



DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 06/14/2024

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR), Section 47-24, Development Permits and Procedures, and must be filled out accurately with all applicable sections completed. Only complete the sections indicated for application type with N/A for those items not applicable. Refer to "Specifications for Plan Submittal" by application type for submittal requirements, which can be found on the City's website.

Select the application type and approval level in **SECTION A** and complete the sections specified under each type.

A APPLICATION TYPE AND APPROVAL LEVEL Select the application type from the list below and check the applicable type.			
☒ LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN) ☐ New nonresidential less than 5,000 square feet ☐ Change of use (if same impact or less than existing use) ☐ Plat note or Nonvehicular access line (NVAL) amendment ☐ Administrative site plan ☒ Amendment to site plan* ☐ Affordable Housing per §166.04151 (7) Fla. Stat. (Live Local Act) ☐ Property and right-of-way applications (MOTs, construction staging) ☐ Parking Agreements (separate from site plans) COMPLETE SECTIONS B, C, D, G	☐ LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC) ☐ New Nonresidential 5,000 square feet or greater ☐ Residential 5 units or more ☐ Nonresidential use within 100 feet of residential property ☐ Redevelopment proposals ☐ Change in use (if greater impact than existing use) ☐ Development in Regional Activity Centers (RAC)* ☐ Development in Uptown Project Area* ☐ Regional Activity Center Signage ☐ Affordable Housing (≥10%) COMPLETE SECTIONS B, C, D, E, F	☐ LEVEL III PLANNING AND ZONING BOARD (PZB) ☐ Conditional Use ☐ Parking Reduction ☐ Flex Allocation ☐ Cluster / Zero Lot Line ☐ Modification of Yards* ☐ Waterway Use ☐ Mixed Use Development ☐ Community Residences* ☐ Social Service Residential Facility (SSRF) ☐ Medical Cannabis Dispensing Facility* ☐ Community Business District for uses greater than 10,000 square feet COMPLETE SECTIONS B, C, D, E, F	☐ LEVEL IV CITY COMMISSION (CC) ☐ Land Use Amendment ☐ Rezoning ☐ Plat ☐ Public Purpose Use ☐ Central Beach Development of Significant Impact* ☐ Vacation of Right-of-Way ☐ City Commission Review No PZB Review ☐ Vacation of Easement* COMPLETE SECTIONS B, C, D, E, F
☐ MISCELLANEOUS ☐ Affordable Workforce Housing Tax Reimbursement ☐ Community Residence ☐ Construction Noise Waiver ☐ Design Review Team (DRT) COMPLETE SECTIONS B, C, D, I	☐ EXTENSION OR DEFERRAL ☐ Request to defer after an application is scheduled for public hearing ☐ Request extension to previously approved application (request must be within original approval date timeframe) COMPLETE SECTIONS B, C, H	☐ APPEAL ☐ Appeal decision by approving body and De Novo hearing items COMPLETE SECTIONS B, C, H	☐ PROPERTY AND RIGHT-OF-WAY ☐ Road Closures ☐ Construction Staging Plan ☐ Revocable licenses COMPLETE SECTIONS B, C, H

*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

B APPLICANT INFORMATION If applicant is the business operator, complete the agent column and provide property owner authorization.	
Applicant/Property Owner	ACS Flagler LLC and ACS 817 LLC
Address	820 SE 5th Terrace
City, State, Zip	Fort Lauderdale, FL 33304
Phone	
Email	
Proof of Ownership	
Applicant Signature:	Signature <i>See agent letter</i>
Authorized Agent	Nectaria Chakas, Esq./Lochrie & Chakas, P.A.
Address	699 N. Federal Highway Suite 400
City, State, Zip	Ft. Lauderdale, FL 33304
Phone	954-779-1123
Email	Nchakas@lochrielaw.com
Authorization Letter	Yes
Agent Signature:	Signature <i>Nectaria Chakas</i>

C PARCEL INFORMATION		D LAND USE INFORMATION	
Address/General Location	801 N. Federal Highway	Existing Use	Vacant Commercial
Folio Number(s)	494234061540; 494234061550 494234061590; 494234061580; 494234061600	Land Use	Downtown - RAC
Legal Description (Brief)	Lots 25 through 32, Block 252, "Progreso" PB 2, Page 18	Zoning District	RAC-UV
City Commission District	2	Proposed	Applications requesting land use amendments and rezonings.
Civic Association	Flagler Village	Proposed Land Use	no change
		Proposed Zoning District	no change



Project Name	Shader Retail Addition				
Project Description <i>(Describe in detail)</i>	1,824 sf addition to existing 2,944 sf building for a total of 4,767 sf				
Estimated Project Cost	\$ unknown at this time <i>(Estimated total project cost including land costs for all new development applications only)</i>				
Waterway Use	No				
Flex Units	Redevelopment Units		Traffic Study Required		
Flex Acreage			Parking Reduction		
Residential Uses			Public Participation		
Single Family			Non-Residential Uses		
Townhouses			Commercial		
Multifamily			Restaurant		
Cluster/Zero Lot Line			Office		
Other			Industrial		
Total <i>(swelling units)</i>			Other		
Residential Unit Mix	Efficiency / Studio	1- Bedroom	Total <i>(square feet)</i>	4,768 sf (existing and proposed addition)	
Affordable Housing Units		% of AMI	2-Bedroom	3-Bedroom or More	
Affordable Unit Mix	Efficiency / Studio	1- Bedroom	2-Bedroom	3-Bedroom or More	

	Required Per ULDR	Proposed
Lot Size <i>(Square feet/ acres)</i>	None	13,900 sf
Lot Density <i>(Units/ acres)</i>	None	N/A
Lot Width	None	69.5'
Building Height <i>(Feet)</i>	30 stories	14' existing; 16'-9" proposed addition
Structure Length	300 feet	0
Floor Area Ratio <i>(F.A.R.)</i>	None	0.3
Lot Coverage	None	21.18%
Open Space	None	-
Landscape Area	None	-
Parking Spaces	13	13
SETBACKS <i>(Indicate direction N, S, E, W)</i>	Required Per ULDR	Proposed
Front E	10'	0' existing; 10' to addition
Side N	None	76'-8"
Corner / Side S	35' from CL	27.5' to existing (legal nonconforming)
Rear W	35' from CL	27.5' to existing (legal nonconforming); 38' to proposed addition

For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.

Tower Stepback	Required Per ULDR	Proposed	Deviation
Front / Primary Street 	15' on portion over 7 floors	N/A No tower is proposed	No
Sides / Secondary Street 	15' on portion over 7 floors	N/A No tower is proposed	No
Building Height	30 stories Max	1 story	No
Streetwall Length	300' max	111'-8" max	No
Podium Height	7 stories max	1 story	No
Tower Separation	30' from PL	N/A No tower is proposed.	No
Tower Floorplate (square feet)	Nonresidential: 32,000 sf max	N/A no tower is proposed	No
Residential Unit Size (minimum)	N/A this is a commercial project	N/A No residential uses are proposed	No

Provide approved and proposed amendments for project. Circle yes or no where indicated

Project Name	Provide approved and proposed amendments for project. State yes/no where indicated.		
Proposed Amendment Description (Describe in detail)	Original Approval	Proposed Amendment	Amended
Residential Uses (dwelling units)			
Non-Residential Uses (square feet)			
Lot Size (square feet/acre)			
Lot Density (Units/acre)			
Lot Width			
Building Height (Feet)			
Structure Length			
Floor Area Ratio (F.A.R.)			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
Tower Stepback			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			
Does this amendment require a revised water sewer capacity letter?			

**H EXTENSION, DEFERRAL, APPEAL INFORMATION** *Provide information for specific request. Circle approving body and yes or no.*

Project Name		
Request Description		
EXTENSION REQUEST	DEFERRAL REQUEST	APPEAL REQUEST / DE NOVO HEARING
Approving Body	Approving Body	Approving Body
Original Approval Date	Scheduled Meeting Date	30 Days from Meeting (Provide Date)
Expiration Date (Permit Submittal Deadline)	Requested Deferral Date	60 Days from Meeting (Provide Date)
Expiration Date (Permit Issuance Deadline)	Previous Deferrals Granted	Appeal Request
Requested Extension (No more than 24 months)	Justification Letter Provided	Indicate Approving Body Appealing
Code Enforcement (Applicant Obtain by Code Compliance Division)	*Note: Deferral requests are subject to a fee per deferral. See Fee Schedule for amount.	De Novo Hearing Due to City Commission Call-Up

I MISCELLANEOUS *Provide information on the specific request.*

Project Name		
Request Description		
AFFORDABLE HOUSING TAX REIMBURSEMENT*	COMMUNITY RESIDENCE	NOISE WAIVER*
As Is Value \$	Residence Type	DRC Case Number
Date	Certification	Request Start Date
Completion Value \$	Length of Stay	Request End Date
Date	Number of Residents	Construction Start Time
Stabilized Value \$	Number of Live-in Staff	Construction End Time
Date	Habitable Rooms	Sunday Construction Times
Acquisition Value \$	Gross Floor Area	Noise Mitigation Plan
Date	DEVELOPMENT REVIEW TEAM (DRT)* Complete Section F	Date of Plan
		Previous Extension Resolution No. (If applicable)

*Application is subject to specific fees based on hourly rate with minimum amount of: DRT \$477, Affordable Housing Tax Reimbursement \$2,500, Noise Waiver \$954

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

- ☒ **Preliminary Development Meeting** completed on the following date: March 4, 2025
- ☒ **Development Application Form** completed with the applicable information including signatures.
- ☒ **Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- ☐ **Address Verification Form** that includes all parcels within the proposed development. N/A This is an addition to an existing building
- ☒ **Project and Unified Land Development Code Narratives** project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- ☒ **Electronic Files, File Naming, and Documents** consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.
- ☐ **Traffic Study or Statement** submittal of a traffic study or traffic statement.
- ☒ **Stormwater Calculations** signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.
- ☐ **Water and Wastewater Capacity Request** copy of email to Public Works requesting the capacity letter.

OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS: Submittals must be conducted through [LauderBuild](#). No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the requirements at [LauderBuild Plan Room](#).

- **Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delay in processing.
- **File Naming Convention** file names must adhere to the City's [File Naming Convention](#).
- **Reduce File Size** plan sets and other large files must be merged or flattened to reduce file size.
- **Plan Sets** plan sets like site plans, plats, etc. must be submitted as a single pdf file. Staff will instruct when otherwise.
- **Document Categories** choose the correct document category when uploading.

January 8, 2026

**SHADER RETAIL ADDITION
UDP – A25019
(DRT Case No. TBD)**

801 N. Federal Highway

1. General information. ACS Flagler LLC and ACS 817 LLC (collectively, “Owner”) is the fee simple owner of the property generally located at 801 North Federal Highway (the “Property”). Owner is seeking to improve the facades of the property and to construct an addition of 1,824 SF to the existing 2,944 SF commercial building. The resulting square footage with the addition will be 4,768 sf.

2. Land use and zoning. The Property is located in the Downtown Regional Activity Center (“RAC”) and is zoned RAC-UV. The Property is located in the “Near Downtown” character area

3. Parking. The Property has legal nonconforming parking. Additional parking will be provided for the proposed addition. A 10% multimodal parking reduction has also been applied per meeting with Benjamin Restrepo. Below is a breakdown of the parking.

<u>USE</u>	<u>SF</u>	<u>Required Parking</u>	<u>NOTES</u>
Existing Retail	2,944 sf	7 spaces	(Legal Nonconforming)
Proposed Addition	1,824 sf	7 spaces	(per code 1 space/250)
-10% multimodal reduction		-1 spaces	
TOTAL REQUIRED		13 spaces	
TOTAL PROVIDED		13 spaces	11 on site plus 2 parallel parking on street

4. Downtown Master Plan. The proposed addition is subject to the requirements of the Downtown Master Plan Design Guidelines. The applicant has provided a separate chart showing the various requirements and how the proposed addition meets the requirements. Based on this, the proposed addition complies with the dimensional requirements, however, due to the site constraints emanating from the existing building, the project is proposing to deviate from the following streetscape and storefront requirements:

<u>Guideline</u>	<u>Provided</u>	<u>Justification</u>
S6 Encourage location of primary row of trees between sidewalk and street.	Deviation requested. No shade trees are proposed between sidewalk and street.	Due to the existing site nonconformities, trees cannot be placed between the sidewalk and street. Please refer to the landscape plan and site plan.
S8 Minimum horizontal clearance (from building face) for trees: Palms 6 feet; Shade trees 12 feet	Deviation requested. Due to the narrow width of the site, the proposed horizontal clearance for trees from the face of the building is 7'-10" along east side of bldg. and 8'-6" from the building face on the west side.	Medium size shade trees are proposed along Federal Highway and NE 5 th Terrace. The trees have been selected to ensure long-term compatibility with site infrastructure. Along Federal Highway, medium trees are best suited for limited root spaces and proximity to existing structures to prevent future

<u>Guideline</u>	<u>Provided</u>	<u>Justification</u>
		hardscape damage. For the NE 5 th Terrace frontage, the selection follows FPL's Right Tree Right Place guidelines.
SF4 Encourage 15 foot minimum floor to floor height and encourage interior ground floor flush with adjacent public sidewalk.	(1) 15' floor to floor height: Complies. Minimum floor to floor height is over 15' (2) Flush with adjacent sidewalk - Ground floor is has been slightly raised to comply with city floor requirement. Floor is only +/-18" above existing sidewalk.	Due to FEMA and building code requirements, the finished floor needs to be elevated. Therefore, it is not possible to have the building flush with the sidewalk.
SF6 Encourage pedestrian shading devices of various types (min 5 foot depth).	Due to insufficient space between building and sidewalk, the applicant is proposing canopies which are more shallow.	Due to insufficient space between building and existing sidewalk, the applicant is proposing canopies which are more shallow.

SITE AND BUILDING IMPROVEMENTS FOR: SHADER RETAIL

801 N FEDERAL HIGHWAY. FORT LAUDERDALE, FL 33334.



E6 DRAWING INDEX

STRUCTURAL ENGINEER
UNISON STRUCTURAL DESIGN
7522 WILES RD, SUITE B204, CORAL SPRINGS, FL, 33067
PH.: (954) 323-3746
CONTACT: KERVIN VENTURA, P.E.

CIVIL ENGINEER
BOTER THURLOW ENGINEERING
3409 N.W. 9TH AVE, SUITE 1102
FORT LAUDERDALE, FLORIDA 33309
PH.: (954) 568-0888
CONTACT: STEPHEN F. BOTER

MEP ENGINEERS
LOUCKS ENGINEERS
321 E COMMERCIAL BLVD
FORT LAUDERDALE, FLORIDA 33334
PH.: (954) 936-1851
CONTACT: BOB LOUCKS / KELLIE WILLOVER

LANDSCAPE ARCHITECT
BARRANCO-RLA, INC.
1915 SE 4TH AVE.
FORT LAUDERDALE, FL 33316
PH.: (954) 224-0432
CONTACT: NATALIA BARRANCO

LIGHTING CONSULTANT
GENESIS LIGHTING
14101 NW 6TH STREET,
SUNRISE, FL, 33325
PH.: (954) 306-3931
CONTACT: RYAN MCCARTHY

D6 CONSULTANTS

PROGRESSO 2-I & D LOTS 25, 26 LESS STATE ROAD BLK 252.

C6 LEGAL DESCRIPTION

PROPOSED SITE AND BUILDING IMPROVEMENTS FOR AN EXISTING NON-CONFORMING FREESTANDING SINGLE STORY RETAIL SHELL BUILDING. THE INTERIOR OF THE BUILDING WILL BE DESIGNED AS AN EMPTY COLD DARK SHELL. THE EXISTING BUILDING S.F. COMBINED WITH THE BUILDING ADDITION IS LESS THAN 4,800 S.F. OF COMMERCIAL SPACE. THE EXISTING NON-CONFORMING PARKING LOT WILL ALSO BE IMPROVED TO MAKE IT MORE CONFORMING TO THE ULDR.

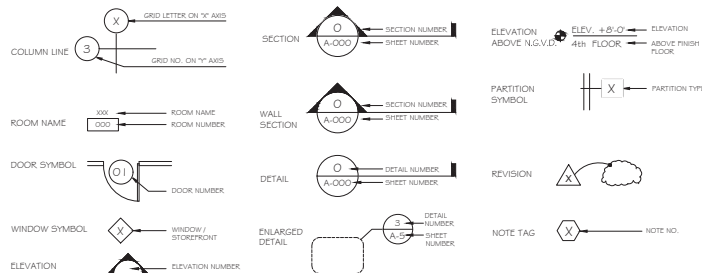
B6 SCOPE OF WORK



A6 LOCATION MAP

ABV	ABOVE	BRK	BRICK	DP	DAMP PROOFING	FIN	FINISH	HGHT	HEIGHT	MAX	MAXIMUM	PL	PLATE	STRD	STANDARD
ACOUS	ACOUSTICAL	CAB	CABINET	DR	DOOR	FL	FLOOR	HM	HOLLOW METAL	MECH	MECHANICAL	PBLG	PLUMBING	TOC	TOP OF CONCRETE
AD	AREA DRAIN	CJ	CONTROL JOINT	DTL	DETAIL	FLASH	FLASHING	HOR	HORIZONTAL	MFR	MANUFACTURER	PLAS	PLASTER	T # G	TONGUE & GROOVE
ADJ	ADJACENT/ADJUSTABLE	CLG	CEILING	DWGS	DRAWING (S)	FLR	FLOOR	HP	HIGH POINT	MIN	MINIMUM	PROJ	PROJECT	TEMP	TEMPERED
AF	ABOVE FINISH FLOOR	C	CENTERLINE	DW	DRYWALL	FT	FOOT, FEET	HVAC	HEATING, VENTILATING & AIR CONDITIONING	MISC	MISCELLANEOUS	PLYWD	PLYWOOD	TERR	TERRAZZO
AGGR	AGGREGATE	CLR	CLEAR	EA	EACH	RUR	FURRING	ID	INSIDE DIAMETER	MO	MASONRY OPENING	PVM	PAVEMENT	TJ	TOP OF JOIST
ALUM	ALUMINUM	CLR OP	CLEAR OPENING	EJ	EXPANSION JOINT	GA	GAUGE	IN	INCH	MR	MOISTURE RESISTANT	PT	POINT	TOW	TOP OF WALL
ANCH	ANCHOR	CMU	CONCRETE MASONRY UNIT	ELECT	ELECTRICAL	GALV	GALVANIZED	INSUL	INSULATION	MTL	METAL	P.T.	PRESSURE TREATED	TYP	TYPICAL
ANOD	ANODIZED	CP	CEMENT PLASTER	ELV / EL	ELEVATION	GC	GENERAL CONTRACTOR	INT	INTERIOR	MULL	MULLION	QT	QUARRY TILE	UN	UNLESS OTHERWISE NOTED
APPROX	APPROXIMATELY	COL	COLUMN	EQ	EQUAL	GL	GLASS	JC	JANITOR'S CLOSET	NIC	NOT IN CONTRACT	REF	REFERENCE/REFRIGERATOR	VIF	VERIFY IN FIELD
ARCH	ARCHITECTURAL	CONC	CONCRETE	EQUIP	EQUIPMENT	GWB	GYPSON WALL BOARD	JST	JOIST	NO	NUMBER	REIN	REINFORCED	W	WITH
AS	ACOUSTICAL SEALANT	CONST	CONSTRUCTION	EXP	EXPOSED	GYP	GYPSON	JT	JOINT	NOM	NOMINAL	RES	RESILIENT	WD	WOOD
ASHP	ASPHALT	CONT	CONTINUOUS	EXPAN	EXPANSION	GYP BD	GYPSON BOARD	KIT	KITCHEN	NTS	NOT TO SCALE	RO	ROUGH OPENING	WDW	WINDOW
AT	ACOUSTICAL TILE	CONTR	CONTRACTOR	EXIST	EXISTING	HANDIC	HANDICAP	KO	KNOCK OUT	OC	ON CENTER	SAN	SANITARY	WTR	WATER HEATER
BT	BOTTOM OF	CPT	CARPET	FE	FIRE EXTINGUISHER	MB	HOSE BIB	LAM	LAMINATE	OD	OUTSIDE DIAMETER	SHT	SHEET	WDO	WITHOUT
BD	BOARD	CT	CERAMIC TILE	FEC	FIRE EXTINGUISHER CABINET	HC	HOLLOW CORE	LP	LOW POINT	OPNG	OPENING	SHTG	SHEATHING	WSCOT	WAINSCOT
BTUM	BITUMINOUS	DIAM	DIAMETER	FD	FLOOR DRAIN	HD	HAND	LT	LIGHT	OPP	OPPOSITE	SIM	SIMILAR		
BLDG	BUILDING	DIM	DIMENSION	FF	FINISH FLOOR	HDW	HARDWARE	LVR	LOUVER	PATN	PARTITION	SPEC	SPECIFICATION		
BM	BEAM	D.O.S.	DOOR OPENING SIZE	FHC	FIRE HOSE CABINET	HDWD	HARDWOOD	MACH	MACHINE	PFS	PREFOLDED FILLER	SS	STAINLESS STEEL		

