



**2980 Retail/Restaurant Building
2980-2990 North Federal Highway
Fort Lauderdale
Alley Vacation**

Narrative

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Section 1: 2980 Building, Fort Lauderdale Description

The "Property" is located on the east side of North Federal Highway just South of Oakland Park Boulevard having the addresses 2890 & 2990 N Federal Highway and includes the two un-addressed properties to the east as shown on Site Plan. The Property was the location of the now closed Mason Jar restaurant and the eastern parcels have been used as a parking lot for the previous structure for decades.

This Application is concurrently processing applications that proposes a new construction retail and restaurant building (the "2980 Building") which includes conforming the zoning with the historic uses and vacating a portion of an un-used alley for better site planning purposes. The Property is zoned Boulevard Business (B-1) on the west and RMM-25 on the east. As such, the eastern parcels should be re-zoned to X-P Parking.

The 2980 Building is proposed as a neighborhood scale retail and restaurant building. The proposed restaurant will be a TooJay's Gourmet Deli and the retail space is to be determined. The proposed principle structure is 7,565 square feet, 5,100 square feet being the TooJay's restaurant and 2,465 square feet being future retail space.

The architecture of the 2980 Building is modern with clean lines and open pedestrian accessibility providing an active façade to North Federal Highway.

As depicted in the Application plan set, the proposed development spans eastern and western parcels, which are currently separated by an unused alley. The Application proposes to locate the principle structure on the western parcels closest to North Federal Highway and to locate the parking on the eastern parcels. Additionally, the Application seeks to vacate a portion of the unused alley to facilitate better site layout and design.

As such, the proposed development has three components:

- Site Plan Application
- Rezoning of Western Parcels to X-P Parking Zoning
- Partial Vacation of Alleyway

This Application proposes the vacation of the alley and dedication of easements back as discussed herein.

Vacation of Right-of-Way:

Section 2: ULDR Section 47-24.6.A.4 Vacation of Right-of-Way Criteria:

An application for a vacation of a right-of-way or other public place shall be reviewed in accordance with the following criteria:

- a. *The right-of-way or other public place is no longer needed for public purposes; and*

RESPONSE: The applicant owns the property abutting both sides of the portion of the alley to be vacated. The existing alley south of the subject development is not paved and is not providing pedestrian or vehicular access for the public. Likewise, the previously vacated portion of the alley to the north of the subject development provides neither pedestrian nor vehicular access for the public. The Applicant proposes to grant easements to the satisfaction of the City for any utilities and for public access to Middle River Drive. Hence, the subject portion of the right-of-way alley is no longer needed for public purposes.

- b. *Alternate routes if needed are available which do not cause adverse impacts to surrounding areas; and*

RESPONSE: A new 20-foot-wide access easement is proposed through the subject development from the remaining alley to Middle River Drive which will provide for improved vehicular circulation. The Applicant proposes to grant easements to the satisfaction of the City for any utilities and for public access to Middle River Drive. Hence, the subject portion of the right-of-way alley is no longer needed for public purposes.

- c. *The closure of a right-of-way provides safe areas for vehicles to turn around and exit the area; and*

RESPONSE: The proposed site plan is designed to accommodate the new configuration by providing safe areas for vehicles to turn around and for emergency vehicle ingress and egress. A new 20-foot-wide access easement is proposed through the subject development from the remaining alley to Middle River Drive which will provide for improved vehicular circulation.

- d. *The closure of a right-of-way shall not adversely impact pedestrian traffic; and*

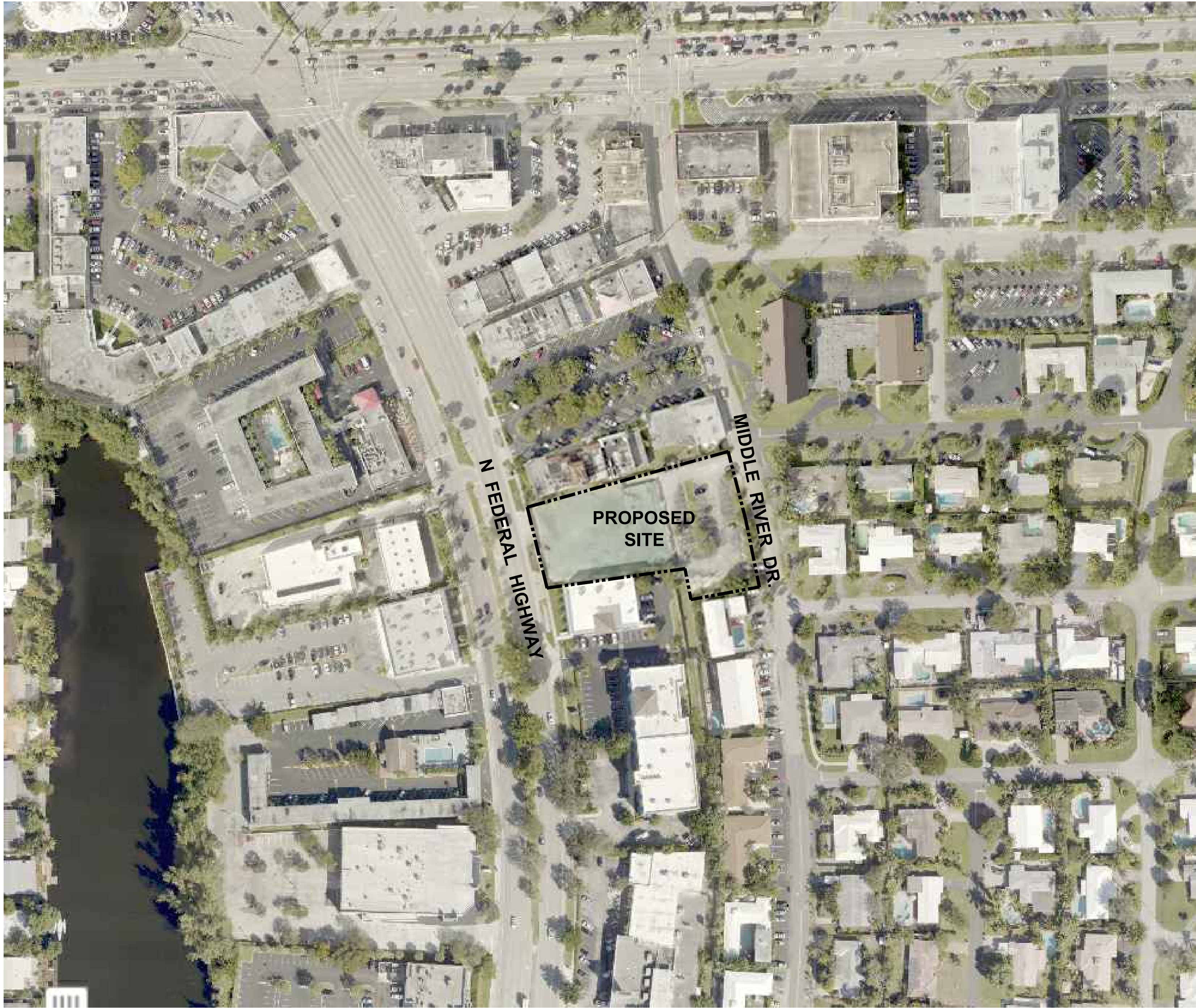
RESPONSE: This alley does not currently serve as a pedestrian access. A new sidewalk is proposed along Middle River Drive as part of this development to enhance pedestrian access and traffic.

