

RESOLUTION NO. 23R-08-214

A RESOLUTION GRANTING APPROVAL OF A SITE PLAN APPLICATION FILED BY APPLICANT, MATTHEW JACOCKS, ON BEHALF OF THE PROPERTY OWNER. GJ LAUDERHILL, LLC., FOR A MIXED-USE MULTI-FAMILY RESIDENTIAL AND RETAIL DEVELOPMENT INCLUSIVE OF 245 DWELLING UNITS AND 6,628± SQUARE FEET OF COMMERCIAL SPACE ON A 4.65± ACRE SITE IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT AND WITHIN THE TRANSIT ORIENTED CORRIDOR (TOC) AS LEGALLY DESCRIBED HEREIN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY IDENTIFIED AS FOLIO NUMBERS 4941 25 32 0010 AND 4941 25 32 0030, WHICH ARE GENERALLY LOCATED ON THE WEST SIDE OF NORTH STATE ROAD 7/U.S. 441 BETWEEN N.W. 19TH STREET AND N.W. 21ST STREET; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the applicant, Matthew Jacocks, submitted a Site Plan Development Application on behalf of the property owner, GJ Lauderhill, LLC., for the construction of a mixed-use multifamily residential and commercial development inclusive of 245 dwelling units and +/- 6,628 square feet of commercial space on a +/- 4.65 acre vacant site in the General Commercial (CG) Zoning District and within the Transit Oriented Corridor (TOC), as legally described herein, according to the Plat thereof, as recorded in Plat Book 82, Page 3 of the Public Records of Broward County, Florida, more commonly identified as Folio Numbers 4941 25 32 0010 and 4941 25 32 0030, which are generally located on the west side of North State Road 7/U.S. 441 between N.W. 19th Street and N.W. 21st Street, Lauderhill, FL (the development project is more commonly known as "Arthouse 441"); and

WHEREAS, the City of Lauderhill Planning and Zoning Board reviewed and approved the Site Plan at their meeting on July 5, 2023; and

WHEREAS, City Staff recommends that the Site Plan application be approved subject to conditions; and

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA:

Section 1. The Site Plan Development application submitted by applicant, Matthew Jacocks, on behalf of the property owner, GJ Lauderhill, LLC., for the construction of a mixed-use multifamily residential and commercial development inclusive of 245 dwelling units and +/- 6,628 square feet of commercial space on a +/- 4.65 acre vacant site in the General Commercial (CG) Zoning District and within a Transit Oriented Corridor (TOC), legally described as LAUDERHILL SHOPPES NO 3 82-3 B POR TR A DESC AS: COMM SW COR OF SAID TR A,N 418.52 TO POB CONT N 333.92,E 290.04,S 333.92, W 290.04 TO POB AND LAUDERHILL SHOPPES NO 3 82-3 B POR TR A DESC AS: BEG SW COR OF SAID TR A,N 418.52,E 290.04, S 333.92,W 190,S 80,W 100 TO POB, Accordint

to the Plat thereof, as recorded in Plat Book 82, Page 3 of the Public Records of Broward County, Florida, more commonly identified as Folio Numbers 4941 25 32 0010 and 4941 25 32 0030, which are generally located on the west side of North State Road 7/U.S. 441 between N.W. 19th Street and N.W. 21st Street, Lauderhill, FL, is hereby approved, subject to the following conditions:

1. The applicant shall be subject to any pre-existing dedications, restrictions, covenants, and easements that run with the land.
2. The Site Plan was reviewed and approved by the Development Review Committee and forwarded to the Planning and Zoning Board and the City Commission for Final Approval.
3. The Site Plan approval is contingent on the approval of the pending Warrant application allowing for a 60 foot building height which is 10 feet taller than was allowed by the LDR at the time of Site Plan submittal.
4. The applicant shall satisfy the outstanding Engineering and Fire comments in relation to upgrading/enlarging the water main which serves the development site, to be approved by the City Engineer and Fire Marshall
5. The applicant shall satisfy the outstanding Fire comments in relation to determining the Fire Hydrant locations to serve the development as well as the additional fire hydrant required for the center building, to be approved by the Fire Marshall.
6. The applicant shall satisfy the outstanding Planning and Zoning and Engineering comments as they pertain to the grading of the property along the Western property boundary, near the site of the required 8 foot buffer wall and within the Utility Easement, to be approved by the City Engineer and the Planning Director.
7. The applicant shall provide to the Planning and Zoning Division the final FDOT approval for the entranceway along N.W. 40th AVE/N. ST RD 7/U.S. 441 prior to building and engineering permitting.
8. The applicant shall satisfy the Land Development Regulation requirements provided for in LDR ART II - Public Art Program as they pertain to Public Art.
9. The applicant shall provide sufficient evidence of a Unity of Title for the two parcels which make up the development site, folio numbers 494125320010 and 494125320030 providing for the unification of the site.

Section 2. The Staff Report, as prepared by City staff, and all other substantial competent evidence presented at the Commission meeting, is incorporated herein and is hereby adopted as the findings of fact as to this site development plan approval.

Section 3. This Resolution shall take effect immediately upon its passage.

DATED this 6 day of September, 2023.

PASSED AND ADOPTED on first reading this 6 day of September, 2023.



PRESIDING OFFICER

ATTEST:



CITY CLERK

MOTION L. Martin
SECOND D. Grant

M. DUNN	<u>Yes</u>
D. GRANT	<u>Yes</u>
L. MARTIN	<u>Yes</u>
S. MARTIN	<u>Yes</u>
K. THURSTON	<u>Yes</u>

Approved as to Form



Angel Petti Rosenberg
City Attorney



City of Lauderhill

City Commission
Chambers at City Hall
5581 W. Oakland Park
Blvd.
Lauderhill, FL, 33313
www.lauderhill-fl.gov

File Details

File Number: 23-1265

File ID: 23-1265	Type: Quasi-Judicial	Status: ATS Paused
Version: 1	Reference:	In Control: City Commission Meeting
		File Created: 08/22/2023
File Name: Arthouse Site Plan		Final Action:

Title: RESOLUTION NO. 23R-08-214: A RESOLUTION GRANTING APPROVAL OF A SITE PLAN APPLICATION FILED BY APPLICANT, MATTHEW JACOCKS, ON BEHALF OF THE PROPERTY OWNER. GJ LAUDERHILL, LLC., FOR A MIXED-USE MULTI-FAMILY RESIDENTIAL AND RETAIL DEVELOPMENT INCLUSIVE OF 245 DWELLING UNITS AND 6,628± SQUARE FEET OF COMMERCIAL SPACE ON A 4.65± ACRE SITE IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT AND WITHIN THE TRANSIT ORIENTED CORRIDOR (TOC) AS LEGALLY DESCRIBED HEREIN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY IDENTIFIED AS FOLIO NUMBERS 4941 25 32 0010 AND 4941 25 32 0030, WHICH ARE GENERALLY LOCATED ON THE WEST SIDE OF NORTH STATE ROAD 7/U.S. 441 BETWEEN N.W. 19TH STREET AND N.W. 21ST STREET; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.

Notes:

Sponsors:

Enactment Date:

Attachments: RES-23R-08-214-Site Plan Approval-Arthouse 441.pdf, DRR 441 Arthouse SP for CC.pdf, A. Application.pdf, B. Mixed Use SEU Approval Reso. NO. 22R-06-129, Matthew Jacocks, Mixed Use.pdf, C. 1. Site Plan 2023.05.17_SPA_ARCH_441 ARTHOUSE_sm.pdf, C. 2. Security narrative, 2023.05.16_441 ARTHOUSE_SECURITY NARRATIVE (002).pdf

Enactment Number:

Contact:

Hearing Date:

* **Drafter:** apetti@lauderhill-fl.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 23-1265

RESOLUTION NO. 23R-08-214: A RESOLUTION GRANTING APPROVAL OF A SITE PLAN APPLICATION FILED BY APPLICANT, MATTHEW JACOCKS, ON BEHALF OF THE PROPERTY OWNER. GJ LAUDERHILL, LLC., FOR A MIXED-USE MULTI-FAMILY RESIDENTIAL AND RETAIL DEVELOPMENT INCLUSIVE OF 245 DWELLING UNITS AND 6,628± SQUARE FEET OF COMMERCIAL SPACE ON A 4.65± ACRE SITE IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT AND WITHIN THE TRANSIT ORIENTED CORRIDOR (TOC) AS LEGALLY DESCRIBED HEREIN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY IDENTIFIED AS FOLIO NUMBERS 4941 25 32 0010 AND 4941 25 32 0030, WHICH ARE GENERALLY LOCATED ON THE WEST SIDE OF NORTH STATE ROAD 7/U.S. 441 BETWEEN N.W. 19TH STREET AND N.W. 21ST STREET; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.

Need:

The City of Lauderhill Land Development Regulations (LDR) require an application for Site Plan approval to be approved by the Development Review Committee (DRC) as well as the Planning and Zoning Board (PZB). Additionally, the LDR provides that the City Commission has the authority to request to hear any Site Plan approved by the PZB, through a City Commission Hearing.

Summary Explanation/Background:

The Applicant, Matthew Jacocks on behalf of GJ Lauderhill, LLC, intends to develop a Mixed-Use Development with six stories and a height of 60' and consisting of 245 dwelling units and 9,000+/- square feet of commercial space on a 4.65 +/- Acre Site in the General Commercial (CG)/Transect Zone Overlay Zoning District at the property located at Folio numbers 4941-25-32-0010 and 4941-25-32-0030 and which are generally located on the West side of North State Road 7/U.S. 221 between NW 19th Street and NW 21st Street.

1. The applicant shall be subject to any pre-existing dedications, restrictions, covenants, and easements that run with the land.
2. The Site Plan was reviewed and approved by the Development Review Committee and the Planning and Zoning Board and is now before the City Commission for Final Approval.
3. The Site Plan approval is contingent on the approval of the pending Warrant application allowing for a 60 foot building height which is 10 feet taller than was

allowed by the LDR at the time of Site Plan submittal.

4. The applicant shall satisfy the outstanding Engineering and Fire comments in relation to upgrading/enlarging the water main which serves the development site, to be approved by the City Engineer and Fire Marshall
5. The applicant shall satisfy the outstanding Fire comments in relation to determining the Fire Hydrant locations to serve the development as well as the additional fire hydrant required for the center building, to be approved by the Fire Marshall.
6. The applicant shall satisfy the outstanding Planning and Zoning and Engineering comments as they pertain to the grading of the property along the Western property boundary, near the site of the required 8 foot buffer wall and within the Utility Easement, to be approved by the City Engineer and the Planning Director.
7. The applicant shall provide to the Planning and Zoning Division the final FDOT approval for the entranceway along NW 40th AVE/N. ST RD 7/U.S. 441 prior to building and engineering permitting.
8. The applicant shall satisfy the Land Development Regulation requirements provided for in LDR ART II.- Public Art Program as they pertain to Public Art.
9. The applicant shall provide sufficient evidence of a Unity of Title for the two parcel which make up the development site, folio numbers 494125320010 and 494125320030 providing for the unification of the site.

Attachments:

Attachment A - Development Review Report
Attachment B - Affidavit
Attachment C - Floor Plan
Attachment D - Inventory of Fixtures & Equipment

Cost Summary/ Fiscal Impact:

The Department finds the implementation of this Resolution/Ordinance will not require a budget allocation or expenditure of City funds and concludes it does not have any direct fiscal impact on the City's budget.

Estimated Time for Presentation:

5 minutes

Master Plan: Explain how this Agenda item advances one or more objectives

Goal 1: Clean, Green Sustainable Environment

- ☐ Increase mass transit ridership ☐ Reduce City energy consumption
☐ Reduce water consumption

Goal 2: Safe and Secure City of Lauderdale

- ☐ Crime in lower 50% in Broward ☐ Residents feel safe in neighborhood
☐ Reduce emergency fatalities

Goal 3: Open Spaces and Active Lifestyle for all ages

- ☐ Increase participation in youth sports ☐ Add new park land and amenities
☐ Increase attendance at cultural programs and classes

Goal 4: Growing Local Economy, Employment and Quality of Commercial Areas

- ☒ Increase commercial tax base ☒ Increase employment in Lauderdale businesses
☐ Decrease noxious and blighted uses in commercial areas

Goal 5: Quality Housing at all Price Ranges and Attractive Communities

- ☐ Neighborhood signs and active HOAs ☐ Housing & streets improved, litter reduced
☐ Increase proportion of single family homes and owner occupied housing

Goal 6: Efficient and Effective City Government, Customer Focused & Values Diversity

- ☐ Improves City efficiency ☐ Increase use of Information Technology
☐ Increases residents perception of Lauderdale as an excellent place to live



Agenda Item No.

DEVELOPMENT REVIEW REPORT

The Matter Before the City of Lauderhill's City Commission is a Resolution Granting a Site Development Plan Application to Matthew Jacocks on behalf of JG Lauderhill, LLC for a Proposed Mixed-Use Development consisting of 245 dwelling units and 6,628+/- square feet of commercial space on a 4.65+/- Acre Site in the General Commercial (CG) Zoning District and within the Transect Zone Overlay district; legally described herein and commonly known as Folio numbers 4941-25-32-0010 and 4941-25-32-0030 and which are generally located on the West side of North State Road 7/U.S. 221 between NW 19th Street and NW 21st Street, within Lauderhill, Florida; Providing for Findings and Conclusions; Providing for Conflicts; Providing for an effective date (Requested by City Manager, Desorae Giles-Smith)

I. BACKGROUND

The subject property comprised of two folios and is approximately 4.65+/- acres (See Figure 1).:

Land Use/Zoning:

Existing Land Use	Commercial
Future Land Use	Commercial
Zoning Designation	(CG) Commercial General

The table below shows the surrounding land uses and zoning districts.