A1 ABBREVIATIONS & SYMBOLS



COVER SHEET

SITE PLAN APPROVAL

G-001

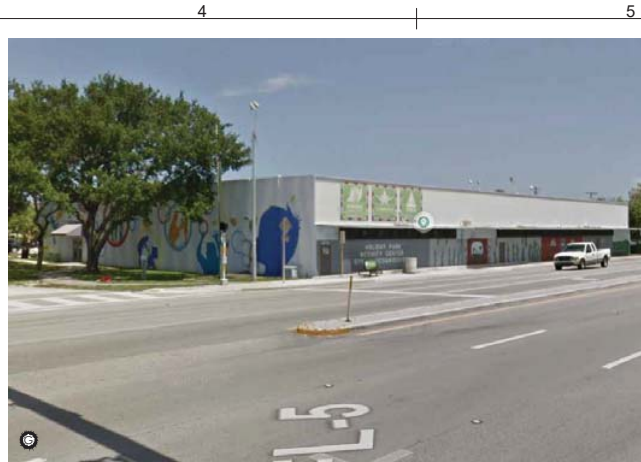
THE ARCHITECT HEREBY EXPRESSLY RESERVES THE COPYRIGHT AND PROPERTY RIGHTS IN THESE PLANS, DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT. NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.



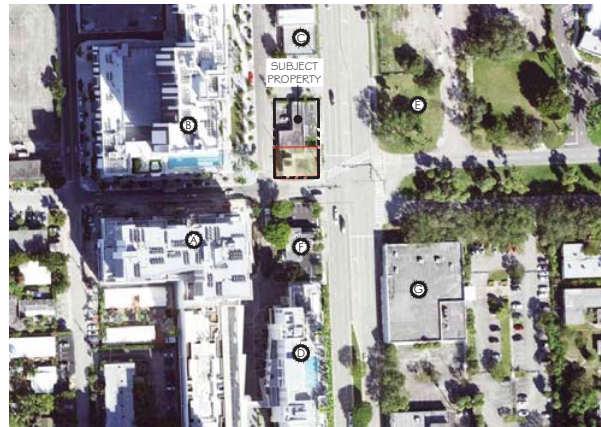
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A1 EXIST. PROPERTY VIEWS



A4 ADJACENT PROPERTIES



BUILDING AND SITE IMPROVEMENTS FOR:
SHADER RETAIL

801 N FEDERAL HWY, FORT LAUDERDALE, FL 33304
barranco gonzalez • architecture • planning • interior design
fort lauderdale, fl 33316 phone: (954) 961-7675 fax: (954) 961-7685 mail@bgonline.com

1915 southeast 4th avenue
fort lauderdale, fl 33316
consultant

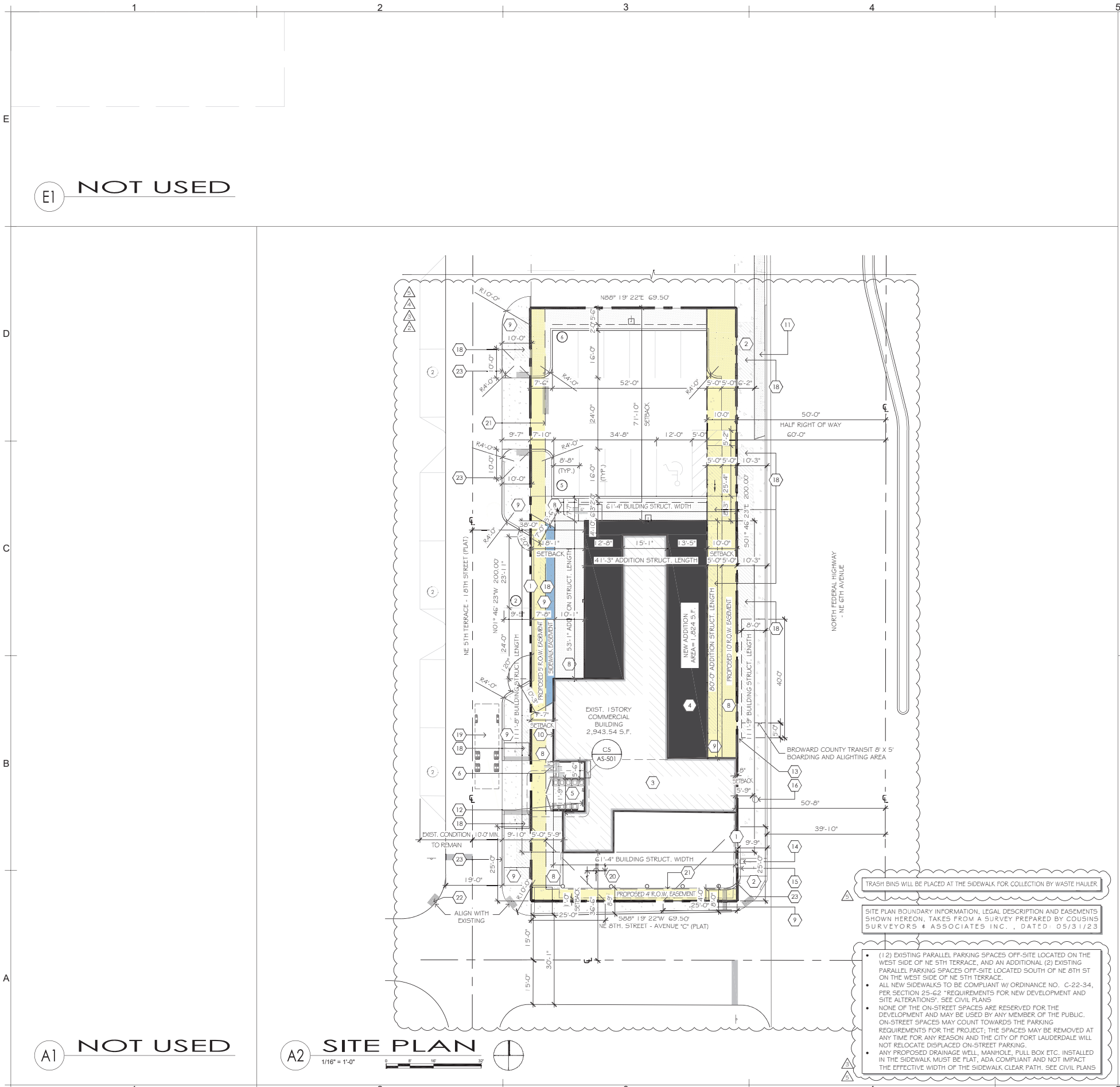
DESIGNED	DRAWN	CHECKED
JPB	YB	JPB
DATE:	DATE:	DATE:
05/29/24	05/29/24	05/29/24

