Attachment "D"

23-879 LAUDERHILL PLAZA

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

23-879

N/A

OWNER / DEVELOPER

FLORIDA INVESTMENTS 7 LLC
19790 W DIXIE HWY, SUITE 1111,
MIAMI, FL 33180

DUNAY MISKEL BACKMAN

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

CIVIL ENGINEER

THOMAS ENGINEERING GROUP
6300 NW 31ST AVENUE,
FORT LAUDERDALE, FL 33309
954.202.7000

EVERGREEN

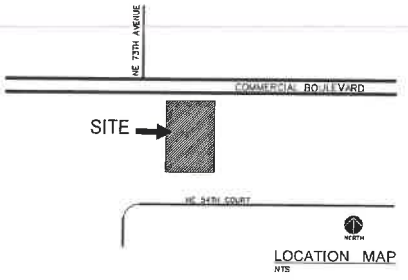
LANDSCAPE ENGINEER

EVERGREEN DESIGN GROUP
2255 GLADES ROAD, SUITE 324A,
BOCA RATON, FL 33431
(800)680-6630

N/A

SURVEYORS

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



LAUDERHILL PLAZA
SITE PLAN APPROVAL
7240 W COMMERCIAL BOULEVARD, LAUDERHILL, FLORIDA

03-20-2024

23-879

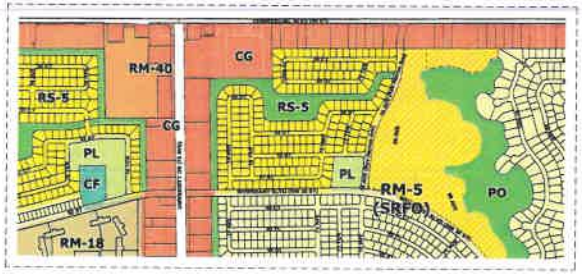
Attachment "D"

	STREET ADDRESS	FOLIO #	SITE AREA
PARCEL A	7240 WEST COMMERCIAL BOULEVARD LAUDERHILL FL 33319	[illegible]	[illegible]
PARCEL B	7240 NW 88 STREET LAUDERHILL FL 33319	[illegible]	[illegible]
TOTAL SITE AREA			[illegible]

ZONING DESIGNATION			ALLOWED / REQUIRED	PROVIDED
CODE SECTION	CITY OF LAUDERHILL	ZONING MAP	EXISTING ZONING	
CG (GENERAL COMMERCIAL)			CG (GENERAL COMMERCIAL)	CG (GENERAL COMMERCIAL)

FUTURE LAND USE			ALLOWED / REQUIRED	PROVIDED
CODE SECTION	CITY OF LAUDERHILL	FUTURE LAND USE MAP		
COMMERCIAL PROVIDE FOR COMMERCIAL LAND USES AT INTENSITIES WHICH ENSURE COMPATIBILITY WITH ADJACENT AND SURROUNDING LAND USES, ESPECIALLY THE PROTECTION OF ADJACENT RESIDENTIAL USES			COMMERCIAL	COMMERCIAL

1 A-000 SITE INFORMATION
SCALE: NTS



2 A-000 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)

4 A-000 SITE LOCATION MAPS
SCALE: NTS

DRAWING INDEX

INITIAL SUBMITTAL 03/20/2024

COVER		
-	Cover	o
ARCHITECTURE		
A-000	Drawing Index & Site Information	o
A-001	Survey	o
A-002	Zoning Code analysis	o
A-003	Longitudinal Section	o
A-201	Site Plan Enlarged - Building B	o
A-202	Site Plan Enlarged - Building A	o
A-203	CPTED Site Plan	o
A-204	Photometric Lighting Plan	o
A-500	Elevations Building A	o
A-501	Elevations Building B	o
R-202	Rendered Massing View A	o
R-203	Rendered Massing View B	o
R-204	Rendered Massing View C	o
R-205	Rendered Massing View D	o
R-206	Rendered Massing View E	o
R-207	Rendered Massing View F	o