Adjacent Designations:

	Existing Use	Future Designation	Zoning
North	Commercial	Commercial	CG
South	Commercial	Commercial	CG
East	441 R.O.W. then	Commercial	CG

	Commercial		
West	Multi-Family Residential	Transit Oriented Corridor	RM-22

Figure 1.



Source: Broward County Property Appraiser (Aerials 2020)

Please note the following regarding historical data for the subject property:

- On June 27, 2022, Special Exception Use Resolution NO. 22R-06-129 for approval in the (CG) General Commercial Zoning District/Trasect Zone Overlay of a Mixed Use Development inclusive of up to 245 Dwelling Units and 9,000+/- square feet of Commercial space was granted by the City of Lauderhill's City Commission
- On November 29, 2022 and on December 12, 2022 the Planning and Zoning Board and the City Commission respectively, approved the Applicant's Delegation Request/Plat Note Amendment for the removal of a pre-existing plat note providing for a 70 foot building setback
- On April 18th 2023, and upon the fourth cycle of review by the Development Review Committee (DRC), the DRC voted to Approve with Conditions the site plan
- On July 5th 2023 the City of Lauderhill Planning and Zoning Board heard this Mixed Use Site Plan application and voted to recommend approval of such by the City Commission.

The Applicant, Matthew Jacocks on behalf of GJ Lauderhill, LLC, intends to develop a Mixed-Use Development with six stories and a height of 60' and consisting of 245 dwelling units and 9,000+/- square feet of commercial space on a 4.65 +/- Acre Site in the General Commercial (CG)/Transect Zone Overlay Zoning District at the property located at Folio numbers 4941-25-32-0010 and 4941-25-32-0030 and which are generally located on the West side of North State Road 7/U.S. 221 between NW 19th Street and NW 21st Street.

II. DATA & ANALYSIS

- A. Pre-application meeting. Land Development Regulations Article IV, Part 1.0., subsection 1.3.1., provides for a pre-application process. It provides for the Applicant to meet with Division staff to discuss the development review process, the type of review required (whether major or minor), and to be informed of which other City staff members to confer with about the application.

The Applicant held a pre-application meeting with the Division in July 2022 to discuss the development review process. The Division explained that the site plan requires major review, that the normal time periods associated with the site plan application review would be followed, that the Development Review Committee (DRC) would make the determination on whether to forward the application to the Planning and Zoning Board (Board), and that the Board makes the final determination on site plans, unless pre-empted by the City Commission.

- B. Application filing and acceptance date. Land Development Regulations Article IV., Part 1.0., subsection 1.3.2., provides for the Division to review any land development order application to determine its completeness and to issue a letter within five (5) working days determining whether or not the application is complete. If the land development order application is complete, then the Division must accept the application. If the land development order application is incomplete, the Division is required to reject the application and forward to the Applicant a notice of incompleteness specifying the data

missing from the submitted application. In the event the Division fails to review the application within the required time, the Land Development Regulations provide for the Division to accept the application for processing.

In September 2022, the Applicant filed with the Division a site plan application. The Division did not issue a completeness letter specifically for the site plan. Consequently, the acceptance date is in September 2022.

- C. Application review period. Land Development Regulations Article IV., Part 1.0., subsection 1.4.4. provides that within 45 days from the acceptance of the application for development subject to major review, the City Planner shall compile the individual staff reports, prepare a written development review report with proposed findings and a recommendation, and notify the Applicant of the date the application will be presented to the Development Review Committee, Beautification Committee, Planning and Zoning Board, and City Commission, or any combination of the above.

The site plan application was filed with the Division in September 2022 and accepted by the Division. The Division provided the Applicant review agency written comments and notice of the DRC hearing for the site plan application. The site plan application was denied without prejudice at the first DRC Meeting on October 18, 2022 and approved with conditions at the Second DRC meeting on April 18th, 2023.

The updated Development Review Report and other review agency written comments, the published meeting notice, and minutes are on file with the Division and are included herein by reference.

- D. Application amendments. Land Development Regulations Article IV, Part 1.0., subsection 1.3.5., provides an application for a development permit may be revised by the Applicant after it has been accepted. The City Planner is charged with the responsibility to examine the amendment to determine whether any portion of the review process must be repeated. If any such portion is repeated, the time limits may be extended up to an additional 45 days.

The Division finds the site plan application has been amended since April, 2023 to conform with outstanding comments.

- E. Platting requirements. The Broward County Land Use Plan, Administrative Rules Document, Article VII., addresses platting requirements, exemptions and definitions. Section 7.3., states that "No unit of local government may grant an application or a building permit for the construction of a principal building on a parcel of land unless a plat including the parcel or parcels of land has been approved by the Broward County Commission and recorded in the official records of Broward County subsequent to June 4, 1953."

The Division finds the Lauderhill Shoppes NO.3 Plat was recorded in Plat Book 82, Page 3 of the public records of Broward County, Florida.

- F. Future land use and zoning requirements. Land Development Regulations Article III, Part

2.0., Section 2.2., addresses assignment of zoning districts. State law and the City's LDR require that a property have a zoning district that is consistent with its future land use designation.

The Division finds the property is currently zoned General Commercial (CG) and consistent with the future land use designation of Commercial

- G. Permitted land uses. Land Development Regulations Article III, Part 2.0., Sections 2.3., and 2.4., and Part 5.0, and Schedule B respectively address permitted and special exception uses. State law and the City's LDR require that a land use be in conformance with the uses allowed in the zoning district.

The Division finds the site plan provides for a Mixed-Use Development consisting of 245 dwelling units and 9,000+/- square feet of commercial space LDR Schedule B provides that within the General Commercial (CG) zoning district a Mixed-Use Development Use is a Special Exception Use.

Special Exception Use Resolution NO. 22R-06-129, granted on June 27, 2022 by the City of Lauderhill City Commission provides for this Use approval.

III. Development Zoning Data

1. GENERAL SITE INFORMATION	
FOLIO NUMBER(S)	494125320010, 494125320030
LOT AREA	202,342 SF (4.65 ACRES)
LOT DIMENSIONS (AVERAGE)	710' WIDE x 290' DEEP
LEGAL DESCRIPTION	(SEE SURVEY)
ZONING DISTRICT	T4 / T5 (SMART CODE)
LAND USE	COMMERCIAL MIXED USE
FLOOD ZONE	BFE: 7' NAVD. MIN. FFE: 9' NAVD
CROWN OF ROAD	+/- 10' NAVD

2. HEIGHT AND AREAS		
DESCRIPTION	REQUIRED/ALLOWED	PROPOSED
FLOOR AREA RATIO		284,094 SF (1.4 FAR)
PERVIOUS AREA	30% (MIN)	47,369 SF (23.5%)
LOT COVERAGE	80% (MAX)	60,844 SF BUILDING COVERAGE (30%)
CONSTRUCTION TYPE		IA, NON-COMBUSTIBLE, SPRINKLERED
GROSS BLDG. AREA		349,807 SF
FINISH FLOOR ELEV.	9' NAVD (MIN)	10.5' NAVD (FIRST HABITABLE FLOOR)
BUILDING HEIGHT	5 STORIES, 55' (MAX)	5 STORIES, 55' (B1), 6 STORIES, 60' (A1 & A2)
RES. AMENITIES	10%	20,261 (12.7%)

3. SETBACKS		
DESCRIPTION	REQUIRED/ALLOWED	PROPOSED
FRONT (SR 7)	100' FROM CENTER OF ROAD	115' FROM CENTER OF ROAD
REAR	3' (MIN)	20'
SIDE	0' MIN - 12' MAX	10'

4. DENSITY AND USES		
DESCRIPTION	REQUIRED/ALLOWED	PROPOSED
UNIT COUNT		245 APARTMENT UNITS
RES DENSITY		53 UNITS PER ACRE
UNIT MIX		STUDIO: 50 1 BEDROOM: 105 2 BEDROOM: 74 3 BEDROOM: 12 TOWNHOUSE (1 BDRM): 4
RETAIL AREA		7,000 SF

5. PARKING AND LOADING		
DESCRIPTION	REQUIRED/ALLOWED	PROPOSED
RESIDENTIAL PARKING	1.25/ DWELLING UNIT = 307	310 TOTAL SPACES (INCLUDING 8 ADA SPACES)
RETAIL PARKING	3.5/1,000 SF = 24	
TOTAL REQ'D PARKING	331 SPACES <u>PARKING REDUCTIONS</u> - SHARED PARKING - 5% TOC TOTAL REQ'D PARKING: 310	
RESIDENTIAL LOADING	ONE (1) 12 x 35 BERTH TWO (2) 10 x 20 BERTHS	FOUR (4) 10 x 20 BERTHS
RETAIL LOADING	NOT REQ'D FOR UNDER 25,000 SF	TWO (2) TEMPORARY LOADING SPACES

5.1 PARKING CALCULATIONS T4 / T5		
RESIDENTIAL MULTIFAMILY PARKING (245 DU)	1.5 SPACES / DU (T4), 1.0 SPACES / DU (T5) = 1.25 SPACES / DU (BLENDED)	
	REQUIRED RESIDENTIAL PARKING 245 * 1.25 = 306.25 SPACES	
RETAIL PARKING (7,000 SF)	4 SPACES / 1000 SF (T4), 3 SPACES / 1000 SF (T5) = 3.5 SPACES / 1000 SF (BLENDED)	
	REQUIRED RETAIL PARKING 7,000 SF / 1000 SF * 3.5 = 24 SPACES	
TOTAL REQ'D PARKING	330.25 SPACES	
5.2 PARKING REDUCTIONS		
SHARED PARKING	REQUIRED COMMERCIAL / 1.2 (PER TABLE 9B)	24 SPACES / 1.2 = 20 RETAIL SPACES = 326.25 TOTAL REQUIRED SPACES
TRANSIT REDUCTION	5% OF REQUIRED SPACES	326.25 - 5% = 309.94 SPACES
TOTAL REQUIRED SPACES AFTER REDUCTION = 310 SPACES		

IV. ATTACHMENTS

Attachment A: Site Plan Application

Attachment B: SEU Resolution

Attachment C: Site Plans

V. FINDINGS AND CONCLUSIONS

Based upon the information contained in this Development Review Report, the following findings of fact and conclusions of law are offered:

- A. Staff finds the Site Plan application was scheduled for a duly noticed Planning and Zoning Board Hearing on July 5, 2023. At this public hearing, the Planning and Zoning board reviewed and voted to support and recommend approval of the Site Plan application.
- B. Staff finds the Site Plan application notice has been published in the legal notice section of the Sun-Sentinel, a newspaper of general circulation within the County, at least 10 days before the Board public hearing.
- C. The Division finds a pre-application meeting was held with the Applicant and or agents before the site plan application was filed. The Division informed the Applicant that the site plan would require major review and approval by the Planning and Zoning Board.
- D. The Division finds the Applicant filed a site plan application in September 2022 the Applicant filed with the Division a site plan application. The Division did not issue a completeness letter specifically for the site plan.
- E. The Division finds the plans were denied without prejudice at the first two DRC meetings in 2022 and approved at the third DRC meeting on April 4, 2023
- F. The Division finds that the Development Review Report and other agency comments were provided to the Applicant before each Development Review Committee meeting and within 45 days of acceptance and concludes the written comments were timely provided to the Applicant.
- G. The Division concludes the site plan application is in conformance with the general zoning district requirements specified in LDR Article III, Section 2.5., Article II., Part 2.0., Section 5.1., pertaining to accessory uses and structures. All Conditions of Approval and Comments shall be address before the issuance of a building permit.
- H. The Division finds the site plan application provides for circulation and parking and concludes it is in conformance with LDR Article III, Section 2.6., Article III, Part 6.0., Section 6.5., on parking standards and requirements. All Conditions of Approval and Comments shall be address before the issuance of a building permit.
- I. The Division finds the site plan application has addressed loading and concludes it is in conformance with LDR Schedule S, Article 4.0., Transect Zone 4, Table 9D.,on loading standards and requirements. All Conditions of Approval and

Comments shall be address before the issuance of a building permit.

- J. The Division finds the site plan application is not in conformance with the standards and requirements specified in Land Development Regulations SCH S for Transect Zone Overlays T4 and T5 as it pertains to height and that a Warrant is required to exceed the height by 10 feet for a maximum of 60 feet in height. The division finds that the current code allows for up to 80 feet for Mixed Use Developments but that the maximum allowable height at the time of submission was 50 feet. All Conditions of Approval and Comments shall be address before the issuance of a building permit
- K. The Division finds the site plan application is in conformance with the landscaping standards and requirements specified in Land Development Regulations Article III, Section 2.7., and Schedule J. All Conditions of Approval and Comments shall be address before the issuance of a building permit.
- L. The Division generally defers the Police Division to determine whether the site plan application is in conformance with Article III., Section 3.9., pertaining to Crime Prevention Through Environmental Design.
- M. The Division concludes the application is in conformance with LDR Article III, Section 3.9., on evidence of title based on the records maintained by the Broward County Property Appraiser.
- N. The Division finds the site plan application provides for signage and will be reviewed under a separate permit.
- O. The Division concludes the application is in conformance with LDR Article III, Section 2.10., Article V., Surface Water Management, and Schedule K on flood hazard areas.
- P. The Division defers to the DEES/City Engineer on whether the site plan application is in conformance with the engineering standards and requirements.
- Q. The Division concludes the application is in conformance with Land Development Regulations Article IV, § 7.1., 7.2., and 7.3., on concurrency and subject to associated conditions as provided for by the City Engineer.
- R. The Division concludes the site plan application is generally in conformance with applicable site plan standards and requirements of Article IV., Part 5.0. but conditions have been determined to be reasonably necessary to ensure compliance with the Land Development Regulations and are presented below should the Planning and Zoning Board/City Commission approve this Site Plan application. All Conditions of Approval and Comments shall be addressed before the issuance of a building permit:
 - 1. The applicant shall be subject to any pre-existing dedications, restrictions, covenants, and easements that run with the land.

