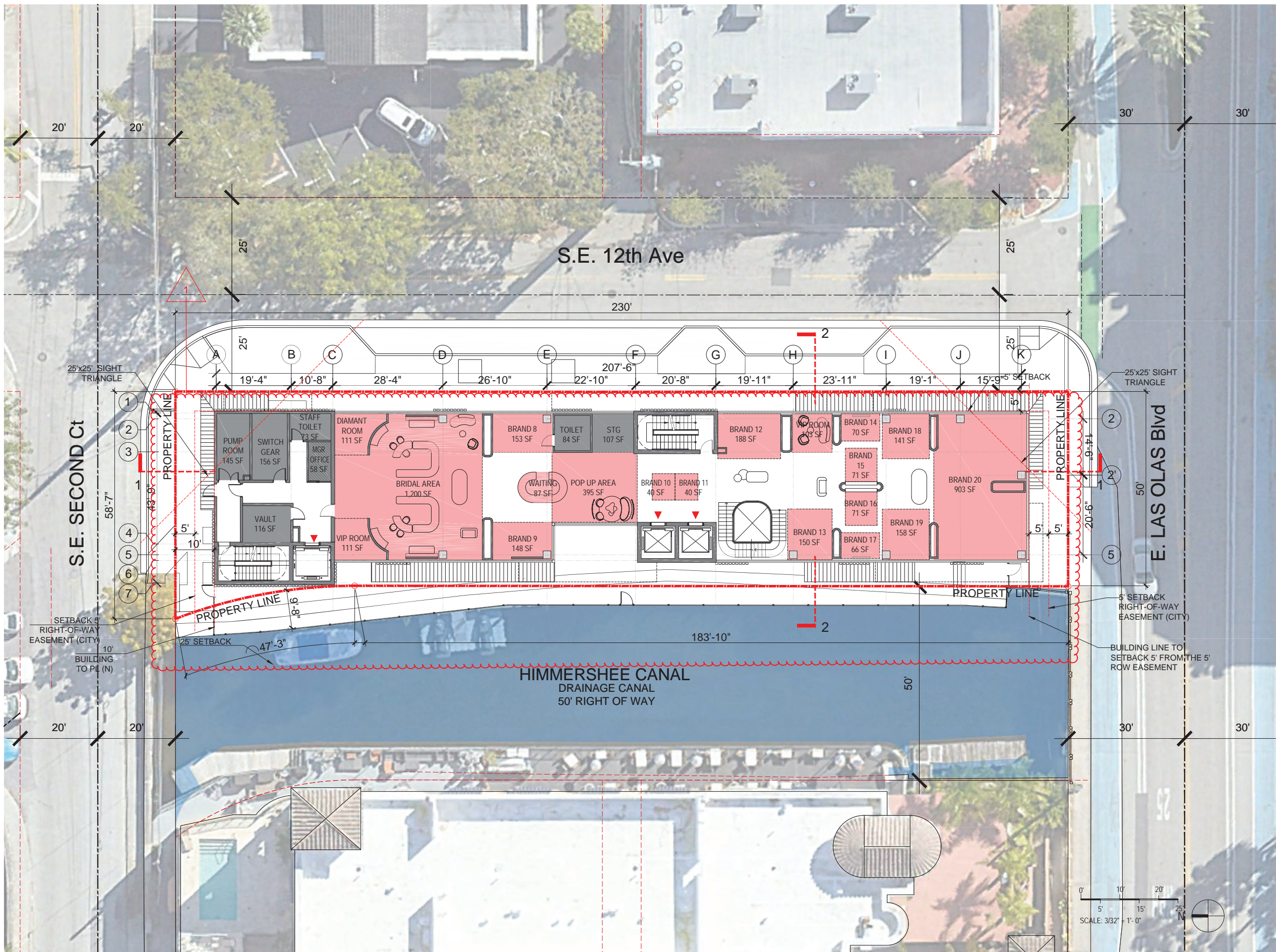
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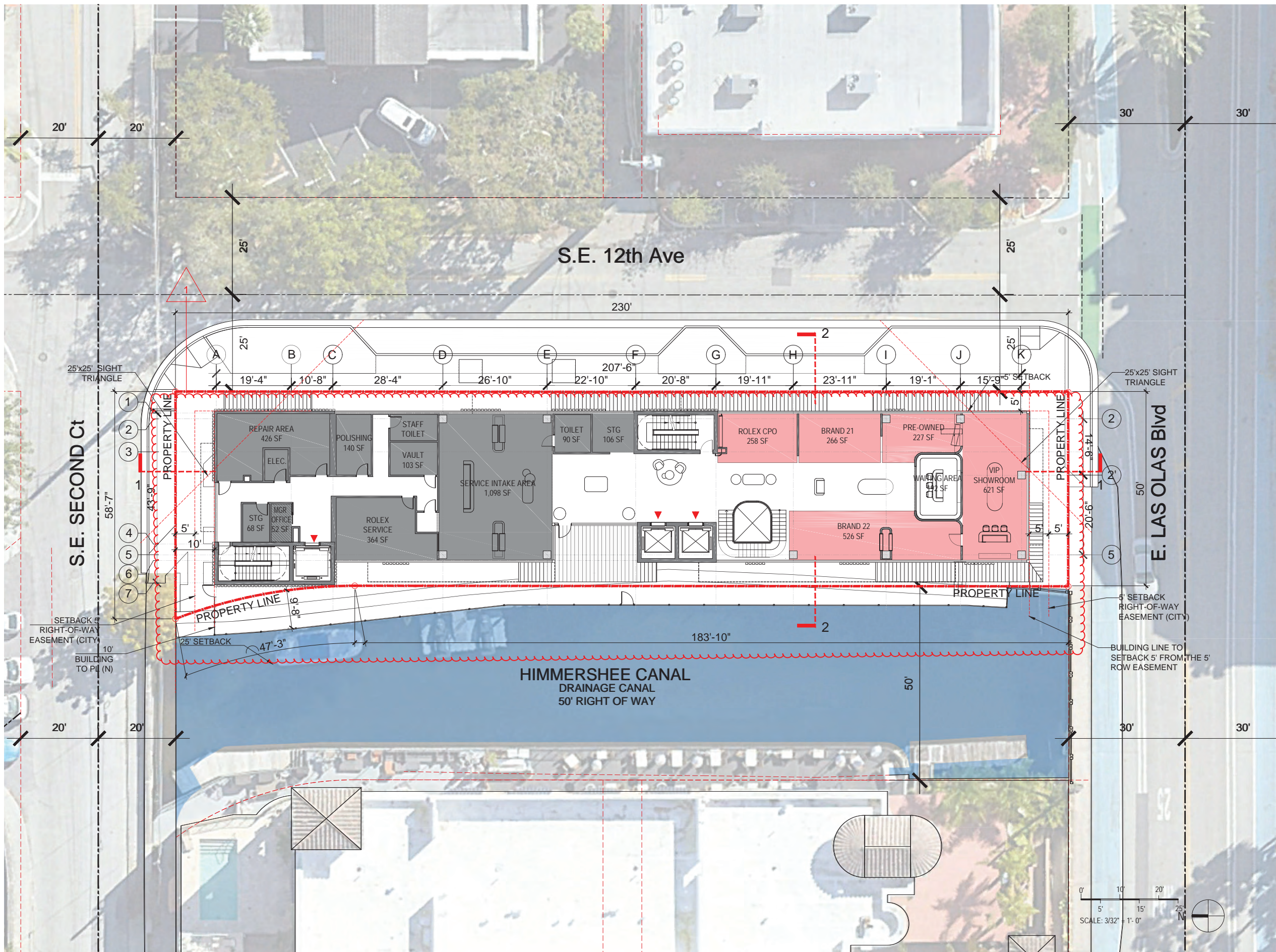
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