

LEGAL DESCRIPTION

LOTS 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 AND 36, BLOCK 111, PROGRESSO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, ALL LESS THE SOUTH 15.00 FEET THEREOF FOR ROIGHT-OF-WAY.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 13,595 SQUARE FEET OR 1.6890 ACRES, MORE OR LESS.

SITE PLAN DATA

LAND USE DESIGNATION : FRONT COMMERCIAL BACK MEDIUM HIGH

PROPOSED LAND USE: SAME

CURRENT ZONING DESIGNATION: BI AND RMM25
 PROPOSED ZONING DESIGNATION: BI AND CB WITH COMMERCIAL FLEX ALLOCATION

WATER / WASTE WATER SERVICE PROVIDER: CITY OF FORT LAUDERDALE

LOT SIZE: SF / ACREAGE : 51638 SQ. FEET OR 1.185 ACRES

FOOTPRINT OF BUILDINGS: 5010 SQ. FEET TOTAL

PROPOSED RESTAURANT USE: 3440 SQ. FEET

EXISTING RENT A CAR BLDG. 1510 SQ. FEET.

PARKING SPACES REQUIRED RESTAURANT= 1 SPACE PER 100 SF=35
 PARKING SPACES REQUIRED CAR RENTAL= 1 SPACE PER 250 SF=1
 TOTAL SPACES REQUIRED: 36
 TOTAL PARKING SPACES PROVIDED: 97
 (FAR) FLOOR AREA RATIO: 0.9170

PARKING DATA TABLE:

	SPACES REQUIRED	SPACES PROVIDED	ADA REQUIRED	ADA PROVIDED
RESTAURANT	35	46	2	2
CAR RENTAL	1	51	3	3
TOTAL	42	97	5	5

BUILDING HEIGHT (FEET/ LEVELS) : 29 FEET / 1 LEVEL

STRUCTURE LENGTH: 111'-1"

NUMBER OF STORIES: 1

BUILDING SETBACK REQUIREMENTS:

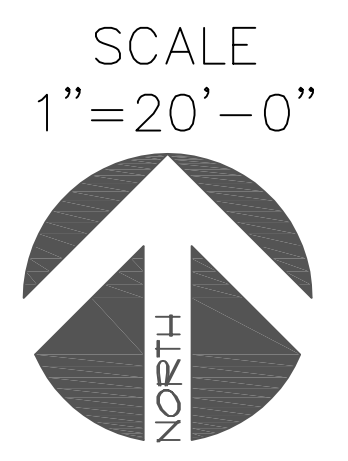
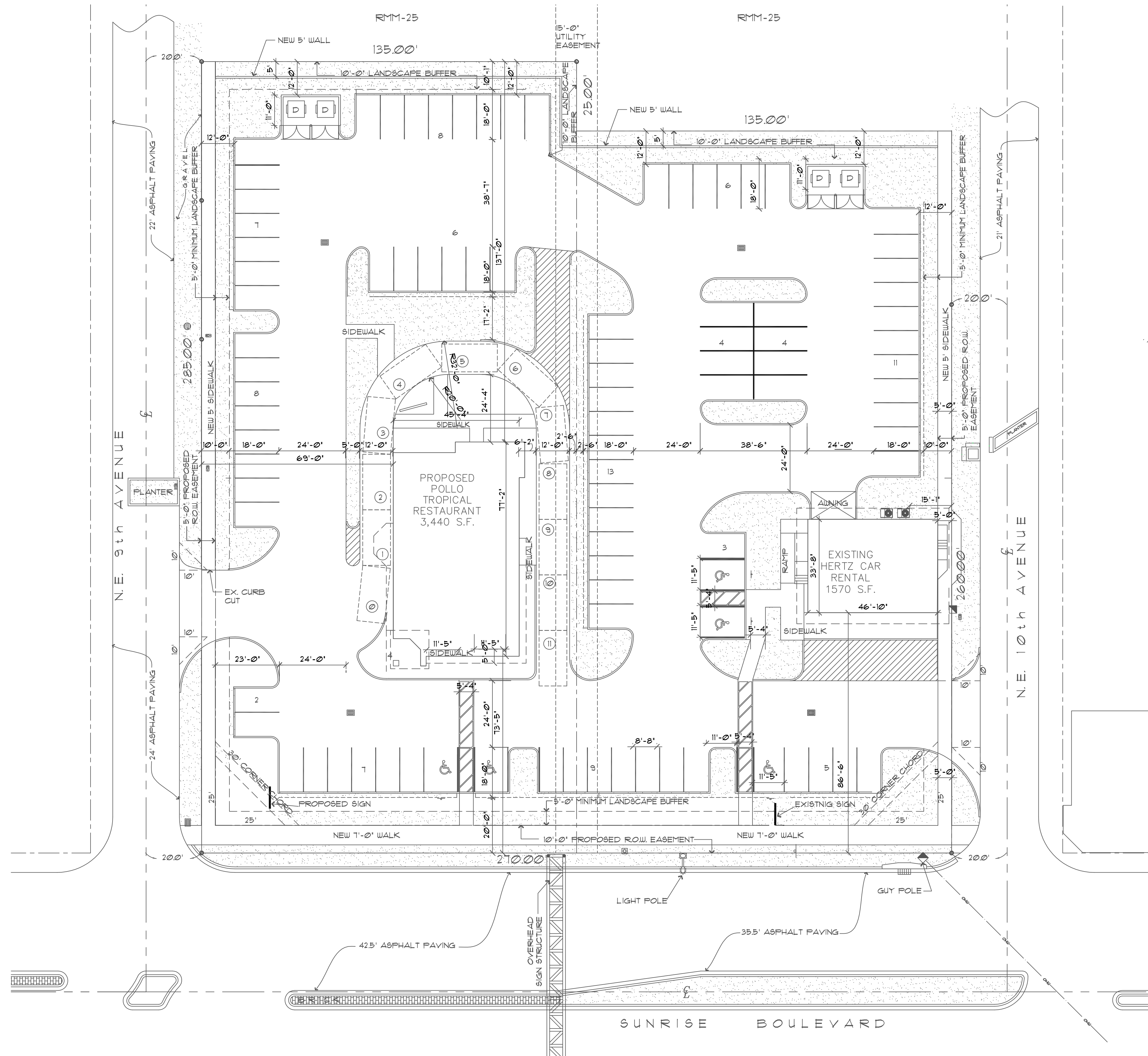
SET BACKS	REQUIRED	PROVIDED
FRONT (SOUTH)	5'-0"	86'-6"
SIDE (EAST)	5'-0"	5'-0"
SIDE (WEST)	5'-0"	63'-0"
REAR (NORTH)	10'-0"	119'-4"

OPEN SPACE: 46,628 SQ. FT.

VEHICULAR USE AREA: 42,349.46 SQ. FT.

LANDSCAPE AREA: 15,143 SQ. FT.

LINEAR FEET OF SIDEWALK PROPOSED: 394 LF



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DATE: 9-05-2013
 REVISIONS

Site Plan