2. The Site Plan was reviewed and approved by the Development Review Committee and the Planning and Zoning Board and is now before the City Commission for Final Approval.
3. The Site Plan approval is contingent on the approval of the pending Warrant application allowing for a 60 foot building height which is 10 feet taller than was allowed by the LDR at the time of Site Plan submittal.
4. The applicant shall satisfy the outstanding Engineering and Fire comments in relation to upgrading/enlarging the water main which serves the development site, to be approved by the City Engineer and Fire Marshall
5. The applicant shall satisfy the outstanding Fire comments in relation to determining the Fire Hydrant locations to serve the development as well as the additional fire hydrant required for the center building, to be approved by the Fire Marshall.
6. The applicant shall satisfy the outstanding Planning and Zoning and Engineering comments as they pertain to the grading of the property along the Western property boundary, near the site of the required 8 foot buffer wall and within the Utility Easement, to be approved by the City Engineer and the Planning Director.
7. The applicant shall provide to the Planning and Zoning Division the final FDOT approval for the entranceway along NW 40th AVE/N. ST RD 7/U.S. 441 prior to building and engineering permitting.
8. The applicant shall satisfy the Land Development Regulation requirements provided for in LDR ART II.- Public Art Program as they pertain to Public Art.
9. The applicant shall provide sufficient evidence of a Unity of Title for the two parcel which make up the development site, folio numbers 494125320010 and 494125320030 providing for the unification of the site.

VI. ALTERNATIVE ACTIONS

The proposed Ordinance is before the Board/LPA as required by The City of Lauderhill's Land Development Regulations (LDR) Article IV., Part 2.0., and Article VI., Section 4 requires the Board/LPA to make a recommendation to the City Commission on Future Land Use Plan Amendment applications as listed below:

ALTERNATIVE A:

Staff recommends the Planning and Zoning Board enter into the record this Development Review Report and all other substantial competent evidence presented at the hearing, adopt the findings and conclusions contained herein, and forward the record to the City Commission with a recommendation that the proposed Ordinance be Approved with conditions because the application is **consistent** with LDR Article IV, Part 2.0. , Section 2.4 on the character of the district and its peculiar suitability for particular uses.

The conditions of approval as indicated below:

1. The applicant shall be subject to any pre-existing dedications, restrictions, covenants, and easements that run with the land.

2. The Site Plan was reviewed and approved by the Development Review Committee and forwarded to the Planning and Zoning Board and the City Commission for Final Approval.
3. The Site Plan approval is contingent on the approval of the pending Warrant application allowing for a 60 foot building height which is 10 feet taller than was allowed by the LDR at the time of Site Plan submittal.
4. The applicant shall satisfy the outstanding Engineering and Fire comments in relation to upgrading/enlarging the water main which serves the development site, to be approved by the City Engineer and Fire Marshall
5. The applicant shall satisfy the outstanding Fire comments in relation to determining the Fire Hydrant locations to serve the development as well as the additional fire hydrant required for the center building, to be approved by the Fire Marshall.
6. The applicant shall satisfy the outstanding Planning and Zoning and Engineering comments as they pertain to the grading of the property along the Western property boundary, near the site of the required 8 foot buffer wall and within the Utility Easement, to be approved by the City Engineer and the Planning Director.
7. The applicant shall provide to the Planning and Zoning Division the final FDOT approval for the entranceway along NW 40th AVE/N. ST RD 7/U.S. 441 prior to building and engineering permitting.
8. The applicant shall satisfy the Land Development Regulation requirements provided for in LDR ART II.- Public Art Program as they pertain to Public Art.
9. The applicant shall provide sufficient evidence of a Unity of Title for the two parcel which make up the development site, folio numbers 494125320010 and 494125320030 providing for the unification of the site.

ALTERNATIVE B:

That the application is not in compliance with LDR Article IV, Part 2.0. , Section 2.4 on the character of the district and its peculiar suitability for particular uses. As such, the City Commission shall **deny** the application.

VII. RECOMMENDED ACTION

PZD recommendation. Based upon its review, staff finds the proposed development to be consistent with the above considerations and recommends the following conditions should the Planning and Zoning board decide to move forward with a recommendation of approval:

1. The applicant shall be subject to any pre-existing dedications, restrictions, covenants, and easements that run with the land.
2. The Site Plan was reviewed and approved by the Development Review Committee and forwarded to the Planning and Zoning Board and the City Commission for Final Approval.
3. The Site Plan approval is contingent on the approval of the pending Warrant application allowing for a 60 foot building height which is 10 feet taller than was allowed by the LDR at the time of Site Plan submittal.

4. The applicant shall satisfy the outstanding Engineering and Fire comments in relation to upgrading/enlarging the water main which serves the development site, to be approved by the City Engineer and Fire Marshall
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9. The applicant shall provide sufficient evidence of a Unity of Title for the two parcel which make up the development site, folio numbers 494125320010 and 494125320030 providing for the unification of the site.

Reviewed By:
Molly Howson, Acting Planning Director
July 2023



APPLICATION NUMBER

SITE DEVELOPMENT PLAN APPLICATION FOR

DEVELOPMENT DESCRIPTION

Development Name: 441 Arthouse

Proposed development by use and intensity: Mixed Used – Retail & Residential

PROPERTY DESCRIPTION

Nearest cross streets: NW 21st & NW 19th

Site address or location: 2043 N State Road 7, Lauderhill FL 33498

Property folio number: 494125320010, 494125320030

Gross acres: 4.65 Net acres: _____

OWNER, APPLICANT AND OTHER INFORMATION

Property Owner Name: Meir Benzaken

Mailing Address: 2183 N. Powerline Road Suite: 1

City, State & Zip Code: Pompano Beach, Florida 33069

Phone #: _____ Mobile Phone #: _____

Email: _____ Fax #: _____

Applicant Name: Matthew Jacocks – Strategic Capital Realty

Mailing Address: 2031 Harrison St.

City, State & Zip Code: Hollywood, FL 33020

Phone #: 954.543.1207 Mobile Phone #: 305.335.4144

Email: matthew@strategiccapitalrealty.com Fax #: 954.827.2973



APPLICATION NUMBER

Besides the applicant, who else should be provided copies of written correspondence?

☐ Owner
☐ Engineer

☒ Architect
☒ Other (Specify)

☒ Attorney
Applicant

Architect Name: Terrence Conley, RA - BC Architects

Address: 75 Valencia Avenue Suite: 1000

City, State & Zip Code: Coral Gables, Florida 33134

Phone #: 305.663.8182

Mobile Phone #: _____

Email Address: tconley@bcarchitects.com

Fax #: _____

Engineer Name: Ernal Rose - GGB Engineering

Address: 2699 Stirling Road Suite: C202

City, State & Zip Code: Ft. Lauderdale, FL 33312

Phone #: 954.986.9899

Mobile Phone # _____

Email Address: ernalrose@ggbeng.com

Fax #: _____

Attorney Name: Hope Calhoun, Esq. – Duany, Miskel & Backman, LLP

Address: 14 SE 14th Street Suite: 36

City, State & Zip Code: Boca Raton, FL 33432

Phone #: 561-405-3324

Mobile Phone # _____

Email Address: hcalhoun@dmblaw.com

Fax #: _____



APPLICATION NUMBER

SUMMARY OF SITE DEVELOPMENT PLAN REQUEST



Residential uses



Commercial retail uses



Commercial office uses



Commercial warehouse uses



Industrial uses



Recreational uses



Commercial recreational uses



Community facility uses



Utility uses



Other uses _____

RESIDENTIAL USES

1. How many residential dwelling units by housing type and bedrooms are being requested?

Housing Type	Efficiency Unit	One (1) Bedroom	Two (2) Bedrooms	Three (3) Bedrooms	4 or more Bedrooms	Total
Single Family						
Connected Units						
Duplex						
Triplex						
Quadrplex						
Townhouse		4				4
Condominium						
Apartment	54	106	74	10		244
Other						
Total Units	54	110	74	10		248
Total Bedrooms	54	110	148	30		342

☐ NONE – NONRESIDENTIAL PROJECT



APPLICATION NUMBER

2. Calculate the net and gross residential densities by acreage and bedrooms.

Density	By Acreage	By Bedrooms
Net	230,174 SF	
Gross	313,258 SF	

3. How do you intend to market the residential dwelling units?

☐ Sale

☒ Rental

☐ Sale and rental

4. How many lots will be created by this development? one

5. Identify any accessory uses and their net square feet:

Retail = 6,628 SF

NONRESIDENTIAL USES

1. For each on-residential use identified on the site plan, identify the gross and net floor area in square feet.

Non-residential Use	Gross Floor Area	Net Floor Area
Retail	6,628 SF	6,628 SF
Total (add another sheet if necessary)	6,628 SF	6,628 SF



APPLICATION NUMBER

2. Calculate the net intensity of the proposed development.

Non-residential Use in Square Feet	Net Property Size in Square Feet	Net Intensity
6,628 SF	202,342 SF	0.03

PARKING REQUIREMENTS

1. For each use identified in the site plan, please identify the off-street parking requirement (including handicapped parking spaces), the number of parking spaces required, and the parking spaces provided. **See LDR Art III, Sec 6.5 for Parking Standards.**

Land Use Classification	Parking Ratio Requirement	Required Parking	Provided Parking
Residential	1 space / unit	248	284
Retail	3 spaces / 1000 SF	21	21

2. For each use identified in the site plan, please identify the off-street loading requirement, the number of loading spaces required, and the loading spaces provided. **See LDR Art III, Sec 6.6 for Loading Standards.**

Off-street Loading Standard for Each Use Identified on the Site Plan	Loading Spaces Required	Loading Spaces Provided
Residential	One (1) 12' x 35 berth Two (2) 10' x 20 berths	Four (4) 10' x 20 berths
Retail	N/A	Two (2) temporary retail parking/loading spaces
Total (add another sheet if necessary)	3	4



APPLICATION NUMBER

PERVIOUS AND IMPERVIOUS SURFACE REQUIREMENTS

1. Identify the landscape requirements, the number of trees required, and the trees provided. **See LDR, Schedule J for Standards.**

Minimum Landscape Standard	Trees Required	Trees Provided
Landscaping abutting a right-of-way	17	20
Perimeter landscaping abutting property line	41	49
Perimeter landscaping abutting building	n/a	n/a
Storage area, dumpster & equipment area landscaping	n/a	n/a
Parking Lot medians	n/a	n/a
Parking Lot islands	35	35
Total landscaped areas	93	104

2. Identify the size and the extent of land devoted to pervious surfaces.
See LDR, Schedule J, Part 2.0 for Standards.

Non-residential Use	Square Feet	Percent Impervious
Total landscaped areas	32,341 SF	16%
Open space area	n/a	n/a
Water retention area (calculate only ½ of square feet)	n/a	n/a
Other (identify) Pervious pavers (50% pervious)	30,615 SF	7.5%
Total	26,732 SF	23.5%



APPLICATION NUMBER

3. Identify the size and extent of land devoted to impervious surfaces.
See LDR, Schedule J, Part 2.0 for Standards.

Impervious Surface	Square Feet	Percent Pervious
Building coverage	60,844 SF	30%
Access way coverage	n/a	n/a
Driveway coverage	n/a	n/a
Parking area coverage	56,927 SF	28%
Storage, dumpster & equipment area coverage	274 SF	0.1%
Sidewalk coverage	11,581 SF	5%
POOL DECK	8,091 SF	4%
SITE WALL	1,657 SF	0.8%
Total pervious surface coverage	139,374 SF	67.9%

ADDITIONAL INFORMATION

Have any other applications been submitted for this site? ☒ No ☐ Yes

Describe: Delegation Request

Pre-application Conference Date 7/25/22

Official Zoning District Map classification:

General Commercial (CG)

Future Land Use Map Series designation:

Transit Oriented Corridor



APPLICATION NUMBER

AFFIDAVIT

I, Matthew Jacocks, DO HEREBY SWEAR OR AFFIRM

1. THAT ALL OF THE INFORMATION CONTAINED IN THIS APPLICATION AND THE ATTACHMENTS IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
2. CONSISTENT WITH THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF LAUDERHILL, FLORIDA, I WILL CAUSE A SIGN AT LEAST THREE (3) SQUARE FEET IN SIZE TO BE POSTED ON THE SUBJECT PROPERTY FACING AND VISIBLE FROM THE STREET AT LEAST TEN (10) DAYS PRIOR TO THE PUBLIC HEARING. MOREOVER, I CERTIFY THE SIGN WILL REMAIN POSTED FOR THE DURATION OF THE TIME REQUIRED FOR THE POSTING OF THE SUBJECT PROPERTY AND A PHOTOGRAPH OF THE SIGN POSTED ON THE SUBJECT PROPERTY WILL BE PROVIDED TO THE CITY OF LAUDERHILL PLANNING AND ZONING DEPARTMENT AT LEAST SEVEN (7) DAYS PRIOR TO THE PUBLIC HEARING.
3. I WILL CAUSE THIS SAME SIGN TO BE REMOVED WITHIN SEVEN (7) CALENDAR DAYS AFTER THE HEARING.

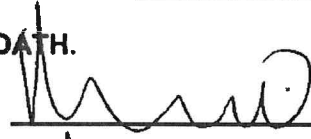
PRINT YOUR NAME: Matthew Jacocks

SIGN YOUR NAME: 

DATE: 9/16/2022

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF September, 20 22, BY Matthew Jacocks, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION AND WHO DID TAKE AN OATH.