- e. *All utilities located within the right-of-way or other public place have been or will be relocated pursuant to a relocation plan; and the owner of the utility facilities has consented to the vacation; or a utilities easement has been retained over the right-of-way area or portion thereof; or an easement in a different location has been provided for the utility facilities by the owner to the satisfaction of the city; or any combination of same and utilities maintenance shall not be disrupted.*

RESPONSE: There are existing public and private utilities in the subject alley. The applicant is proposing to grant a utility easement over the same portion of the alley which will be vacated. The applicant is requesting consent letters from all private utilities and the city.

Section 3: Sec. 47-25.2, Adequacy Requirements

The proposed vacation does not have an adverse impact on public services and facilities as set forth in ULDR Section 47-25.2. Adequacy is more fully addressed for the proposed development in the narrative for the development application having case number: ZR17003, which accompanies this vacation application.



 **SURROUNDING AERIAL VIEW**
SCALE: 1" = 100'-0"



 **SITE AERIAL VIEW**
SCALE: 1" = 30'-0"

Carlos Pizarro, R.A.
AR - 0013079

OWNER: **2980 INVESTMENTS LLC**
6300 NW 1ST AVE, SUITE 100 FORT LAUDERDALE, FL 33334
P: 954.776.1005 EXT 203 WWW.DIVERSIFIEDCOS.COM

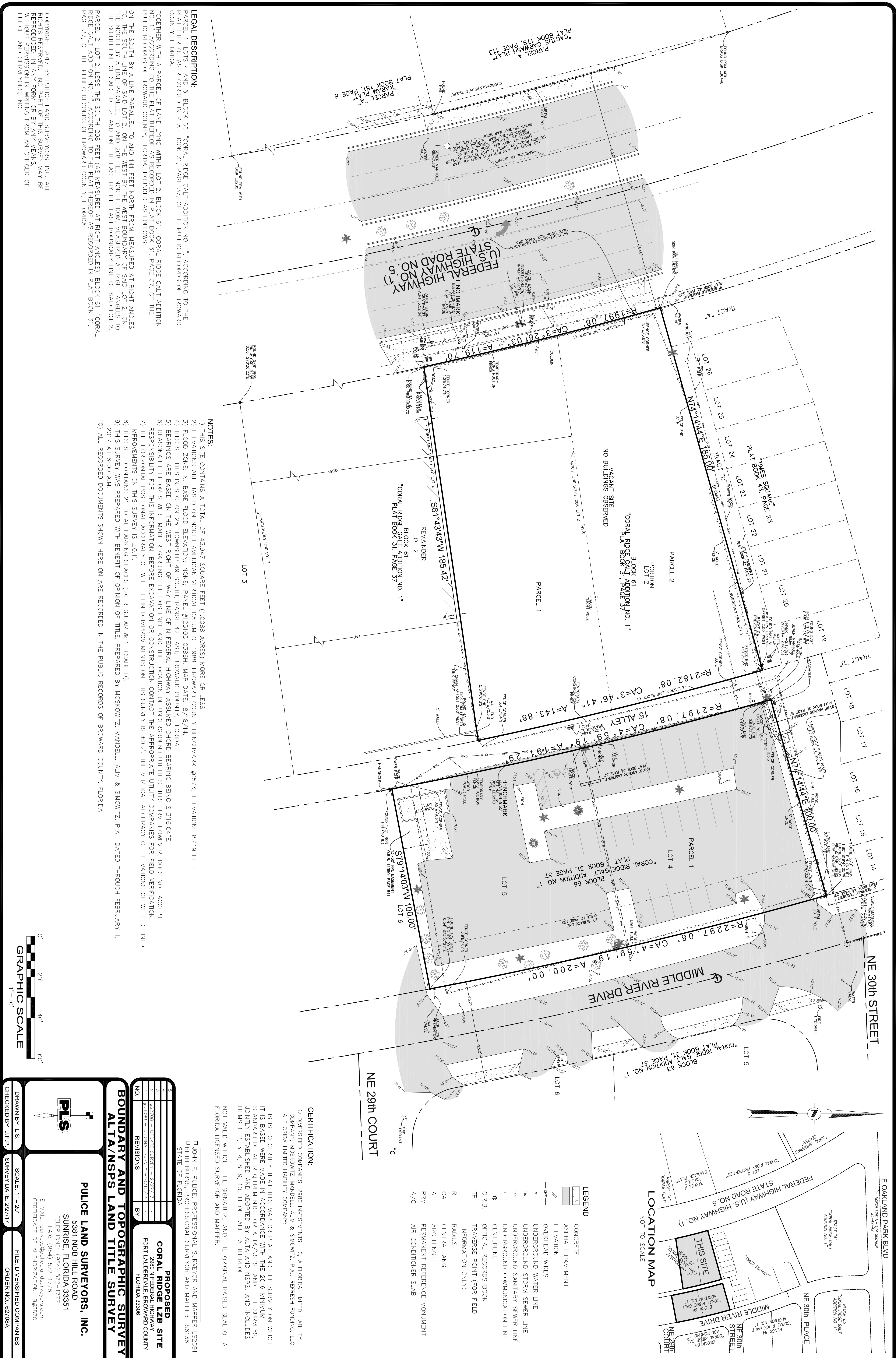
DEVELOPER: **DIVERSIFIED COMPANIES**
6300 NW 1ST AVE, SUITE 100 FORT LAUDERDALE, FL 33334
P: 954.776.1005 EXT 203 WWW.DIVERSIFIEDCOS.COM

PROJECT: **2980 RETAIL /
RESTAURANT BUILDING**
2980-2990 NORTH FEDERAL HWY
FORT LAUDERDALE, FL 33306

Job Number: 16021.01
File name:
Issued Date: 01/17/17
Drawn by: MV/AMV
Checked by: CC / CP

SHEET NAME
AERIAL VIEWS

SHEET NUMBER
A-0.1



"CORAL RIDGE LZB"
AREPLAT OF LOT 2, LESS THE SOUTH 141.00 FEET, BLOCK 61 OF "CORAL RIDGE GALT ADDITION NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
SECTION 25, TOWNSHIP 49 SOUTH, RANGE 42 EAST
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:
LOT 2, LESS THE SOUTH 141 FEET (AS MEASURED AT RIGHT ANGLES), BLOCK 61, "CORAL RIDGE GALT ADDITION NO. 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
SAID LANDS SITUATE LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA CONTAINING 24,382 SQUARE FEET (0.5597 ACRES).