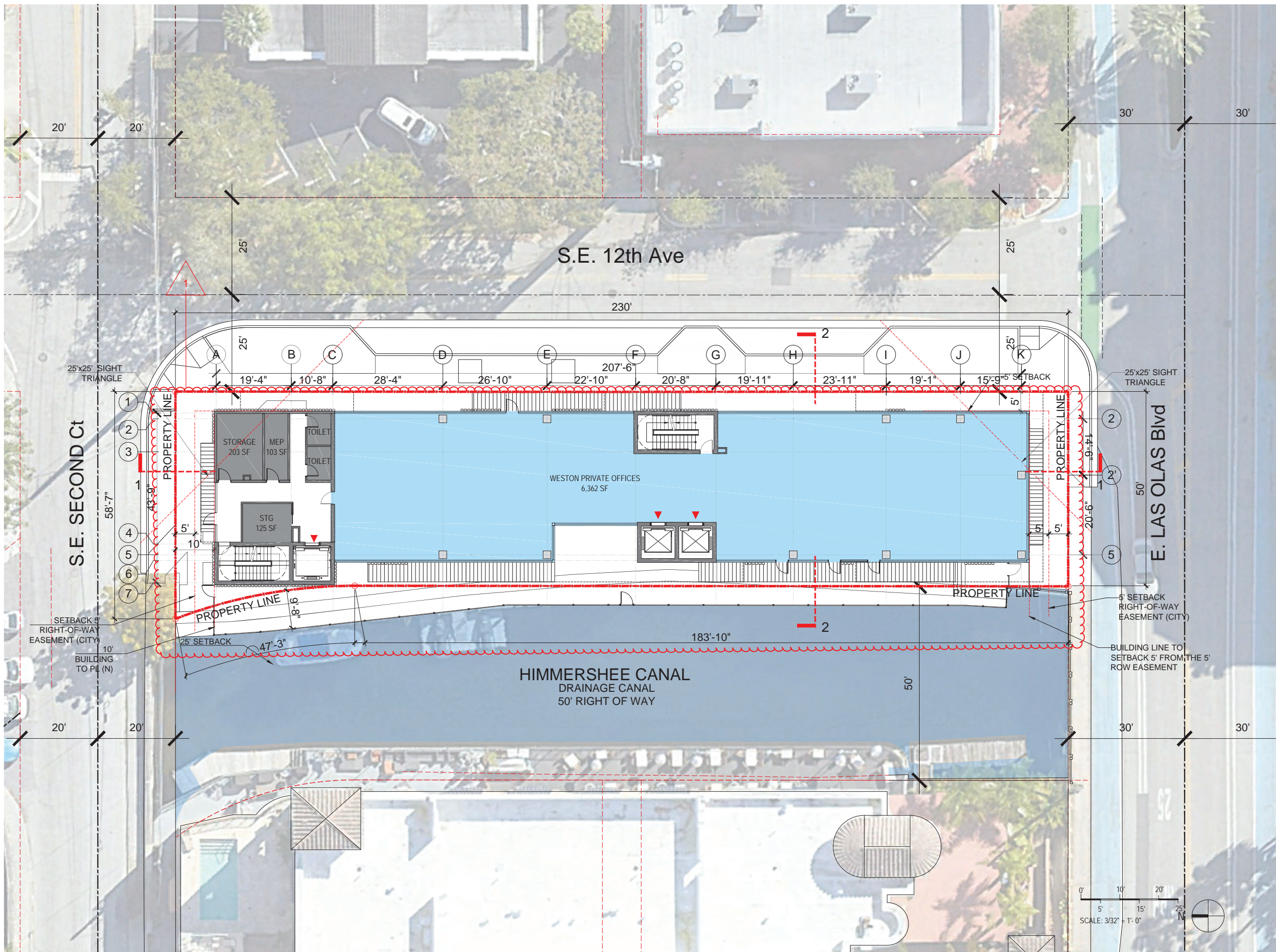
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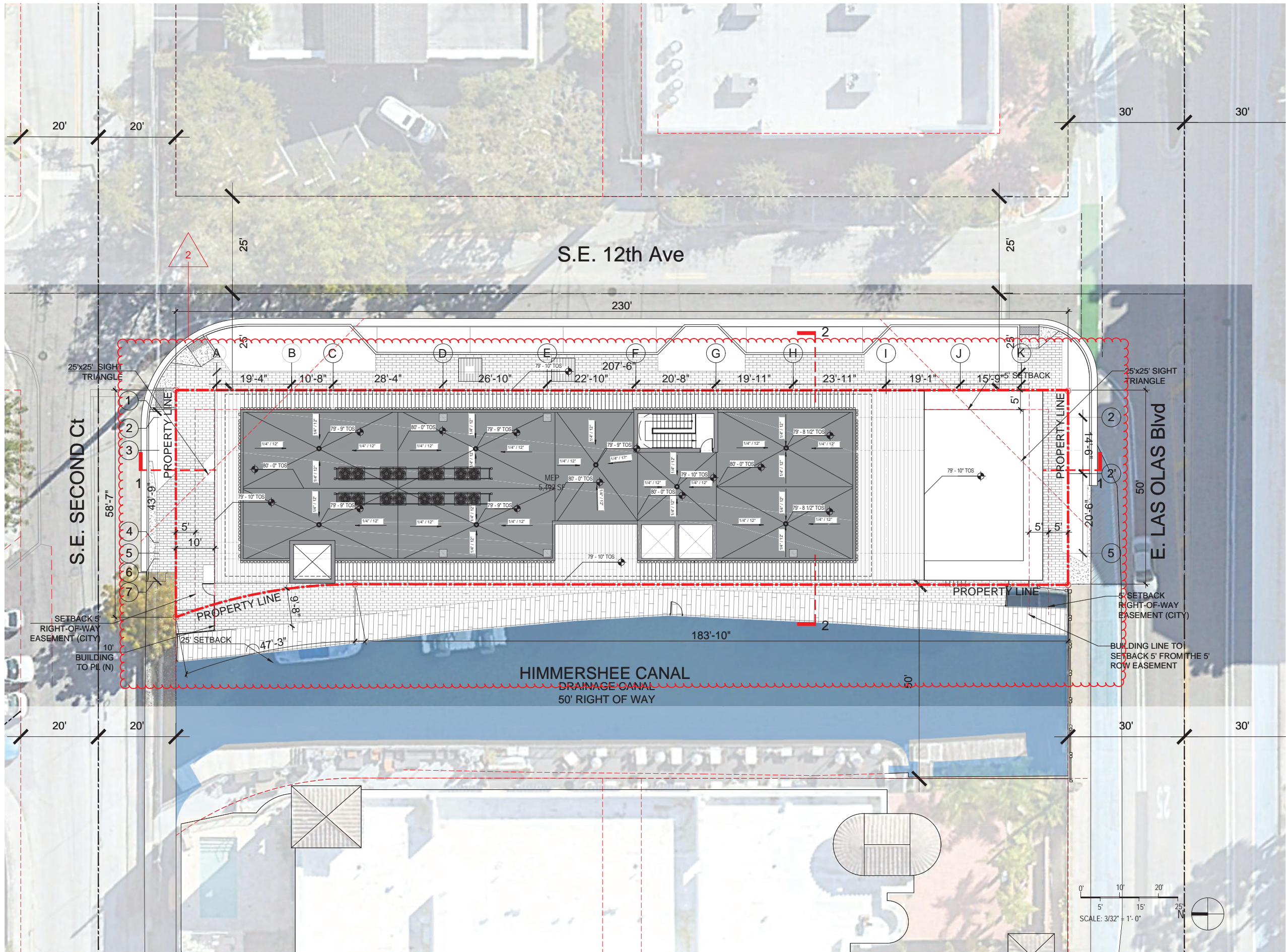
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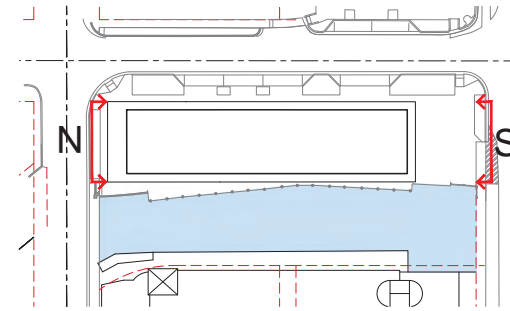
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LEVEL - ROOFTOP