REVISIONS

EXISTING PROP. VIEWS
ADJACENT PROPERTIES
VIEWS

SITE PLAN APPROVAL

G-003



PROJECT DATA		
LAND USE DESIGNATION	DOWNTOWN REG. ACTIVITY CENTER	
ZONING	RAC-UV	
SITE AREA	13,900.00 SQ. FT. (100%)	
IMPERVIOUS AREA		
	PROPOSED	EXISTING
BUILDING COVERAGE	4,737 SQ. FT. (35.20%)	1,944 SQ. FT. (21.18%)
PARKING, DRIVEWAYS & ROADWAY (TOTAL VEHICULAR USE AREA)	5,852 SQ. FT. (42.10%)	10,005 SQ. FT. (71.98%)
TOTAL IMPERVIOUS AREA	10,589 SQ. FT. (77.30%)	12,949 SQ. FT. (93.16%)
PERVIOUS AREA		
LANDSCAPE AREA	3,156 S.F. (22.70%)	951 SQ. FT. (6.84%)
TOTAL PERVIOUS AREA	3,156 S.F. (22.70%)	951 SQ. FT. (6.84%)
BUILDING INFORMATION		
EXISTING BUILDING GROSS AREA	2,944 SQ. FT.	
PROPOSED ADDITION BUILD. GROSS AREA	1,824 SQ. FT.	
TOTAL BUILDING GROSS AREA	4,768 SQ. FT.	
FLOOR GROSS AREA (THE FLOOR GROSS AREA CALCULATION WAS BASED ON CHAPTER 8, SECTION 808.3.4.(d).1 MEASURING THE FLOOR AREA INSIDE THE EXTERIOR WALLS EXCLUDING ELEVATORS, STAIR WELLS, COMMON CORRIDORS, TRASH ROOMS, COMMON LOBBIES, COMMON RESTROOMS, METER ROOMS, ANCILLARY POWER EQUIP. ROOMS.)		
BUILDING HEIGHT	ALLOWED 30 STORIES	PROVIDED 14'-0" (EXISTING) 16'-9" (PROVIDED)
FLOOR AREA RATIO (FAR)		
4,737.2 SQ. FT. / 13,900 SQ. FT. =	34.10%	
PARKING DATA		
THE PARKING IS CALCULATED BASED ON THE GROSS FLOOR AREA AS DEFINED ON THE FORT LAUDERDALES ULD		
PROPOSED USE		
EXISTING RETAIL	2,944 SQ. FT. = 7 (GRANDFATHERED)	
NEW RETAIL ADDITION (1/250 SQ. FT.)	1,824 SQ. FT. / 250 = 7.296 SPACES	
PARKING BREAKDOWN		
PARKING SPACES	REQUIRED PARKING 14.296	PROVIDED PARKING 11 (+2 ON-STREET)
10% MULTIMODAL REDUCTION	-1.42 = 12.9 (13)	13 P.S. (2 NEW ON-STREET, 11 ON-SITE)**
BUILDING SETBACKS		
	REQUIRED	PROVIDED
FRONT (EAST - FEDERAL HWY.)	10'-0"	2' (TO EXIST.); 10'-0" (TO ADDITION)
REAR (WEST - 5TH TER.)	35'-0" FROM ROW C.L.	27'-5" (TO EXIST.); 36'-8" (TO ADDITION)
SIDE (NORTH - INTERIOR SIDE)	0'-0"	70'-0" (TO EXIST.); 71'-10" (TO ADDITION)
SIDE (SOUTH - NE 8TH ST.)	35'-0" FROM ROW C.L.	36'-6" (TO EXIST.)
** - (1) HANDICAP PARKING SPACE REQUIRED.		

B5 SITE DATA

- 1 PROPERTY LINE (TYP.)
- 2 EXISTING SIDEWALK TO REMAIN.
- 3 EXISTING BUILDING TO REMAIN.
- 4 NEW BUILDING ADDITION. SEE FLOOR PLAN.
- 5 PROPOSED DUMPSTER ENCLOSURE. SEE SHEET AS-501
- 6 EXISTING ELECTRICAL PANEL TO BE RELOCATED.
- 7 EXISTING LANDSCAPE TO BE REMOVED.
- 8 NEW LANDSCAPE. SEE LANDSCAPE PLANS.
- 9 NEW SIDEWALK. SEE CIVIL PLANS.
- 10 SUGGESTED AREA TO RELOCATE ELECTRICAL PANELS. SEE ELECTRICAL PLANS.
- 11 EXISTING LANDSCAPE TO REMAIN.
- 12 ROOF ACCESS. SEE SHEET A-502.
- 13 EXISTING BUS STOP SIGN TO REMAIN.
- 14 EXISTING CONCRETE LIGHT POLE TO REMAIN.
- 15 EXISTING CROSS WALK SIGNAL TO REMAIN.
- 16 EXISTING TRAFFIC LIGHT POLE TO REMAIN.
- 17 SIDEWALK EXTENSION FOR PEDESTRIAN USE.
- 18 STRUCTURAL SOIL OR EQUAL. REFER TO LANDSCAPE PLANS.
- 19 DENOTES SOLID WASTE SERVICE TRUCK PICK UP AREA.
- 20 BIKE RACK. SEE DETAIL EG/AS-501.
- 21 DENOTES EDGE OF PROPOSED EASEMENT.
- 22 EXISTING DETECTABLE WARNING.
- 23 SIGHT TRIANGLE. NO NEW IMPROVEMENTS, PARKING STALLS AND LANDSCAPING GREATER THAN 30" WILL BE PERMITTED WITHIN SIGHT TRIANGLE. SEE PLAN FOR DIMS. AND LANDSCAPE PLANS

A5 SITE PLAN KEY NOTES

BUILDING AND SITE IMPROVEMENTS FOR:
SHADER RETAIL

801 N FEDERAL HWY, FORT LAUDERDALE, FL 33304
barranco gonzalez • architecture • planning • interior design
fort lauderdale, fl 33316 phone: (954) 961-7675 fax: (954) 961-7685 mail@bgararchitecture.com

1915 southeast 4th avenue consultant

DESIGNED: JPB
DRAWN: YB
CHECKED: JPB
DATE: 05/29/24
COMM: 220713

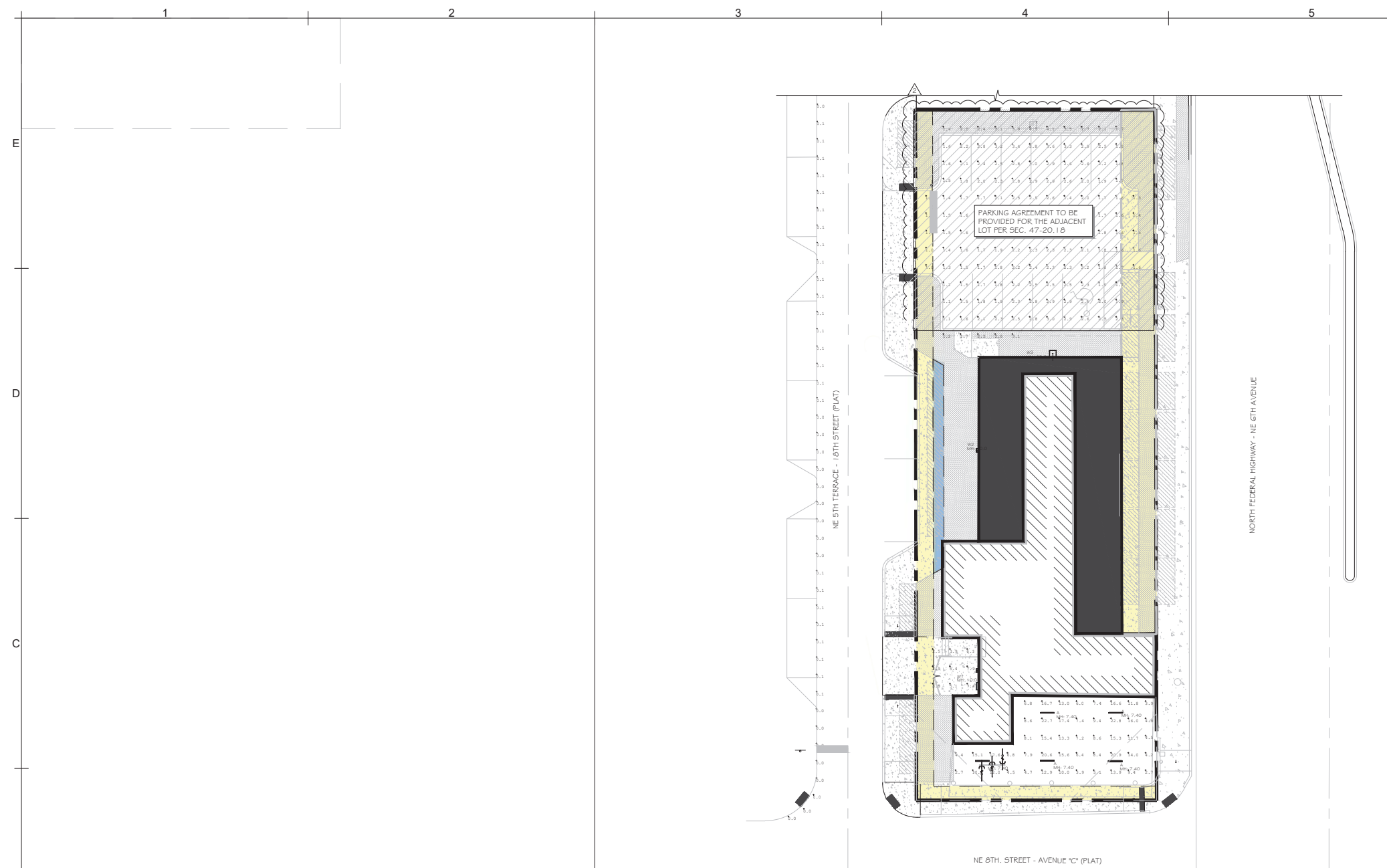
REVISIONS

- Δ1 DRC REVISIONS 2.25.25
- Δ2 REVISIONS 10.13.25
- Δ3 CLARIFICATIONS 12.19.25
- Δ4 DRC REVISIONS 4.18.26

SITE PLAN

SITE PLAN APPROVAL

AS-101

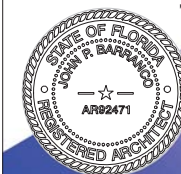


Luminaire Schedule: SHADE RETAIL - SITE, FT. LAUDERDALE, FL										
Symbol	Qty	Label	Arrangement	Manufacturer	Catalog Number	Mounting	LLF	Luminaire Lumens	Luminaire Watts	Arrangement Watts
	5	A	Single	ENVISION LED	LED-VPT-4FT-3M40-4CCT	RECESSED MOUNT A.F.F. (bottom of fixture)	0.900	4281	40.4	202
	1	S3	Single	CREE LIGHTING	OSQM-B-9L-40K7-4M-XX-NM-XX	POLE MOUNTED A.F.F. (BOTTOM OF FIXTURE)	0.900	8550	55	55
	1	W1	Single	CREE LIGHTING	OSQM-C-4L-40K7-4M-XX-WM-XX	WALL MOUNTED	0.900	4020	27	27
	1	W2	Single	CREE LIGHTING	OSQM-C-4L-40K7-3M-XX-WM-XX	WALL MOUNTED	0.900	4071	26.8	26.8
	1	W3	Single	CREE LIGHTING	OSQM-B-9L-40K7-4M-XX-NM-XX	WALL MOUNTED	0.900	8550	55	55