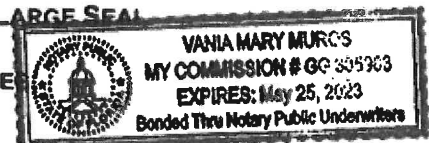
NOTARY PUBLIC

SIGN: 

PRINT: Vania Murco

STATE OF FLORIDA AT LARGE SEAL

MY COMMISSION EXPIRES





APPLICATION NUMBER

ADDITIONAL DOCUMENTS REQUIRED AT TIME OF SUBMISSION

1. A check made payable to the "City of Lauderhill" for the appropriate application fee.
2. Certified Mailing list with two (2) sets of labels for all property owners within 300 feet of the site.
3. Copy of Deed or Contract to Purchase
4. Letter from property owner authorizing the Applicant to apply for a site development plan order (If applicable).
5. One (1) complete signed and sealed site plan package
6. Twelve (12) copies of site plan package. Site Plan drawings should be no larger than 24"X36". One (1) electronic version of the site plan package.

Package should include:

- a. Cover sheet with project description, contact information, location map and index.
- b. Recent survey showing all existing conditions (including utility lines and sewer) with flood elevation
- c. Proposed site plan
- d. Civil drawings (paving, drainage, water, sewer)
- e. Landscape, Irrigation and Tree Survey
- f. Architectural elevations
- g. Floor plans and tabular data.
- h. Photometric plans
- i. Color renderings with materials description

Fees

Site Development Plan Application Fee (To be calculated by Staff).....

Cost of Mailing (minimum amount or actual cost of mailing, whichever is greater).....90.00

Cost of Design Review: Any review wherein the city requires assistance by outside consultants, applicant shall pay consultant's fees.

DEPOSIT.....2,450.00



APPLICATION NUMBER

REAL ESTATE RESEARCH SERVICES

**Alldata Real Estate Systems, Inc.
290 NE 51st Street
Ft. Lauderdale, FL
(954) 772-1800**

**Cutro & Associates, Inc.
1025 Yale Drive
Hollywood, FL
(954) 920-2205**

**Florida Real Estate Decisions, Inc.
1500 West Cypress Creek Road
Suite 409
Ft. Lauderdale, FL
(954) 761-9003**

**Florida Real Estate Decisions, Inc.
12765 W. Forest Hill Boulevard
Suite 1314
Wellington, FL
(561) 798-4423**

**Florida Real Estate Decisions, Inc.
16375 NE 18th Avenue
Suite 300
Miami, FL
(305) 757-6884**

***The above mentioned companies have provided the required certified mailing list for previous applicants.**

This is not a recommendation just a list of companies who have provided this service in the past. Please refer to the yellow pages for additional sources.

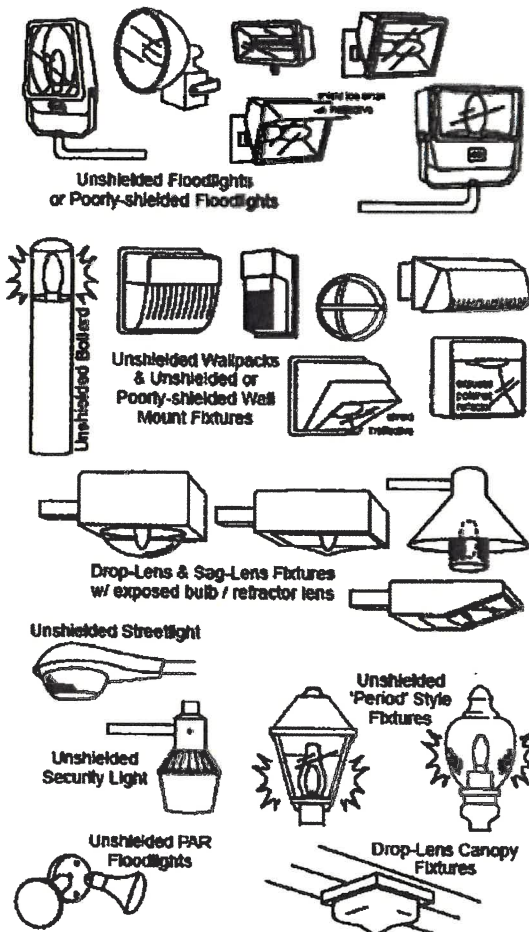


APPLICATION NUMBER _____

LIGHTING FIXTURE GUIDELINES

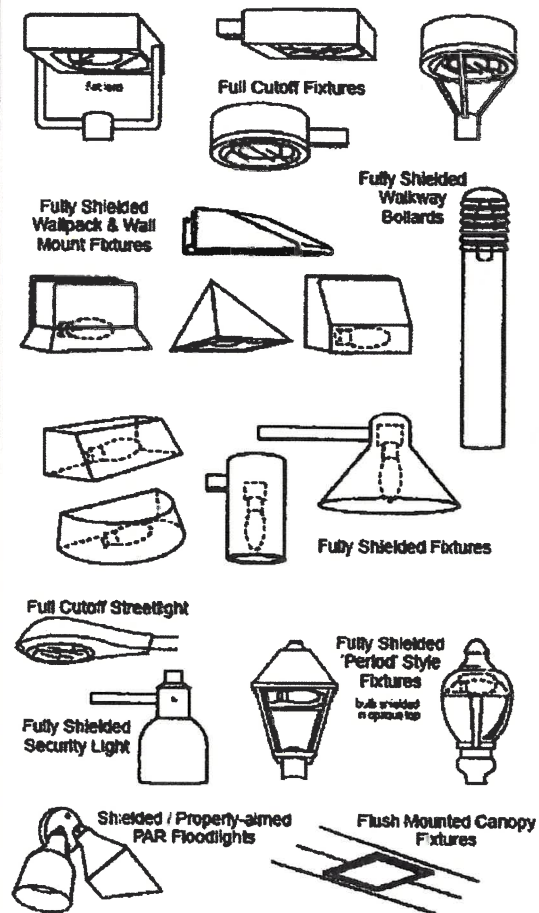
Unacceptable Fixtures

Fixtures that produce glare and light trespass



Acceptable Fixtures

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



RESOLUTION NO. 22R-06-129

A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING THE SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO 441 ARTHOUSE/MATTHEW JACOCKS, SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT A COMMERCIAL MIXED-USE DEVELOPMENT PROJECT WITH 245 MULTI-FAMILY UNITS LOCATED IN THE TRANSIT ORIENTED CORRIDOR (TOC) ON A 4.7 ± ACRE VACANT SITE LEGALLY DESCRIBED AS PARCEL 1: A PORTION OF TRACT "A", LAUDERHILL SHOPPES NO. THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT 82, PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY AND PARCEL 2: A PORTION OF TRACT "A", LAUDERHILL SHOPPES NO. THREE LOTS ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT 82, PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, LESS THAT PORTION OF SAID TRACT "A", LYING NORTH OF WESTERLY EXTENSION OF THE SOUTH LINE OF PARCEL "A" PHILLIPS LAUDERHILL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, PAGE 12 OF THE PUBLIC RECORDS OF BROWARD COUNTY AND AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, this property is zoned General Commercial (CG) by the City of Lauderhill Zoning Map; and

WHEREAS, pursuant to the Land Development Regulations (LDR), this use is permitted in the General Commercial (CG) zoning district by Special Exception approval only; and

WHEREAS City Staff recommends that the City Commission vote IN FAVOR OF of this Special Exception Use Development Order request, subject to the following conditions;

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA:

Section 1. The Special Exception Use Order of 441 Arthouse/Matthew Jacocks to allow in the General Commercial (CG) Zoning District a commercial mixed-use development project with 245 multifamily units located in the Transit Oriented Corridor (TOC) on a 4.7± acre site as legally described herein, is hereby approved, subject to the following conditions:

1. This application approval shall be contingent upon the approval of the Site Plan, traffic impact analysis, and CPTED review.
2. Any violation of these conditions of approval may result in a public hearing before the City Commission and may result in the modification, suspension or revocation of this special exception use development order or its conditions or both. Further, consistent with LDR Article IV, Part 1.0., Section 1.8, this development order may be revoked, suspended or modified based on the

grounds stated herein. In addition, this development order is subject to post-approval review consistent with LDR Article IV, Part 4.0., Section 4.11.

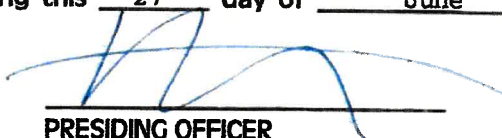
3. Any special exception approval granted by the City Commission shall expire one hundred eighty (180) days after the date of approval, unless a development permit or site plan approval is applied for within the one hundred eighty-day period.
4. If a use which has been granted a special exception shall cease to operate for a continuous period of one (1) year, the special exception approval shall expire.
5. The owner shall execute a trespass agreement for the police department to keep on file for enforcement.
6. The owner shall work with city staff and provide a security plan and security cameras.
7. The owner agrees to maintain the easement and install landscaping, buffer, and wall in accordance with the approved site plan. The dog run is permitted to be located within this buffer area to satisfy these requirements.
8. The development must have a professional management company hired and active and the owner agrees not to allow condo conversions of the units.

Section 2. The Staff Report, as prepared by City staff, and all other substantial competent evidence presented at the Commission meeting, is incorporated herein and is hereby adopted as the findings of fact as to this special exception.

Section 3. This Resolution shall take effect immediately upon its passage.

DATED this 27 day of June, 2022.

PASSED AND ADOPTED on first reading this 27 day of June, 2022.



PRESIDING OFFICER

ATTEST:



CITY CLERK

MOTION
SECOND

S. Martin

L. Martin

M. DUNN
D. GRANT
L. MARTIN
S. MARTIN
K. THURSTON

Yes
Yes
Yes
Yes
Yes

Approved as to Form



W. Earl Hall
City Attorney



LOCATION MAP



PROJECT TEAM

DEVELOPER

STRATEGIC CAPTIAL REALTY
2031 HARRISON STREET
HOLLYWOOD, FL, 33020

PROJECT MANAGEMENT

AMICON
7448 NE 4TH CT
MIAMI, FL 33148

ARCHITECT

BC ARCHITECTS, AIA, INC
75 VALENCIA AVE, SUITE 1000
CORAL GABLES, FL, 33134

TRAFFIC CONSULTANT

MARLIN ENGINEERING
3363 W. COMMERCIAL BLVD, SUITE 115
FORT LAUDERDALE, FL 33309

LAND USE ATTORNEY

DUNAY, MISKEL, AND BACKMAN, LLP
14 S.E. 4TH STREET, SUITE 36
BOCA RATON, FL 33432

CIVIL ENGINEER

GGB ENGINEERING, INC.
2699 STIRLING ROAD, SUITE C-202
FT. LAUDERDALE, FL 33312

LANDSCAPE ARCHITECT

ARCHITECTURAL ALLIANCE LANDSCAPE
612 SW 4TH AVENUE
FT. LAUDERDALE, FL 3331

INDEX OF DRAWINGS

ARCHITECTURE

A0.00	COVER SHEET
A1.00	SITE PLAN AND DATA
A1.00A	IMPERVIOUS AREAS DIAGRAM
A2.01	GROUND LEVEL AND LEVEL 2
A2.02	TYPICAL LEVELS 3-6 AND ROOF LEVEL
A3.00	3D MASSING VIEWS
A3.01	BLDG A1 - ELEVATIONS
A3.02	BLDG A2 - ELEVATIONS
A3.03	BLDG B1 - ELEVATIONS
A3.04	BLDG B1 - ELEVATIONS
A4.01	ARTIST RENDERINGS
A4.02	ARTIST RENDERINGS
A4.03	ARTIST RENDERINGS

CIVIL

C-0	COVER SHEET
C-1	CIVIL ENGINEERING PLAN
C-2	GENERAL NOTES
C-3 - C-7	CONSTRUCTION DETAILS
C-8 - C-10	SWPPP

LANDSCAPE

L-200	OVERALL LANDSCAPE PLAN
L-201	LANDSCAPE PLAN
L-202	LANDSCAPE PLAN
L-203	LANDSCAPE DETAILS AND NOTES
L-210	TREE DISPOSITION PLAN
L-300	OVERALL IRRIGATION HEAD LAYOUT
L-301	IRRIGATION HEAD LAYOUT
L-302	IRRIGATION HEAD LAYOUT
L-303	IRRIGATION DETAILS
L-310	IRRIGATION NOTES

CONSULTANT:

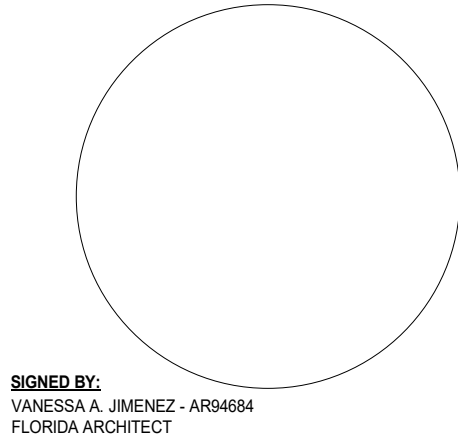
NO.	DATE	REVISIONS

ARCHITECT:



BC ARCHITECTS AIA, INC.
75 VALENCIA AVENUE
SUITE 1000
CORAL GABLES, FL 33134
Tel: 305.663.8182 | Web: www.bcarchitects.com

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PROJECT:

441 ARTHOUSE

STATE ROAD 7
LAUDERHILL, FL, 33313

DEVELOPER:

STRATEGIC
CAPITAL REALTY
2031 HARRISON ST.
HOLLYWOOD, FL, 33020

ISSUE RECORD:

SITE PLAN APPROVAL -
5/17/2023

BCA Comm. Num.:	2132.00
Scale:	As indicated
Drawn:	Author
Checked:	Checker

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

A0.00

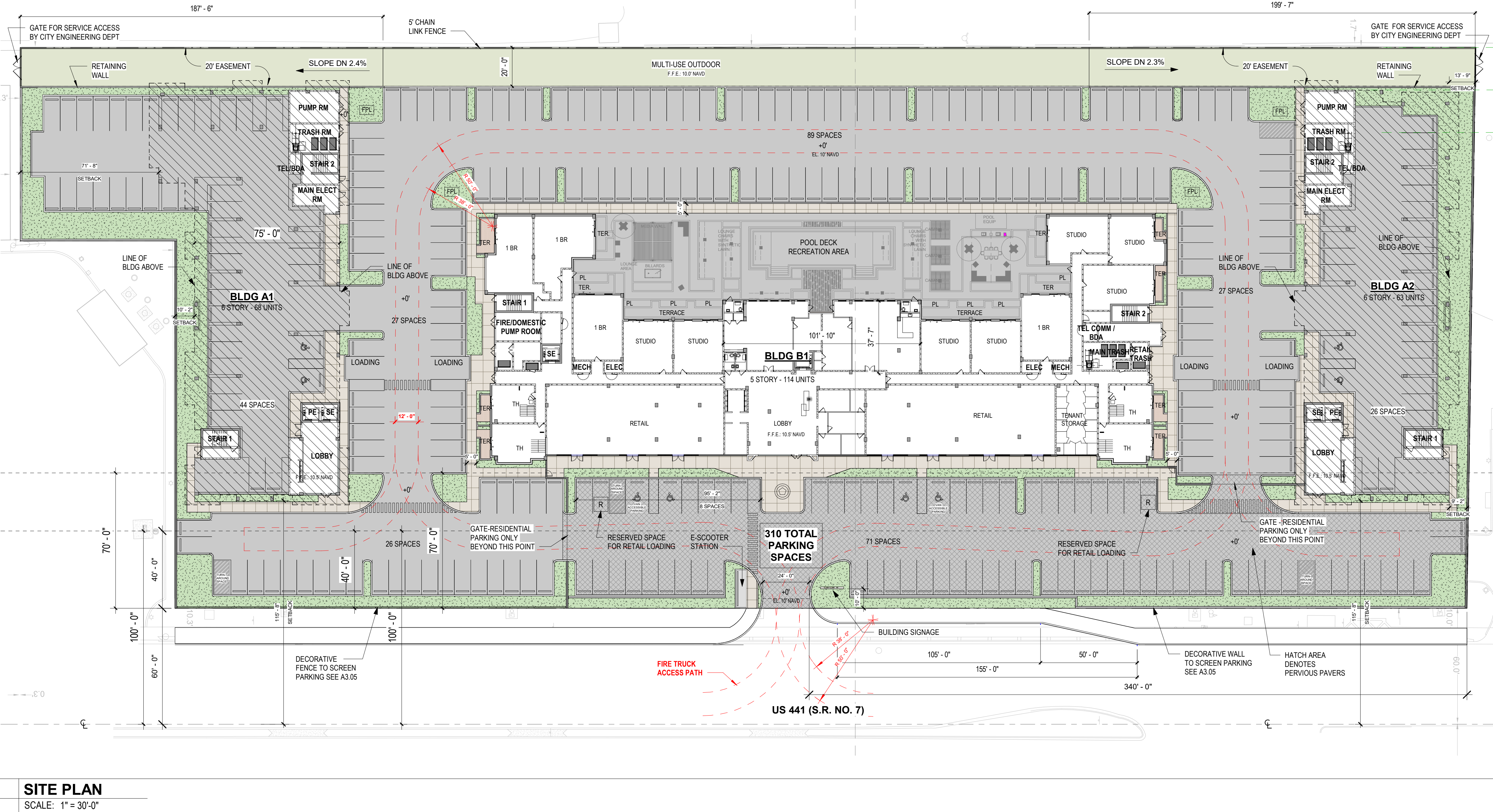
TO THE ARCHITECT'S KNOWLEDGE, THESE
PLANS COMPLY WITH THE MINIMUM STANDARDS
OF THE APPLICABLE BUILDING CODES AND LIFE
SAFETY STANDARDS

1. GENERAL SITE INFORMATION

FOLIO NUMBER(S)	494125320010, 494125320030
LOT AREA	202,342 SF (4.65 ACRES)
LOT DIMENSIONS (AVERAGE)	710' WIDE x 290' DEEP
LEGAL DESCRIPTION	(SEE SURVEY)
ZONING DISTRICT	T4 / T5 (SMART CODE)
LAND USE	COMMERCIAL MIXED USE
FLOOD ZONE	BFE: 7' NAVD. MIN. FFE: 9' NAVD
CROWN OF ROAD	+/- 10' NAVD

2. HEIGHT AND AREAS

DESCRIPTION	REQUIRED/ALLOWED	PROPOSED
FLOOR AREA RATIO		284,094 SF (1.4 FAR)
PERVIOUS AREA	30% (MIN)	47,369 SF (23.5%)
LOT COVERAGE	80% (MAX)	60,844 SF BUILDING COVERAGE (30%)
CONSTRUCTION TYPE		IA, NON-COMBUSTIBLE, SPRINKLERED
GROSS BLDG. AREA		349,807 SF
FINISH FLOOR ELEV.	9' NAVD (MIN)	10.5' NAVD (FIRST HABITABLE FLOOR)
BUILDING HEIGHT	5 STORIES, 55' (MAX)	5 STORIES, 55' (B1), 6 STORIES, 60' (A1 & A2)
RES. AMENITIES	10%	20,261 (12.7%)



SITE PLAN

SCALE: 1" = 30'-0"

3. SETBACKS

DESCRIPTION	REQUIRED/ALLOWED	PROPOSED
FRONT (SR 7)	100' FROM CENTER OF ROAD	115' FROM CENTER OF ROAD
REAR	3' (MIN)	20'
SIDE	0' MIN - 12' MAX	10'

4. DENSITY AND USES

DESCRIPTION	REQUIRED/ALLOWED	PROPOSED
UNIT COUNT		245 APARTMENT UNITS
RES DENSITY		53 UNITS PER ACRE
UNIT MIX		STUDIO: 50 1 BEDROOM: 105 2 BEDROOM: 74 3 BEDROOM: 12 TOWNHOUSE (1 BDRM): 4
RETAIL AREA		7,000 SF

5. PARKING AND LOADING

DESCRIPTION	REQUIRED/ALLOWED	PROPOSED
RESIDENTIAL PARKING	1.25/ DWELLING UNIT = 307	310 TOTAL SPACES (INCLUDING 8 ADA SPACES)
RETAIL PARKING	3.5/1,000 SF = 24	
TOTAL REQ'D PARKING	331 SPACES	
	<u>PARKING REDUCTIONS</u> - SHARED PARKING - 5% TOC TOTAL REQ'D PARKING: 310	
RESIDENTIAL LOADING	ONE (1) 12 x 35 BERTH TWO (2) 10 x 20 BERTHS	FOUR (4) 10 x 20 BERTHS
RETAIL LOADING	NOT REQ'D FOR UNDER 25,000 SF	TWO (2) TEMPORARY LOADING SPACES

5.1 PARKING CALCULATIONS T4 / T5

RESIDENTIAL MULTIFAMILY PARKING (245 DU)	1.5 SPACES / DU (T4), 1.0 SPACES / DU (T5) = 1.25 SPACES / DU (BLENDED)	
	REQUIRED RESIDENTIAL PARKING 245 * 1.25 = 306.25 SPACES	
RETAIL PARKING (7,000 SF)	4 SPACES / 1000 SF (T4), 3 SPACES / 1000 SF (T5) = 3.5 SPACES / 1000 SF (BLENDED)	
	REQUIRED RETAIL PARKING 7,000 SF / 1000 SF * 3.5 = 24 SPACES	
TOTAL REQ'D PARKING	330.25 SPACES	

5.2 PARKING REDUCTIONS

SHARED PARKING	REQUIRED COMMERCIAL / 1.2 (PER TABLE 9B)	24 SPACES / 1.2 = 20 RETAIL SPACES = 326.25 TOTAL REQUIRED SPACES
TRANSIT REDUCTION	5% OF REQUIRED SPACES	326.25 - 5% = 309.94 SPACES

TOTAL REQUIRED SPACES AFTER REDUCTION = 310 SPACES

CONSULTANT:

NO.	DATE	REVISIONS

ARCHITECT:



BC ARCHITECTS AIA, INC.
75 VALENCIA AVENUE
SUITE 1000
CORAL GABLES, FL 33134
Tel: 305.663.8182 | Web: www.bcarchitects.com
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SIGNED BY:
VANESSA A. JIMENEZ - AR4684
FLORIDA ARCHITECT

PROJECT:

441ARTHOUSE

STATE ROAD 7
LAUDERHILL, FL, 33313

DEVELOPER:

STRATEGIC CAPITAL REALTY
2031 HARRISON ST.
HOLLYWOOD, FL, 33020

ISSUE RECORD:

SITE PLAN APPROVAL -
5/17/2023

BCA Comm. Num.: 2132.00
Scale: As indicated
Drawn: Author
Checked: Checker

SHEET TITLE:

SITE PLAN AND DATA

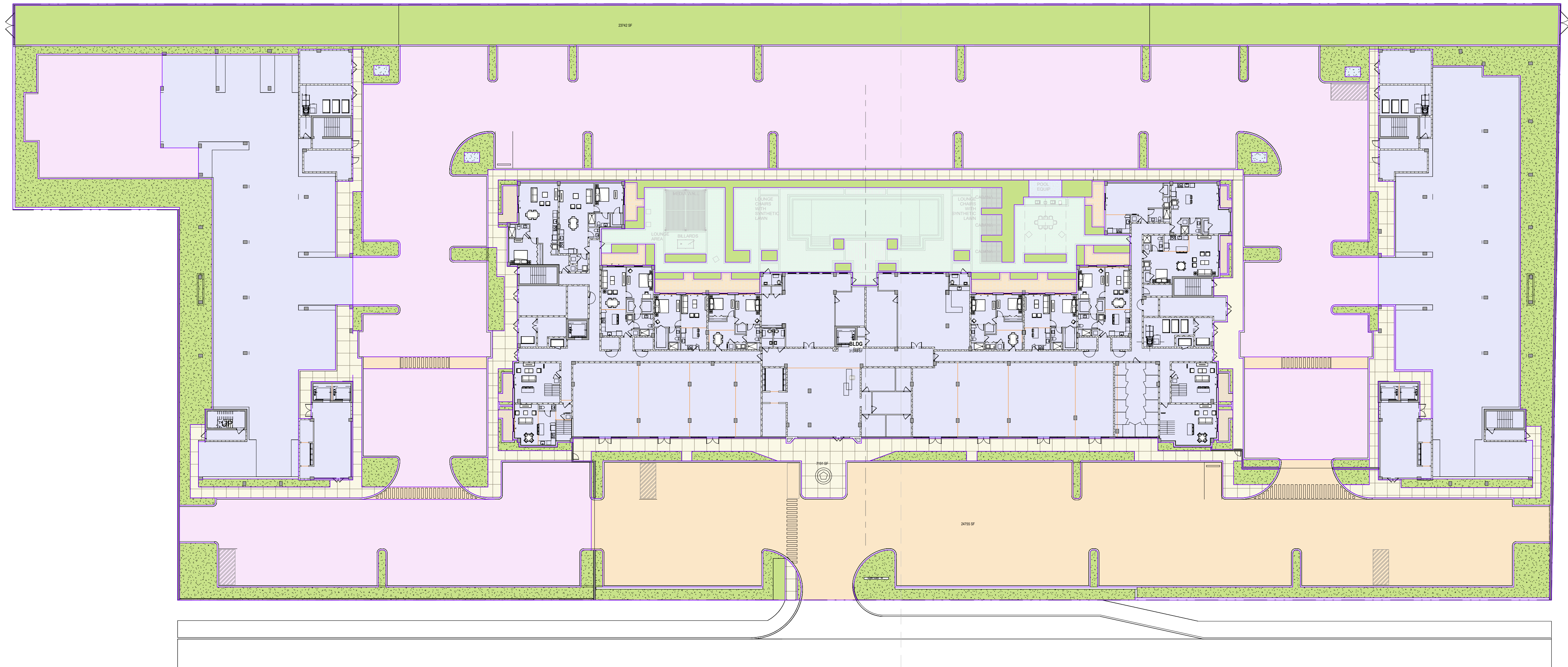
SHEET NUMBER:

A1.00

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS

FIRE PROTECTION NOTES

1. Structures undergoing construction, alteration, or demolition operations, including those in underground locations, shall comply with National Fire Protection Association 241, *Standard for Safeguarding Construction, Alteration, and Demolition Operations* (FFPC 16.1.1)
2. In buildings under construction, adequate escape facilities shall be maintained at all times for the use of construction workers. Escape facilities shall consist of doors, walkways, stairs, ramps, fire escapes, ladders, or other approved means or devices arranged in accordance with the general principles of Chapter 14 and National Fire Protection Association 101, *Life Safety Code*®, insofar as they can reasonably be applied to buildings under construction (FFPC 16.1.3).
3. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. Permanent fire department access road markings shall not be required until the building is complete or occupied for use FFPC 16.1.4).
4. Access Box(es). The AHJ shall have the authority to require an access box(es) to be installed in an accessible location where access to or within a structure or area is difficult because of security. The City of Lauderhill uses the Knox Company for locking devices (FFPC 18.2.2.1).