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Architect

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SEAL
TO THE BEST OF MY KNOWLEDGE, THE PLAN AND TEXT IS FULL, TRUE, AND ACCURATE. THE PLAN AND TEXT IS IN FULL AND ACCURATE COMPLIANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, AND THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, AND THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
STEPHANE LT. CUYER
STATE OF FLORIDA
STEPHANE LT. CUYER
AR93837
REGISTERED ARCHITECT

Professionals
ARCHITECT: idea
LANDSCAPE ARCHITECT: EVERGREEN
CIVIL ENGINEER: THOMAS
LAND USE ATTORNEY: DUNAY MISKEL BACKMAN

REV.	DATE	DESCRIPTION

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

ISSUE FOR:
Development
Review/Community

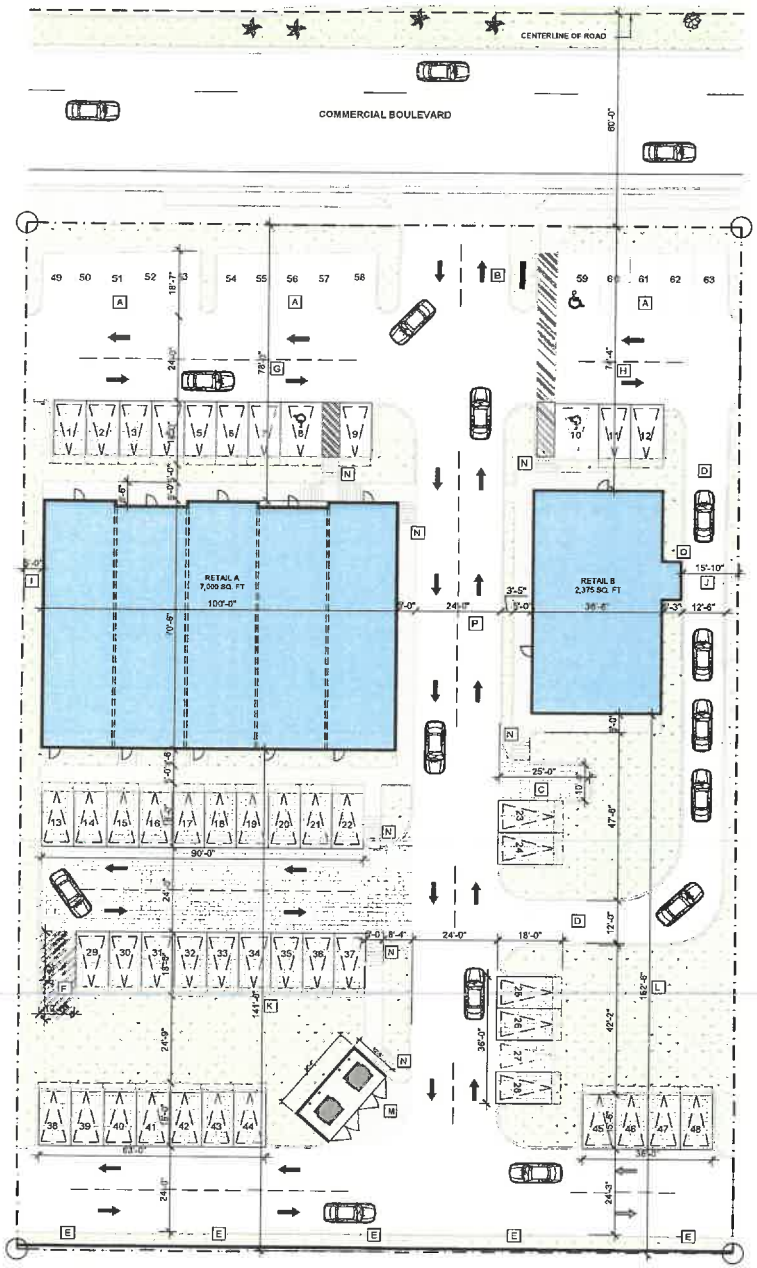
Client
OWNER / DEVELOPER
FLORIDA INVESTMENTS 7 LLC
19790 W DIXIE HWY, SUITE 1111,
MIAMI, FL 33180