PREPARED BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
OCTOBER, 2014

DEDICATION:
STATE OF FLORIDA S.S.
COUNTY OF BROWARD
KNOW ALL MEN BY THESE PRESENTS: OB REAL ESTATE HOLDINGS 1692 LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "CORAL RIDGE LZB", A REPLAT.
THE ADDITIONAL ALLEY RIGHT-OF-WAY DEDICATION SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

WITNESSES:
OB REAL ESTATE HOLDINGS 1692 LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: _____
PRINT NAME: _____
TITLE: _____
WITNESS: _____
PRINT NAME: _____
TITLE: _____

ACKNOWLEDGMENT:
STATE OF FLORIDA S.S.
COUNTY OF BROWARD
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, _____ OF OB REAL ESTATE HOLDINGS 1692 LLC, A FLORIDA LIMITED COMPANY, TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE AN OATH.

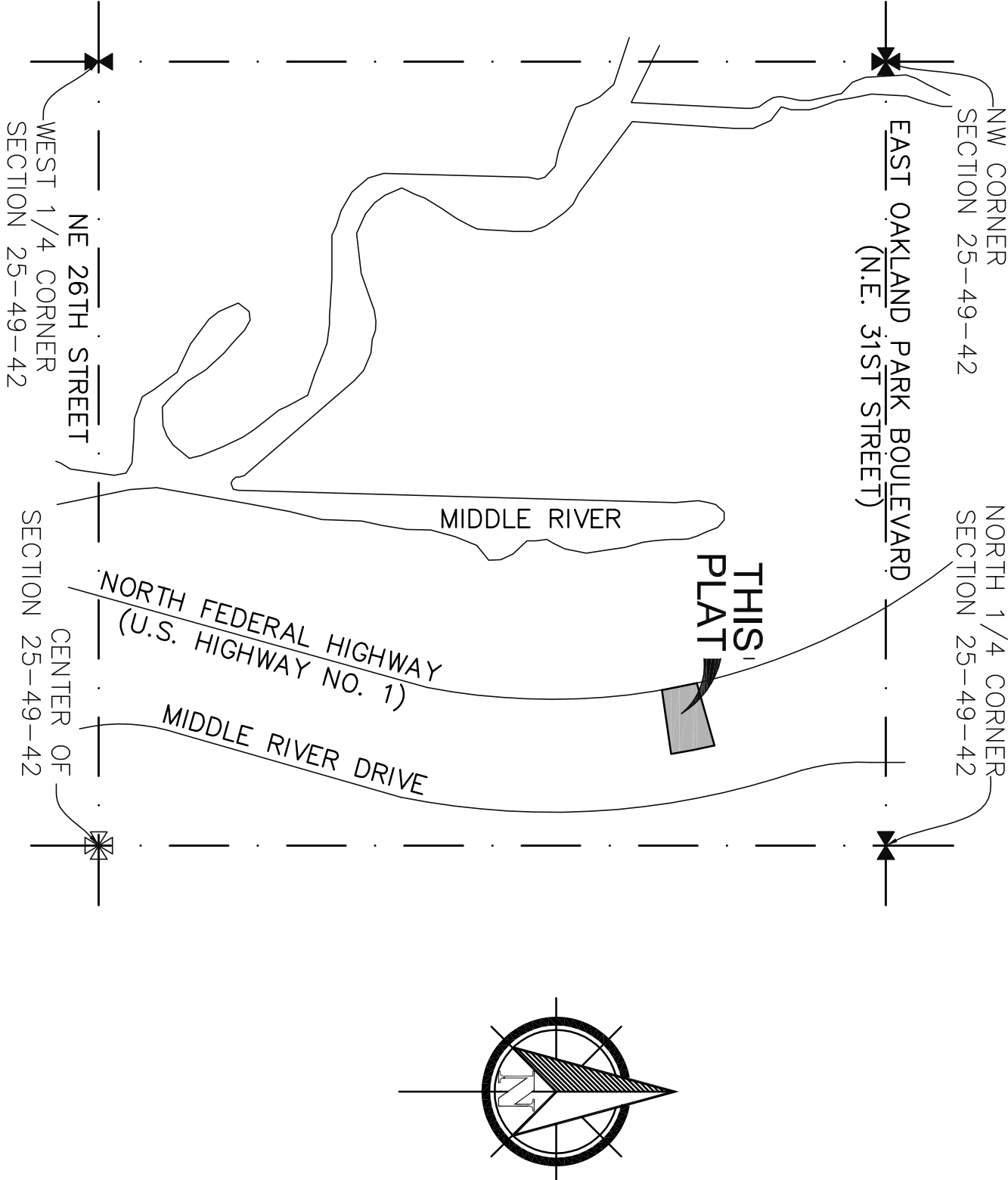
WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 201____
COMMISSION # _____
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: _____
PRINT NAME: _____

MORTGAGEE CONSENT:
STATE OF _____ S.S.
COUNTY OF _____
KNOW ALL MEN BY THESE PRESENTS: THAT MORTGAGE DATED _____, 201____, THE OWNER AND HOLDER OF THAT CERTAIN PAGE _____ OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO AND JOIN IN THE MAKING AND FILING FOR RECORD OF THE ATTACHED "CORAL RIDGE LZB", AND TO THE DEDICATIONS AS SHOWN HEREON.