Calculation Summary: SHADER RETAIL - SITE, FT. LAUDERDALE, FL							
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
RESIDENTIAL SPILL	Illuminance	Fc	0.06	0.1	0.0	N/A	N/A
PARKING LOT	Illuminance	Fc	2.25	7.0	1.1	2.25	7.00
SPILL	Illuminance	Fc	0.34	2.0	0.0	N/A	N/A
UNDER CANOPY	Illuminance	Fc	10.61	22.8	2.7	3.93	6.44
TRASH AREA	Illuminance	Fc	4.91	7.9	2.5	1.96	3.16



BUILDING AND SITE IMPROVEMENTS FOR: SHADER RETAIL



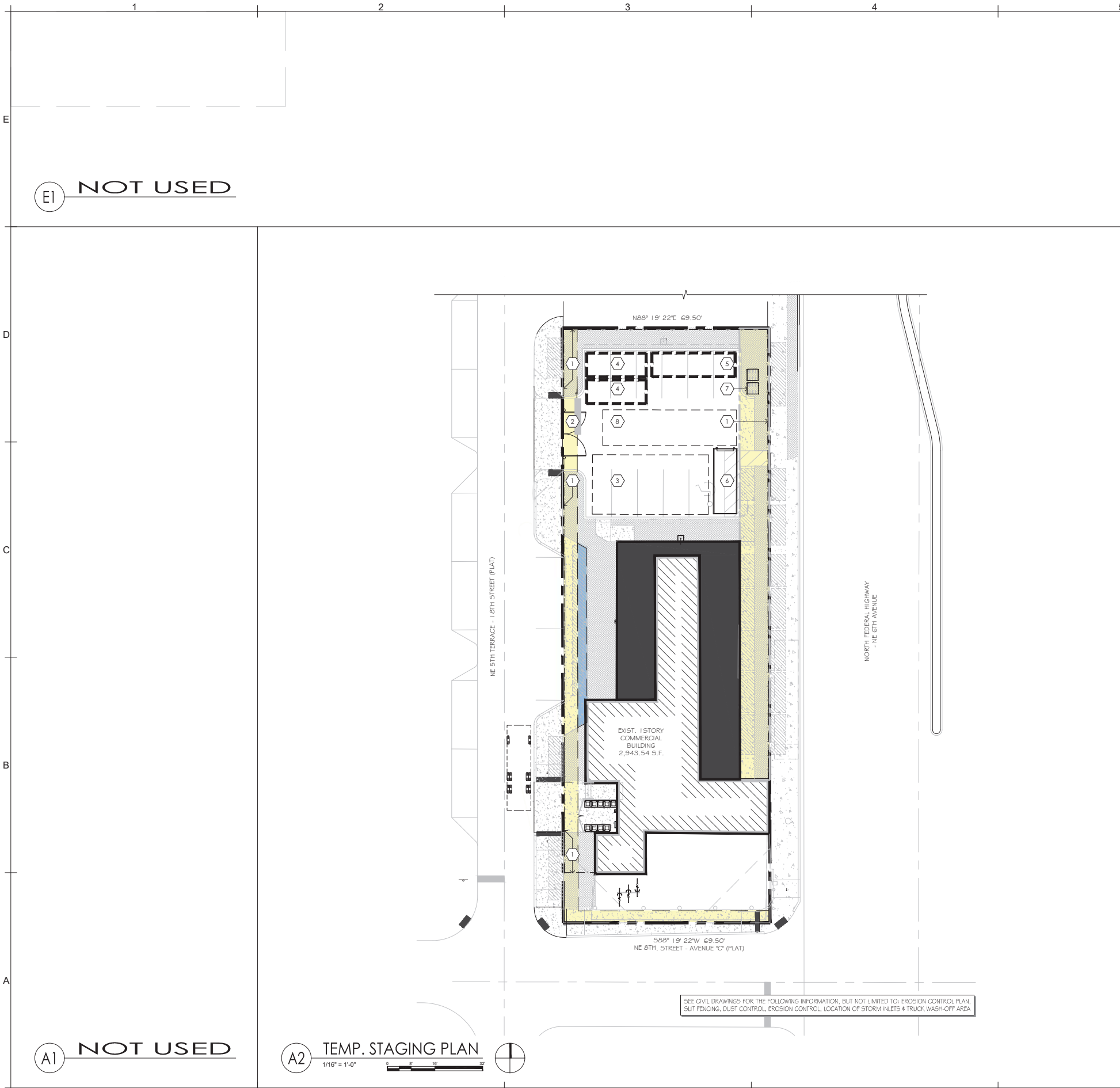
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05/29/24		2207

REVISION
2 DRC REVISIONS
2.25.25

PHOTOMETRIC PLAN

SITE PLAN APPROVAL

(AS-102)



E1 NOT USED

A1 NOT USED

A2 TEMP. STAGING PLAN
1/16" = 1'-0"

B6 NOT USED

A6 KEY NOTES

- 6' HT. CHAIN LINK FENCE W/ POLYETHYLENE FABRIC SCREENING, COLOR: GREEN (TYP.)
- 15' DOUBLE GATE, TO BE SECURED W/ LOCKS AND TO BE PROVIDED W/ 180° SWING, SCREENING TO MATCH FENCE.
- 45x12' LOADING ZONE
- 8x20' TEMPORARY STORAGE PALLETS (TYP.)
- 8x28' TEMPORARY CONSTRUCTION TRAILER
- TEMPORARY CONSTRUCTION DUMPSTER (TYP.)
- TEMPORARY PORTABLE RESTROOM (TYP.)
- STAGE AREA FOR TEMPORARY CONSTRUCTION CRANE AND CONCRETE TRUCK

BUILDING AND SITE IMPROVEMENTS FOR:
SHADER RETAIL

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05/29/24	05/29/24	220713

REVISIONS

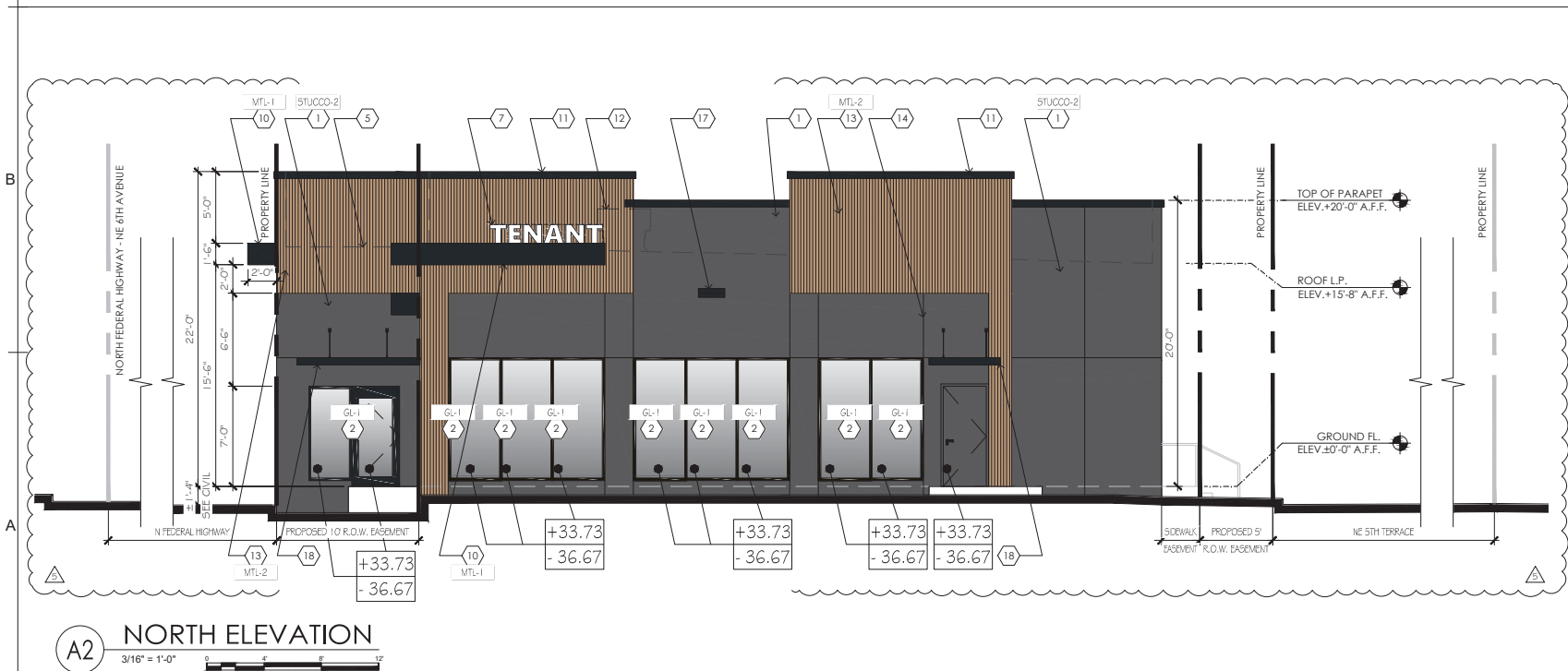
1	DRG REVISIONS
2	4/18/25
3	NEW SHEET

SITE PLAN

SITE PLAN APPROVAL

AS-103

consultant



- ALL COLORS ARE SUBJECT TO BE APPROVED BY OWNER PRIOR TO FINAL SELECTION
- C6 COLOR LEGEND**
- GL-1
ALL EXTERIOR GLASS: VITRO SOLARBAN 60 (OR APPROVED EQUAL)
SOLARBAN 60 (2) + CLEAR - VLT: 70
SHGC: 0.39
LSG RATIO: 1.79
U-VALUE FIXED: .29
U-VALUE ENTRANCE DOORS (STOREFRONT): .29
 - MTL-2
NICHIIWA WALL PANELS
 - MTL-1
MTL-1 COPING, AWNING STRUCT., CANOPIES, EQUIP. SCREENING, ALUMIN. STOREFRONT, SCUPPER & DOWNSPOUTS
COLOR: TO MATCH RAL7021 MATTE, MTO028 FLAT BLACK
 - STUCCO-2
STOREFRONT
COLOR: SHERWIN WILLIAMS; "GAUNTLED GREY" / SW 7019
 - STUCCO-1
STOREFRONT
COLOR: SHERWIN WILLIAMS; "FIRST STAR" / SW 7646

