



**City Hall Commission Chambers
1100 Park Lane East
Oakland Park, Florida 33334**

**PLANNING AND ZONING BOARD
REVISED AGENDA
JULY 20, 2026 6:30 PM**

ROLL CALL

PLEDGE TO THE FLAG

PRESENTATIONS

1. Election of Officers

APPROVAL OF MINUTES

2. Approval of Minutes - April 20, 2026
3. Public Comments

At this time any person will be allowed to speak on any matter that pertains to City Business for a length of time not to exceed four minutes per person.

ITEMS TO CONSIDER

4. **Case # CD25-14OP3D/Z/P | SoFlow | Bonus Provision Program:** A public hearing to consider the Bonus Provision Program application submitted by SoFlow, requesting approval for a proposed health and fitness facility located at 1048 East Oakland Park Boulevard.

OTHER BUSINESS

ADJOURNMENT

This meeting facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact the City Clerk's Office by telephone: 954.630.4300, or via Fax: 954.630.4302 for information or assistance.

If a person decides to appeal any decision made by the Planning and Zoning Advisory Board with respect to any matter considered at this meeting, the person will need a record of the proceedings, and that, for such purpose, the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

I, the undersigned authority, certify the above Notice of Meeting of the Planning and Zoning Advisory Board is a true copy of the Notice posted on the outdoor bulletin board at the main entrance of City Hall, a place convenient and readily accessible to the general public at all times.

Español - Por favor llame al 954-630-4300, o envíe un correo electrónico a
publiccomments@oaklandparkfl.gov para recibir esta información en español.

Kreyòl ayisyen - Tanpri rele 954-630-4300, oswa voye yon imèl bay
publiccomments@oaklandparkfl.gov pou resevwa enfòmasyon sa yo an kreyòl ayisyen.

Posted: _____ Prepared By: _____

**CITY OF OAKLAND PARK, FLORIDA
PLANNING AND ZONING ADVISORY BOARD AGENDA ITEM
REPORT**

AGENDA ITEM NO. 1.

MEETING DATE: 7/20/2026

PREPARED BY:

**DEPARTMENT HEAD
APPROVAL:**

CITY CLERK

SUBJECT: Election of Officers

- 1. BACKGROUND/HISTORY**

- 2. CURRENT ACTIVITY**

- 3. FINANCIAL IMPACT**

- 4. RECOMMENDATION**

**CITY OF OAKLAND PARK, FLORIDA
PLANNING AND ZONING ADVISORY BOARD AGENDA ITEM
REPORT**

AGENDA ITEM NO. 2.

MEETING DATE: 7/20/2026

PREPARED BY:

**DEPARTMENT HEAD
APPROVAL:**

PNZ Planning and Zoning Board

SUBJECT: Approval of Minutes - April 20, 2026

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

3. FINANCIAL IMPACT

4. RECOMMENDATION

ATTACHMENTS:

Approval of Minutes - April 20, 2026



City Hall Commission Chambers
1100 Park Lane East
Oakland Park, Florida 33334

MINUTES
PLANNING AND ZONING BOARD MEETING
APRIL 20, 2026 | 6:30 PM

The regular meeting of the Planning and Zoning Board of the City of Oakland Park, Florida, was called to order at 6:30 p.m. by Chair Wallis Peterson.

ROLL CALL

Present:

Member Desiree Avila
Member Nicholas Hessing
Member Coby King
Vice Chair Patrick Gross
Chair Wallis Peterson

Also Present:

Lia Castro, Recording Secretary
Karla Hernandez, Administrative Assistant
Rick Buckeye, Planning and Zoning Supervisor
Brad Ostroff, Interim Director, Building Engineering and
Community Services Department
Sean Swartz, Board Attorney
Diego Penaloza, Senior Planner
LaCheryl Thomas, Administrative Assistant

Absent:

PLEDGE OF ALLEGIANCE

Board Members recited the Pledge of Allegiance.

PRESENTATIONS

Mr. Buckeye introduced Mr. Ostroff as the Interim Director of the Building Engineering and Community Services Department, noting In this capacity, Mr. Ostroff will oversee to oversee operations in the Engineering and Community Development Department, which consists of the Engineering and Construction Management Division as well as the Planning and Zoning Division.

Mr. Ostroff briefly addressed the Board, stating he looks forward to working with Board Members and offered his assistance as needed.

APPROVAL OF MINUTES

1. Approval of Minutes – January 20, 2026

Member Gross moved to approve the minutes of the January 20, 2026 meeting. Member Avila seconded the motion, which prevailed by the following vote:

YES: Board Member Avila, Board Member Hessing, Board Member King, Vice Chair Gross, Chair Peterson.

2. Public Comments

Lena Harper, 38th Northwest Street, expressed strong concerns about the proposal to open the gate at 21st Avenue to allow access to Powerline Road. She explained that the gate was originally installed after a tragic accident involving a child and reopening it could lead to increased traffic and speeding through the neighborhood. Ms. Harper noted the area is currently quiet and frequently used by pedestrians, cyclists, and dog walkers, and she fears that reopening the street would negatively impact safety and property values.

Ken Lanzetta, 3811 Northwest 20th Terrace, expressed opposition to reopening the street connection at 21st Avenue. He shared that prior to the road closure, the area experienced heavy cut-through traffic, speeding, and littering, making it difficult at times to safely exit his driveway. He noted nearby uses, including a school bus garage and warehouses, contribute to early morning traffic and activity. Mr. Lanzetta stated that since the closure, the neighborhood has improved, with increased property values and better-maintained homes. He expressed concern that reopening the street would lead to a decline in neighborhood conditions, increased traffic, and potential safety issues, emphasizing that he is willing to continue using alternate routes rather than reopen the connection.

Anthony Sabato, 3800 Northwest 20th Terrace, expressed concerns about safety related to the proposed reopening of the street connection. He noted that the neighborhood is currently quiet and generally safe but already experiences issues with vehicles failing to stop at traffic controls and speeding through curves near his home. He also referenced past incidents in the area, including criminal activity, and questioned how increased access and traffic might further impact neighborhood safety. Mr. Sabato emphasized concerns for pedestrians, families, and pets, noting that residents frequently walk dogs and spend time outdoors. He stated that additional traffic could increase risks, particularly given existing driver behavior, and urged consideration of the daytime safety impacts on residents.

Mr. Ostroff and Mr. Buckeye clarified that staff is not aware of any plans or proposals to reopen or modify access at 21st Avenue and 39th Street, stating that the issue is not currently under consideration by the City. Residents indicated they had received information suggesting the possibility through email and expressed concern about potential future discussions.

In response, Chair Peterson requested that if any such item were to arise, residents be notified through regular updates. Staff agreed to provide notification should the issue come forward in the future.

PUBLIC HEARINGS: ITEMS TO CONSIDER

3. Case #CD26-01A “Vacation of Utility Easement–Powerline Apartments”

A public hearing to consider the Powerline Apartment’s application for the vacation of a 12-foot-wide Utility Easement Lying within Parcels C and D of the Googe Plat No. 1, Plat Book 136, Page 15, located on the Southwest corner of Northwest 38 Street and North Powerline Road.

Mr. Diego Penaloza, Senior Planner with the City of Oakland Park’s Planning and Zoning Division, presented the request to vacate a 12-foot-wide utility easement located on a vacant parcel at the southwest corner of Northwest 38th Street and North Powerline Road, specifically 3701 N Powerline Road. He explained the easement lies within the footprint of a previously approved nine-story, 257-unit residential development, which includes 40% affordable housing, ground-floor commercial space, and structured parking.

Mr. Penaloza explained the vacation of the easement is necessary to accommodate the approved site plan and was identified as a condition of Development Review Committee approval. The applicant has agreed to address any existing utilities within the easement area, including proper disconnection or relocation if needed.

Mr. Penaloza concluded by advising the Planning and Zoning Board that staff recommends forwarding a recommendation of approval for the easement vacation to the City Commission. He further noted final consideration of the request will take place at a future City Commission meeting.

Ms. Joselyn Aldas, representing the applicant, provided a brief overview of the request to vacate the 12-foot utility easement at 3701 North Powerline Road. She explained that the property is currently vacant and that the existing easement, which previously served a former structure, is no longer in use.

Ms. Aldas noted the easement conflicts with the footprint of the proposed development, making its vacation necessary to move the project forward and to meet conditions of prior site plan approval. She also confirmed utility providers were contacted and there are no active utilities within the easement area. She concluded by offering to answer any questions from the Board.

Chair Peterson opened the public hearing. There being no one to speak, she closed the public hearing.

The Board opened discussion and Chair Peterson clarified the request was limited solely to the vacation of an unused utility easement, not the overall development project, including building size, design, or amenities.

Board Member Gross inquired about the development's utilities, and the applicant explained the easement previously served a structure that no longer exists and is no longer connected to any active utilities. All utility providers have confirmed it is unnecessary, and utilities for the proposed development will be rerouted as needed.

Board Member Hessing inquired about the property's industrial future land use designation and how a mixed-use residential project is permitted. Mr. Penaloza explained the development was approved under the Live Local Act, which allows residential and affordable housing within commercial and industrial zoning districts without requiring rezoning.

Board Member Hessing inquired about the project's Land Use Designation. Member Penaloza explained the project was approved under the provisions of the State of Florida's Live Local Act, which allows residential development, including affordable housing within commercial and industrial zoning districts without requiring a rezoning or future land use amendment.

Additional context was provided that the area has long had industrial flex designations for commercial use, and the Live Local Act permits increased density, height, and residential components to support housing needs. The project includes 40% affordable housing units, restricted for 30 years and based on area median income (AMI).

Member Gross requested clarification from staff on the meaning of "Affordable Housing" within the context of the project. Member Penaloza explained, under the Live Local Act, "Affordable Housing" is defined based on Area Median Income (AMI) and is regulated by state requirements tied to income thresholds and rent limits.

Overall, the discussion focused on confirming the limited scope of the request, the status of utilities, and the legal framework allowing the development.

Vice Chair Gross moved to approve Case #CD26-01A “Vacation of Utility Easement–Powerline Apartments” A public hearing to consider the Powerline Apartment’s application for the vacation of a 12-foot-wide Utility Easement Lying within Parcels C and D of the Googe Plat No. 1, Plat Book 136, Page15, located on southwest corner of Northwest 38 Street and North Powerline Road. Board Member Avila seconded, which prevailed by the following vote:

YES: Board Member Avila, Board Member Hessing, Board Member King, Vice Chair Gross, Chair Peterson.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:55 p.m.

CITY OF OAKLAND PARK, FLORIDA

WALLIS PERTERSON, CHAIR

ATTEST:

LIA CASTRO, RECORDING SECRETARY

CITY OF OAKLAND PARK, FLORIDA
PLANNING AND ZONING ADVISORY BOARD AGENDA ITEM REPORT

AGENDA ITEM NO. 4.

MEETING DATE: 7/20/2026

PREPARED BY:	Valeria Hernandez, CFM Senior Planner	DEPARTMENT HEAD APPROVAL:	PNZ Planning and Zoning Board
	Rick Buckeye, AICP Planning Supervisor		
	Brad J. Ostroff Interim Director of Building Engineering and Community Development		

SUBJECT:

Case # CD25-14OP3D/Z/P | SoFlow | Bonus Provision Program: A public hearing to consider the Bonus Provision Program application submitted by SoFlow, requesting approval for a proposed health and fitness facility located at 1048 East Oakland Park Boulevard.

1. BACKGROUND/HISTORY

Issue Statement:

The Applicant, SoFlow requests an increased building height and increased Floor Area Ratio (FAR) under the Bonus Provision Program of the Oakland Park Downtown Development District (OP3D) regulations to construct a four-story, 38,826 sq. ft. modern health and fitness facility. The Bonus Provision Program, as specifically provided in Section 24-270 of the Land Development Code, incentivizes the provision of public amenities by granting additional residential density, building height and/or increased floor area ratio, in exchange for specific public amenities, subject to and limitation of the Code.

Recommended Action:

The Planning and Zoning Board to consider the request for an increased building height and increased Floor Area Ratio (FAR) for the proposed health and fitness facility under the Bonus Provision Program pursuant to Section 24-270, and to make a recommendation to the City Commission.