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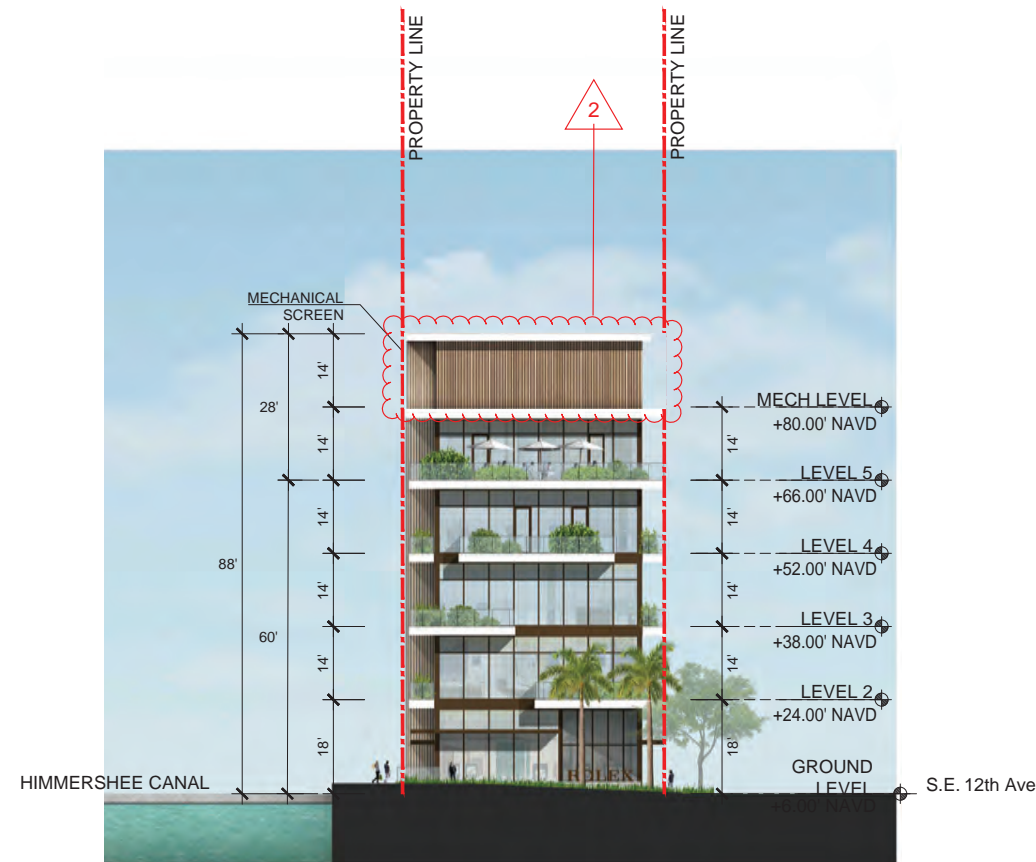
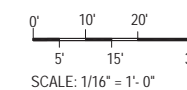
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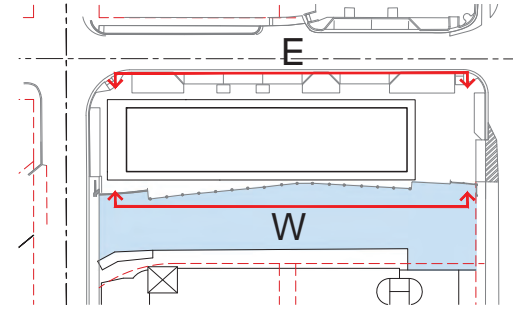
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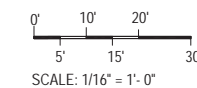
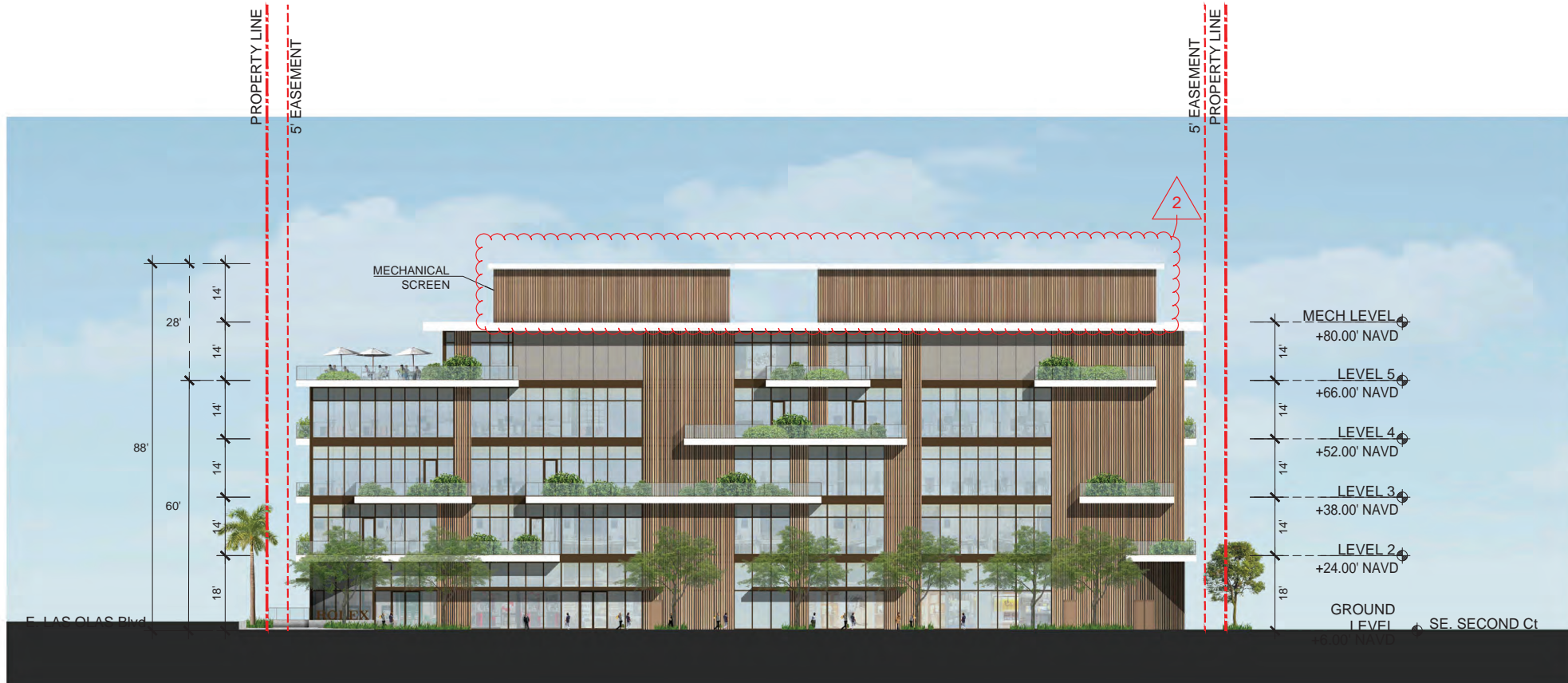
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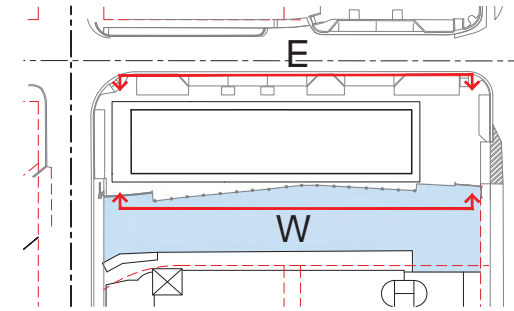
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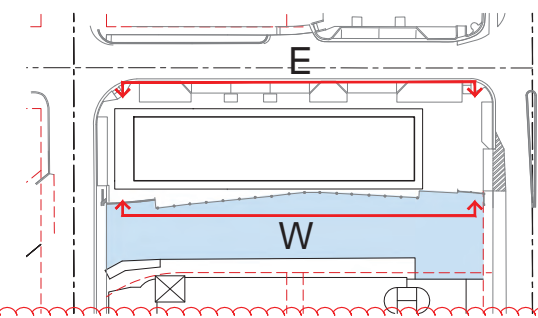
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REVISION 01		10.31.25