IN WITNESS: THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS AND THE CORPORATE SEAL AFFIXED THERETO THIS _____ DAY OF _____, A.D. 201____
WITNESS: _____
PRINT NAME: _____
BY: _____
WITNESS: _____
PRINT NAME: _____
TITLE: _____

ACKNOWLEDGMENT OF MORTGAGEE:
STATE OF _____ S.S.
COUNTY OF _____
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME _____ OF _____, TO ME WELL KNOWN TO BE THE THE PERSON DESCRIBED AND DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY, AND WHO SIGNATURE HAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 201____
WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 201____
NOTARY PUBLIC – STATE OF _____
PRINT NAME: _____
MY COMMISSION EXPIRES: _____

OB REAL ESTATE HOLDINGS 1692 LLC A FLORIDA LIMITED LIABILITY COMPANY	DEDICATION ACKNOWLEDGMENT	MORTGAGEE	MORTGAGEE ACKNOWLEDGMENT	PLATTING SURVEYOR	CITY OF FORT LAUDERDALE	COUNTY SURVEYOR	COUNTY ENGINEER



LOCATION MAP
NW 1/4 SECTION 25-49-42
NOT TO SCALE

SURVEYORS CERTIFICATION:
I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE PROFESSIONAL SUPERVISION, THAT THE SUBDIVISION COMPLETES WITHIN THE APPLICABLE PROVISIONS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS WERE SET THIS 22ND DAY OF AUGUST, A.D. 2016, IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

BETH BURNS
PROFESSIONAL SURVEYOR AND MAPPER NO. LSG136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA
CERTIFICATE OF AUTHORIZATION NUMBER LB3870

DATE: _____

CITY COMMISSION:
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, IN AND BY RESOLUTION NO. _____ ADOPTED BY SAID CITY COMMISSION THIS _____ DAY OF _____, A.D. 201____

IN WITNESS WHEREOF, THE SAID CITY COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS _____ DAY OF _____, A.D. 201____
NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF ANY BUILDING OR STRUCTURE IN THE PLAT HEREIN UNTIL THE CITY ENGINEER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONSPIRATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

BY: _____ CITY CLERK DATE _____

CITY PLANNING AND ZONING BOARD:
THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING BOARD APPROVED AND ACCEPTED THIS PLAT FOR RECORD ON THE _____ DAY OF _____, A.D. 201____

BY: _____ CHAIR DATE _____
CITY OF FORT LAUDERDALE

CITY ENGINEER:
I HEREBY APPROVE THIS PLAT FOR RECORD THIS _____ DAY OF _____, A.D. 201____

BY: _____ HARDEEP ANAND
CITY OF FORT LAUDERDALE
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 57380
STATE OF FLORIDA

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D. 201____

BY: _____ DIRECTOR/DESIGNEE _____

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFICWAYS THIS _____ DAY OF _____, A.D. 201____

BY: _____ CHAIRPERSON _____

THIS PLAT COMPLETES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D. 201____

BY: _____ EXECUTIVE DIRECTOR OR DESIGNEE _____

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION:
THIS IS TO CERTIFY THAT THIS PLAT COMPLETES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY ADMINISTRATORS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D. 201____
ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY: _____ DEPUTY _____ BY: _____ MAYOR, COUNTY COMMISSION _____

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION:
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.
ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

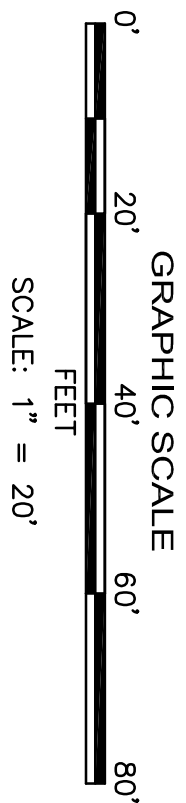
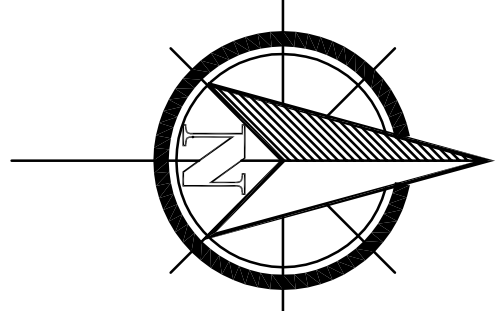
BY: _____ DEPUTY _____

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____ ROBERT P. LEGG, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS4030

BY: _____ RICHARD TORNESE
DIRECTOR OF ENGINEERING
FLORIDA PROFESSIONAL
ENGINEER REGISTRATION NO. 40263
DATE: _____

PLANNING FILE NO. 023-MP-15



SURVEYOR'S NOTES:

- 1) THIS PLAT IS RESTRICTED TO 14,000 SQUARE FEET OF COMMERCIAL USE. NO FREE STANDING OR DRIVE-THRU BANK FACILITIES ARE PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.
- ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1/1, DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

- THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERE TO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

- 2) BEARINGS ARE ASSUMED AND BASED ON A CHORD BEARING OF S14.00°05'57"E BETWEEN THE NE CORNER OF PARCEL A, PLAT BOOK 179, PAGE 113 AND THE SE CORNER OF PARCEL "A", PLAT BOOK 181, PAGE 8, AS REFERENCED BY FOUND MONUMENTATION AS SHOWN HEREON.

- 3) A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY DECEMBER 8, 2020, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME. AND/OR

- B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY DECEMBER 8, 2020, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

- 4) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURETOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES, PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FUNCTIONS AND SERVICES OF A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

LEGEND:

- P.R.M. □ CONCRETE MONUMENTS WITH 2" ALUMINUM DISK STAMPED "P.R.M. LB3870" UNLESS OTHERWISE NOTED)
- P.C.P. • DENOTES PERMANENT CONTROL POINT USING NAIL & 2" BRASS WASHER STAMPED "P.C.P. LB3870" UNLESS OTHERWISE NOTED)
- LB DENOTES LICENSED BUSINESS
- P.B. DENOTES PLAT BOOK
- Pg. DENOTES PAGE
- ⌒ DENOTES CENTERLINE
- /—/— DENOTES NON-VEHICULAR ACCESS LINE
- FDOT DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
- R DENOTES RADIUS
- CA DENOTES CENTRAL ANGLE
- A DENOTES ARC LENGTH
- CB DENOTES CHORD BEARING
- CD DENOTES CHORD DISTANCE
- B.C.R. DENOTES BROWARD COUNTY RECORDS
- ID DENOTES IDENTIFICATION
- ✱ DENOTES QUARTER SECTION CORNER
- ✱ DENOTES SECTION CORNER

AREPLAT OF LOT 2, LESS THE SOUTH 141.00 FEET, BLOCK 61 OF "CORAL RIDGE GALT ADDITION NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

SECTION 25, TOWNSHIP 49 SOUTH, RANGE 42 EAST

CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

PREPARED BY

PULICE LAND SURVEYORS, INC.