- A6 KEY NOTES**
- 1 SMOOTH TEXTURED STUCCO. PAINTED FINISH. SEE COLOR LEGEND.
 - 2 IMPACT RESISTANT, ALUMINUM WINDOW / DOOR SYSTEM YKK. (OR APPROVED EQUAL).
 - 3 EXISTING STRUCTURAL WOOD BEAM.
 - 4 ROOF ACCESS LADDER. SEE DETAIL A4 / A-502.
 - 5 DASHED LINE DENOTES ROOF DECK LINE BEYOND.
 - 6 ELECTRICAL PANELS. SEE ELECTRICAL PLANS.
 - 7 PROPOSED WALL SIGN AREA. UNDER SEPARATE PERMIT.
 - 8 DENOTES OVERFLOW SCUPPERS. SEE DETAIL C6 / A-502.
 - 9 NOT USED.
 - 10 METAL CANOPY. PAINTED FINISH "MTL-1". SEE SECTIONS.
 - 11 PRE-FINISHED METAL COPING. PAINTED FINISH "MTL-1". SEE DETAIL B6 / A-502.
 - 12 FUTURE MECHANICAL EQUIPMENT BEYOND. REFER TO MECHANICAL PLANS.
 - 13 NICHIIWA WALL PANELS "MTL-2".
 - 14 INDICATES STUCCO SCORE LINE / CONTROL JOINT (TYP.) SEE DET C3 / A-501
 - 15 METAL DOOR AS SCHEDULED. PAINTED FINISH "MTL-1". REFER TO SHEET A-601.
 - 16 DUMPSTER AREA. SEE SHEET A5-501.
 - 17 NEW LIGHTING FIXTURE. REFER TO ELECTRICAL LIGHTING SCHEDULE.
 - 18 MANUFACTURED RAIN CANOPY.

BUILDING AND SITE IMPROVEMENTS FOR:
SHADER RETAIL

STATE OF FLORIDA
JENNIFER P. BARRANCO
REGISTERED ARCHITECT
AR02471

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COMM: 220713

REVISIONS

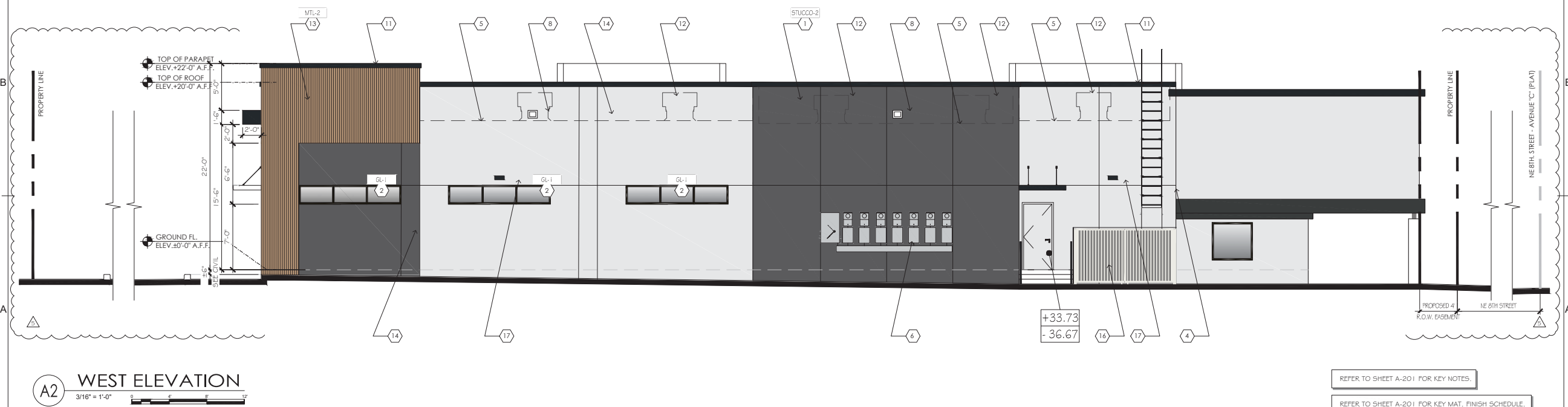
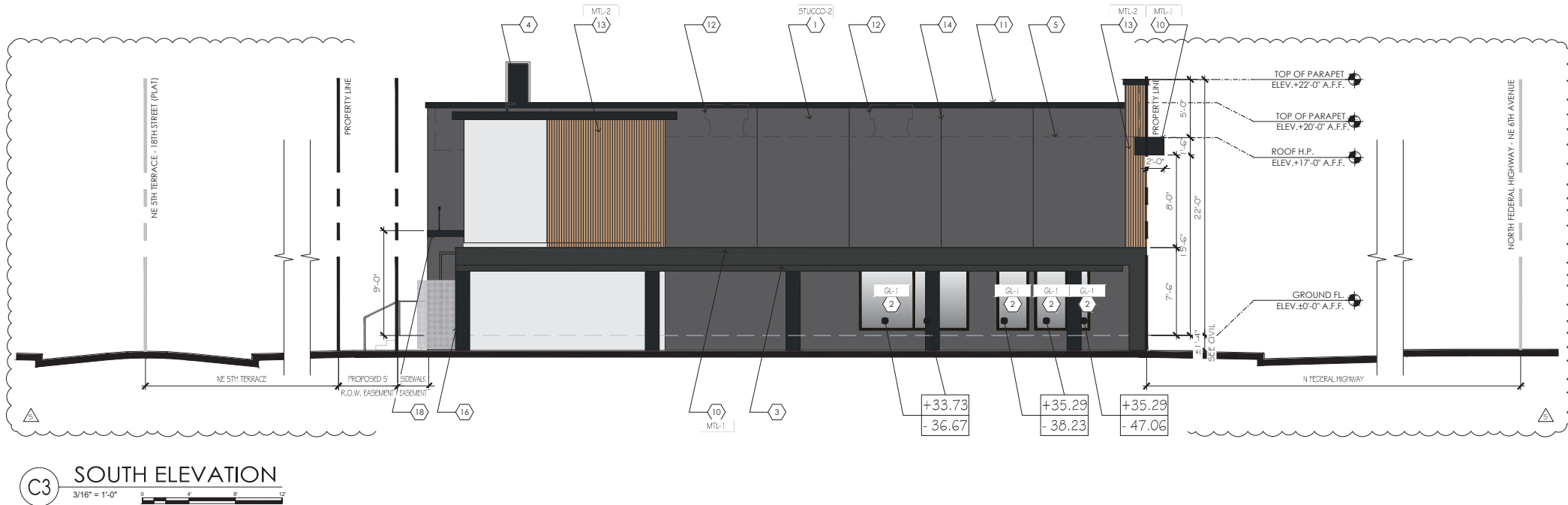
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1	ORC REVISIONS	4/18/26

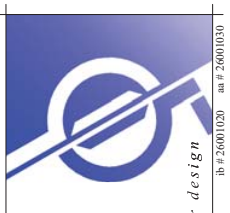
BUILDING ELEVATIONS

SITE PLAN APPROVAL

A-201

E1 NOT USED





BUILDING AND SITE IMPROVEMENTS FOR:
SHADER RETAIL

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	220713	

REVISIONS
Δ DRC REVISIONS 4.15.26

BUILDING ELEVATIONS

SITE PLAN APPROVAL

A-202

REFER TO SHEET A-201 FOR KEY NOTES.

REFER TO SHEET A-201 FOR KEY MAT. FINISH SCHEDULE.