PROJECT NUMBER: 1001.011320.000

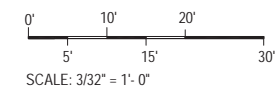
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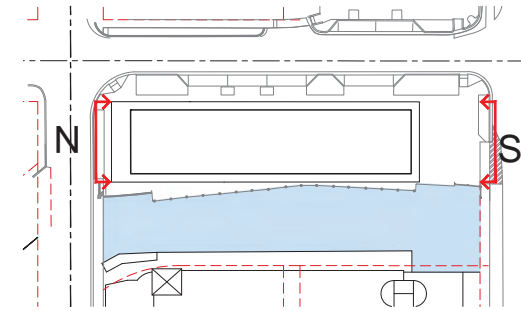
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DRAWING NAME:

**A-204**

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1117 E. LAS OLAS BLVD  
FORT LAUDERDALE

OWNER:  
FOUR TEN PROPERTIES, LLC  
C/O EQUISTONE DEVELOPMENT, INC. &  
Weston Jewelers  
1728 Main St Weston, Florida 33326  
Tel: 561-350-4905

ARCHITECT:  
**ARQUITECTONICA**  
ARQUITECTONICA  
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241 Commercial Blvd.  
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email:

LAND ATTORNEY:  
TOOTHAKER  
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Fort Lauderdale, FL 33301  
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Email: estefania@toothaker.org

LANDSCAPE:  
EDSA  
1512 E. Broward Boulevard, Suite  
110, Fort Lauderdale, FL 33301  
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PROJECT STATUS:  
OCTOBER 31th, 2025

ISSUE	DESCRIPTION	DATE
REVISION 01		10.31.25

PROJECT NUMBER: 1001.011320.000

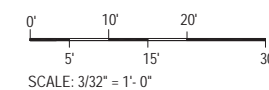
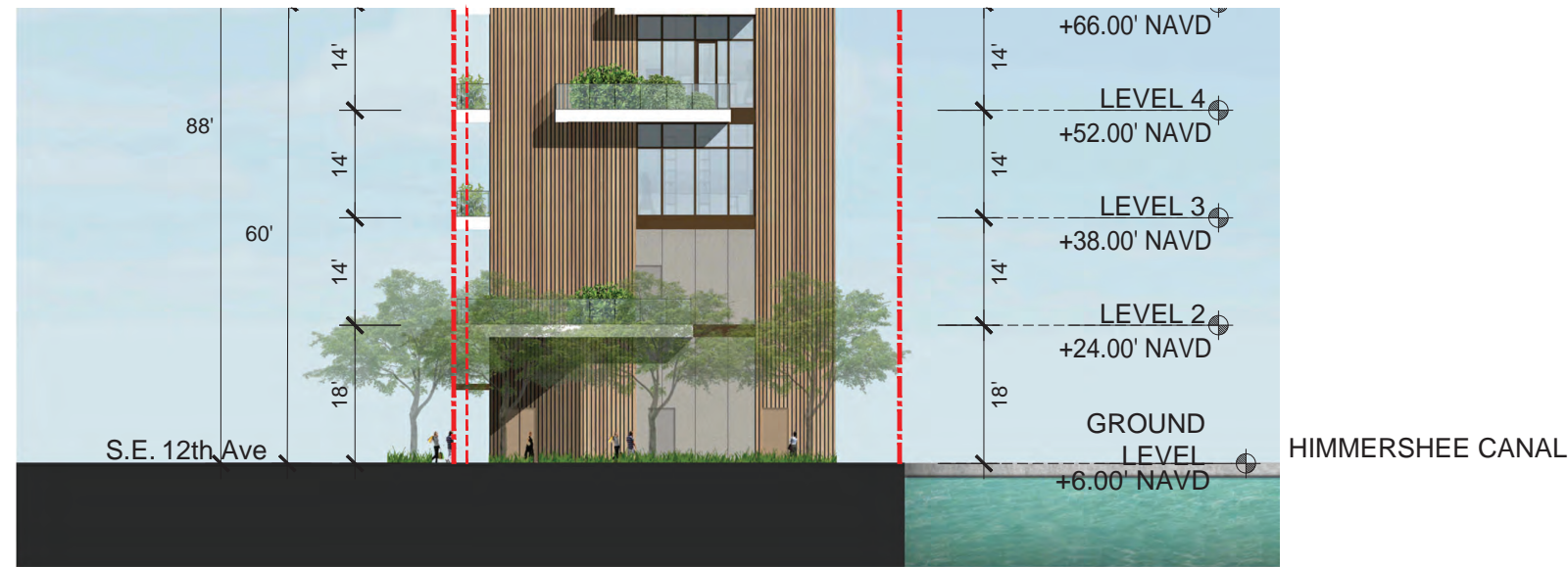
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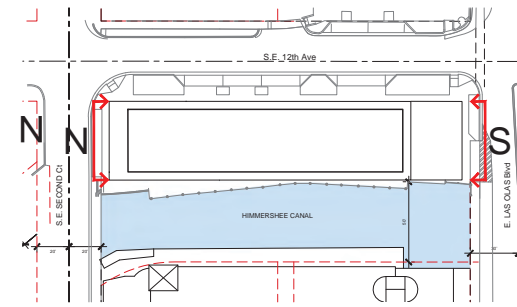
DRAWING NAME:

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CAM #26-0384  
Exhibit 3  
Page 22 of 27





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CONTEXT ELEVATION NORTH



CONTEXT ELEVATION SOUTH

SEAL/SIGNATURE/DATE:

PROJECT STATUS:  
OCTOBER 31th, 2025

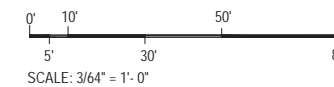
ISSUE	DESCRIPTION	DATE
REVISION 01		10.31.25

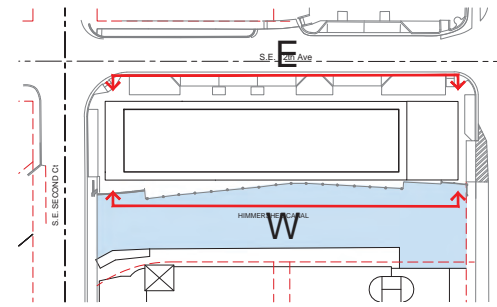
PROJECT NUMBER: 1001.011320.000

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CONTEXT ELEVATIONS

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1728 Main St Weston, Florida 33326  
Tel: 561-350-4905

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CONTEXT ELEVATION EAST



CONTEXT ELEVATION WEST

SEAL/SIGNATURE/DATE:

PROJECT STATUS:  
OCTOBER 31th, 2025

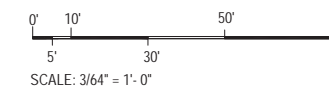
ISSUE	DESCRIPTION	DATE
REVISION 01		10.31.25

PROJECT NUMBER: 1001.011320.000

SCALE: 3/64" = 1'-0"  
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CONTEXT ELEVATIONS

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FORT LAUDERDALE

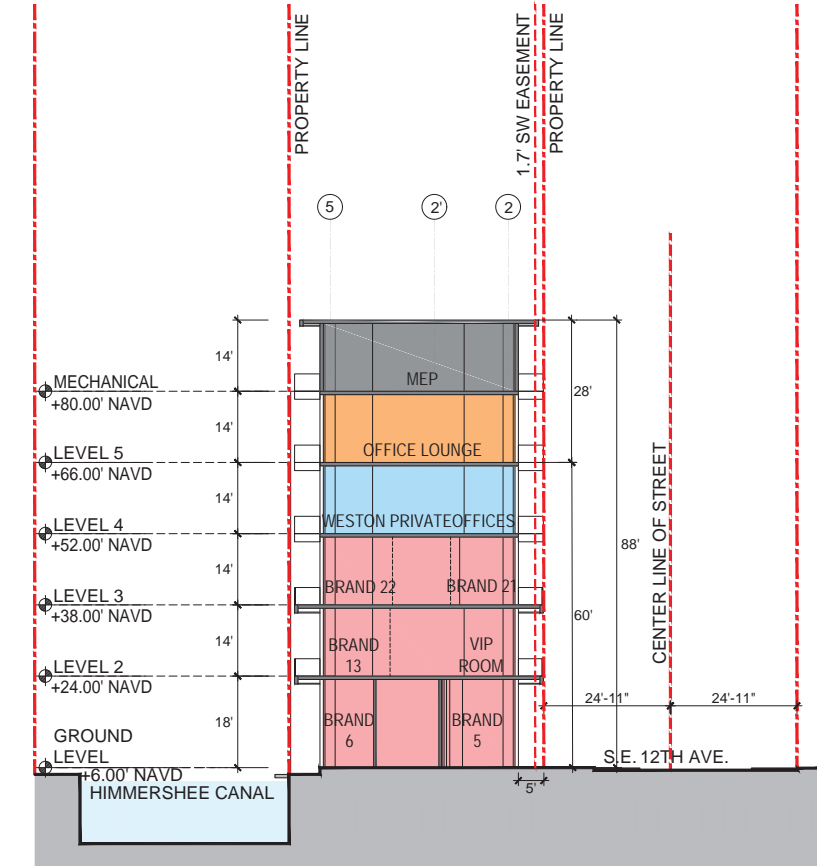
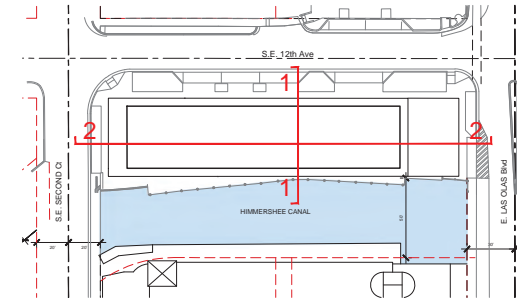
OWNER:  
FOUR TEN PROPERTIES, LLC  
C/O EQUISTONE DEVELOPMENT, INC. &  
Weston Jewelers  
1728 Main St Weston, Florida 33326  
Tel: 561-350-4905