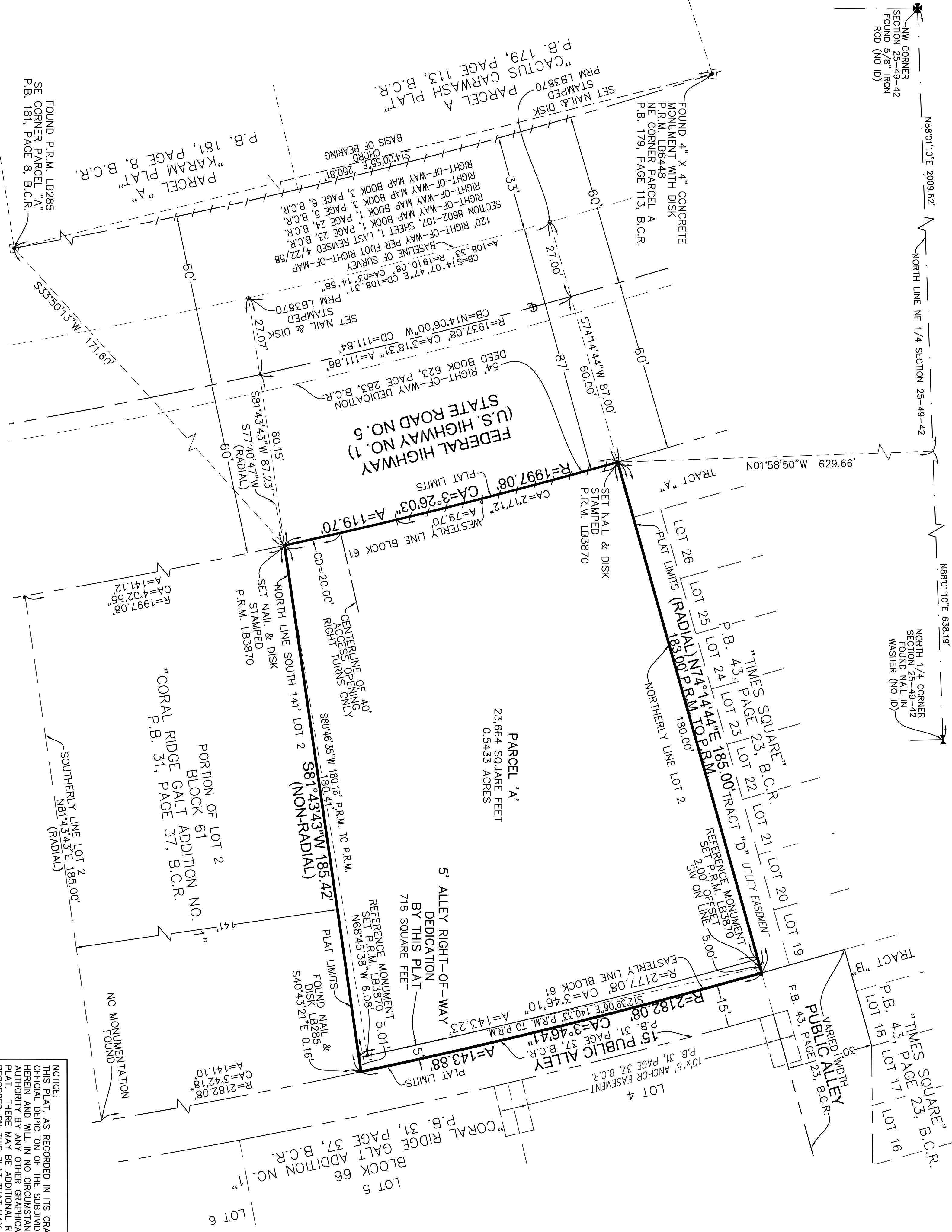
5381 NOB HILL ROAD

SUNRISE, FLORIDA 33351

954-572-1777

FAX NO. 954-572-1778

OCTOBER, 2014



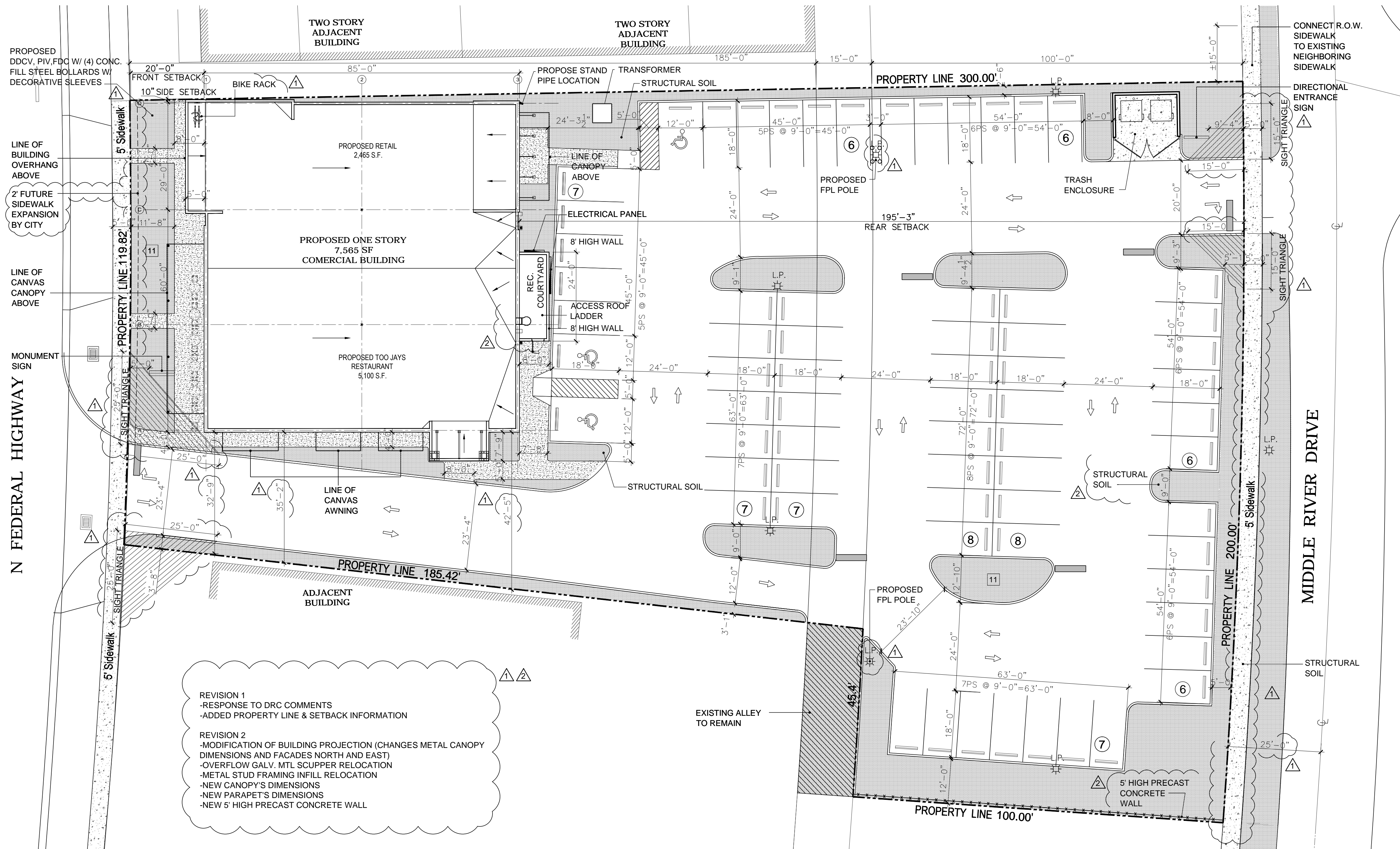
NOTE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHICAL OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLANNING FILE NO. 023-MP-15



