

# 23-879 LAUDERHILL PLAZA

ADDRESS: 7240 W COMMERCIAL BOULEVARD, LAUDERHILL, FL  
PROJECT NUMBER: 23-879  
DATE: 03-20-2024  
ISSUE FOR: DEVELOPMENT REVIEW COMMITTEE (DRC)

23-879

03-20-2024

23-879



N/A

OWNER / DEVELOPER  
FLORIDA INVESTMENTS 7 LLC  
19750 W DIXIE HWY, SUITE 1111,  
MIAMI, FL 33180

DUNAY  
MISKEL  
BACKMAN, P.A.

LAND USE ATTORNEY  
FLORIDA INVESTMENTS 7 LLC  
14 SE 4TH STREET, SUITE 36,  
BOCA RATON, FL 33432

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ARCHITECT

IDEA ARCHITECT  
3323 NE 163RD ST, SUITE 200  
NORTH MIAMI BEACH, FL 33160  
305.792.0015

THOMAS  
ENGINEERING & DESIGN

CIVIL ENGINEER

THOMAS ENGINEERING GROUP  
4300 NW 31ST AVENUE,  
FORT LAUDERDALE, FL 33309  
954.202.7000

EVERGREEN  
DESIGN GROUP

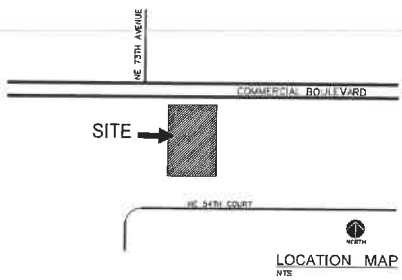
LANDSCAPE ENGINEER

EVERGREEN DESIGN GROUP  
2255 GLADES ROAD, SUITE 324A,  
BOCA RATON, FL 33421  
(800)680-6630

N/A

SURVEYORS

PULICE LAND SURVEYORS, INC.  
5381 NOK HILL ROAD,  
SUNRISE, FL 33351  
954.572.1777



LAUDERHILL PLAZA  
SITE PLAN APPROVAL

7240 W COMMERCIAL BOULEVARD, LAUDERHILL, FLORIDA



PROJECT ADDRESS		POLY	SITE AREA
PARCEL A	THE WEST COMMERCIAL BOULEVARD LAUDERHILL, FL 33074	894 100 000 000	100 000 000 000
PARCEL B	7000 W 10 STREET LAUDERHILL, FL 33074	894 100 000 000	100 000 000 000
TOTAL SITE AREA			200 000 000 000

ZONING DESCRIPTION		ALLOWED	REQUIRED
CITY OF LAUDERHILL	ZONING MAP	EXISTING ZONING	
CG (GENERAL COMMERCIAL)		CG (GENERAL COMMERCIAL)	
FUTURE LAND USE		ALLOWED	REQUIRED
CITY OF LAUDERHILL	FUTURE LAND USE MAP		
CG (GENERAL COMMERCIAL)		CG (GENERAL COMMERCIAL)	



1 SITE INFORMATION  
SCALE: NTS

1 ZONING DESIGNATION  
SCALE: NTS



LOCATION MAP - 1 (AERIAL VIEW)




LOCATION MAP - 2 (AERIAL VIEW)



LOCATION MAP - 3 (LOOKING NORTH - WEST)



LOCATION MAP - 4 (LOOKING SOUTH - EAST)



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2025 W 10TH STREET, SUITE 200  
MIAMI, FL 33136  
305.762.0015 | 305.762.0016 | 305.762.0017 | 305.762.0018

STATE OF FLORIDA  
REGISTERED ARCHITECT  
ARCHITECT

LANDSCAPE ARCHITECT  
EVERGREEN

CIVIL ENGINEER  
THOMAS

LAND USE ATTORNEY  
DUNAY MISKEL BACKMAN

REV.	DATE	DESCRIPTION

ALL MEASUREMENTS MUST BE VERIFIED BEFORE  
RENDERING THE PROJECT. NO MEASUREMENTS ARE TO  
BE SCALED DIRECTLY FROM THE DRAWING.