Neighborhood Participation Meetings:

- The initial Neighborhood Participation Meeting was held December 17, 2024
- An additional Neighborhood Participation Meeting (NPM) was held on March 3, 2026, pursuant to Section 24-163(E) of the Land Development Code of the City of Oakland Park.

2. CURRENT ACTIVITY

Proposed Development Description:

The subject property proposes a four-story, 38,826 sq. ft. modern health and fitness facility, featuring indoor pickleball paddleball courts, alongside 1,750 sq. ft. of ground-floor retail, located at 1048 East Oakland Park Boulevard. The subject property is currently located within the Middle River (MR) Sub-area of the Oakland Park Downtown Development District (OP3D).

The development features a contemporary architectural design with extensive glass elements. Vehicular access is provided from NE 9 Avenue. The site incorporates required setbacks and landscape buffers. Additionally includes a 10-foot FDOT dedication along East Oakland Park Boulevard, and enhanced pedestrian improvements including widened sidewalks and additional landscaping.

Zoning Districts:

North: Downtown Core West (DCW)

East: Middle River (MR)

South: Middle River (MR)

West: Middle River (MR)

(Attached to this Agenda Item Report is an Existing Zoning Map of the subject property)

Comprehensive Plan 2045:

The Future Land Use Map (FLUM) of the City of Oakland Park Comprehensive Plan indicates that the subject property has Local Activity Center (LAC) Future Land Use designation. The proposed request is consistent with the underlying Future Land Use Map designation.

(Attached to this Agenda Item Report is an Existing Future Land Use Map (FLUM) of the subject property)

Flood Zone:

The subject property is located within an AE zone within the 100-year floodplain with a determined base flood elevation (BFE) of 6' NAVD88; pursuant to FEMA FIRM panel 12011C0367J, effective date 7/31/2024.

Zoning District Regulations: OP3D - Middle River (MR) Sub-Area:

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Status</u>
Minimum Pervious Area	25% of the minimum required open space (956 sq.ft.)	41.9% (1,604 sq.ft.)	Complies
Floor Area Ratio	2.25 with Bonus Provision Program	1.78	Complies with Bonus Provision Program subject to approval.
Minimum Unit Size	600 square feet	N/A	Complies
Front Setback	5' from ROW	7'	Complies
Side Setback	0'	0'	Complies
Rear	5'	5'	Complies
Density	65 dwelling units per acre	N/A	Complies
Building Height	7 stories and 95 feet with Bonus Provision Program	4 stories and 69 feet	Complies with Bonus Provision Program subject to approval.
Open Space	20% (3,700 sq.ft.)	20.6% (3,823 sq.ft.)	Complies
Parking Spaces	96	56	Complies with Parking Adjustment approved by DRC.

Zoning Density:

In the Middle River (MR) Sub-Area, the maximum residential density permitted is 65 dwelling units per acre. This project does not incorporate any residential component.

Building Height:

In the Middle River (MR) Sub-Area, the maximum height permitted for a four (4) stories building shall not exceed fifty-eight (58) feet. This development proposes a height of four (4) stories at sixty-nine (69) feet through the Bonus Provision Program. This in order to accommodate the specialized high-ceiling requirements associated with the proposed recreational use.

Floor Area Ratio:

In the Middle River (MR) Sub-Area, the maximum ratio of building floor area (exclusive of indoor parking, balconies, or utility areas) to lot area permitted is 1.0. With the application of the Bonus Provision Program, a Floor Area Ratio (FAR) of up to 2.25 could be permitted on this site. This development proposes a total of 33,009 applicable square feet on a site of 18,499 square feet. Therefore, the applicant has requested utilization of a FAR of 1.78 for the project through the Bonus Provision Program.

Proposed Public Amenity:

In order for the aforementioned bonuses to be applied to fitness facility, building height and floor area ratio, compliance with the provisions of the Oakland Park Downtown Development District (OP3D) Bonus Provision Program must be satisfied. The proposed amenities and cost analysis, as submitted by the applicant and certified by the applicant's engineer, are provided as follows:

- 1,958 square feet of dedicated public open space or public park area located on the rooftop and incorporating landscaping features, valued at \$293,700;

This amount does not include the additional right of way improvements and ten (10) foot right-of-way dedication along East Oakland Park Blvd.

Regarding the utilization of public open space toward meeting the requirements of the Bonus Provision, Planning staff notes that site is required to (1) 1,958 square feet of dedicated public open space or public park area located on the rooftop and incorporating landscaping features.

The Bonus Provisions Program requires the value equivalent to (1) percent or more of the construction cost for each story above base height, floor area above that permitted by the floor area ratio limit, and/or additional dwelling units above that permitted by the maximum density limit. Construction cost was determined using data obtained from the most recently published "RS Means Square Foot Costs" manual. The applicant has provided documentation regarding the cost of the proposed public amenities from a certified engineer for review by the Development Review Committee.

The minimum public amenity cost determination, as submitted by the applicant and certified by the applicant's engineer indicates that the cost of the requested additional height and floor area (four (4) stories at a height of sixty-nine (69) feet and FAR of 1.78) based on the "RS Means Square Foot Costs" factor of \$150 per square foot for a total of \$1,923,300. Per the requirements of the Bonus Provision Program, the required minimum value of the proposed public amenities must be equivalent to (1) percent or more of the construction cost for each story above base height, floor area above that permitted by the floor area ratio limit, which calculates to \$19,233. The value of the proposed public amenities is \$293,700, which exceeds the minimum required, and therefor complies with the requirements of the Bonus Provision Program.

Findings:

The proposed fitness facility will redevelop a vacant lot within the active-use, pedestrian-oriented area of Downtown, where the Comprehensive Plan encourages commercial development within walking distance of nearby residents. The project will revitalize the area, enhance community engagement, and support continued economic growth. Furthermore, the proposed public amenities provided through the project exceed the value required under the Bonus Provisions Program, satisfying the applicable program requirements.

Applicable Zoning Code Sections:

Section 24-270. - Bonus provision program.

(D) *Developer contribution for public amenities.* Developers shall be required to provide public amenities equal in value to one (1) percent or more of the construction cost for each story above base height, floor area above that permitted by the floor area ratio limit, and/or additional dwelling units above that permitted by the maximum density limit. Construction cost will be determined using data obtained from the most recently published "RS Means Square Foot Costs" manual as an amount per square foot for the total square footage for the greater of the following:

- (1) Each story's floor area above three (3) stories,
- (2) The additional floor area requested above that permitted by the Floor Area Ratio limit, or
- (3) The net floor area of the additional residential dwelling units requested above that permitted by the maximum density limit, based on the mean unit size of all dwelling units proposed in the project.

(E) *Public benefits to be provided.* Public benefits include the following with the requirement that the applicant illustrates how the project meets the design guidelines. No feature required for compliance with the Land Development Code can be considered to be a public benefit for using the bonus provisions program. For the Middle River sub-area, a fifteen (15) foot wide Middle River Pedestrian/Bike Promenade within any setback along the Middle River shall be provided, with land dedication, (that is clear from vegetation or sloped ground areas) is required for participation in the bonus provision program.

- (1) Additional public open space or public park
- (2) Sustainability/resiliency features such as rooftop rain gardens, green roofs, green streets, terraces, solar panels, etc.;
- (3) Affordable housing;
- (4) Community facility (i.e. amphitheater);
- (5) Additional pedestrian connection features;
- (6) Financial contribution for special downtown entry features;
- (7) Public parking;
- (8) Public right-of-way enhancements;
- (9) Sidewalks improvements;
- (10) Landscape improvements on the public right-of-way;
- (11) Land dedications. New rights-of-way dedication in the Middle River and the warehouse Flex North sub-areas for public right-of-way. The land dedications shall become part of the public right-of-way, and the following provisions shall apply:
 - The land dedications may be included as part of the net area in floor area ratio or density calculations.
 - The land dedications shall be excluded as part of all other development requirement calculations.
 - The new right-of-way extensions shall be designated and improved as Tertiary Streets or Pedestrian Promenade. Proposed developments shall not be permitted to build over the new right-of-way and shall accommodate the new road through building setbacks provided in each sub-area requirement.
- (12) Reserved.
- (13) Or as determined by the city commission.

(F) *Bonus provision procedure.*

- (1) *Funds for public amenity.* Developers shall provide the city with an irrevocable letter of credit or bond, which is acceptable to the city and will guarantee the developer's construction of the public amenity as described section 24-270(F).
- (2) *Approval of public amenity by city commission.* The developer must provide appropriate drawings and documentation regarding the cost of the public amenity from a certified engineer to city staff for review by the development review committee. City staff shall submit a report for city commission approval of the proposed public amenities.
- (3) The public amenity must be installed and receive final approval from city staff prior to the issuance of the certificate of occupancy.
- (4) A developer may ask for an extension of the six-month period referred to in section 24-270(H)(3) above from the city commission.
- (5) In the event that the developer fails to construct the public amenity as approved by city commission or if the value of the public amenity is determined by the city to be less than the required contribution as stated in 24-270(F), the city shall be entitled to withdraw from the letter of credit or bond stated in 24-270 (H) (1) for the cost of the public amenities. The funds from any withdrawal shall be used by the city exclusively for capital improvements in the Downtown Development District.
- (6) In the event the city draws on the letter of credit or bond in accordance section 24-269(H)(5), the city shall be responsible for the city's reasonable cost incurred in drawing against the security.

Development Review Committee (DRC) Review:

The Bonus Provision Program application (CD25-14OP3D) has an accompanying Site Plan application (CD25-14Z) that was previously heard and approved with one (1) parking adjustment and three (3) conditions of approval by the Development Review Committee (DRC) at the May 14, 2026, listed below:

Parking Adjustment pursuant to Section 24-80(B)(5):

1. Parking adjustment from the minimum requirement of 96 parking spaces. The development will provide 29 parking spaces on-site, including 27 spaces mechanical lifts. The parking lift system increases the site's parking capacity, resulting in a total of 56 parking spaces available to serve the proposed development.

Development Review Committee (DRC) conditions:

1. The plat application shall be approved and recorded by Broward County prior to the issuance of a Building Permit.
2. A Declaration of Restrictive Covenant shall be recorded in the Public Records of Broward County requiring the provision and maintenance of valet parking during all hours of operation prior to the issuance of a Certificate of Occupancy.

3. The applicant shall post a bond, construct and maintain the public amenities required for participation in the approved Bonus Provision Program prior to the issuance of a Certificate of Occupancy, including:

(1) 1,958 square feet of dedicated public open space or public park area located on the rooftop and incorporating landscaping features.

3. FINANCIAL IMPACT

Not Applicable.

4. RECOMMENDATION

The Planning and Zoning Board to consider the request for an increased building height and a Floor Area Ratio (FAR) for the proposed health and fitness facility under the Bonus Provision Program pursuant to Section 24-270, and to make a recommendation to the City Commission.