Project
LAUDERHILL PLAZA
7240 WEST COMMERCIAL
BOULEVARD, LAUDERHILL FL 33319

Title
DRAWING INDEX
SITE INFORMATION

Drawn: D. DUSSAN
Field: ARCHITECTURE
Verified: JF. GERVAIS
Scale: as shown
Approved: S. L'ECUYER
Date: 03-20-2024
Project Manager: N. TREMBLAY
Project: 23-879
Dwg. no.: A-000

Attachment "D"



SITE PLAN NOTES

- A 15 EXISTING PARKING SPACES TO REMAIN
- B EXISTING SIGNAGE LOCATION TO REMAIN
- C 10' X 25' PROPOSED LOADING AREA FOR RETAIL B
- D PROPOSED DRIVE-THRU FOR RETAIL B
- E EXISTING REAR PERIMETER WALL TO REMAIN
- F VEHICLE TURNAROUND AREA
- G PROVIDED NORTH SETBACK (78'-0")
- H PROVIDED NORTH SETBACK (74'-4")
- I PROVIDED WEST SETBACK (5'-0")
- J PROVIDED EAST SETBACK (15'-10")
- K PROVIDED SOUTH SETBACK (141'-6")
- L PROVIDED SOUTH SETBACK (152'-6")
- M PROVIDED TRASH ENCLOSURE FOR BOTH BUILDING
- N PROVIDED ADA PEDESTRIAN RAMP
- O DRIVE-THRU WINDOW TO SERVICE CARS
- P 37'-6" DISTANCE BETWEEN BOTH BUILDINGS
- Q SEE LANDSCAPE DRAWINGS FOR TREES DISPOSITION

LANDSCAPE AREA — PROVIDED LANDSCAPING PERVIOUS AREA 13,159 SQ. FT.

PERVIOUS PAVERS AREA — PROVIDED PERVIOUS PAVERS AREA 8,587 SQ. FT. - ONLY 50% COUNT (4,294 SQ. FT.)

SIDEWALK & CURBS AREA — PROPOSED SIDEWALK & CURBS AREA

BUILDINGS AREA — PROPOSED BUILDINGS AREA (RETAIL) 9,375 SQ. FT.

PROPOSED SITE PLAN
SCALE: 1/16"= 1'-0"

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3323 NE 163rd Street, Suite 200 North Miami Beach, FL 33160
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STATE OF FLORIDA — JEAN-FRANCOIS LECUYER — REGISTERED ARCHITECT

Professionals
ARCHITECT: idea
LANDSCAPE ARCHITECT: EVERGREEN
CIVIL ENGINEER: THOMAS ENGINEERING GROUP
LAND USE ATTORNEY: DUNAY MISKEL BACKMAN...

REV.	DATE	DESCRIPTION

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ISSUE FOR:
Development Review/Community

Client
OWNER / DEVELOPER
FLORIDA INVESTMENTS 7 LLC
19790 W DIXIE HWY, SUITE 1111,
MIAMI, FL 33180

Project
LAUDERHILL PLAZA
7340 WEST COMMERCIAL BOULEVARD, LAUDERHILL, FL 33319

Title
SITE PLAN

Drawn: D. DUSSAN	Field: ARCHITECTURE
Verified: JF. GERVAIS	Scale: as shown
Approved: S. L'ECUYER	Date: 03-20-2024
Project Manager: N. TREMBLAY	Dwg. nr.: A-080
Project: 23-879	

Attachment "D"

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

VIEW B
3D RENDERED MASSING
SCALE:NTS

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STATE OF FLORIDA — REGISTERED ARCHITECT

Professionals
ARCHITECT: idea
LANDSCAPE ARCHITECT: EVERGREEN
CIVIL ENGINEER: THOMAS
LAND USE ATTORNEY: DUNAY MISKEL BACKMAN

REV.	DATE	DESCRIPTION

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ISSUE FOR:
Development Review/Community

Client
OWNER / DEVELOPER
FLORIDA INVESTMENTS 7 LLC
19790 W DIXIE HWY, SUITE 1111,
MIAMI, FL 33180

Project
LAUDERHILL PLAZA
7240 WEST COMMERCIAL BOULEVARD, LAUDERHILL FL 33319

Title
3D RENDER (VIEW B)

Drawn: D. DUSSAN	Field: ARCHITECTURE
Verified: JF. GERVAIS	Scale: as shown
Approved: S. L'ECUYER	Date: 03-20-2024
Project Manager: N. TREMBLAY	Dwg. no. R-203
Project 23-879	