ISSUE FOR:  
Development  
Review/Community

Client  
OWNER / DEVELOPER  
FLORIDA INVESTMENTS 7 LLC  
19700 W DIXIE HWY, SUITE 1111,  
MIAMI, FL 33180

Project  
LAUDERHILL PLAZA  
7240 WEST COMMERCIAL  
BOULEVARD, LAUDERHILL, FL 33074

Drawn  
D. DUSSAN  
Checked  
J.F. GERVAIS  
Approved  
S. L'ECUYER

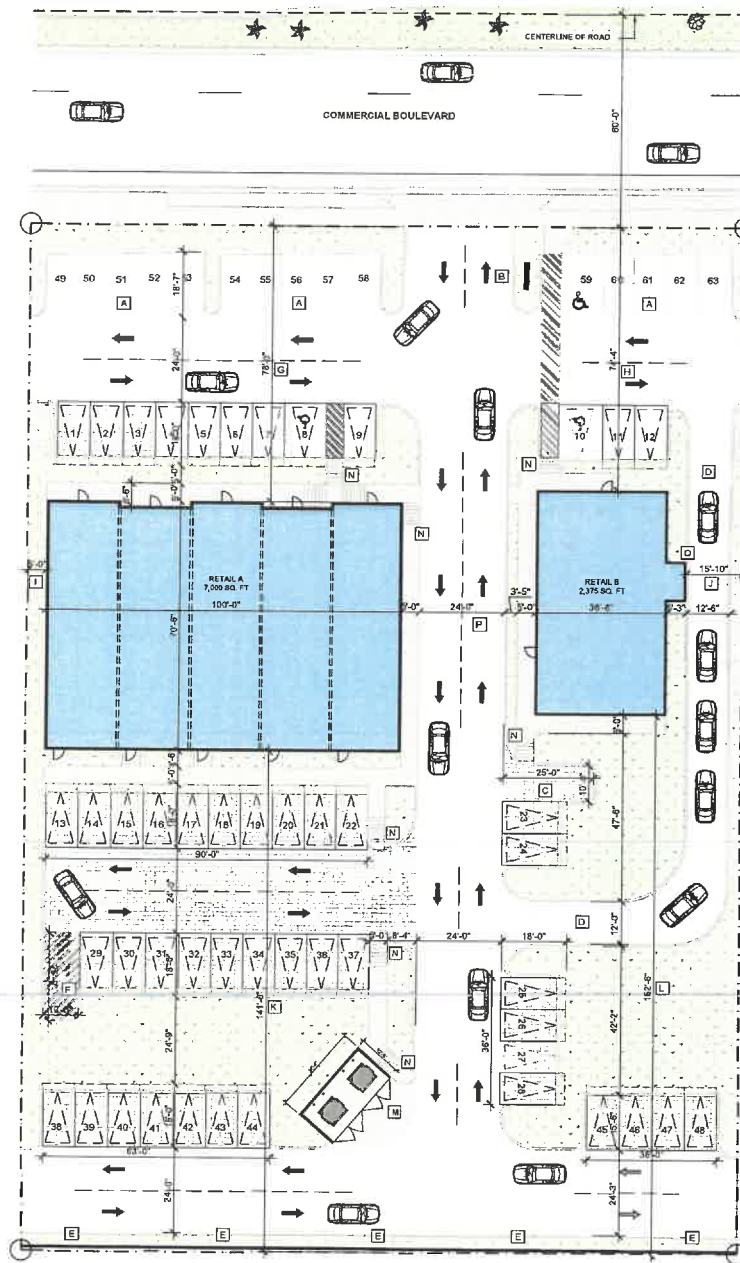
Plan  
ARCHITECTURE  
Scale  
AS SHOWN  
Date  
03-20-2024