ATTACHMENTS:

SoFlow CD25-14OP3D - Future Land Use Map
SoFlow CD25-14OP3D - Location Map - Red
SoFlow CD25-14OP3D - Location Map - White
SoFlow CD25-14OP3D - Zoning Map
SoFlow CD25-14OP3D - Survey
SoFlow CD25-14OP3D - FDOT Letter Revised
SoFlow CD25-14OP3D - Bonus Provision Program - Certified Cost Letter
SoFlow CD25-14OP3D - Architecture Plans
SoFlow CD25-14OP3D - Civil Plans
SoFlow CD25-14OP3D - Development Permit Application
SoFlow CD25-14OP3D - Form of Performance and Payment Bond
SoFlow CD25-14OP3D - Landscape Plan
SoFlow CD25-14OP3D - Letter of Intent
SoFlow CD25-14OP3D - Trip Generation Statement

Legend

Future Landuse

- | | |
|---|--------------------|
|  LAC | LAC |
|  Transportation (T) | Transportation (T) |
| MajorRoads | |
| Streets | |
|  | Subject Property |

E OAKLAND PARK BLVD

E OAKLAND PARK BLVD

NE 9TH AVE



0 22.5 Feet



Planning & Zoning Division
1100 Park Lane East
Oakland Park, FL 33334

Attachment 1

City of Oakland Park

Page 1 of 1

Future Land Use Map
Bonus Provision Program
SoFlow | CD25-14OP3D/Z/P
1048 East Oakland Park Boulevard

Legend



Subject Property

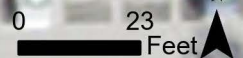
PARK BLVD

E OAKLAND PARK BLVD

NE 9TH AVE



NE 30TH CT



Planning & Zoning Division
1100 Park Lane East
Oakland Park, FL 33334

Attachment 2

City of Oakland Park

Page 1 of 1

Location Map
Bonus Provision Program
SoFlow | CD25-14OP3D/Z/P
1048 East Oakland Park Boulevard

Legend



Subject Property

E OAKLAND PARK BLVD

E OAKLAND PARK BLVD

NE 9TH AVE



0 23 Feet



Planning & Zoning Division
1100 Park Lane East
Oakland Park, FL 33334

Attachment 3

City of Oakland Park

Page 1 of 1

Location Map
Bonus Provision Program
SoFlow | CD25-14OP3D/Z/P
1048 East Oakland Park Boulevard

Legend

 Subject Property

OP City Zones

LAYER

 DC- Downtown Core

 MR- Middle River

 B-1 - Community Business

MajorRoads

Streets

DCW

PARK BLVD

E OAKLAND PARK BLVD

MR
MR

NE 9TH AVE

0 23
Feet



Planning & Zoning Division
1100 Park Lane East
Oakland Park, FL 33334

Attachment 4

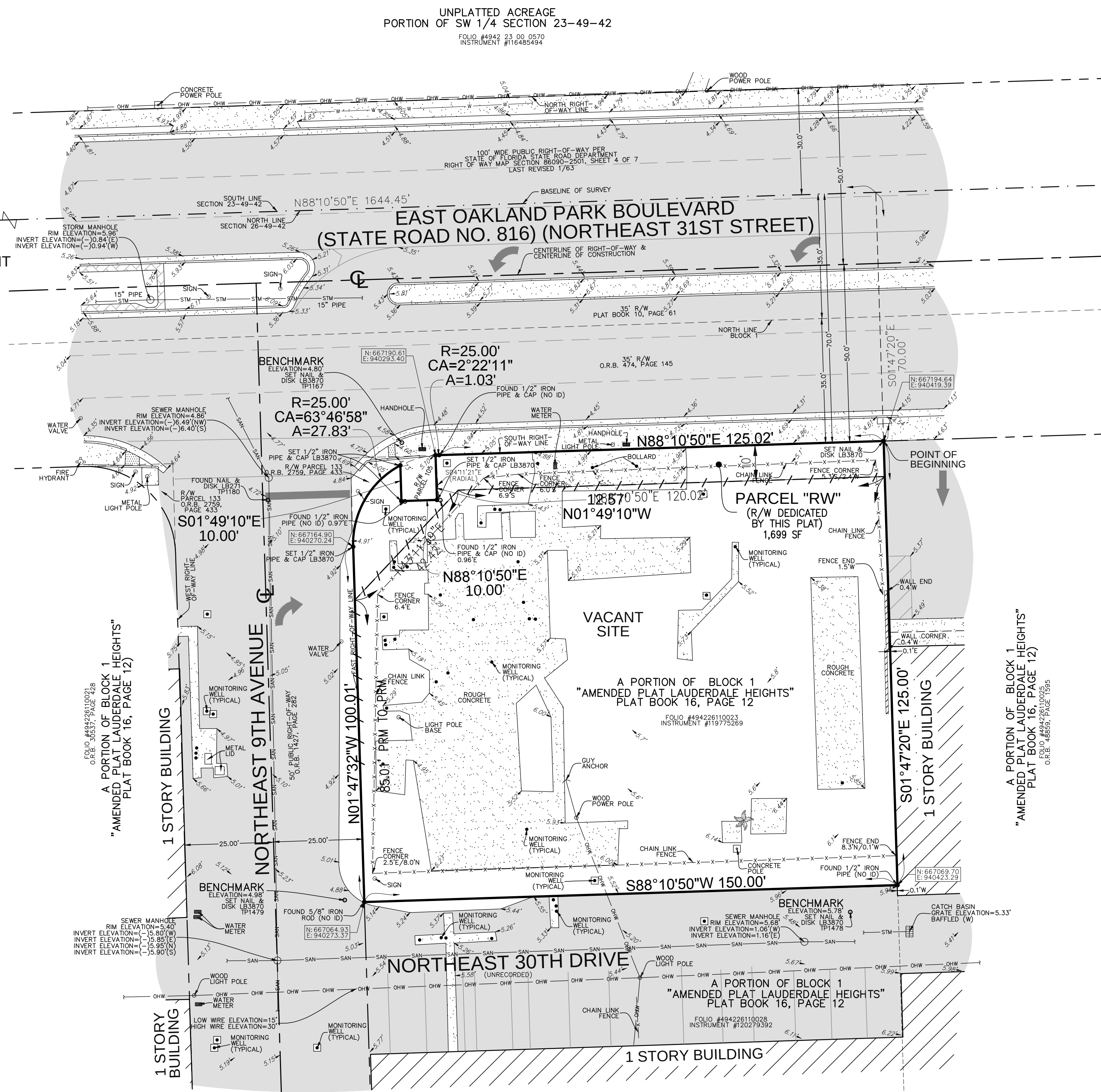
City of Oakland Park

Page 1 of 1

Zoning Map
Bonus Provision Program
SoFlow | CD25-14OP3D/Z/P
1048 East Oakland Park Boulevard

NORTHEAST 6th AVENUE

POINT OF COMMENCEMENT
NW CORNER
SECTION 23-49-42
FOUND NAIL & DISK
LB 6765 "CREECH INC"



EAST OAKLAND PARK BOULEVARD
(STATE ROAD NO. 816) (NORTHEAST 31ST STREET)

NORTHEAST 9th AVENUE

SURVEY SITE

BLOCK 1
"AMENDED PLAT
LAUDERDALE HEIGHTS"
PLAT BOOK 16, PAGE 12

NORTHEAST 30th DRIVE

NORTHEAST 30th COURT

VICINITY MAP
NOT TO SCALE

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

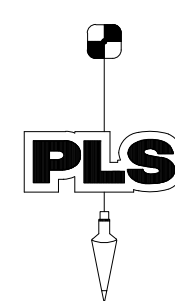
JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA

5		
4		
3		
2		
1		
NO.	REVISIONS	BY

"HY NISSIM" SITE

1048 E OAKLAND PARK BOULEVARD,
OAKLAND PARK, BROWARD COUNTY,
FLORIDA 33334

EXHIBIT



PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

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

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

DRAWN BY: B.Q.
CHECKED BY: J.F.P.

SCALE: 1" = 20'
SURVEY DATE: 8/26/25

CLIENT: HY NISSIM DEVELOPMENT LLC.
ORDER NO.: 74654



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.
SECRETARY

February 25, 2026

THIS PRE-APPLICATION LETTER IS VALID UNTIL – February 25, 2027
THIS LETTER IS NOT A PERMIT APPROVAL

Jane Storms/Pulice Land Surveyors, Inc.
Carolyn Sencion/Pulice Land Surveyors, Inc.
5381 Nob Hill Rd., Sunrise, FL 33351

Dear Jane Storms/Pulice Land Surveyors, Inc.:

RE: Pre-Application Review for **Category C Driveway**, Pre-Application Meeting Date: **10/9/2025**
Broward County - Oakland Park; SR 816; Sec. # 86090000; MP: 7.7; Access Class - 05;
Posted Speed - 35; SIS - Influence Area; FDOT Ref. Project: 448409.1 - Vamsee Tirunagari

Request: Utilize existing access off NE 9th Avenue (not FDOT jurisdiction).

SITE SPECIFIC INFORMATION

Project Name & Address: **HY Nissim – 1048 E Oakland Park Blvd., Oakland Park**
Property Owner: **HY Nissim Developments, LLC**; Parcel Size: **0.4 Acres**
Development Size: **42,000 SF Commercial**

NO OBJECTION

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- **Driveways along NE 9th Avenue (not FDOT jurisdiction) shall be a minimum of 40 feet from SR 816 right-of-way.**
- **Roadway features along SR 816 shall be within the right-of-way.**
- **Structures shall not encroach into the right-of-way.**

Comments:

- All driveways not approved in this letter must be fully removed and the area restored.
- Drainage mitigation is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage.). The drainage mitigation shall meet all FDOT Drainage Manual criteria and will be reviewed/approved as part of an access permit.
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://osp.fdot.gov>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact the District Traffic Operations Access Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

Sincerely,

Roya Edwards, AICP
District Traffic Operations Access Manager

cc: Anthony Beecher

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2025-10-09\Pre-App 08 86090000 MP 7.80 SR 816 HY Nissim\Revised Letter\86090000 MP 7.80 SR 816 HY Nissim-Rev.docx

Eusebio M. Mora, R.A.
Fl. Lic #0011732
May 16, 2026



CD25-14OP3D - CD25-29P SoFlow
HY NISSIM DEVELOPMENTS LLC
1048 E OAKLAND PARK BLVD
OAKLAND PARK FL 33334

Re: 1100 Park Lane East, Oakland Park FL 33334

To whom it may concern;

PPD Cost Values

As per SEC. 24-270, in order for additional construction to be allowed (increase FAR and Height) the project must provide a 1% of the cost for the extra construction to dedicated in any way to the city improvements or as specified in this section.

The extra elevation requested in this submittal is for increase height and in each floor as necessary for each individual use and is equivalent in size to a typical floor with an area of 12,822 sq ft. As per preliminary cost estimates come in, the average cost to build this project is at \$150\$/ sq ft. Construction cost to be determined using data obtained from the most recent published “RS Means Square Foot Cost” manual.

This preliminary cost evaluation shows the value for the extra area and height at a sum of **\$1,923,300.**

The code requires us to provide dedication to public improved of at least 1% of the mentioned sum.

1% of \$1,923,300 = \$19,233.

We are providing 1958 sq ft of public amenity in the roof in form of public seating area. At the estimated cost of the project construction this area is estimated to cost **\$293,700** to build. We are providing 2 seating areas covered by trellis at the roof level over looking 9 ave and Oakland Park. These seating areas will be open to the users of the building as well the general public open during hours of operation. Both trellis still to be chosen, cost upwards of **\$10,000** each, plus all landscape to create a welcoming environment will supersede the minimal cost of the required improvement amount.

Pursuant to Section 24-270(F), the developer shall provide the city with an irrevocable letter of credit or bond, to secure full and timely installation of the proposed public amenities outlined in the project plans. The public amenity must be installed and receive final approval from city staff prior to the issuance of the certificate of occupancy.

If additional information is required, please do not hesitate to contact us @ 30530792224

Eusebio M Mora

Digitally signed by Eusebio M Mora
DN: CN=Eusebio M Mora,
dnQualifier=A01410C0000019C0FDBD543005F7391,
O=E M MORA - ARCHITECT INC., C=US
Reason: I am the author of this document
Date: 2026.05.29 09:58:46-0400

Eusebio M. Mora
Fl. Lic. #00011732

CD25-14OP3D-CD25-29P SoFlow

1048 E OAKLAND PARK BLVD OAKLAND PARK FL 33334



GENERAL NOTES:

QUALITY ASSURANCE

- USE ADEQUATE NUMBERS OF SKILLED WORKERS WHO ARE THOROUGHLY TRAINED AND EXPERIENCES IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR THE PROPER PERFORMANCE OF THE WORK OF SPECIFIED HEREIN. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE 2017 EDIT.
- COORDINATE DIMENSIONS OF ALL DISCIPLINES WITH ARCHITECTURAL DRAWINGS.
- THESE CONSTRUCTION DOCUMENTS ARE COMPLIMENTARY & WHAT IS REQUIRED BY ONE IS REQUIRED BY ALL.
- THE G.C. SHALL RETAIN DELEGATE/SPECIALTY ENGINEER(S), EITHER BY THEMSELVES OR THROUGH SUBCONTRACTORS, LICENSED IN THE JURISDICTION IN WHICH THIS PROJECT IS BEING CONSTRUCTED, TO PROVIDE DETAILED DESIGN FOR THE CONSTRUCTION AND ATTACHMENT OF MATERIALS SUBJECT TO WIND LOADS INCLUDING BUT NOT LIMITED TO: WINDOWS, STOREFRONTS, LIGHT GAUGE FRAMING, FASTENING OF HVAC EQUIPMENT AND CURBS OR RACKS. SEE THE STRUCTURAL ENGINEERING DRAWINGS FOR ADDITIONAL MATERIALS, REQUIRING SPECIALTY ENGINEERING.