SHADER RETAIL

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3D VISUALIZATION

SITE PLAN APPROVAL

A-203





BUILDING AND SITE IMPROVEMENTS FOR:
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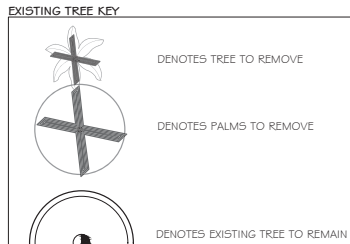
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REVISIONS

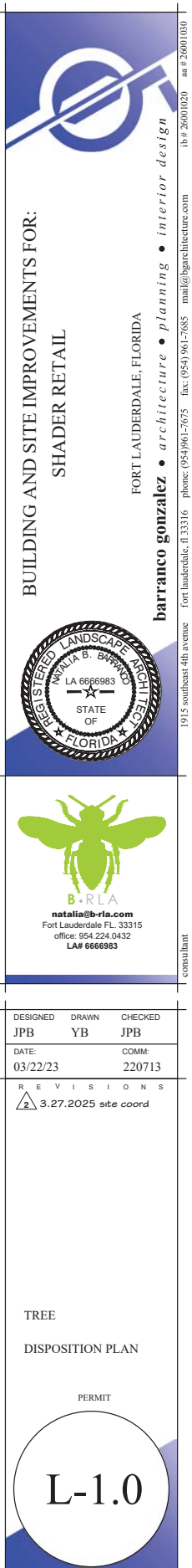
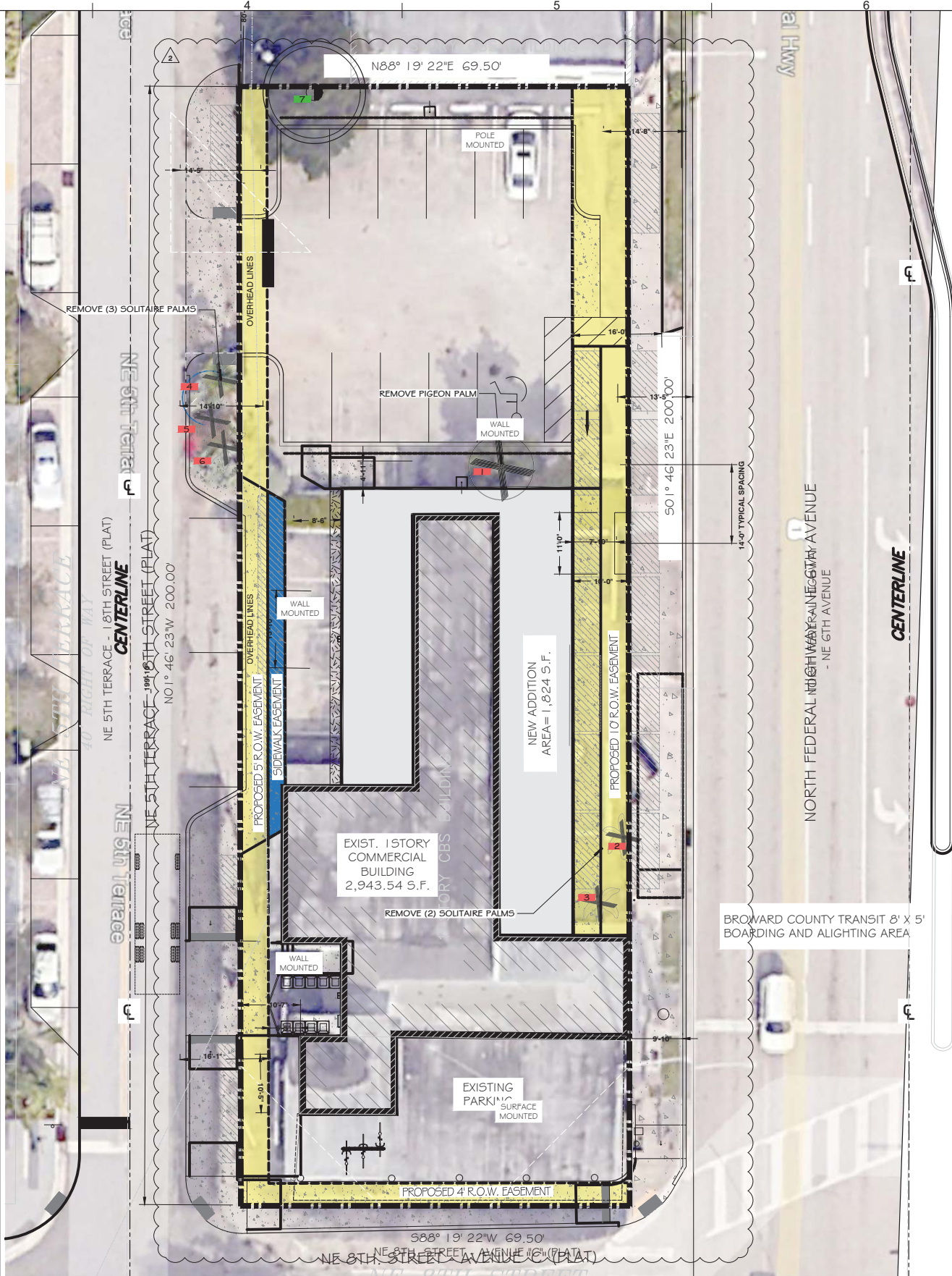
3D VISUALIZATION

SITE PLAN APPROVAL

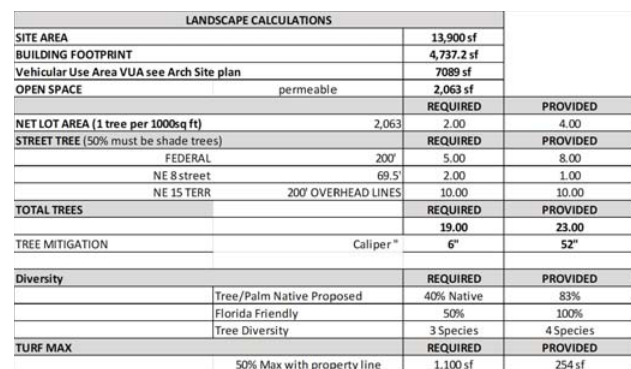
A-204



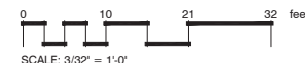
TAG #	BOTANICAL NAME	COMMON NAME	DBH	SIZE (HT X W)	CONDITION RATING	DISPOSITION	Mitigation
1	<i>coccolobba diversifolia</i>	Pigeon Plum	10	20'HT x 15'W	90	REMOVE	9 inch
2	<i>Ptychosperma elegans</i>	Solitaire Palm	3	20'CT x 10'W	90	REMOVE	1 palm or 3:1 Tree
3	<i>Ptychosperma elegans</i>	Solitaire Palm	3	20'CT x 10'W	90	REMOVE	3:1 Tree
4	<i>Ptychosperma elegans</i>	Solitaire Palm	3	8'CT x 10'W	90	REMOVE	3:1 Tree
5	<i>Ptychosperma elegans</i>	Solitaire Palm	3	8'CT x 10'W	90	REMOVE	3:1 Tree
6	<i>Ptychosperma elegans</i>	Solitaire Palm	3	8'CT x 10'W	90	REMOVE	3:1 Tree
7	<i>Calophyllum</i>	Beauty Leaf	3	8'CT x 10'W	80	REMAIN	0
						MITIGATION	15 inch caliper



CODE	QTY	BOTANICAL / COMMON NAME	CAL	TOTAL CAL IN	QUALITY	MIN PLANT SIZE	MATURE SIZE	DROUGHT	NATIVE	
TREES										
CD	7	Coccoloba diversifolia Pigeon Plum	3 IN	27 IN	FL #1 OR BETTER	18-20' HT x 6 Spr, 7' Vertical Clearance	60' x 40'	HIGH TOLERANCE	NATIVE, FL-FRIEND	
CS2	4	Conocarpus erectus "Sericeus" Silver Buttonwood	3 IN	12 IN	FL #1 OR BETTER	15 FT STD, 7 FT Vertical Clearance	20' x 15'	HIGH	NATIVE, FL-FRIEND, FPL	
IC	6	Ilex cassine Dahoon Holly	3 IN	18 IN	FL #1 OR BETTER	15 FT STD, 7 FT Vertical Clearance	25' x 15'	HIGH TOLERANCE	NATIVE, FL-FRIEND, FPL	
LN	4	Lagerstroemia indica x fauriei 'Natchez' Natchez Grape Myrtle	3 IN	12 IN	FL #1 OR BETTER	15 FT STD, 7 FT Vertical Clearance	25' x 25'	HIGH TOLERANCE	NATIVE, FL-FRIEND, FPL	
QC	2	Quercus virginiana 'SDLN' TM Cathedral Live Oak	4 IN		FL #1 OR BETTER	22 FT HT x 8 Ft Spr, STD, 7 FT Vertical Clearance	80 FT X 80 FT	HIGH TOLERANCE	NATIVE, FL-FRIEND	
VM	2	Veitchia montgomeryana Montgomery Palm	6-8 IN		FL #1 OR BETTER	20' OA	65' HT x 30' W	HIGH TOLERANCE	FL-FRIENDLY	
CODE	QTY	BOTANICAL / COMMON NAME	QUALITY		NOTE	PLANTED SIZE	MATURE SIZE	DROUGHT	NATIVE	
SHRUBS										
CI	85	Chrysobalanus icaco Coco Plum	FL #1 or BETTER		Maintain as hedge	30' x 30'	HIGH TOLERANCE	HIGH	NATIVE, FL-FRIENDLY	
CODE	QTY	BOTANICAL / COMMON NAME	NOTE		ADD. INFO	PLANTED SIZE	MATURE SIZE	DROUGHT	NATIVE	SPACING
SHRUB AREAS										
AB	48	Alternanthera dentata 'Brazilian Red' TM Brazilian Red-Hots Alternanthera	FL#1 or BETTER		FULL SHRUB	14"x14"	Terminal HT 3 FT	HIGH	FL-FRIENDLY	18" o.c.
CC	9	Chamaedorea cataractarum Cat Palm	FL#1 or BETTER		FULL SHRUB	48" x 48"	6' x 6'	MED	FL-FRIENDLY	48" o.c.
EL	225	Ernodea littoralis Golden Creeper	FL#1 or BETTER		FULL BUSH	12" X 12"	24" x 24"	HIGH	NATIVE, FL FRIEND	18" o.c.
NE	477	Nephrolepis exaltata Boston Fern	FL#1 or BETTER		FULL SHRUB	12" X 12"	MAINTAIN < 36 INCH	HIGH	NATIVE, FL FRIEND	16" o.c.
NO	58	Nerium oleander 'Dwarf' Dwarf Oleander	FL#1 or BETTER		FULL BUSH	24" x 24"	4'-6"	HIGH	FL-FRIENDLY	30" o.c.
CODE	QTY	BOTANICAL / COMMON NAME	SIZE		MAINTAIN/MATURE	NATIVE	DROUGHT			SPACING
GROUND COVERS										
AG	153	Anachis glabrata Perennial Peanut ECOTURF	ROLL		6" TERMINAL HEIGHT	FL-FRIENDLY	HIGH TOLERANCE			16" o.c.