LOCATION MAP

SCALE: NTS



PROPOSED SITE PLAN

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

SITE PLAN LEGEND:

	PROPERTY LINE
	EXISTING ALLEY LINE
	BUILDING AREA
	LANDSCAPE AREA
	EXTERIOR CONCRETE SIDEWALK TO BE FINISHED WITH SHERWIN WILLIAMS ARMORSEAL FLOOR COATING (SEE ATTACHED SPECIFICATIONS)
	EXISTING ALLEY TO REMAIN

SITE CRITERIA AND BUILDING DATA:

PROPERTY ADDRESS: 2980-2990 N. FEDERAL HWY. CITY OF FORT LAUDERDALE

PROJECT DESCRIPTION:

THE CONSTRUCTION OF A NEW 1 STORY 7565 S.F. COMMERCIAL BUILDING AT 2980 NORTH FEDERAL HIGHWAY IN FORT LAUDERDALE, FLORIDA. THIS BUILDING WILL CONTAIN 2 TENANTS, A 5,100 S.F. RESTAURANT AND A 2,465 S.F. RETAIL. OPEN AIR PARKING TOTALING 70 PARKING SPACES ARE BEING PROVIDED.

A. LAND USE DESIGNATION:	COMERCIAL AND MEDIUM HIGH 25
B. ZONING DESIGNATION: EXISTING	B-1 BOULEVARD BUSINESS / RMM-25 RESIDENTIAL
ZONING DESIGNATION: PROPOSED	B-1 BOULEVARD BUSINESS / X-P
C. GROSS LOT AREA:	46,140.75 S.F. / 43,560 = 1.059 ACRES
D. WATER / WASTE SERVICE PROVIDER:	CITY OF FORT LAUDERDALE
E. BUSINESS DEVELOPMENT:	COMERCIAL
F. GROSS FLOOR AREA:	RESTAURANT: 5,100 SF (377 SF EXTERIOR AREA) RETAIL: 2,465 SF

G. PARKING DATA:

PARKING REQUIRED PER ITE MANUAL : **68**

PARKING REQUIRED PER ULDR CODE, ART III, SECT. 47-20.2, TABLE 1:
RESTAURANT
1/30 CSA SF (1,519 SF+377 SF) = 63.2 SPACES
1/250 GFA SF (3,581 SF) = 14.32 SPACES
RETAIL
1/250 SF (2,465 SF) = 9.86 SPACES
TOTAL PARKING REQUIRED: 88 SPACES
TOTAL PARKING PROVIDED: **88 SPACES (3 ACCESIBLE)**

H. BUILDING FOOTPRINT/LOT COVERAGE:	7,565 SF
I. FLOOR AREA RATIO (F.A.R.):	7,565 SF / 46,140.75 SF = 0.1639 F.A.R.
J. BUILDING HEIGHT:	24'-0" FROM FINISHED FLOOR TO TOP OF PARAPET.
K. NUMBER OF STORIES:	1
L. SEE NARRATIVE AND ATTACHMENTS FOR ADDITIONAL INFORMATION	N/A
M. DENSITY:	N/A
N. CURRENT USE OF PROPERTY AND INTENSITY:	VACANT LAND
O. NUMBER OF DWELLING UNITS:	N/A
P. LOADING ZONE:	N/A
Q. STRUCTURE LENGTH:	89'-0" X 85'-0"
R. OPEN SPACE:	38,575 SF / 0.88 AC
S. VEHICULAR USE AREA:	29,375.42 SF
T. LANDSCAPE AREA:	LANDSCAPE REQUIRED: 20% VUA = 5,875 SF 30 SF/PARKING SPACE = 2,070 SF TOTAL LANDSCAPE REQUIRED: 7,945 SF LANDSCAPE PROVIDED: 8,085 SF

U. SETBACKS:

	REQUIRED	PROVIDED
SETBACKS:		
FRONT SET BACK	20'-0"	20'-0"
SIDE SET BACK	-	0'-10"
REAR SET BACK	-	195'-3"

GENERAL NOTES:

- G.C. TO PROVIDE ALL UTILITIES CONNECTIONS FROM SOURCE TO BUILDING.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL COUNTY STANDARDS AND SPECIFICATIONS, LATEST EDITIONS.
- LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CHECK THE PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE" AT 1-800-432-4770. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.
- G.C. IS RESPONSIBLE TO CONFIRM ALL REQUIRED SITE TRENCHING NEEDED FOR ALL TRADES (INCLUDING ELECTRICAL, PLUMBING & MECHANICAL) AS PART OF HIS BID. ANY EXCAVATION, DEMOLITION, PATCHING OF CONCRETE OR ASPHALT, FOR ITEMS SUCH AS SITE LIGHTING, DRY WELLS, IRRIGATION OR PLUMBING LINES ARE TO BE INCLUDED.
- G.C. TO TEST IRRIGATION SYSTEM AND REPAIR AND REPLACE ANY DAMAGED PIPE FITTING OR DEVICES AND MAKE FULLY OPERATIONAL.
- G.C. TO COORDINATE ALL SITE AND BLDG. SIGNS WITH SIGN VENDOR.

LEGAL DESCRIPTION:

PARCEL 1: LOTS 4 AND 5, BLOCK 66, CORAL RIDGE GALT ADDITION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (FOLIO No. 494225045130 AND 494225045140)
TOGETHER WITH A PARCEL OF LAND LYING WITHIN LOT 2, BLOCK 61, CORAL RIDGE GALT ADDITION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BOUNDED AS FOLLOWS:
ON THE SOUTH BY A LINE PARALLEL TO AND 141 FEET NORTH FROM, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF MID LOT 2; ON THE WEST BY THE WEST BOUNDARY OF SAID LOT 2; ON THE NORTH BY A LINE PARALLEL TO AND 208 FEET NORTH FROM, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID LOT 2; AND ON THE EAST BY THE EAST BOUNDARY LINE OF SAID LOT 2.
(FOLIO No. 494225045170)
PARCEL 2: LOT 2, LESS THE SOUTH 208 FEET (AS MEASURED AT RIGHT ANGLES), BLOCK 61, CORAL RIDGE GALT ADDITION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (FOLIO No. 494225045460)
2980-2990 NORTH FEDERAL HIGHWAY, FORT LAUDERDALE, FL 33306