SUBMITTALS

- PRODUCT DATA: WHERE PRODUCT DATA IS CALLED FOR, PROVIDE THE FOLLOWING AS A MINIMUM:
 - MATERIAL LIST OF ITEMS PROPOSED TO BE PROVIDED UNDER SPECIFIC DIVISION OF WORK.
 - MANUFACTURER'S SPECIFICATIONS AND OTHER DATA NEED TO PROVE COMPLIANCE WITH SPECIFIED REQUIREMENTS.
 - COLOR AND PATTERN CHARTS SHOWING COLORS AND PATTERNS AVAILABLE IN THE SPECIFIED PRODUCTS FROM THE PROPOSED MANUFACTURER.
 - MANUFACTURERS RECOMMENDED INSTALLATION PROCEDURES WHICH, WHEN APPROVED BY ARCHITECT, WILL BECOME THE BASIS FOR ACCEPTING OR REJECTING ACTUAL INSTALLATION PROCEDURES USED ON THE WORK.

SITE CONDITIONS

- MEASUREMENTS: VERIFY ALL DIMENSIONS ON DRAWINGS BY TAKING FIELD MEASUREMENTS; PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED.
- SURFACE CONDITIONS: EXAMINE AREAS AND CONDITIONS UNDER WHICH WORK SPECIFIED WILL BE PERFORMED. CORRECT CONDITIONS DETRIMENTAL TO TIMELY AND PROPER COMPLETION OF THE WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.
- COORDINATION: COORDINATE AS REQUIRED WITH OTHER TRADES TO ASSURE PROPER AND ADEQUATE PROVISION IN THE WORK OF THOSE TRADES FOR INTERFACE WITH THE WORK SPECIFIED.

ACCEPTABLE MANUFACTURERS

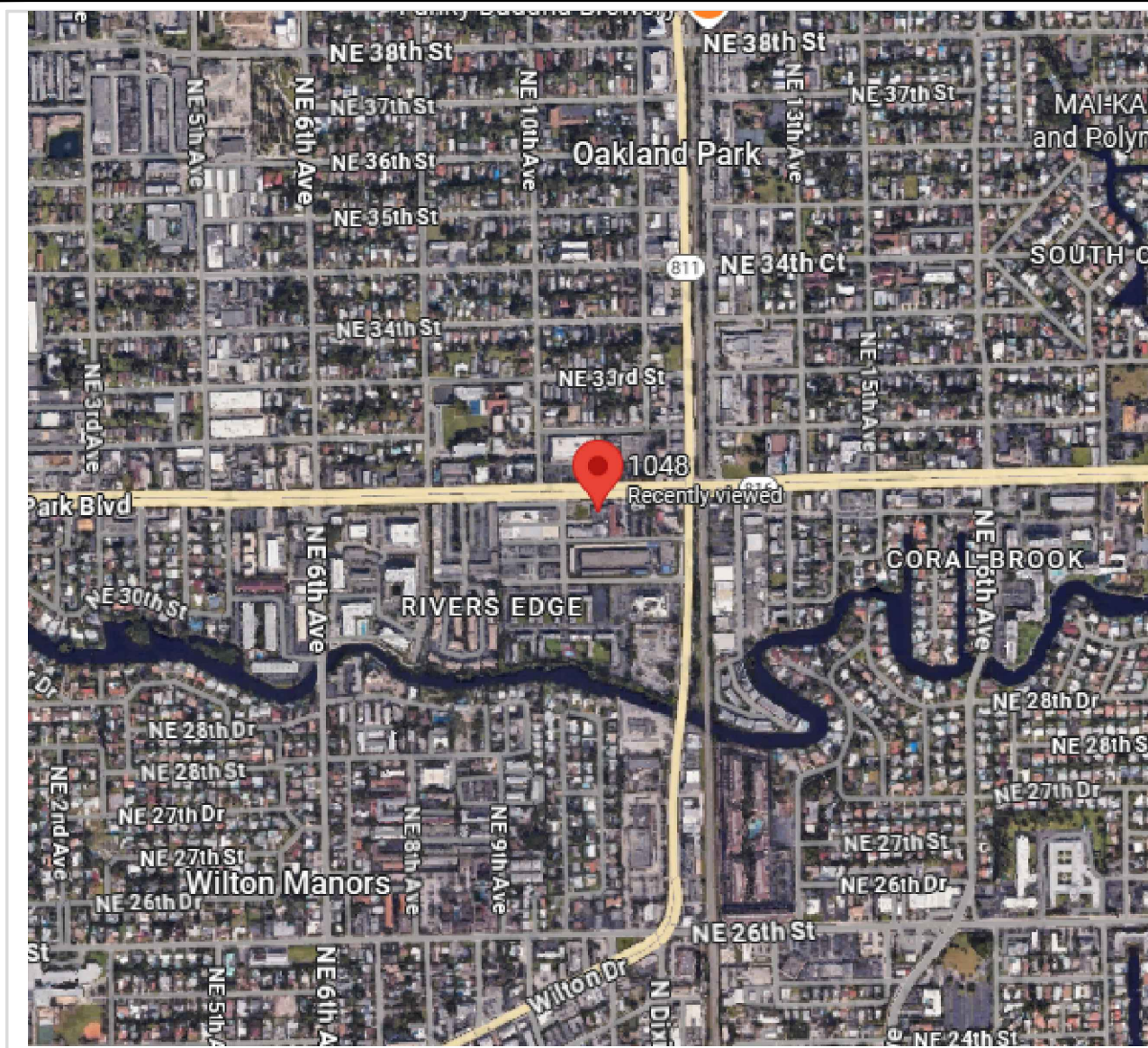
- THE SPECIFIED MANUFACTURERS/ PRODUCTS/ SYSTEMS HAVE BEEN ESTABLISHED AS STANDARDS OF QUALITY, FUNCTION AND DESIGN. ALTERNATE MANUFACTURERS WHICH CAN DUPLICATE THE ITEMS DETAILED MAY SUBMIT SHOP DRAWINGS, ENGINEERING/ PRODUCT DATA AND SAMPLES FOR CONSIDERATION.

INSTALLATION / APPLICATION

- INSTALL THE WORK SPECIFIED HEREIN IN STRICT ACCORDANCE WITH THE ORIGINAL DESIGN. THE APPROVED SHOP DRAWINGS, PERTINENT REQUIREMENTS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION, AND THE MANUFACTURERS RECOMMENDED INSTALLATION PROCEDURES AS APPROVED BY THE ARCHITECT, ANCHORING ALL COMPONENTS FIRMLY INTO POSITION FOR LONG LIFE UNDER HARD USE.
- ALL DETAILS AND SECTIONS SHOWN IN THE CONSTRUCTION DOCUMENTS ARE INTENDED TO BE TYPICAL AND TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE PROJECT, EXCEPT OTHERWISE INDICATED.
- ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, MATERIALS AND QUANTITIES PRIOR TO SUBMITTING BID. IF DISCREPANCIES ARE FOUND NOTIFY ARCHITECT IMMEDIATELY.
- GENERAL CONTRACTOR SHALL CHECK ARCHITECTURAL DRAWINGS FOR WALL MOUNTED AND CEILING MOUNTED DEVICES PRIOR TO INSTALLATION OF CEILING, AND SHALL ASSUME ALL RESPONSIBILITY FOR THEIR PROPER LOCATIONS.
- IF CONTRACTOR / SUBCONTRACTOR FIND IT NECESSARY TO DEViate FROM ORIGINAL APPROVED PLANS, THEN IT IS THE CONTRACTOR / SUBCONTRACTOR RESPONSIBILITY TO PROVIDE THE ARCHITECT WITH FOUR COPIES OF THE PROPOSED CHANGES FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
- IN ADDITION THE CONTRACTOR / SUBCONTRACTOR IS RESPONSIBLE FOR PROCURING ALL NECESSARY APPROVALS FROM BUILDING AUTHORITIES FOR THE PROPOSED CHANGES, BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR / SUBCONTRACTOR ARE ALSO RESPONSIBLE FOR PROCURING ALL NECESSARY INSPECTIONS AND APPROVAL FROM BUILDING AUTHORITIES DURING THE EXECUTION OF THE WORK.

6. CONTRACTOR SHALL PROVIDE AND INSTALL THE GREATEST QUANTITY AND/OR BEST QUALITY OF WORK AS SHOWN IN , CALLED FOR IN, OR REASONABLY INFERABLE FROM THE BID DOCUMENTS AS REQUIRED TO OBTAIN THE FINAL RESULT AND CONFIGURATION CALLED FOR OR SHOWN IN THE BID DOCUMENTS.

7. GENERAL CONTRACTOR SHALL COMPLY WITH NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION OR DEMOLITION, AND SHALL COMPLY WITH NFPA 1 CHAPTER 16 FIRE PROTECTION DURING CONSTRUCTION. COMPLY W/ 16.4.3.1 THROUGH 16.4.3.3.2.10. G.C. MUST COORDINATE A FINAL FIRE FINAL INSPECTION W/ THE FIRE SYSTEM CONTRACTOR WHEN CONSTRUCTION IS COMPLETED. FIRE FINAL INSPECTOR MUST PERFORM A FINAL INSPECTION PRIOR TO OCCUPANCY



T.O. SLAB (0'-0")
NAVD (0.0')

- 1 LANDSCAPE AREA.
- 2 CONCRETE PAVERS WALKWAY FROM STREET CURB TO BUILDINGS
- 3 ASPHALT COVERED PARKING. US.P.
- 4 CONCRETE STEPS
- 5 OUTLINE OF 2ND FLOOR
- 6 CONCRETE RAMP
- 7 CONCRETE STAIR TO 2ND FLOOR
- 8 PEDESTRIAN ELEVATED WALKWAY
- 9 NEW SIDEWALK WITH CURB AND GUTTER
- 10 TRIANGLE OF VISIBILITY ON APPROACH
- 11 DEDICATED TURN AROUND SPACE
- 12 6" HIGH CONCRETE CURB ADJACENT TO ALL LANDSCAPE AREAS ADJACENT TO PAVED SURFACES.
- 13 DEDICATED AREA AS PER NEW PLATTING TO BE LEFT UNDEVELOPED EXCEPT FOR TEMPORARY CONNECTION TO EXISTING SIDEWALK.

PROPERTY LINE

AREA OF VEHICULAR VISIBILITY TRIANGLE

LANDSCAPE AREA

FLOOR SURFACES AT THE AREAS USED FOR PARKING SHALL BE OF CONCRETE OR SIMILAR APPROVED NONCOMBUSTIBLE, NONABSORBENT MATERIALS AND SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY TO COMPLY WITH FBC 2023 B 406.1.4 FLOOR SURFACES.