Project Manager  
N. TREMBLAY





Project  
23-379

Drawn  
A-000





<b>A</b>	15 EXISTING PARKING SPACES TO REMAIN
<b>B</b>	EXISTING SIGNAGE LOCATION TO REMAIN
<b>C</b>	10 X 20' PROPOSED LOADING AREA FOR RETAIL B
<b>D</b>	PROPOSED DRIVE-THRU FOR RETAIL B
<b>E</b>	EXISTING REAR PERIMETER WALL TO REMAIN
<b>F</b>	VEHICLE TURNAROUND AREA
<b>G</b>	PROVIDED NORTH SETBACK ( 76'-4" )
<b>H</b>	PROVIDED NORTH SETBACK ( 74'-4" )
<b>I</b>	PROVIDED WEST SETBACK ( 8'-0" )
<b>J</b>	PROVIDED EAST SETBACK ( 15'-10" )
<b>K</b>	PROVIDED SOUTH SETBACK ( 144'-4" )
<b>L</b>	PROVIDED SOUTH SETBACK ( 152'-4" )
<b>M</b>	PROVIDED TRASH ENCLOSURE FOR BOTH BUILDING
<b>N</b>	PROVIDED ADA PEDESTRIAN RAMP
<b>O</b>	DRIVE-THRU WINDOW TO SERVICE CARS
<b>P</b>	37'-0" DISTANCE BETWEEN BOTH BUILDINGS
<b>Q</b>	SEE LANDSCAPE DRAWINGS FOR TREES DISPOSITION

	PROVIDED LANDSCAPING PERVIOUS AREA 13,169 SQ. FT.
	PROVIDED PERVIOUS PAVERS AREA 8,567 SQ. FT. - ONLY 50% COUNT (4,284 SQ. FT.)
	PROPOSED SIDEWALK & CURBS AREA
	PROPOSED BUILDINGS AREA (RETAIL) 9,375 SQ. FT.





ALL TREES AND BUSHES ON RENDERING ARE PROPOSED AND WILL BE UPDATED WITH LANDSCAPING DRAWING DURING DRG PROCESS.



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CANAL PARK  
2322 NE 15TH DRIVE, SUITE 200 NORTH MIAMI BEACH, FL 33168  
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REV.	DATE	DESCRIPTION

ALL MEASUREMENTS MUST BE VIEWED BEFORE BEGINNING THE WORK. NO MEASUREMENTS ARE TO BE BOARDED DIRECTLY FROM THIS DRAWING.

ISSUE FOR:  
Development  
Review/Community

Client  
OWNER / DEVELOPER  
FLORIDA INVESTMENTS 7 LLC  
19790 W DIXIE HWY, SUITE 1111,  
MIAMI, FL 33160

Project  
LAUDERHILL PLAZA  
7340 WEST COMMERCIAL  
BOULEVARD, LAUDERHILL, FL 33311

3D RENDER (VIEW B)			
Drawn	D. CUSSAN	Field	ARCHITECTURE
Verified	J.F. GERVAIS	Scale	AS SHOWN
Approved	S. L'ECUYER	Date	03-28-2024
Project Manager	N. TREMBLAY	Proj. No.	23-879
Sheet	23-879	Sheet	R-203

VIEW B  
3D RENDERED MASSING  
R-203  
SCALE 1/8"



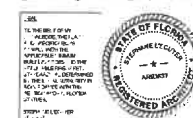


ALL TREES AND BUSHES ON RENDERING ARE PROPOSED AND WILL BE UPDATED WITH LANDSCAPING DRAWING DURING DRC PROCESS.



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3225 NE 19th St, Suite 200 North Miami Beach, FL 33180  
305.782.2015 305.851.6278 info@absolute-idea.com



REV.	DATE	DESCRIPTION

ALL MEASUREMENTS MUST BE VERIFIED BEFORE BEGINNING THE WORK. NO ASSUMPTIONS ARE TO BE MADE EXCEPT FROM THE DRAWINGS.

ISSUE FOR:  
Development  
Review/Community

Client  
OWNER / DEVELOPER  
FLORIDA INVESTMENTS 2 LLC  
19750 W DIXIE HWY, SUITE 1111,  
MIAMI, FL 33180

Project  
LAUDERHILL PLAZA  
7240 WEST COMMERCIAL  
BOULEVARD, LAUDERHILL, FL 33311

Title  
3D RENDER (VIEW C)

Drawn D. DUSSAN	Field ARCHITECTURE
Noted J.F. GERVAS	Date 05-28-2024
Approved S.L. ECLIVER	

Project Manager N. TREMBLAY	Proj. No. 23-879
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R-204

VIEW C  
3D RENDERED MASSING  
R 204 / SCALE 1/16





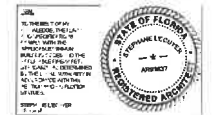
ALL TREES AND BUSHES ON RENDERING ARE PROPOSED AND WILL BE UPDATED WITH LANDSCAPING DRAWING DURING DRG PROCESS.