Carlos Pizarro, R.A.
AR - 0013079

Revisions:
03/24/2017 DRC COMMENTS
06/23/2017 DRC COMMENTS

OWNER:
2980 INVESTMENTS LLC
6900 NE 1ST AVE, SUITE 100 FORT LAUDERDALE, FL 33304
P. 954.776.1005 EXT 203 WWW.DIVERSIFIEDCOS.COM

DEVELOPER:
DIVERSIFIED COMPANIES
6900 NE 1ST AVE, SUITE 100 FORT LAUDERDALE, FL 33304
P. 954.776.1005 EXT 203 WWW.DIVERSIFIEDCOS.COM

PROJECT:
2980 RETAIL / RESTAURANT BUILDING
2980-2990 NORTH FEDERAL HWY
FORT LAUDERDALE, FL 33306

Job Number: 16021.01
File name:
Issued Date: 01/17/17
Drawn by: AMV
Checked by: CC / CP

SHEET NAME
PROPOSED SITE PLAN

SHEET NUMBER
SP-1.0



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

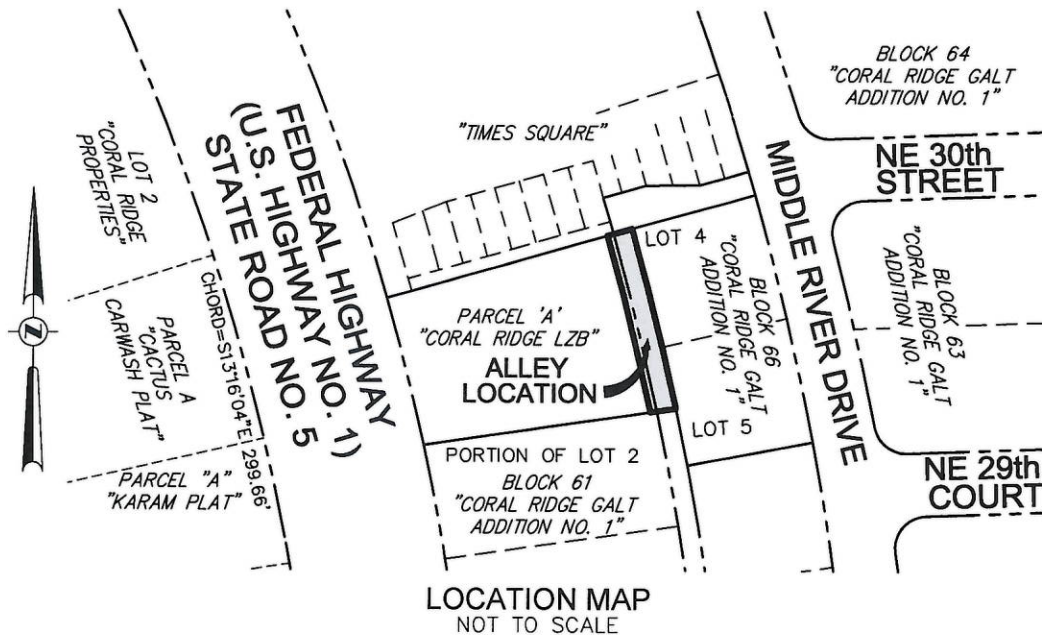
TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION: 20 FOOT WIDE ALLEY VACATION WITH RETAINED UTILITY EASEMENT
THAT PORTION OF THE 15 FOOT WIDE ALLEY LYING ADJACENT TO LOTS 4 AND 5, BLOCK 66, "CORAL RIDGE GALT ADDITION NO. 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE 5.00 FOOT WIDE ALLEY AS SHOWN ON "CORAL RIDGE LZB", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGE 77, OF THE PUBLIC RECORDS OF SAID BROWARD COUNTY, FLORIDA; BOUNDED ON THE NORTH BY THE NORTHERLY LINE OF SAID 5.00 FOOT WIDE ALLEY AND ITS EASTERLY PROJECTION AND THE WESTERLY PROJECTION OF THE NORTHERLY LINE OF SAID LOT 4, BLOCK 66, "CORAL RIDGE GALT ADDITION NO. 1"; AND BOUNDED ON THE SOUTH BY THE SOUTHERLY LINE OF SAID 5.00 FOOT WIDE ALLEY AND ITS EASTERLY PROJECTION TO THE INTERSECTION WITH THE WESTERLY LINE OF SAID BLOCK 66, "CORAL RIDGE GALT ADDITION NO. 1"

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA AND CONTAINING 2,891 SQUARE FEET (0.0664 ACRES), MORE OR LESS.



NOTES:

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF "CORAL RIDGE LZB", PLAT BOOK 183, PAGE 77, BEING N74°14'44"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ALL PLATS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FILE: DIVERSIFIED COMPANIES

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 62708C

DATE: 3/10/17; REV. 4/25/17; 5/30/17; 6/9/17

20' WIDE ALLEY VACATION WITH RETAINED UTILITY EASEMENT

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: CORAL RIDGE LZB

SHEET 1 OF 2

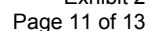
THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

Beth Burns

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 - ☒ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
 - ☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- STATE OF FLORIDA



E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870





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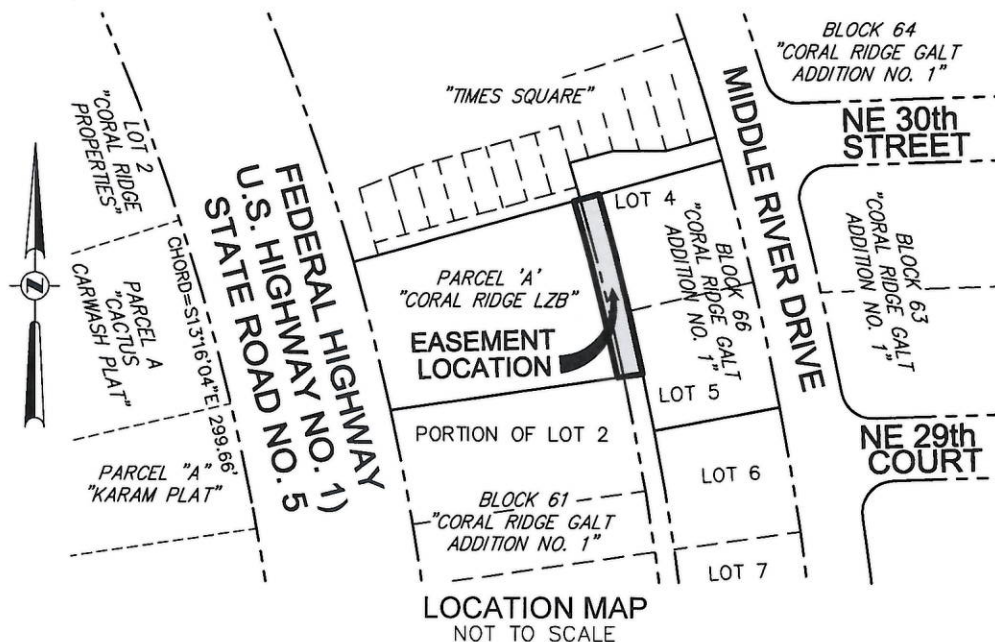