4

- WINDOWS/ DOORS
- ROOFING/ WATERPROOFING
- RAILING/ FENCES
- POOL/ WATER FEATURES
- PREFABRICATED STAIRS/ ELEVATOR
- DECORATIVE FEATURES

 COR
5.5' NAVD

RETAIL SPACE
1750 SQ FT.
NO FOOD TO BE
PREPARED IN THIS SPACE

COVERED PARKING

 **SITE PLAN**
SCALE: 1/8"=1'-0"

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SEE TABLE 403.1 FBC-P-2023 8TH ED.	REQUIRED FOR 273 PEOPLE	PROVIDED
W.C	1/ 25 FOR THE 1ST 50, 1 PER 50 FOR THE REMAINDER. ± 300 PEOPLE. 1/ 25 FOR 50 = 2 1/ 50 FOR 250 = 5 TOTAL REQUIRED = 7	18
LAV	1/ 40 FOR THE 1ST 80, 1 PER 80 FOR THE REMAINDER. ± 300 PEOPLE. 1/ 40 FOR 80 = 2 1/ 80 FOR 220 = 3 TOTAL REQUIRED = 5	17
BATH/ SHOWERS	---	16
DRINKING FOUNTAINS	1/100	3
SERVICE SINK	1	2

MINIMUM OCCUPANT LOAD					
LEVEL 1					
SPACE	OCCUPANCY TYPE	AREA / OCCUPANCY	LOAD FACTOR	TOTAL LOAD PER CODE	ACTUAL OCCUPANCY
LOBBY	BUSINESS GROUP B	335 SQ.FT.	150 SQ. FT. / PERSON	3 OCCUPANTS	0
RETAIL SPACE	MERCANTILE GROUP M	1750 SQ.FT.	60 SQ. FT. / PERSON	30 OCCUPANTS	30
ELECT/ FIRE ROOM	STORAGE GROUP S-1	185 SQ.FT.	300 SQ. FT. / PERSON	1 OCCUPANTS	0
FIRE PUMP ROOM	STORAGE GROUP S-1	300 SQ.FT.	300 SQ. FT. / PERSON	1 OCCUPANTS	0
	TOTAL USABLE AREA	2570 SQ.FT.	TOTAL OCCUPANTS	35 OCCUPANTS	30
LEVEL 2					
SPACE	OCCUPANCY TYPE	AREA / OCCUPANCY	LOAD FACTOR	TOTAL LOAD PER CODE	ACTUAL OCCUPANCY
LOBBY	BUSINESS GROUP B	1072 SQ.FT.	150 SQ. FT. / PERSON	7 OCCUPANTS	0
GYM	BUSINESS GROUP B	8600 SQ.FT.	150 SQ. FT. / PERSON	58 OCCUPANTS	20
GYM	BUSINESS GROUP B	1555 SQ.FT.	150 SQ. FT. / PERSON	11 OCCUPANTS	11
OFFICE	BUSINESS GROUP B	180 SQ.FT.	150 SQ. FT. / PERSON	2 OCCUPANTS	2
ELECT/ FIRE ROOM	STORAGE GROUP S-1	142 SQ.FT.	300 SQ. FT. / PERSON	1 OCCUPANTS	0
STORAGE	STORAGE GROUP S-1	447 SQ.FT.	300 SQ. FT. / PERSON	2 OCCUPANTS	1
	TOTAL USABLE AREA	11,996 SQ.FT.	TOTAL OCCUPANTS	81 OCCUPANTS	32
LEVEL 3					
SPACE	OCCUPANCY TYPE	AREA / OCCUPANCY	LOAD FACTOR	TOTAL LOAD PER CODE	ACTUAL OCCUPANCY
LOBBY	BUSINESS GROUP B	914 SQ.FT.	150 SQ. FT. / PERSON	6 OCCUPANTS	0
COURTS	BUSINESS GROUP B	7745 SQ.FT.	150 SQ. FT. / PERSON	52 OCCUPANTS	12 + 1
REFLOW	BUSINESS GROUP B	2330 SQ.FT.	150 SQ. FT. / PERSON	16 OCCUPANTS	8
ELECT/ FIRE/ STORAGE ROOM	STORAGE GROUP S-1	226 SQ.FT.	300 SQ. FT. / PERSON	1 OCCUPANTS	0
STORAGE	STORAGE GROUP S-1	351 SQ.FT.	300 SQ. FT. / PERSON	2 OCCUPANTS	0
OFFICE	BUSINESS GROUP B	295 SQ.FT.	150 SQ. FT. / PERSON	2 OCCUPANTS	2
	TOTAL USABLE AREA	11,861 SQ.FT.	TOTAL OCCUPANTS	79 OCCUPANTS	23
ROOF					
SPACE	OCCUPANCY TYPE	AREA / OCCUPANCY	LOAD FACTOR	TOTAL LOAD PER CODE	ACTUAL OCCUPANCY
LOBBY	BUSINESS GROUP B	294 SQ.FT.	150 SQ. FT. / PERSON	2 OCCUPANTS	0
COURTS	BUSINESS GROUP B	9046 SQ.FT.	150 SQ. FT. / PERSON	61 OCCUPANTS	12
MECHANICAL EQUIPMENT	BUSINESS GROUP B	875 SQ.FT.	300 SQ. FT. / PERSON	3 OCCUPANTS	0
ELECT/ FIRE/ STORAGE ROOM	STORAGE GROUP S-1	226 SQ.FT.	300 SQ. FT. / PERSON	1 OCCUPANTS	0
SEATING AREA	BUSINESS GROUP B	1958 SQ.FT.	150 SQ. FT. / PERSON	13 OCCUPANTS	13
	TOTAL USABLE AREA	12,399 SQ.FT.	TOTAL OCCUPANTS	80 OCCUPANTS	25
				TOTAL LOAD PER CODE	ACTUAL OCCUPANCY
				275 OCCUPANTS	110 OCCUPANTS

1ABULAR SUMMARY/ SITE DEVELOPMENT 1TABLE

B-1 OP3D MR-7

FINISH FLOOR ELEVATION	7.85' NAVD		
BASE FLOOD ELEVATION	6		
FLOOD ZONE	AE		
FAR	1.78 (33,009 SQ FT)		
ZONING DISTRICT	MIDDLE RIVER SUB-AREA (MR)		
FUTURE LAND USE MAP (FLUM)	COMMERCIAL (C) DESIGNATION		
LOT SIZE	18499 EXISTING		
	ALLOWED		PROPOSED
HEIGHT	MAX 3 STORIES (45') SEC. 24-270 (E)Public benefits to be provided: (9)Sidewalks improvements; (13)Or as determined by the city commission.		4 STORIES (69'-0")
FAR	Base Height—3 stories or, With BPP, 4 Stories	1.78	1.78 (33,009 SQ FT)
	With BPP—Max. 5 Stories	1.75	
	With BPP—Max. 7 Stories	2.25	
DENSITY	Lot Size > 13,000 SF	65 DU/AC	N/A
	Lot Size ≤ 13,000 SF	55 DU/AC	N/A
SETBACKS	Primary Boulevard (North)	The required setback from the existing lot line along this street is 5 feet further back than the Required Right-of-Way line established by the Broward County Trafficway Plan, such that a building is permitted to be built at or behind this required setback line but not forward of the line.	0'-0"
	Primary Pedestrian A	The required setback from the existing lot line along this street is 2 feet further back than the Required Right-of-Way line established by the Broward County Trafficway Plan, such that a building is permitted to be built at or behind this required setback line but not forward of the line.	N/A
	Secondary (West)	5'-0"	7'-0"
	Side Interior	0'	N/A
	Rear	5'-0"	5'-0"
Minimum Open Space of which a minimum of twenty-five percent is to be Pervious (or pervious area as otherwise approved by the development review committee)	Lot Size > 13,000 SF	20% (3,700 SQ FT)	20.6% (3,823 SQ FT)
		25% OF THE OPEN SPACE REQUIREMENT (956 SQ FT)	41.9% (1,604 SQ FT)
PARKING	See Sec. 24-271(B). Parking and District Requirements (C)-(3). Commercial	1 spaces per 350 s.f. 96 PARKING SPACES	56 PARKING SPACES AS PER SECTION 24-80(B)(5)

TITLE:
ZONING &
BUILDING DATA

NO. | REMARKS:
Δ DFC—REV—1
Δ DFC—REV—1

DATE:
09/14/2025
02/06/2026

REVISED BY:

TITLE:
PROPOSED NEW 4 STORY MIX-USED SINGLE TENANT:
CD25-14OP3D-CD25-29P SoFlow

PROJECT:
1048 E Oakland Park Blvd, Oakland Park, FL 33334

DRAWN BY:

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ATTACHMENT NO.:

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SCALE:

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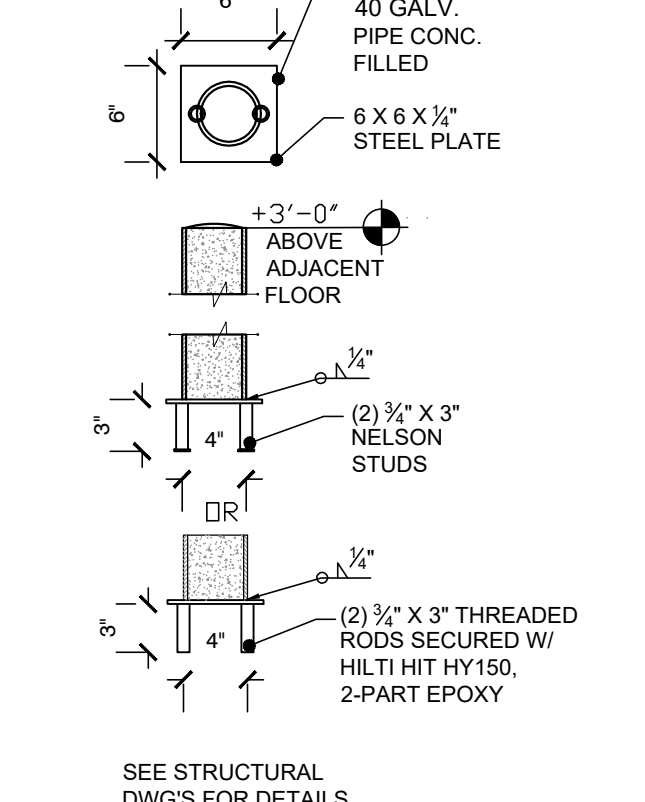
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1 TYP. ENLARGED DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'-0"



1 TYP. ENLARGED DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'-0"

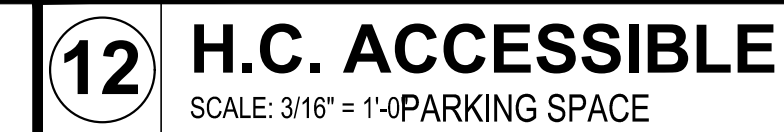
5 DUMPSTER GATE
SCALE: N.T.S. POST / HINGE DETAIL

6 DUMPSTER GATE

SCALE: N.T.S. LATCH / CANE BOLT DETAIL

7 BICYCLE RACK DETAIL

8 BOLLARD DETAIL
SCALE: 1-1/2" = 1'-0" @ DUMPSTER



PROPOSED
SITE
LIGHTING

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PROPOSED NEW 4 STORY MIX-USED SINGLE TENANT:

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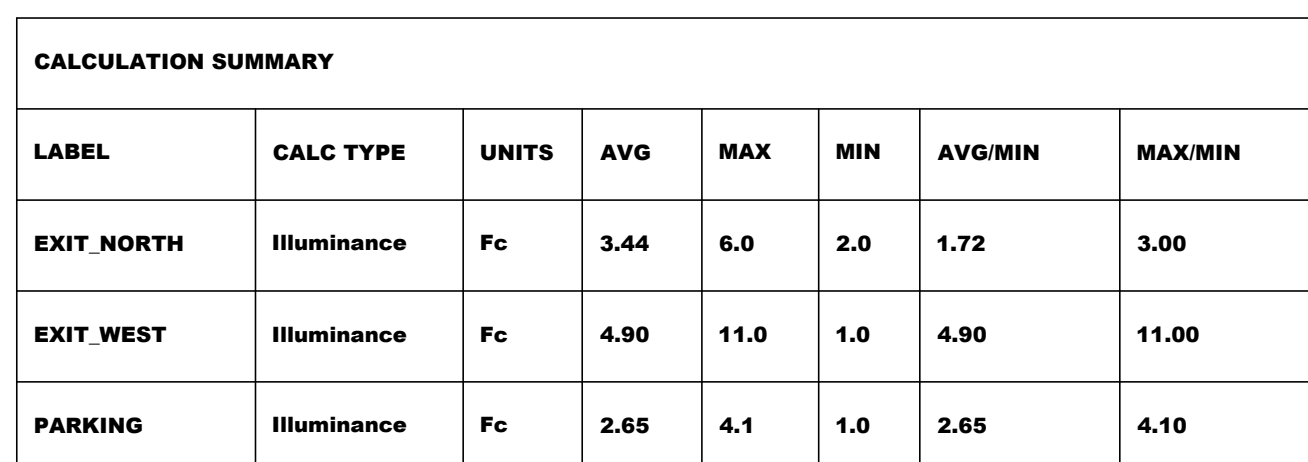
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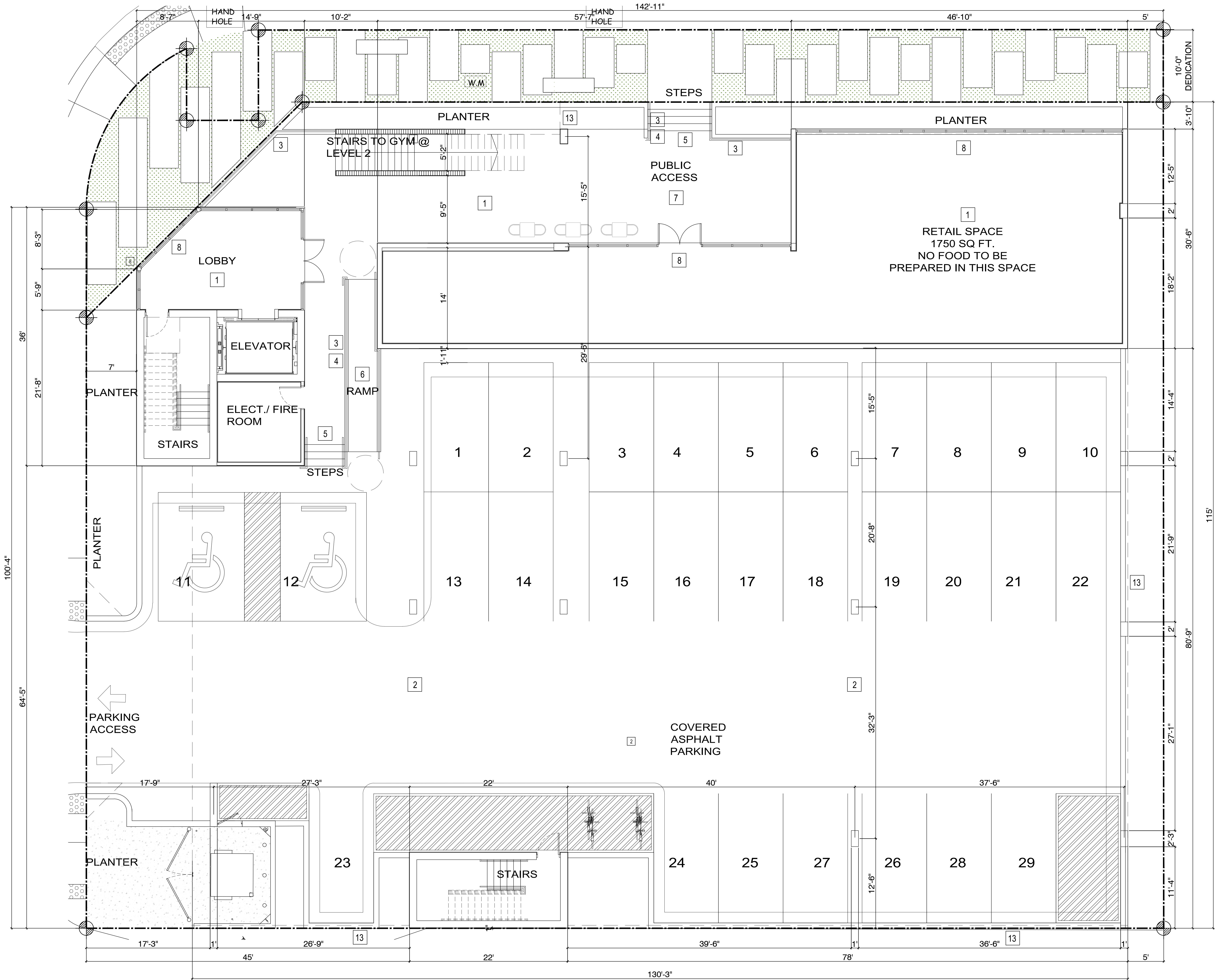


LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	6	D	Single	LEDRA BRANDS	NUE4-RD-SW-20LM-40K-90-30D-NL-WH-WH	RECESSED	N/A	0.860	1827	20.4
	7	G	Single	NLS LIGHTING	ORX-1-CM-T5-16L-85-40K8	SUSPENDED	N/A	0.900	4828	43
	4	W1	Single	NLS LIGHTING	HRM-1-T2-16L-1-40K-UNV-WM	WALL MOUNTED	N/A	0.900	4704	56
	4	W2	Single	NLS LIGHTING	HRM-1-T2-16L-53-40K-UNV-WM	WALL MOUNTED	N/A	0.900	2352	28



PRELIMINARY FLOOR PLAN KEY NOTES:
ALL STRUCTURAL ELEMENTS NEED TO BE
VERIFIED BY STRUCTURAL ENGINEER.

- 1 4" CONCRETE SLAB ON GRADE.
- 2 6" ASPHALT PAVEMENT.
- 3 42" ALUMINUM GUARDRAIL
- 4 36" ALUMINUM HANDRAIL
- 5 CONCRETE STEPS
- 6 CONCRETE RAMP
- 7 ALL EXPOSED CONCRETE TO BE FINISHED W/ EXT. GRADE GRITTED NON SLIP HIGH-TRAFFIC EPOXY PAINT.
- 8 IMPACT STOREFRONT
- 9 PLUMBING FIXTURES (REFER TO CLIENT FOR EQUIPMENT SPECIFICATIONS)
- 10 10" CONCRETE SLAB
- 11 ALL FURNITURE, MILLWORK U.S.P. GC TO VERIFY WITH OWNER FOR EQUIPMENT AND MILLWORK.
- 12 8" CONCRETE SLAB
- 13 OUTLINE OF BUILDING ABOVE



Eusebio M. Mora
Architect Fla. Lic. # AR0011732

8752 Southwest 143rd Street
Palmetto Bay, Florida 33176
(305) 235-7500
moraarch@bellsouth.net

**PROPOSED
FLOOR PLAN
LEVEL 1**

TITLE:

REVISED BY:

DATE:

NO. REMARKS:

1 DFC-REV-1

2 DFC-REV-1

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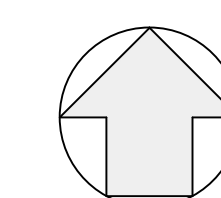
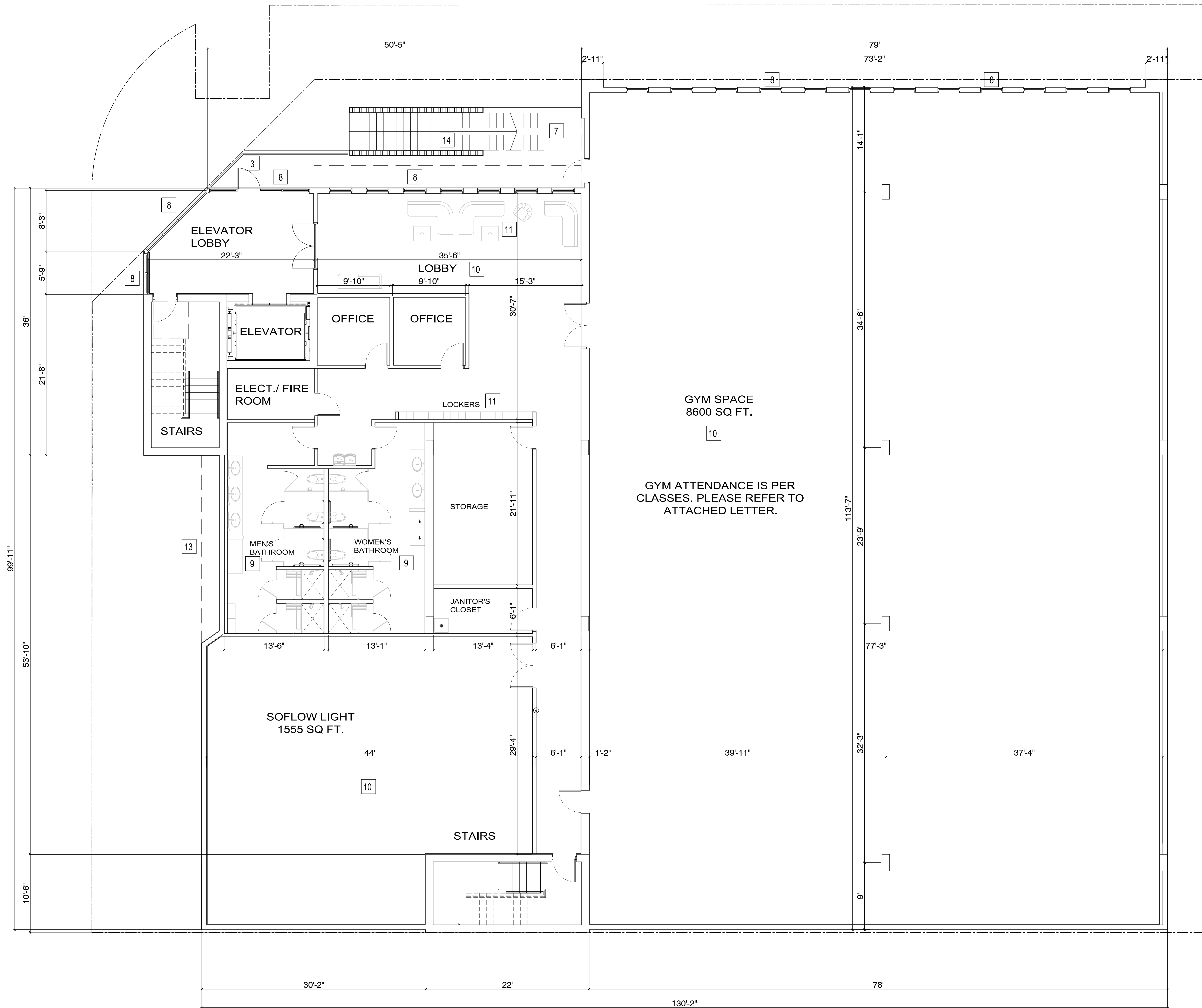
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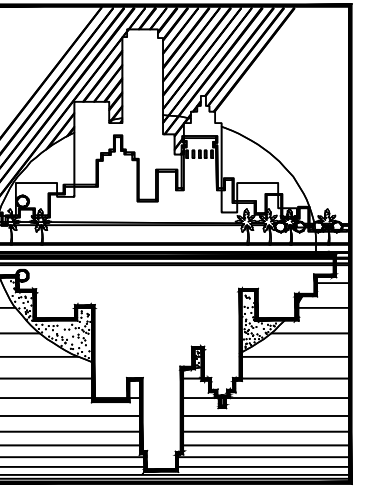
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ALL STRUCTURAL ELEMENTS NEED TO BE
VERIFIED BY STRUCTURAL ENGINEER.