VIEW D  
3D RENDERED MASSING  
R-205 SCALE: 1/8" = 1'-0"



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CASAL PARK  
3333 NE 15th Ave, Suite 200 North Miami Beach, FL 33160  
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Professional Seal: ARCHITECT LANDSCAPE ARCHITECT

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PETER BURDEN  
THE LANDSCAPE ARCHITECTS  
THOMAS  
LANDSCAPE ARCHITECTS  
DUNAY MISKEL BACKMAN

REV.	DATE	DESCRIPTION

ALL MEASUREMENTS MUST BE VERIFIED BEFORE BEGINNING THE PROJECT. NO MEASUREMENTS ARE TO BE OBTAINED DIRECTLY FROM THIS DRAWING.

ISSUE FOR:  
Development  
Review/Community

Client  
OWNER / DEVELOPER  
FLORIDA INVESTMENTS I LLC  
19750 W DIXIE HWY, SUITE 1111,  
MIAMI, FL 33160

Project  
LAUDERHILL PLAZA  
7240 WEST COMMERCIAL  
BOULEVARD, LAUDERHILL, FL 33311

3D RENDER (VIEW D)			
Drawn	D. DUSSAN	Plot	ARCHITECTURE
Checked	J.F. GERVAIS	Scale	AS SHOWN
Approved	S. L'ECUYER	Date	02-25-2024
Project Manager	N. TREMBLAY	Drawn by	R-205
Scale	23-879		





ALL TREES AND BUSHES ON RENDERING ARE PROPOSED AND WILL BE UPDATED WITH LANDSCAPING DRAWING DURING DRG PROCESS.



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REV.	DATE	DESCRIPTION

ALL MEASUREMENTS MUST BE VERIFIED BEFORE  
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ISSUE FOR:  
Development  
Review/Community

OWNER / DEVELOPER  
FLORIDA INVESTMENTS 7 LLC  
19750 W DIXIE HWY, SUITE 1111,  
MIAMI, FL 33180

LAUDERHILL PLAZA  
7280 WEST COMMERCIAL  
ROCKY HAVEN, LAUDERHILL, FL 33311

3D RENDER (VIEW E)

Drawn: D. DUSSAN  
Checked: J.F. GERVAIS  
Approved: S. L'ECUYER  
Project Manager: N. TREMBLAY  
Date: 03-25-2024

Sheet: 23-879  
Project: R-206

VIEW E  
3D RENDERED MASSING  
SCALE: 1/8" = 1'-0"



ALL TREES AND BUSHES ON RENDERING ARE PROPOSED AND WILL BE UPDATED WITH LANDSCAPING DRAWING DURING DRC PROCESS.



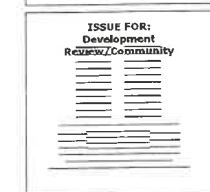
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3102 MC KIMM STREET, SUITE 200  
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REV.	DATE	DESCRIPTION

ALL MEASUREMENTS MUST BE VERIFIED BEFORE PROCEEDING THE WORK. NO MEASUREMENTS ARE TO BE TAKEN DIRECTLY FROM THIS DRAWING.



OWNER / DEVELOPER  
FLORIDA INVESTMENTS 7 LLC  
15740 W DIXIE HWY, SUITE 1111,  
MIAMI, FL 33150

PROJECT  
LAUDERHILL PLAZA  
7240 WEST COMMERCIAL  
BOULEVARD, LAUDERHILL FL 33311

3D RENDER (VIEW F)	
Drawn D. DUSSAN	Rev ARCHITECTURE
Checked JF. GERVAS	Scale AS SHOWN
Approved S. L'ECUYER	Date 03-29-2024
Project Manager N. TREMBLAY	Drawn by R-207
23-879	

VIEW F  
3D RENDERED MASSING  
R-207 SCALE NTR