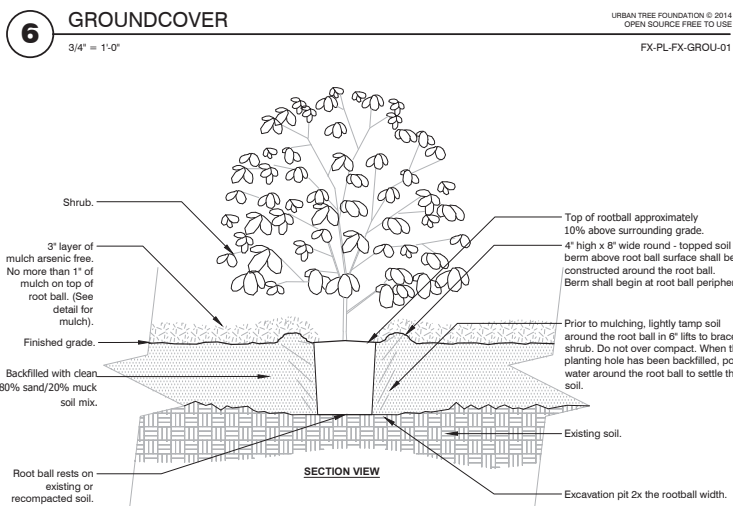
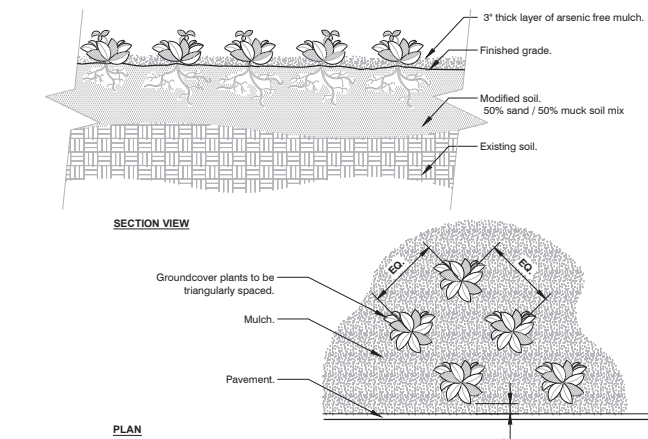
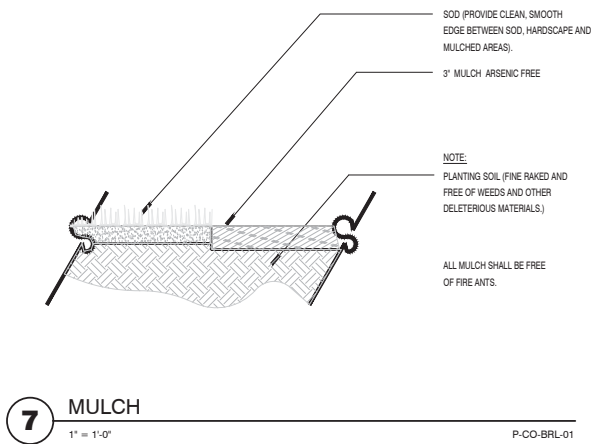
NOTE:
PROPERTY OWNER TO MAINTAIN VERTICAL CLEARANCE
OF TREE CANOPY OVER SIDEWALK OF 10 FOOT (10')
AND FIFTEEN FOOT (15') OVER ROAD WAY.



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03/22/23		220713
R E V I S I O N S		
 3.27.2025 site coord		

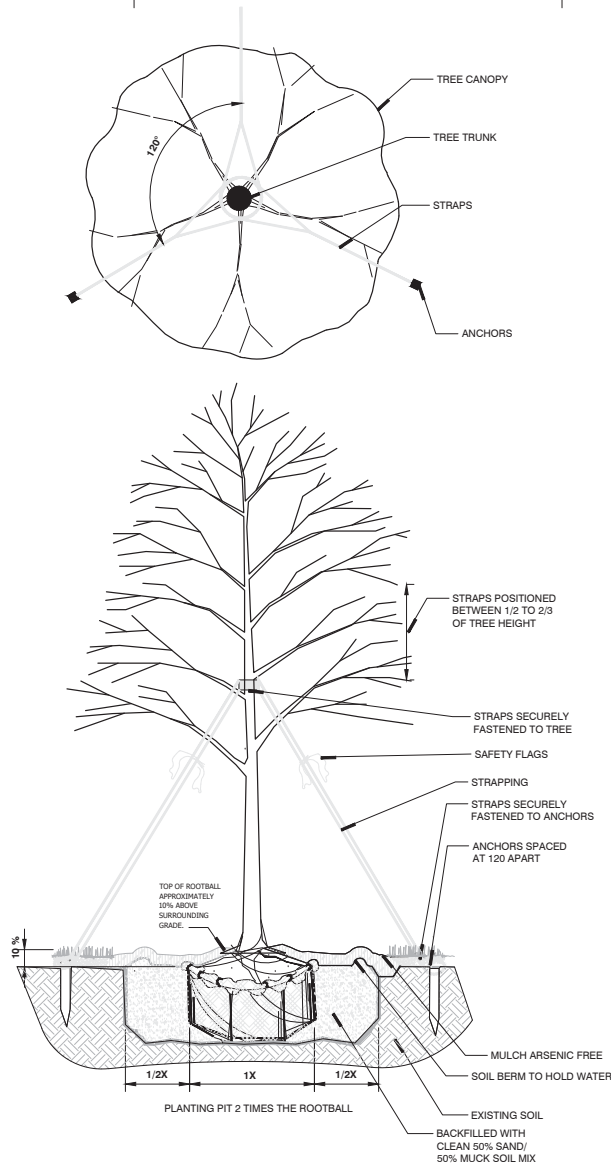
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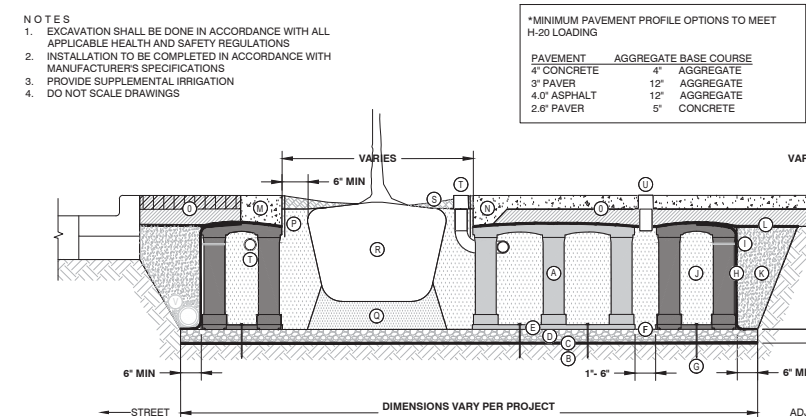


Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
2- See specifications for further requirements related to this detail.

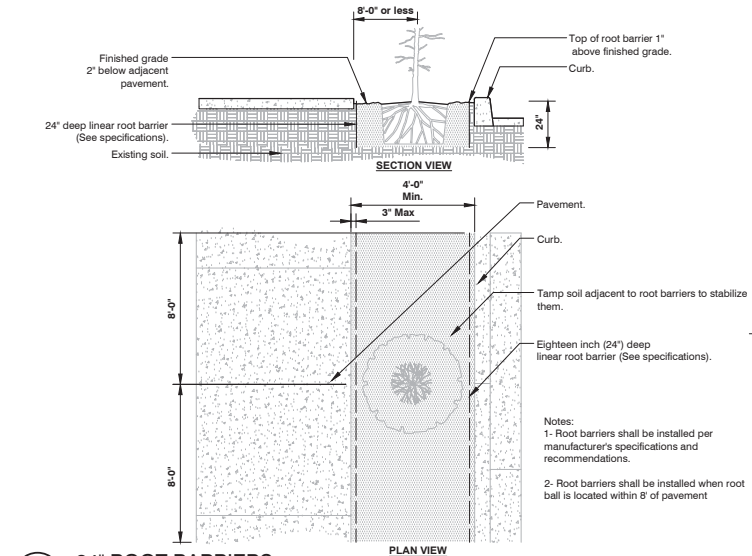
5 SHRUB - MODIFIED SOIL
3/4\" = 1'-0\"
FX-PL-FX-SHRB-03



4 LARGE TREE
1\" = 1'-0\"
P-CO-BRL-03



1 SILVA CELL 2X
1/2\" = 1'-0\"
P-CO-BRL-13



3 24\"/>

- KEY PLAN
- (A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
 - (B) SUBGRADE, COMPACTED
 - (C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
 - (D) 4\"/>
 - (E) SILVA CELL BASE SLOPE, 10% MAX
 - (F) 1\"/>
 - (G) ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE
 - (H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6\"/>
 - (I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
 - (J) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR
 - (K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS
 - (L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
 - (M) RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)
 - (N) THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)
 - (O) PAVEMENT AND AGGREGATE BASE PER PROJECT *
 - (P) DEEPROOT ROOT BARRIER, 12\"/>
 - (Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
 - (R) ROOT BALL
 - (S) TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
 - (T) DEEPROOT WATER AND AIR VENT, ROOTBALL OR WANE SYSTEM
 - (U) DEEPROOT WATER AND AIR VENT OR WANE SYSTEM
 - (V) UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)



BUILDING AND SITE IMPROVEMENTS FOR:
SHADER RETAIL

FORT LAUDERDALE, FLORIDA

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DATE	COMM.
03/22/23	220713

REVISIONS

PLANTING DETAILS

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L-3.0

1 2 3 4 5 6

E

D

C

B

A

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