- 1 4" CONCRETE SLAB ON GRADE.
- 2 6" ASPHALT PAVEMENT.
- 3 42" ALUMINUM GUARDRAIL
- 4 36" ALUMINUM HANDRAIL
- 5 CONCRETE STEPS
- 6 CONCRETE RAMP
- 7 ALL EXPOSED CONCRETE TO BE FINISHED W/ EXT. GRADE GRITTED NON SLIP HIGH-TRAFFIC EPOXY PAINT.
- 8 IMPACT STOREFRONT
- 9 PLUMBING FIXTURES (REFER TO CLIENT FOR EQUIPMENT SPECIFICATIONS)
- 10 12" CONCRETE SLAB
- 11 ALL FURNITURE, MILLWORK U.S.P. GC TO VERIFY WITH OWNER FOR EQUIPMENT AND MILLWORK.
- 12 8" CONCRETE SLAB
- 13 OUTLINE OF BUILDING ABOVE
- 14 CONCRETE STAIRS



SCALE: 3/16"=1'-0"



752 Southwest 143rd Street
 Palmetto Bay, Florida 33176
 (305) 235-7500
 mraarch@bellsouth.net

**PROPOSED
FLOOR PLAN
LEVEL 2**

TITLE	NO.	REMARKS	DATE	REVISED BY:
PROPOSED NEW 4 STORY MIX-USED SINGLE TENANT: CD25-140P3D-CD25-29P SoFlow PROJECT: 1048 E Oakland Park Blvd, Oakland Park, FL 33334	1	Δ DRC-REV-1	09/14/2025	
	2	Δ DRC-REV-1	02/06/2026	

DRAWN BY:
CHECKED BY:
ATTACHMENT NO.:
DRAWING FILE NO.:
DATE:
SCALE:
SHEET NUMBER:

A-1.1

ALL STRUCTURAL ELEMENTS NEED TO BE
VERIFIED BY STRUCTURAL ENGINEER.

- 1 4" CONCRETE SLAB ON GRADE.
- 2 6" ASPHALT PAVEMENT.
- 3 42" ALUMINUM GUARDRAIL
- 4 36" ALUMINUM HANDRAIL
- 5 CONCRETE STEPS
- 6 CONCRETE RAMP
- 7 ALL EXPOSED CONCRETE TO BE FINISHED W/ EXT. GRADE GRITTED NON SLIP HIGH-TRAFFIC EPOXY PAINT.
- 8 IMPACT STOREFRONT
- 9 PLUMBING FIXTURES (REFER TO CLIENT FOR EQUIPMENT SPECIFICATIONS)
- 10 12" CONCRETE SLAB
- 11 ALL FURNITURE, MILLWORK U.S.P. GC TO VERIFY WITH OWNER FOR EQUIPMENT AND MILLWORK.
- 12 8" CONCRETE SLAB
- 13 OUTLINE OF BUILDING ABOVE
- 14 CONCRETE STAIRS
- 15 PICKLE BALL COURT.



752 Southwest 143rd Street
 Palmetto Bay, Florida 33176
 (305) 235-7500
 mraarch@bellsouth.net

**PROPOSED
FLOOR PLAN
LEVEL 3**

NO.	REMARKS:	DATE:	REVISED BY:
Δ	DRC-REV-1	09/14/2025	
Δ	DRC-REV-1	02/06/2026	

PROPOSED NEW 4 STORY MIX-USED SINGLE TENANT:

PROPOSED NEW 4 STORY MIX-USED SINGLE TENANT:
CD25-140P3D-CD25-29P SoFlow

1048 E Oakland Park Blvd, Oakland Park, FL 33334

AWN BY:

CHECKED BY:

ATTACHMENT NO.:

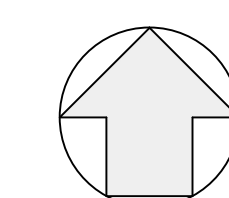
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SHEET NUMBER:

A-1.2



PROPOSED FLOOR PLAN LEVEL 3

SCALE: 3/16"=1'-0"

NOTE FOR ROOFING:

1. PROVIDE TAPERED INSULATION CRICKETS @ $\frac{3}{4}$ " /LF ON HIGH SIDE OF ALL ROOF APPLICABLE EQUIPMENT AS CALL IN THE MEP DWG'S.
2. ROOF WALK AREA SHALL BE OFFSET AROUND THE PROJECTION OF THE SIDE OF THE RESPECTIVE ROOFTOP H.V.A.C. UNIT CURBS . COORDINATE WITH THE MECHANICAL CONTRACTOR TO DETERMINE ROOFTOP EQUIPMENT CONFIGURATION AND ORIENTATION. PROVIDE A DOUBLE WIDTH OF WALK PADS ON THE SERVICE SIDE OF COMPRESSOR.
3. PROVIDE 6" HIGH, STENCILED LETTERS ON ALL ROOFTOP UNITS, FOR IDENTIFICATION OF EACH APARTMENT BEING SERVICE PLACE MARKINGS SO THEY ARE VISIBLE FROM ROOF HATCH.
4. REFER TO STRUCTURAL DWG'S FOR APPLICABLE WIND LOAD REQUIREMENTS & OTHER DETAILS AS REQUIRED.
5. REFER TO MECHANICAL AND STRUCTURAL DRAWING FOR EXACT LOCATIONS OF ALL ROOFTOP EQUIPMENT CURBS, VENTS AND FLUES.
6. WHEN CALL FOR IN ROOFING DET. OR SECTIONS IF VERTICAL MEMBRANE FLASHING EXCEEDS 2'-0" PROVIDE LAP JOINT PER ROOFING MANUFACTURER'S RECOMMENDATIONS.
7. G.C. SHALL VERIFY SIZE AND LOCATION OF ROOF OPENING DIMENSIONS FOR ROOF TOP EQUIPMENTS WITH EQUIPMENT MANUFACTURER, STRUCTURAL AND MECHANICAL DRAWINGS. ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES.
8. ALL ROOF EQUIPMENT UNITS SHALL BE LOCATED A MINIMUM OF 10'-0" FROM ALL ROOF EDGES IN ALL DIRECTIONS.
9. THE ROOF STRUCTURE SHALL NOT BE USED FOR STOCKPILING OF EQUIPMENT OR MATERIALS UNLESS APPROVED BY THE ARCHITECT, STRUCTURAL ENGINEER AND THE AMBRO SYSTEM MANUFACTURE.
10. ALL CURBS AND PIPE PENETRATIONS SHALL HAVE A MINIMUM OF 16" CLEAR FROM EACH OTHER FOR ROOF FLASHING PURPOSES. ALL EQUIPMENT SHALL HAVE A MINIMUM OF 16" CLEAR FROM ALL ADJACENT PARAPETS. ALL HVAC MOUNTED EQUIPMENT (DISCONNECT BOXES, GFCI, PIPE SUPPORTS) SHALL NOT BE CLOSER THAN 16" FROM EACH OTHER OR CURB. NO UN STRUT PIPE SUPPORTS SHALL BE USED AS VERTICAL MEMBERS FOR MOUNTING EQUIPMENT TO ROOF SURFACE.
11. ENERGY CONSERVATION.

11.1 - WORK SHALL COMPLY W/ 2021 F.B.C. ENERGY CONSERVATION.

11.2 - ROOF INSULATION SHALL HAVE MINIMUM AVERAGE THERMAL RESISTANCE R VALUE. REFER TO MECHANICAL DRAWINGS & BASIS OF DESIGN REQUIREMENTS.

11.3 - ROOF REFLECTANCE SHALL NOT EXCEED 0.25.

11.4 - A/C DUCT WORK INSULATION MIN. R VALUE REFER TO MECHANICAL DRAWINGS.

11.5 - MECHANICAL PIPES INSULATION MINIMUM THERMAL RESISTANCE R VALUE = 3

FLOOR PLAN KEY NOTES:

DESCRIPTION

- 1

8" CMU BLOCK PARAPET (NEW COPING CAP ALL AROUND). REFER TO SECTIONS.
- 2

ROOF MOUNTED RTU UNITS MOUNTED ON EQUIPMENT RACKS, GC. TO COORDINATE FINAL LOCATION W/ MEP DWG'S TO SERVICE INDIVIDUAL UNITS ON EACH APARTMENT AND REQUIRED CHASE LOCATIONS , G.C. IS TO COORDINATE FINAL ROOF OPENING W/ HAMBRO ROOF STRUCTURAL SYSTEM & SUBMIT DURING SHOP DRAWING SUBMITTAL TO A/E OF RECORDS FOR REVIEW .
- 3

PROVIDE CRICKETS @ 1/2" PER L/F AS REQUIRED TO PROVIDE POSITIVE SLOPE
- 4

INSTALL FLASHING, COUNTER FLASHING & ROOF FLASHING MEMBRANE AS PER PER MANUFACTURER REQUIREMENTS & REVIEWED L SHOP DRAWINGS AT PARAPET LOCATIONS AS INDICATED. SEE DETAILS "1" & "2" SHEET A-1.4.
- 5

ROOF DRAIN AND OVEFLOW
- 6

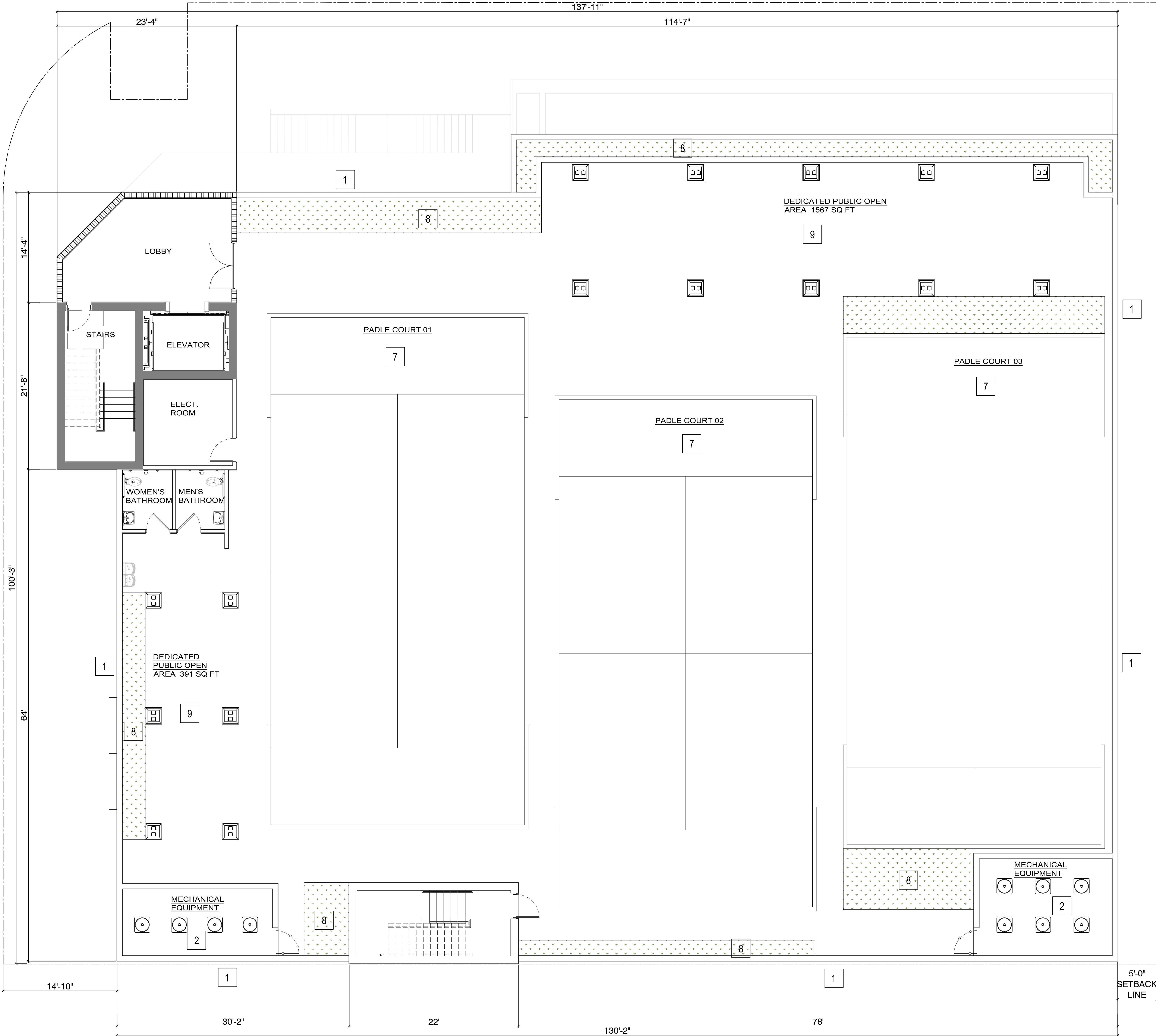
TPO ROOFING. U.S.P.
- 7

PADLE BALL AND FINISH BY OTHERS
- 8

PERVIOUS AREA 735 SQ FT
- 9

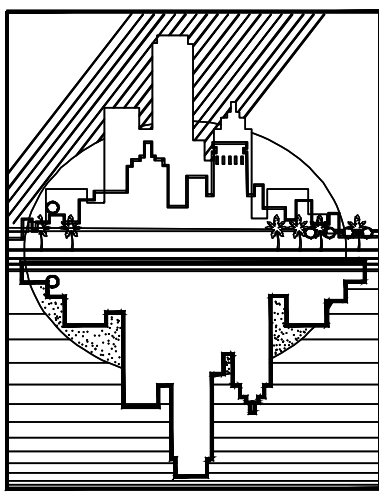
ROOF CANOPY AND TRELLIS

NOTE: REFER TO BASIS OF DESIGN FOR TAPERED INSULATION R VALUE REQUIREMENTS @ L.P.