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2900 Oak Ave  
Miami, Florida 33133  
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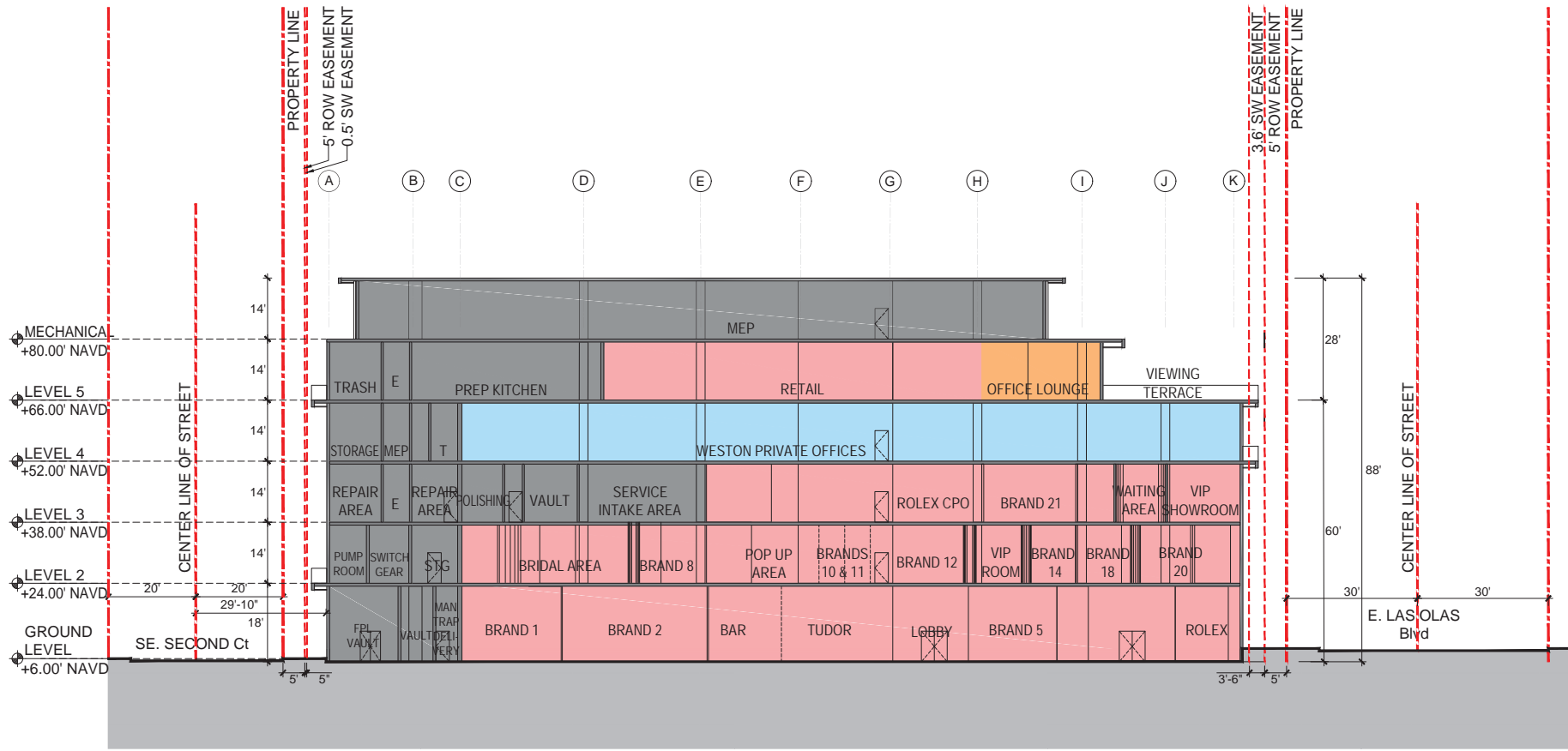
CIVIL ENGINEER:  
FLYNN ENGINEERING SERVICES, P.A.  
241 Commercial Bld.  
Lauderdale-By-The-Sea, FL 33308  
email:

LAND ATTORNEY:  
TOOTHAKER  
401 E Las Olas Blvd, Suite 130-154  
Fort Lauderdale, FL 33301  
Contact: Estefania Mayorga  
Tel: (954) 777-0276  
Email: estefania@toothaker.org

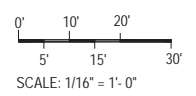
LANDSCAPE:  
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110, Fort Lauderdale, FL 33301  
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SECTION 1



SECTION 2



SEAL/SIGNATURE/DATE:

PROJECT STATUS:  
OCTOBER 31th, 2025

ISSUE	DESCRIPTION	DATE
REVISION 01		10.31.25

PROJECT NUMBER: 1001.011320.000

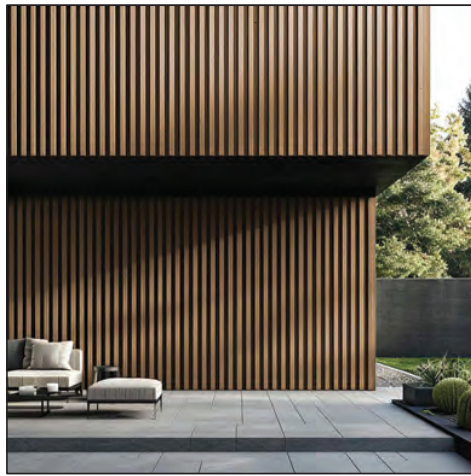
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DRAWING NAME:  
SECTIONS

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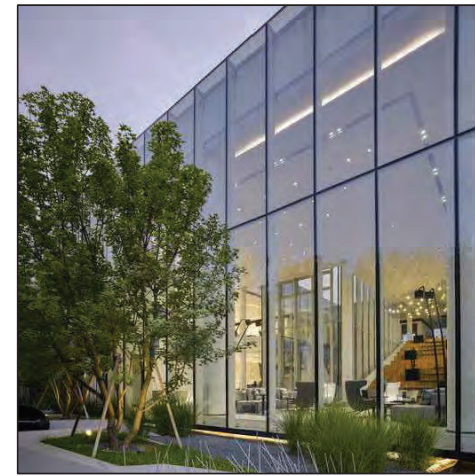
01 - ENGINEERED WOOD WALLS



02 - GLASS RAILING



03 - WHITE STUCCO



04 - CLEAR GLASS



WESTON JEWELERS BUILDING  
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OCTOBER 31th, 2025

ISSUE	DESCRIPTION	DATE
REVISION 01		10.31.25
REVISION 02		02.26.26

PROJECT NUMBER: 1001.011320.000

SCALE:

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DRAWING NAME:  
MATERIAL BOARD