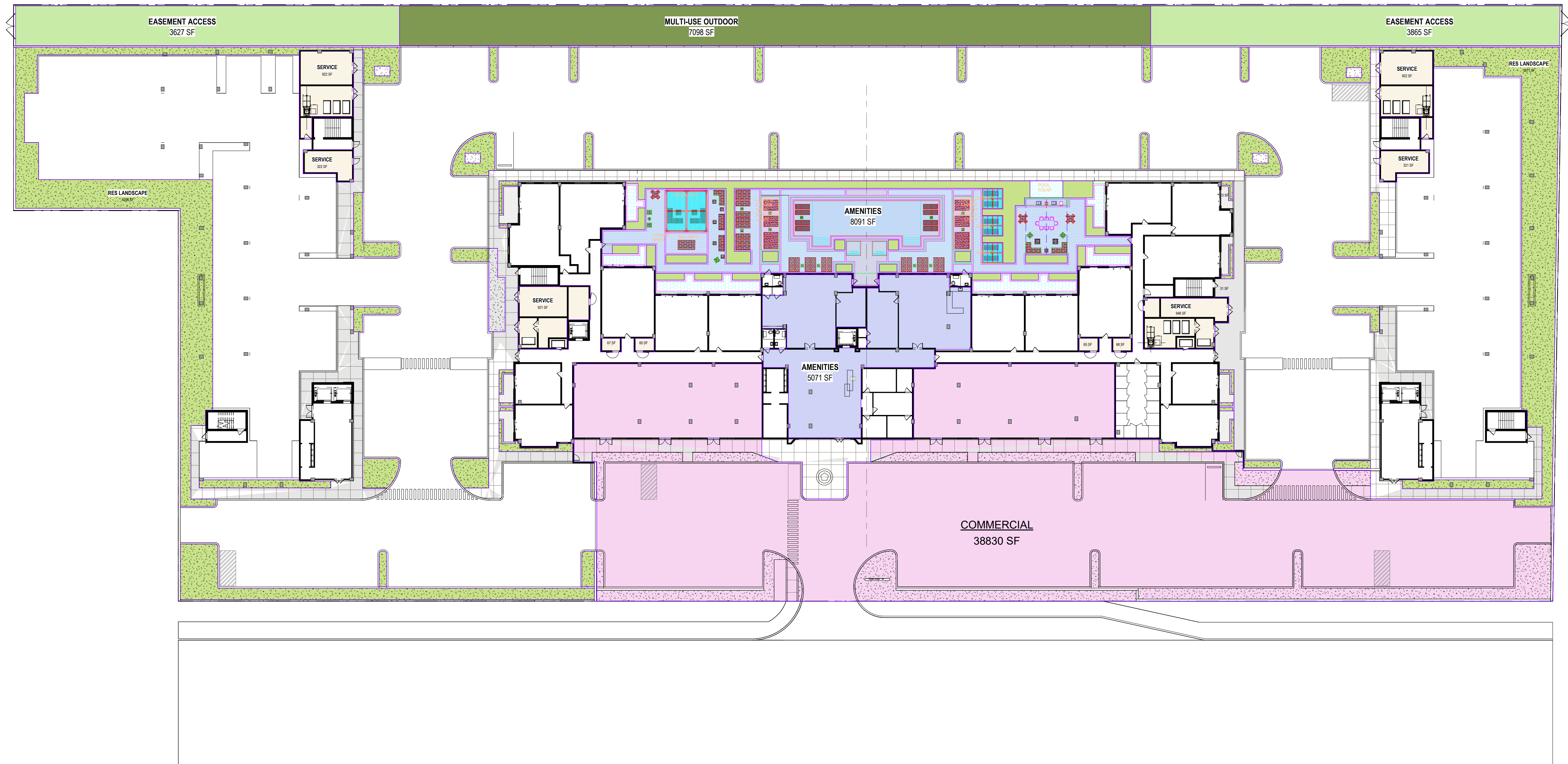
- BLDG
DRIVEWAY
EQUIP
LANDSCAPE
PERVIOUS PAVERS
POOL DECK
SIDEWALK
WALL

BLDG	59416 SF
DRIVEWAY	56935 SF
EQUIP	274 SF
LANDSCAPE	36777 SF
PERVIOUS PAVERS	27710 SF
POOL DECK	8091 SF
SIDEWALK	11568 SF
WALL	1358 SF
	202129 SF

1 SITE AREA PLAN
A1.00A SCALE: 1" = 30'-0"

5/17/2023 11:57:33 AM

CONSULTANT:	NO.	DATE	REVISIONS	ARCHITECT: bc BC ARCHITECTS AIA, INC. 75 VALENCIA AVENUE SUITE 1000 CORAL GABLES, FL 33134 Tel: 305.663.8182 Web: www.bcarchitects.com © BC ARCHITECTS 2022 ALL RIGHTS RESERVED	PROJECT: 441 ARTHOUSE STATE ROAD 7 LAUDERHILL, FL, 33313	DEVELOPER: STRATEGIC CAPITAL REALTY 2031 HARRISON ST. HOLLYWOOD, FL, 33020	ISSUE RECORD: SITE PLAN APPROVAL - 5/17/2023	SHEET TITLE: SITE AREA PLAN	SHEET NUMBER: A1.00A TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS
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- AMENITIES
- COMMERCIAL
- EASEMENT ACCESS
- MULTI-USE OUTDOOR
- RES LANDSCAPE
- SERVICE

AMENITIES	13163 SF
COMMERCIAL	38830 SF
EASEMENT ACCESS	7493 SF
MULTI-USE OUTDOOR	7098 SF
RES LANDSCAPE	14540 SF
SERVICE	4619 SF

1 GROUND FLOOR AMENITIES
A1.00B SCALE: 1" = 30'-0"

RESIDENTIAL AREA	158,893 SF
COMMERCIAL AREA SERVICE AREA	38,830 SF 4,619 SF
TOTAL LOT AREA	202,342 SF

RESIDENTIAL AREA 10% AMENITIES	REQUIRED	PROVIDED
	15,889 SF	13,163 SF + 7,098 SF (MULTI-USE OUTDOOR) = 20,261 SF (12.7%)

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								BCA Comm. Num.: 2132.00 Scale: 1/8" = 1'-0" Drawn: Author Checked: Checker		

RESIDENTIAL COMMON AREA - LEVEL 1	3241 SF
RESIDENTIAL COMMON AREA - LEVEL 2	4133 SF
RESIDENTIAL COMMON AREA - LEVELS 3-5	11129 SF
TOTAL RESIDENTIAL COMMON AREA	18503 SF

RESIDENTIAL UNIT INTERIOR - LEVEL 2	11372 SF
RESIDENTIAL UNIT INTERIOR - LEVELS 3-5	53058 SF
TOTAL RESIDENTIAL UNIT AREA	64430 SF

LIMITED COMMON AREA (UNIT BALCONIES) - LEVEL 2	1611 SF
LIMITED COMMON AREA (UNIT BALCONIES) - LEVELS 3-5	7884 SF
TOTAL LIMITED COMMON AREA (UNIT BALCONIES)	9495 SF

TOTAL CONSTRUCTION GROSS AREA	92429 SF
-------------------------------	----------

RESIDENTIAL COMMON AREA - LEVEL 1	2758 SF
RESIDENTIAL COMMON AREA - LEVEL 2	3986 SF
RESIDENTIAL COMMON AREA - LEVELS 3-5	10552 SF
TOTAL RESIDENTIAL COMMON AREA	17296 SF

RESIDENTIAL UNIT INTERIOR - LEVEL 2	10471 SF
RESIDENTIAL UNIT INTERIOR - LEVELS 3-5	49409 SF
TOTAL RESIDENTIAL UNIT AREA	59880 SF

LIMITED COMMON AREA (UNIT BALCONIES) - LEVEL 2	1515 SF
LIMITED COMMON AREA (UNIT BALCONIES) - LEVELS 3-5	7482 SF
TOTAL LIMITED COMMON AREA (UNIT BALCONIES)	8997 SF

TOTAL CONSTRUCTION GROSS AREA	86173 SF
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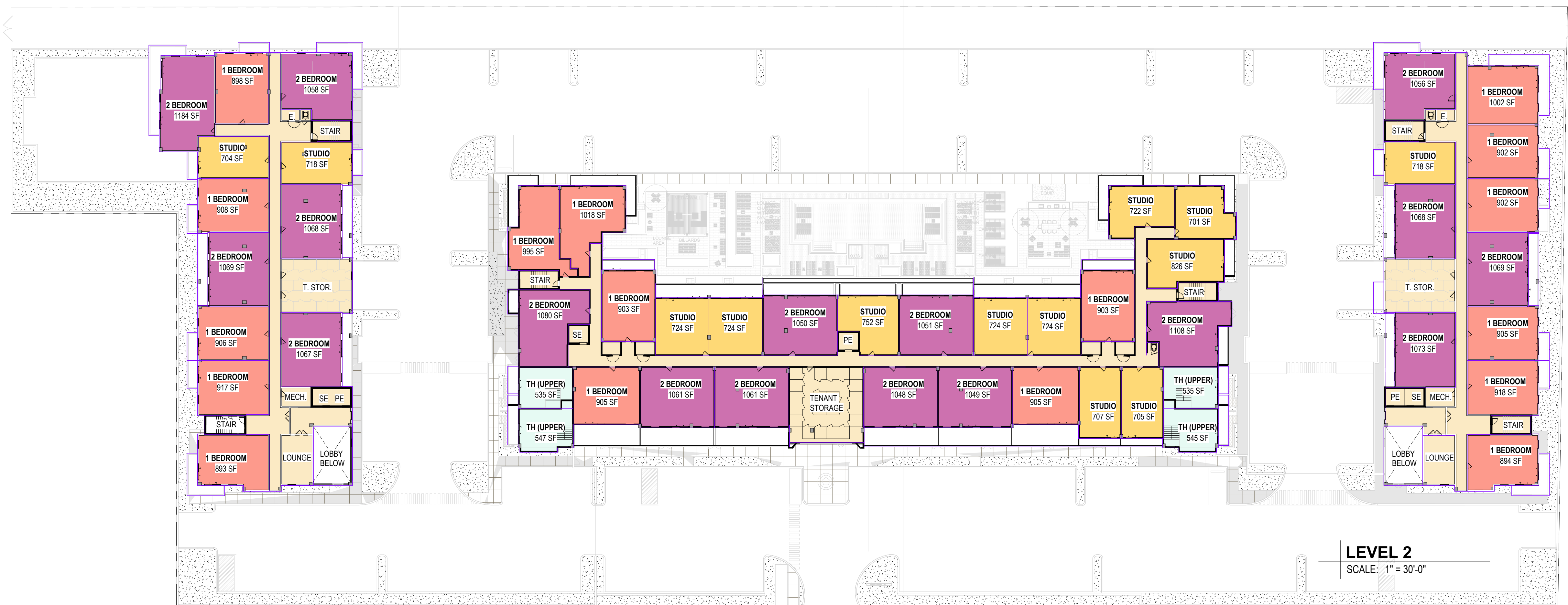
RESIDENTIAL COMMON AREA - GROUND LEVEL	7953 SF
RESIDENTIAL COMMON AREA - MULTI PURPOSE	1935 SF
RESIDENTIAL COMMON AREA - FITNESS CENTER	1721 SF
RESIDENTIAL COMMON AREA - LEASING/OFFICE	854 SF
RESIDENTIAL COMMON AREA - TENANT STORAGE	807 SF
RESIDENTIAL COMMON AREA - LEVEL 2	4911 SF
RESIDENTIAL COMMON AREA - LEVELS 3-5	11168 SF
TOTAL RESIDENTIAL COMMON AREA	29349 SF

RESIDENTIAL UNIT INTERIOR - GROUND LEVEL	11046 SF
RESIDENTIAL UNIT INTERIOR - LEVEL 2	21243 SF
RESIDENTIAL UNIT INTERIOR - LEVELS 3-5	73702 SF
TOTAL RESIDENTIAL UNIT AREA	105992 SF

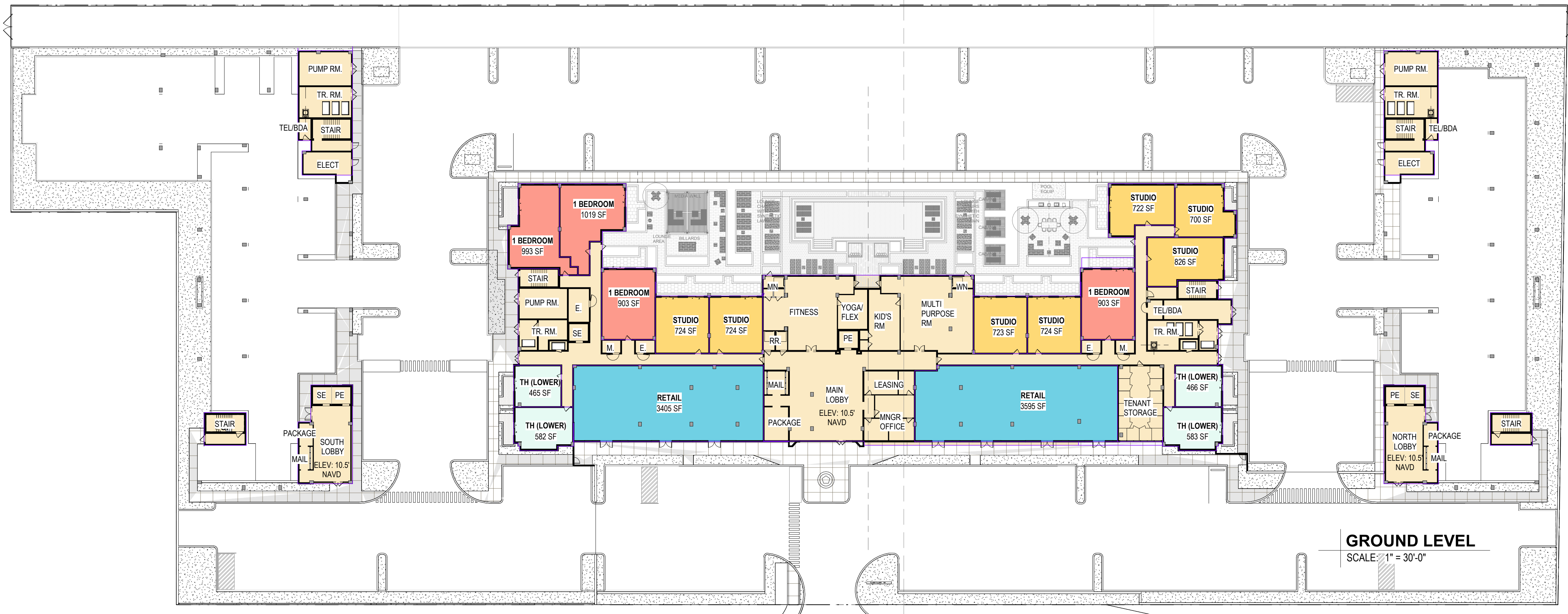
LIMITED COMMON AREA (UNIT BALCONIES) - GROUND LEVEL	1807 SF
LIMITED COMMON AREA (UNIT BALCONIES) - LEVEL 2	5570 SF
LIMITED COMMON AREA (UNIT BALCONIES) - LEVELS 3-5	11678 SF
TOTAL LIMITED COMMON AREA (UNIT BALCONIES)	19055 SF