Attachment "D"

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

VIEW C
3D RENDERED MASSING
SCALE: NTS

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Professionals
ARCHITECT
LANDSCAPE ARCHITECT
CIVIL ENGINEER
LAND USE ATTORNEY

REV.	DATE	DESCRIPTION

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ISSUE FOR:
Development Review/Community

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

LAUDERHILL PLAZA
7240 WEST COMMERCIAL BOULEVARD, LAUDERHILL FL 33319

Title
3D RENDER (VIEW C)

Drawn: D. DUSSAN	Field: ARCHITECTURE
Verified: JF. GERVAIS	Scale: as shown
Approved: S. L'ECUYER	Date: 05-20-2024
Project Manager: N. TREMBLAY	Dwg. no. R-204
Project: 23-879	

Attachment "D"

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

VIEW D
3D RENDERED MASSING
SCALE:NTS

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STATE OF FLORIDA
STEPHANE L'ECUYER
ARCHITECT
REGISTERED ARCHITECT

Professionals

ARCHITECT
idea

LANDSCAPE ARCHITECT
EVERGREEN

CIVIL ENGINEER
THOMAS

LAND USE ATTORNEY
DUNAY MISKEL BACKMAN

REV.	DATE	DESCRIPTION

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ISSUE FOR:
Development
Review/Community

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

Project
LAUDERHILL PLAZA
7240 WEST COMMERCIAL
BOULEVARD, LAUDERHILL FL 33311

Title
3D RENDER (VIEW D)

Drawn: D. DUSSAN
Field: ARCHITECTURE
Verified: JF. GERVAIS
Scale: as shown
Approved: S. L'ECUYER
Date: 03-20-2024
Project Manager: N. TREMBLAY
Project: 23-879
Dwg. no.: R-205

Attachment "D"

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

VIEW E
3D RENDERED MASSING
SCALE:NTS

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STEPHANE L'ECUYER
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REGISTERED ARCHITECT

Professionals

ARCHITECT
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LANDSCAPE ARCHITECT
EVERGREEN

CIVIL ENGINEER
THOMAS

LAND USE ATTORNEY
DUNAY MISKEL BACKMAN

REV.	DATE	DESCRIPTION

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ISSUE FOR:
Development
Review/Community

Client
OWNER / DEVELOPER
FLORIDA INVESTMENTS 7 LLC
19790 W DIXIE HWY, SUITE 1111,
MIAMI, FL 33180

Project
LAUDERHILL PLAZA
7240 WEST COMMERCIAL
BOULEVARD, LAUDERHILL FL 33311

Title
3D RENDER (VIEW E)

Drawn: D. DUSSAN
Field: ARCHITECTURE
Verified: JF. GERVAIS
Scale: as shown
Approved: S. L'ECUYER
Date: 03-20-2024
Project Manager: N. TREMBLAY
Project: 23-879
Dwg. no.: R-206

Attachment "D"

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

VIEW F
3D RENDERED MASSING
R-207 SCALE: NTS

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STATE OF FLORIDA
STEPHANE L'ECUYER
REGISTERED ARCHITECT

Professionals
ARCHITECT: idea
LANDSCAPE ARCHITECT: EVERGREEN
CIVIL ENGINEER: THOMAS ENGINEERING GROUP
LAND USE ATTORNEY: DUNAY MISKEL BACKMAN

REV.	DATE	DESCRIPTION

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ISSUE FOR:
Development Review/Community

Client
OWNER / DEVELOPER
FLORIDA INVESTMENTS 7 LLC
19790 W DIXIE HWY, SUITE 1111,
MIAMI, FL 33180

Project
LAUDERHILL PLAZA
7240 WEST COMMERCIAL BOULEVARD, LAUDERHILL FL 33351

Title
3D RENDER (VIEW F)

Drawn: D. DUSSAN	Plot: ARCHITECTURE
Verified: JF. GERVAIS	Scale: as shown
Approved: S. L'ECUYER	Date: 03-20-2024
Project manager: N. TREMBLAY	Dwg. no. R-207
Project no. 23-879	