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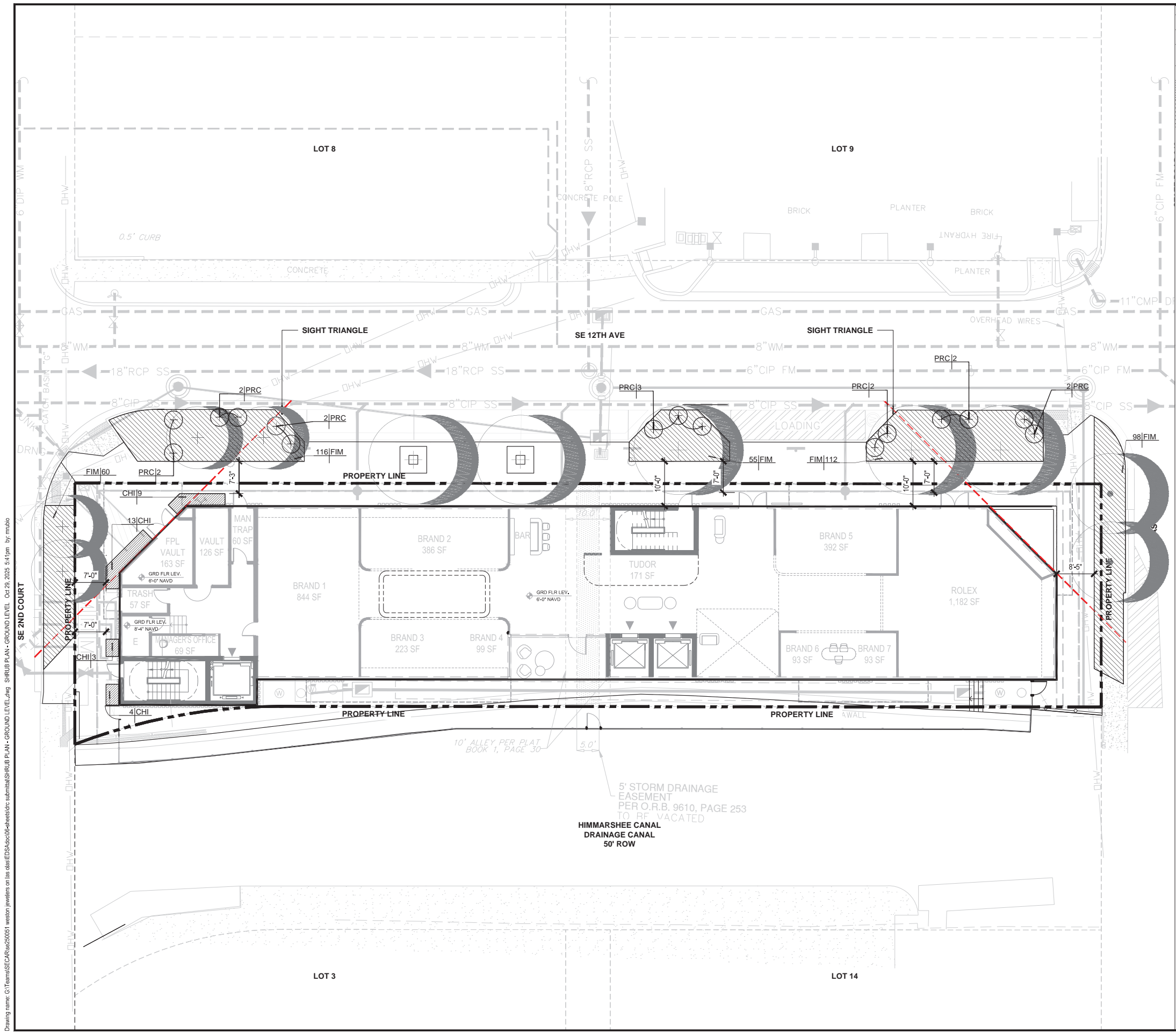
05 - BRONZE ALUMINUM MULLIONS



06 - WOODEN ROOF SOFFIT



2



PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
<b>SHRUBS</b>		
+	PRC	Philodendron x 'Rojo Congo' Rojo Congo Philodendron
<b>SHRUB AREAS</b>		
	CHI	Chrysobalanus icaco 'red tip' Red Tip Coco Plum
	FIM	Ficus microcarpa 'Green Island' Green Ficus Isle

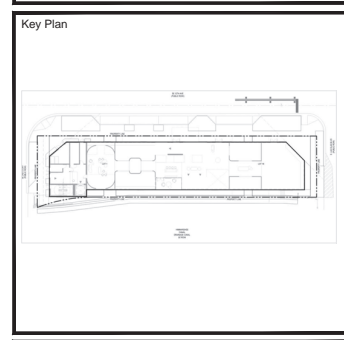
Project Name  
**WESTON JEWELERS ON LAS OLAS**

Client  
**EDWARD DIKES**

PLANNING  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
**edsa**  
1512 E. BROWARD BOULEVARD, SUITE 110  
FORT LAUDERDALE, FLORIDA 33301 USA  
TEL: 954.524.3338 C000001

Consultants  
**FLYNN ENGINEERING**  
CIVIL ENGINEERS  
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LAUDERDALE BY THE SEA FL 33308  
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2900 OAK AVENUE  
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(305)372-1812 | WWW.ARQUITECTONICA.COM



Rev	Date	Issued for
1	10/31/2025	DRC RESUBMITTAL REV. 1

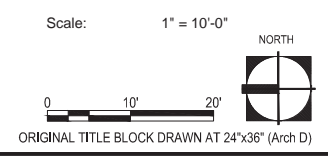
Date: 09/18/2025  
Designed By: MR  
Drawn By: XD, DD  
Approved / Checked By: JS  
Project Number: SE250051

Seal

Project Phase  
DRC SUBMITTAL

Sheet Title  
**SHRUB PLAN - GROUND LEVEL**

Revision Number: **1** Sheet Number: **L6-1-01**



Drawing name: G:\1\ams\SE\ARes\20051 weston jewelers on las olas\EDS\4\p\06\sheet\01\shrubs\plan - ground level.dwg SHRUB PLAN - GROUND LEVEL Oct 29, 2025 5:41pm by: mmbio