RETAIL AREA - GROUND LEVEL	7000 SF
TOTAL RETAIL AREA	7000 SF

TOTAL CONSTRUCTION GROSS AREA	171205 SF
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LEVEL 2
SCALE: 1" = 30'-0"



GROUND LEVEL
SCALE: 1" = 30'-0"

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VANESSA A. JIMENEZ - AR9468
FLORIDA ARCHITECT

441 ARTHOUSE

STATE ROAD 7
LAUDERHILL, FL, 33313

**STRATEGIC
CAPITAL REALTY**
2031 HARRISON ST.
HOLLYWOOD, FL, 33020

**SITE PLAN APPROVAL -
5/17/2023**

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GROUND LEVEL AND LEVEL 2

A2.01

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OF THE APPLICABLE BUILDING CODES AND LIFE
SAFETY STANDARDS



CONSULTANT:

[illegible]

ARCHITECT:



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FLORIDA ARCHITECT

PROJECT:

441 ARTHOUSE

STATE ROAD 7
LAUDERHILL, FL, 33313

DEVELOPER:

**STRATEGIC
CAPITAL REALTY**
2031 HARRISON ST.
HOLLYWOOD, FL, 33020

ISSUE RECORD:

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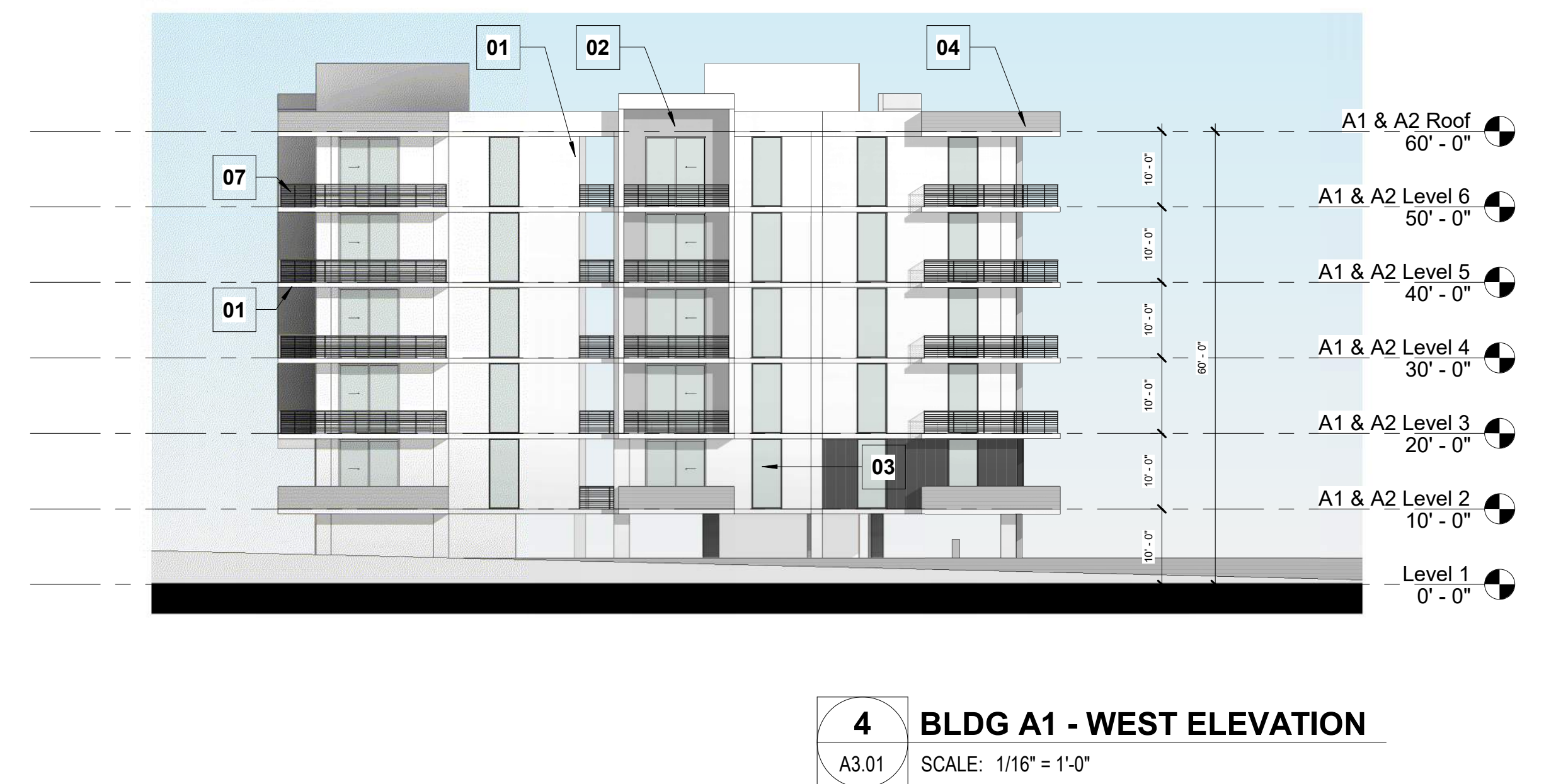
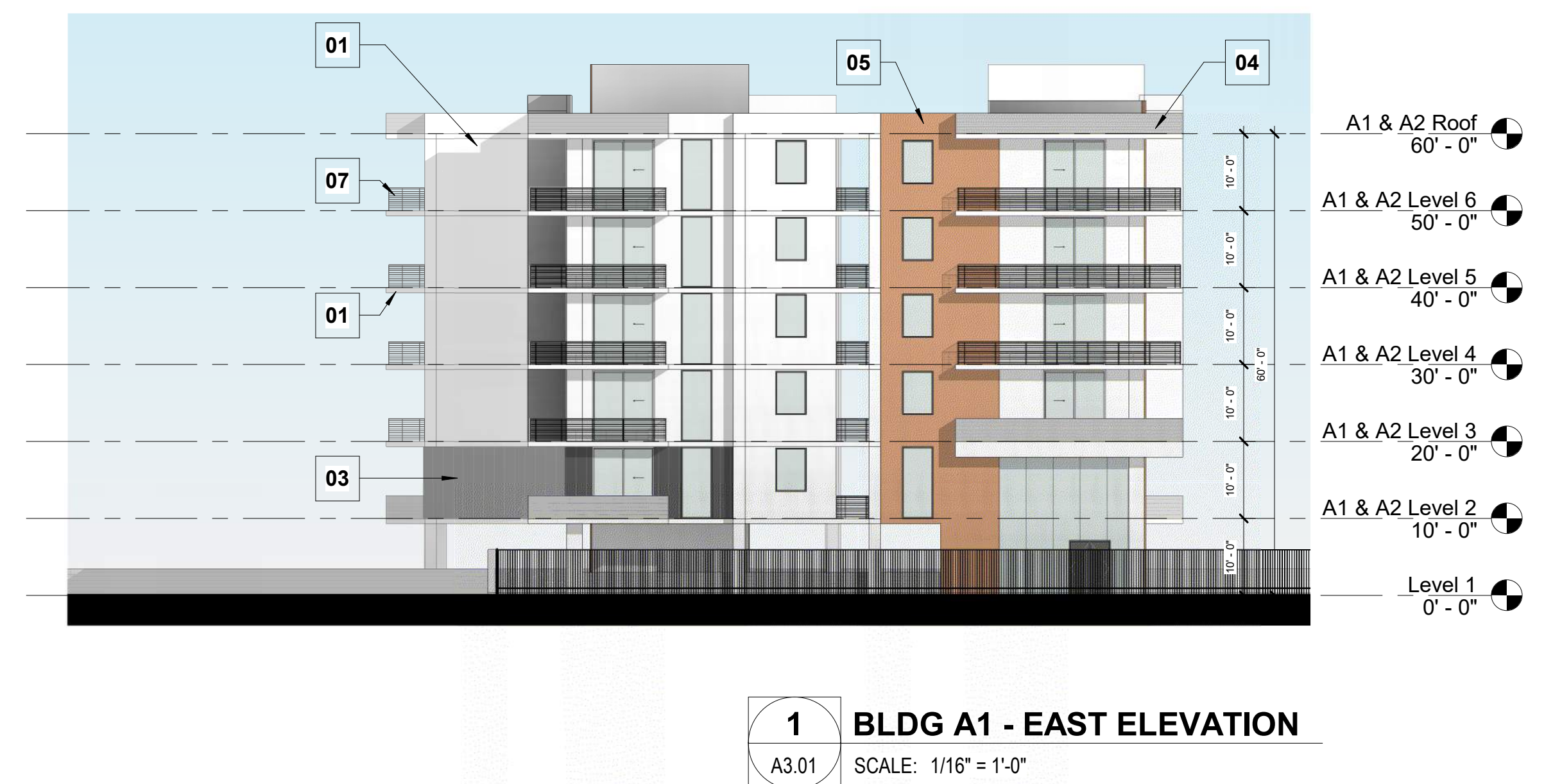
LEVELS 3-6 AND ROOF LEVEL

SHEET NUMBER:

A2.02

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SAFETY STANDARDS

5/17/2023 11:58:05 AM



ELEVATION MATERIAL LEGEND

01 CEM. PLAST. (STUCCO) LIGHTLY TEXTURED - PAINTED B.M. GLACIER WHITE AC-40	03 CEM. PLAST. (STUCCO) 1" H. SCORED STUCCO @ 8" O.C. PAINTED B.M. GRAPHITE 1603	05 HPL PANEL CLADDING COLOR TRESPA METEON WOOD MILANO TERRA NW16	07 ALUMINUM RAILING FLAT DARK BRONZE
02 CEM. PLAST. (STUCCO) LIGHTLY TEXTURED - PAINTED B.M. AMHERST GRAY HC-167	04 CEM. PLAST. (STUCCO) 1" H. SCORED STUCCO @ 8" O.C. PAINTED DECORATORS WHITE PM-3	06 HPL PANEL CLADDING COLOR TRESPA METEON METALLICS SATIN GRAPHITE GREY	

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								SITE PLAN APPROVAL - 5/17/2023	BLDG A1 - ELEVATIONS	A3.01
								BCA Comm. Num.: 2132.00		
								Scale: 1/8" = 1'-0"		
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								Checked: Checker		



2 BLDG A2 - NORTH ELEVATION
A3.02 SCALE: 1/16" = 1'-0"



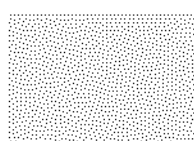
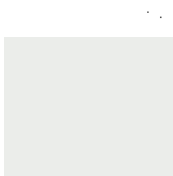
1 BLDG A2 - EAST ELEVATION
A3.02 SCALE: 1/16" = 1'-0"



3 BLDG A2 - SOUTH ELEVATION
A3.02 SCALE: 1/16" = 1'-0"

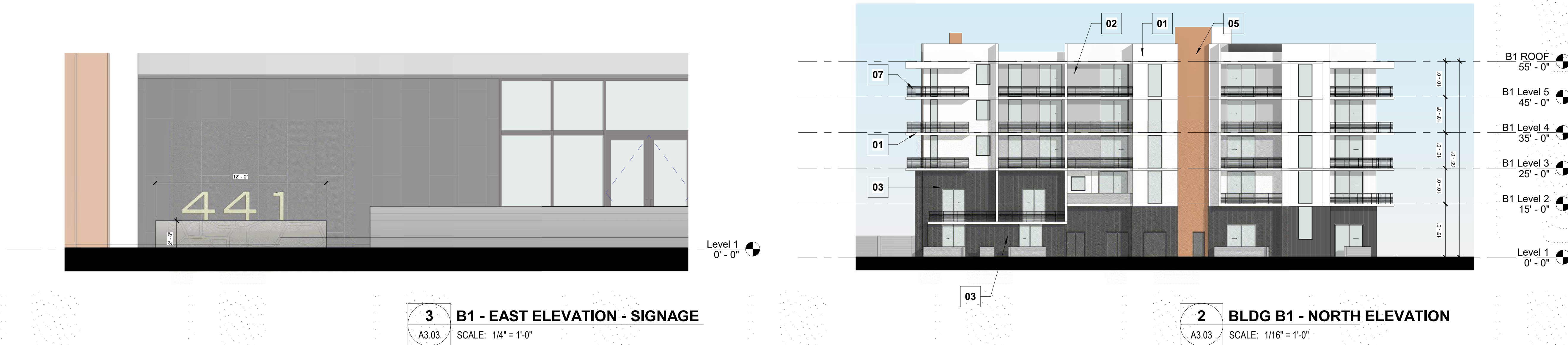


4 BLDG A2 - WEST ELEVATION
A3.02 SCALE: 1/16" = 1'-0"

ELEVATION MATERIAL LEGEND					
01 CEM. PLAST. (STUCCO) LIGHTLY TEXTURED - PAINTED B.M. GLACIER WHITE AC-40 	03 CEM. PLAST. (STUCCO) 1" H. SCORED STUCCO @ 8" O.C. PAINTED B.M. GRAPHITE 1603 	05 HPL PANEL CLADDING COLOR TRESPA METEON WOOD MILANO TERRA NW16 	07 ALUMINUM RAILING FLAT DARK BRONZE 		
02 CEM. PLAST. (STUCCO) LIGHTLY TEXTURED - PAINTED B.M. AMHERST GRAY HC-167 	04 CEM. PLAST. (STUCCO) 1" H. SCORED STUCCO @ 8" O.C. PAINTED DECORATORS WHITE PM-3 	06 HPL PANEL CLADDING COLOR TRESPA METEON METALLICS SATIN GRAPHITE GREY 			