LEGAL DESCRIPTION:

20 FOOT WIDE UTILITY EASEMENT

THAT PORTION OF THE 15 FOOT WIDE ALLEY LYING ADJACENT TO LOTS 4 AND 5, BLOCK 66, "CORAL RIDGE GALT ADDITION NO. 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE 5.00 FOOT WIDE ALLEY AS SHOWN ON "CORAL RIDGE LZB", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGE 77, OF THE PUBLIC RECORDS OF SAID BROWARD COUNTY, FLORIDA; BOUNDED ON THE NORTH BY THE NORTHERLY LINE OF SAID 5.00 FOOT WIDE ALLEY AND ITS EASTERLY PROJECTION AND THE WESTERLY PROJECTION OF THE NORTHERLY LINE OF SAID LOT 4, BLOCK 66, "CORAL RIDGE GALT ADDITION NO. 1"; AND BOUNDED ON THE SOUTH BY THE SOUTHERLY LINE OF SAID 5.00 FOOT WIDE ALLEY AND ITS EASTERLY PROJECTION TO THE INTERSECTION WITH THE WESTERLY LINE OF SAID BLOCK 66, "CORAL RIDGE GALT ADDITION NO. 1"

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA AND CONTAINING 2,891 SQUARE FEET (0.0664 ACRES), MORE OR LESS.



NOTES:

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF "CORAL RIDGE LZB", PLAT BOOK 183, PAGE 77, BEING N74°14'44"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ALL PLATS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FILE: DIVERSIFIED COMPANIES

SCALE: N/A

DRAWN: B.B.

ORDER NO.: 63180

DATE: 5/30/17; 6/9/17


20' WIDE UTILITY EASEMENT

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: CORAL RIDGE LZB

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

- 
- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☒ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
STATE OF FLORIDA

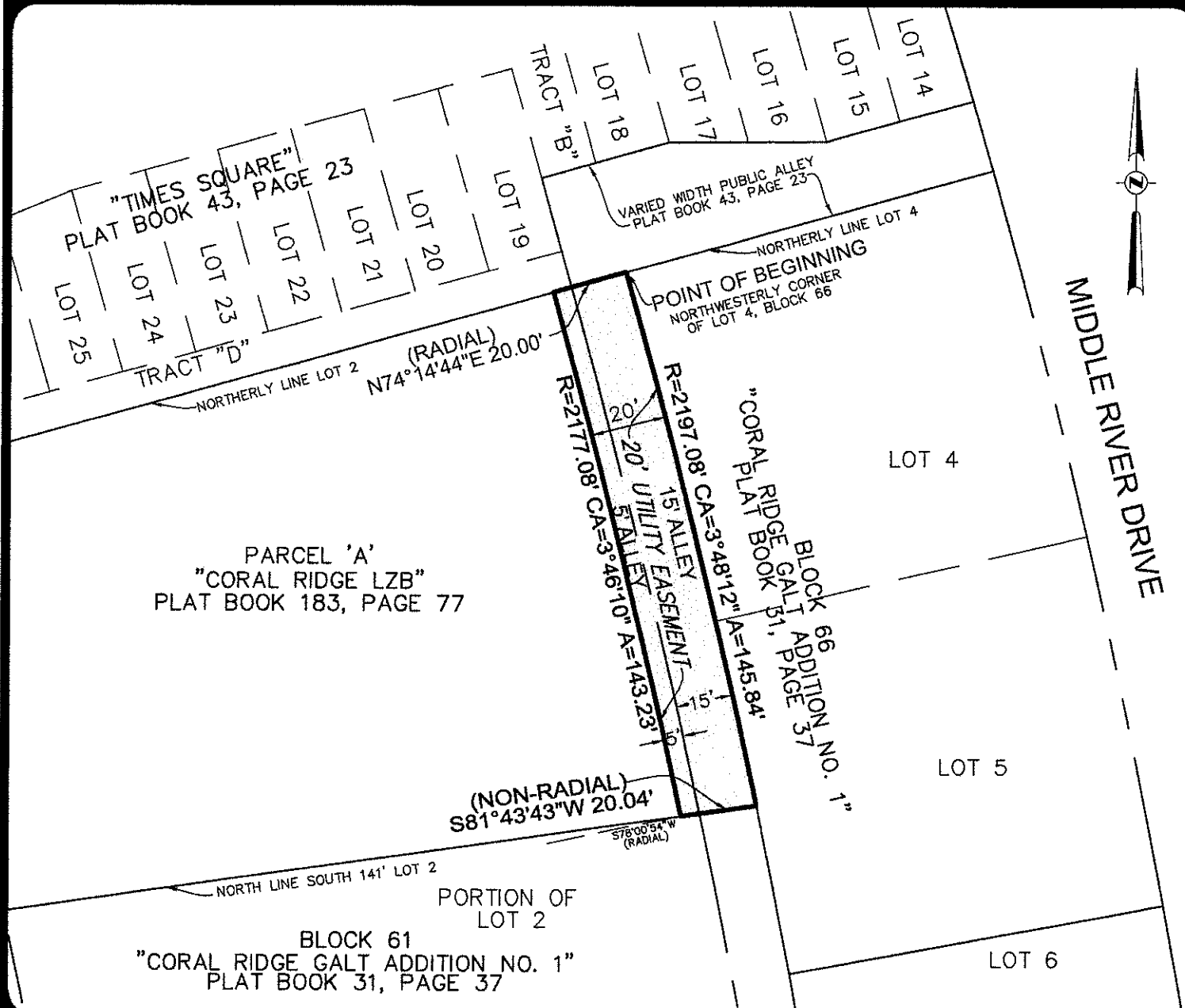


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SUNRISE, FLORIDA 33351

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E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



FILE: DIVERSIFIED COMPANIES

SCALE: 1"=40'

DRAWN: L.S.

ORDER NO.: 63180

DATE: 5/30/17; 6/9/17

20' WIDE UTILITY EASEMENT

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: CORAL RIDGE LZB

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND:

R RADIUS
CA CENTRAL ANGLE
A ARC LENGTH