5/17/2023 12:03:04 PM

CONSULTANT:	NO. DATE		REVISIONS	ARCHITECT:	PROJECT:	DEVELOPER:	ISSUE RECORD:		SHEET TITLE:	SHEET NUMBER:
							SITE PLAN APPROVAL - 5/17/2023			
				bc BC ARCHITECTS AIA, INC. 75 VALENCIA AVENUE SUITE 1000 CORAL GABLES, FL 33134 Tel: 305.663.8182 Web: www.bcarchitects.com © BC ARCHITECTS 2022 ALL RIGHTS RESERVED	441 ARTHOUSE STATE ROAD 7 LAUDERHILL, FL, 33313	STRATEGIC CAPITAL REALTY 2031 HARRISON ST. HOLLYWOOD, FL, 33020	BCA Comm. Num.: 2132.00		BLDG A2 - ELEVATIONS	A3.02
							Scale: 1/8" = 1'-0"	Author		
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3 B1 - EAST ELEVATION - SIGNAGE
A3.03 SCALE: 1/4" = 1'-0"

2 BLDG B1 - NORTH ELEVATION
A3.03 SCALE: 1/16" = 1'-0"

NOTE: BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS AS PER FFPC 10.11.1.1

ELEVATION MATERIAL LEGEND

01	CEM. PLAST. (STUCCO) LIGHTLY TEXTURED - PAINTED B.M. GLACIER WHITE AC-40	03	CEM. PLAST. (STUCCO) 1" H. SCORED STUCCO @ 8" O.C. PAINTED B.M. GRAPHITE 1603	05	HPL PANEL CLADDING COLOR TRESPA METEON WOOD MILANO TERRA NW16	07	ALUMINUM RAILING FLAT DARK BRONZE
02	CEM. PLAST. (STUCCO) LIGHTLY TEXTURED - PAINTED B.M. AMHERST GRAY HC-167	04	CEM. PLAST. (STUCCO) 1" H. SCORED STUCCO @ 8" O.C. PAINTED DECORATORS WHITE PM-3	06	HPL PANEL CLADDING COLOR TRESPA METEON METALLICS SATIN GRAPHITE GREY		

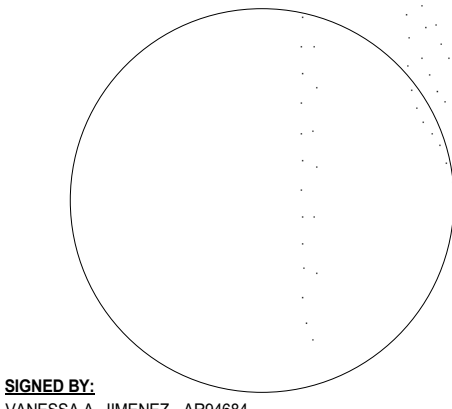
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FLORIDA ARCHITECT

PROJECT:

441 ARTHOUSE
STATE ROAD 7
LAUDERHILL, FL, 33313

DEVELOPER:

STRATEGIC
CAPITAL REALTY
2031 HARRISON ST.
HOLLYWOOD, FL, 33020

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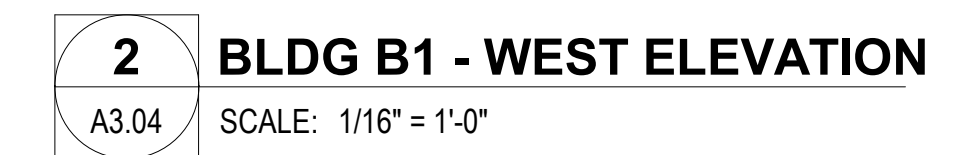
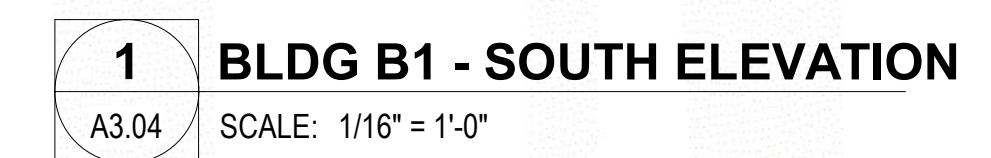
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BLDG B1 - ELEVATIONS

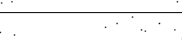
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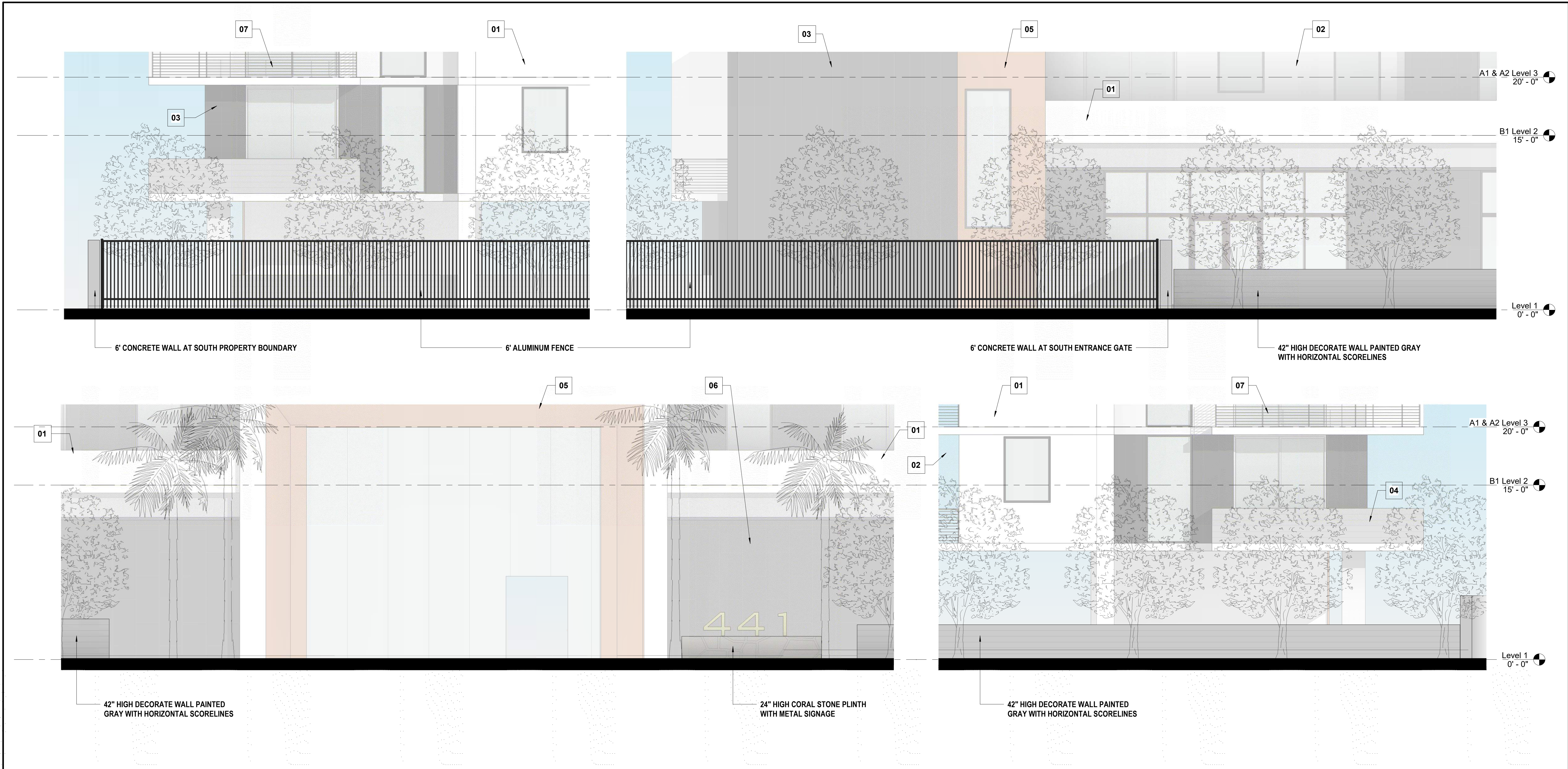
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SAFETY STANDARDS



ELEVATION MATERIAL LEGEND

01 CEM. PLAST. (STUCCO) LIGHTLY TEXTURED - PAINTED B.M. GLACIER WHITE AC-40		03 CEM. PLAST. (STUCCO) 1" H. SCORED STUCCO @ 8" O.C. PAINTED B.M. GRAPHITE 1603		05 HPL PANEL CLADDING COLOR TRESPA METEON WOOD MILANO TERRA NW16		07 ALUMINUM RAILING FLAT DARK BRONZE	
02 CEM. PLAST. (STUCCO) LIGHTLY TEXTURED - PAINTED B.M. AMHERST GRAY HC-167		04 CEM. PLAST. (STUCCO) 1" H. SCORED STUCCO @ 8" O.C. PAINTED DECORATORS WHITE PM-3		06 HPL PANEL CLADDING COLOR TRESPA METEON METALLICS SATIN GRAPHITE GREY			

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								SITE PLAN APPROVAL - 5/17/2023		
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ELEVATION MATERIAL LEGEND

01	CEM. PLAST. (STUCCO) LIGHTLY TEXTURED - PAINTED B.M. GLACIER WHITE AC-40	03	CEM. PLAST. (STUCCO) 1"H. SCORED STUCCO @ 8" O.C. PAINTED B.M. GRAPHITE 1603	05	HPL PANEL CLADDING COLOR TRESPA METEON WOOD MILANO TERRA NW16	07	ALUMINUM RAILING FLAT DARK BRONZE
02	CEM. PLAST. (STUCCO) LIGHTLY TEXTURED - PAINTED B.M. AMHERST GRAY HC-167	04	CEM. PLAST. (STUCCO) 1"H. SCORED STUCCO @ 8" O.C. PAINTED DECORATORS WHITE PM-3	06	HPL PANEL CLADDING COLOR TRESPA METEON METALLICS SATIN GRAPHITE GREY		

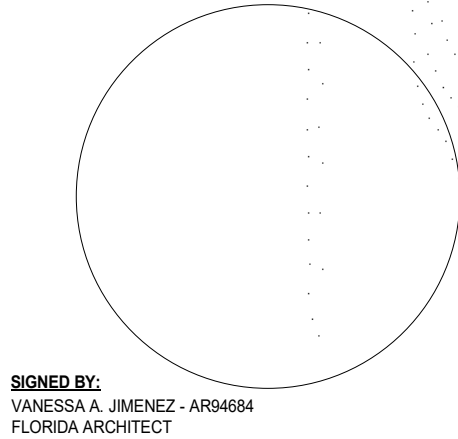
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441 ARTHOUSE
STATE ROAD 7
LAUDERHILL, FL, 33313

DEVELOPER:

**STRATEGIC
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2031 HARRISON ST.
HOLLYWOOD, FL, 33020

ISSUE RECORD:

**SITE PLAN APPROVAL -
5/17/2023**

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SHEET TITLE:

**EASTERN BOUNDARY -
DECORATIVE WALL**

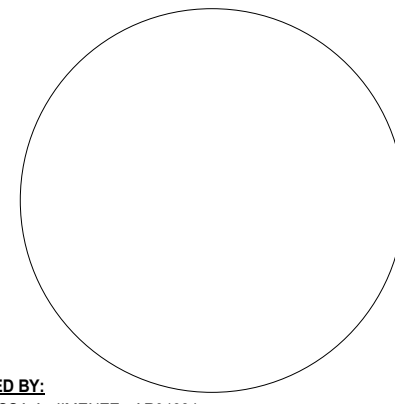
SHEET NUMBER:

A3.05

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5/17/2023 12:04:07 PM

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	SITE PLAN APPROVAL - 5/17/2023									
	BCA Comm. Num.:	2132.00								
	Scale:	1/8" = 1'-0"								
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								TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS		



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	SITE PLAN APPROVAL - 5/17/2023									
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	Drawn: Author									
	Checked: Checker									
	TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS									



5/17/2023 12:04:09 PM



75 Valencia Avenue
Suite 1000
Coral Gables, Florida 33143
T: 305-663-8182

441 ARTHOUSE
Mixed-Use Multi-Family Residential and Retail Development
State Road 7 Lauderhill, FL 33313

Developer

Strategic Capital Realty,
2031 Harrison St. Hollywood, FL. 33020

Project Team

Project Management: AMICON
Architect: BC Architects AIA
Landscape Architect: Architectural Alliance Landscape
Civil Engineer: GGB Engineering Inc
Traffic Consultant: Marlin Engineering

City of Lauderhill Reference Number: 22-SP-004

ACCESS AND SECURITY NARRATIVE

The development access control is proposed to be provided using the ButterflyMX security system. There will be security gates at each end of Building B1 to separate residential parking from retail parking and only residents will be allowed to enter beyond that point. The security system consists of intercom panels, custom door pin and virtual keys that can be controlled by residents and management office from their smartphone or computer to allow access to the property.

Residents

Resident will be able to control access using their smartphones by downloading the security system app to their phone. They will create an account that will allow them to send virtual keys for guest or delivery access with restricted time frames.

Delivery Services

USPS, FED EX and UPS will have access already arranged by system provider. All other deliveries can be granted with virtual keys with restricted time frames and recurrence when needed.

Visitors

Visitors can use the intercom panels to contact leasing office, enter previously issued custom door pin, use virtual key, or access directory of tenants to call or leave message.

Management Office & Staff

The security system will be integrated with property management's office software to have an access control system with smart logs to add and remove tenants, review entry logs and remotely manage access permissions. This feature will also allow the management office to prevent stacking onto 441, avoid a car backup internal to the site and allow for safe control of visitors to the site. Cameras will be installed throughout the property to monitor the areas.