PROPOSED ROOF PLAN
SCALE: 3/16"=1'-0"

Eusebio M. Mora
Architect Fla. Lic. # AR0011732



8752 Southwest 143rd Street
Palmetto Bay, Florida 33176
(305) 235-7500
moraarch@bellsouth.net

PROPOSED
ROOF PLAN

TITLE:		REVISED BY:	
DATE:		DATE:	
09/14/2025		02/06/2026	
REMARKS:		REMARKS:	
DRC-REV-1		DRC-REV-1	
DRC-REV-1		DRC-REV-1	

TITLE: PROPOSED NEW 4 STORY MIX-USED SINGLE TENANT:
CD25-140P3D-CD25-29P SoFlow
PROJECT: 1048 E Oakland Park Blvd, Oakland Park, FL 33334

DRAWN BY:
CHECKED BY:
ATTACHMENT NO.:
DRAWING FILE NO.:
DATE:
SCALE:
SHEET NUMBER:

A-1.3

ITEM #	DESCRIPTION	ITEM #	DESCRIPTION
1	SMOOTH STUCCO FINISH. SEE COLOR ELEVATIONS	9	STAIR SHAFT
2	TILE CLAD FINISH	10	3-DIMENSIONAL WALL DETAIL
3	PAINTED SMOOTH STUCCO FINISH (3/8" WIDE X 3/8" DEEP AESTHETIC STUCCO REVEAL)	11	CONCRETE STEPS
4	NICHIHA WOOD STILE FINISH	12	CONCRETE RAMP
5	NEW IMPACT RESISTANT ALUMINUM-GLASS STORE FRONT	13	METAL GUARDRAIL AND HANDRAIL
6	IMPACT RESISTANT WINDOW	14	CONCRETE OVERHANG
7	CANOPY AND TRELLIS @ ROOF	15	PLANTER
8	SIGN		

- PAINT BY OTHERS.
- DOORS & WINDOWS UNDER SEPARATE PERMIT. REFER TO WINDOW AND DOOR SCHEDULES.
- ALL GUARD/HANDRAILS BY OTHERS, UNDER SEPARATE PERMIT. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
- 5/8" STUCCO FINISH, TYP.
- LIGHTING FIXTURE. (VERIFY WITH OWNER.)

This architectural elevation drawing shows a building facade with multiple levels and features. The drawing includes the following elements and annotations:

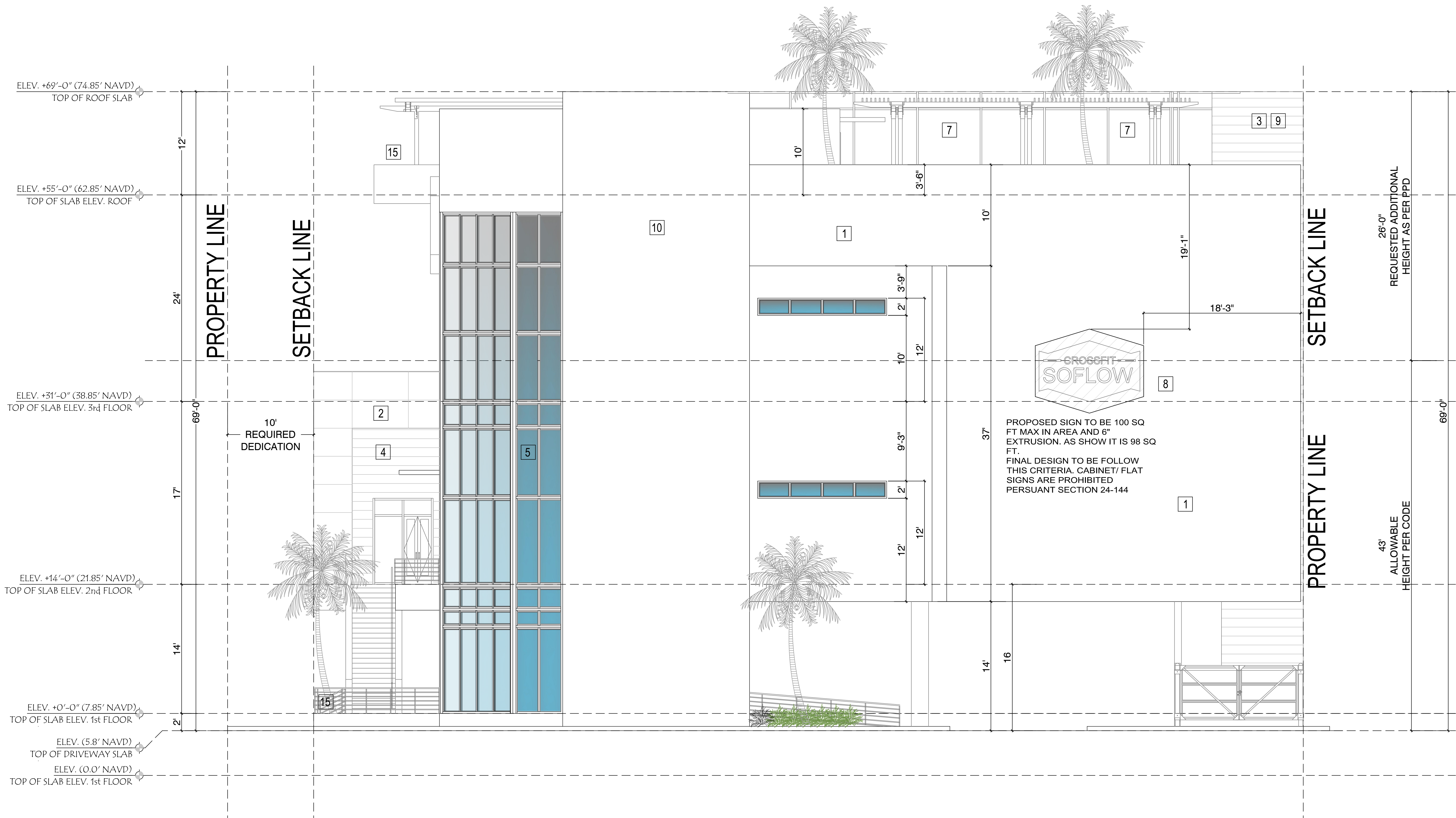
- Vertical Dimensions and Levels (Left Side):**
 - ELEV. +69'-0" (74.85' NAVD) TOP OF ROOF SLAB
 - ELEV. +55'-0" (62.85' NAVD) TOP OF SLAB ELEV. ROOF
 - ELEV. +31'-0" (38.85' NAVD) TOP OF SLAB ELEV. 3rd FLOOR
 - ELEV. +14'-0" (21.85' NAVD) TOP OF SLAB ELEV. 2nd FLOOR
 - ELEV. +0'-0" (7.85' NAVD) TOP OF SLAB ELEV. 1st FLOOR
 - ELEV. (5.8' NAVD) TOP OF DRIVEWAY SLAB
 - ELEV. (0.0' NAVD) TOP OF SLAB ELEV. 1st FLOOR
- Horizontal Dimensions and Lines:**
 - PROPERTY LINE:** Indicated by a vertical dashed line on the left.
 - SETBACK LINE:** Indicated by a vertical dashed line, with a 69'-0" dimension from the property line to the building's left edge.
 - SETBACK LINE:** Indicated by a vertical dashed line on the right, with a 26'-0" dimension from the property line to the building's right edge.
 - PROPERTY LINE:** Indicated by a vertical dashed line on the right, with a 43' dimension from the setback line to the property line.
- Building Features and Callouts:**
 - Callout 1:** PROPOSED SIGN TO BE 100 SQ FT MAX IN AREA AND 6" EXTRUSION. AS SHOWN IT IS 98 SQ FT. FINAL DESIGN TO BE FOLLOW THIS CRITERIA. CABINET/ FLAT SIGNS ARE PROHIBITED PERSUANT SECTION 24-144
 - Callout 2:** CROSSFIT SOFLOW
 - Callout 3:** 10
 - Callout 4:** 11
 - Callout 5:** 12
 - Callout 6:** 13
 - Callout 7:** 14
 - Callout 8:** 15
 - Callout 9:** 16
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 - Callout 177:** 184
 - Callout 178:** 185
 - Callout**

SCALE: 3/16"=1'-0"

ELEVATION KEY NOTES:			
ITEM #	DESCRIPTION	ITEM #	DESCRIPTION
1	SMOOTH STUCCO FINISH. SEE COLOR ELEVATIONS	9	STAIR SHAFT
2	TILE CLAD FINISH	10	3-DIMENSIONAL WALL DETAIL
3	PAINTED SMOOTH STUCCO FINISH (⅜" WIDE X ⅜" DEEP AESTHETIC STUCCO REVEAL)	11	CONCRETE STEPS
4	NICHIHA WOOD STILE FINISH	12	CONCRETE RAMP
5	NEW IMPACT RESISTANT ALUMINUM-GLASS STORE FRONT	13	METAL GUARDRAIL AND HANDRAIL
6	IMPACT RESISTANT WINDOW	14	CONCRETE OVERHANG
7	CANOPY AND TRELLIS @ ROOF	15	PLANTER
8	SIGN		

NOTE: SEE COLOR ELEVATIONS FOR MORE DETAILED INFORMATION ON MATERIALS.

ELEVATION NOTES:
-PAINT BY OTHERS.
-DOORS & WINDOWS UNDER SEPARATE PERMIT. REFER TO WINDOW AND DOOR SCHEDULES.
-ALL GUARD/HANDRAILS BY OTHERS, UNDER SEPARATE PERMIT. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
-5/8" STUCCO FINISH, TYP.
-LIGHTING FIXTURE. (VERIFY WITH OWNER.)



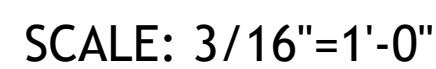
PROPOSED WEST ELEVATION

SCALE: 3/16"=1'-0"

PROPOSED WEST ELEVATIONS			
TITLE:			
NO.	REMARKS:	DATE:	REVISED BY:
1	DFC-REV-1	09/14/2025	
2	DFC-REV-1	02/06/2026	
PROJECT:			
CD25-140P3D-CD25-29P SoFlow			
1048 E Oakland Park Blvd, Oakland Park, FL 33334			
DRAWN BY:			
CHECKED BY:			
ATTACHMENT NO.:			
DRAWING FILE NO.:			
DATE:			
SCALE:			
SHEET NUMBER:			
A-2.1			

ITEM #	DESCRIPTION	ITEM #	DESCRIPTION
1	SMOOTH STUCCO FINISH. SEE COLOR ELEVATIONS	9	STAIR SHAFT
2	TILE CLAD FINISH	10	3-DIMENSIONAL WALL DETAIL
3	PAINTED SMOOTH STUCCO FINISH (5/8" WIDE X 3/8" DEEP AESTHETIC STUCCO REVEAL)	11	CONCRETE STEPS
4	NICHIHA WOOD STILE FINISH	12	CONCRETE RAMP
5	NEW IMPACT RESISTANT ALUMINUM-GLASS STORE FRONT	13	METAL GUARDRAIL AND HANDRAIL
6	IMPACT RESISTANT WINDOW	14	CONCRETE OVERHANG
7	CANOPY AND TRELLIS @ ROOF	15	PLANTER
8	SIGN		

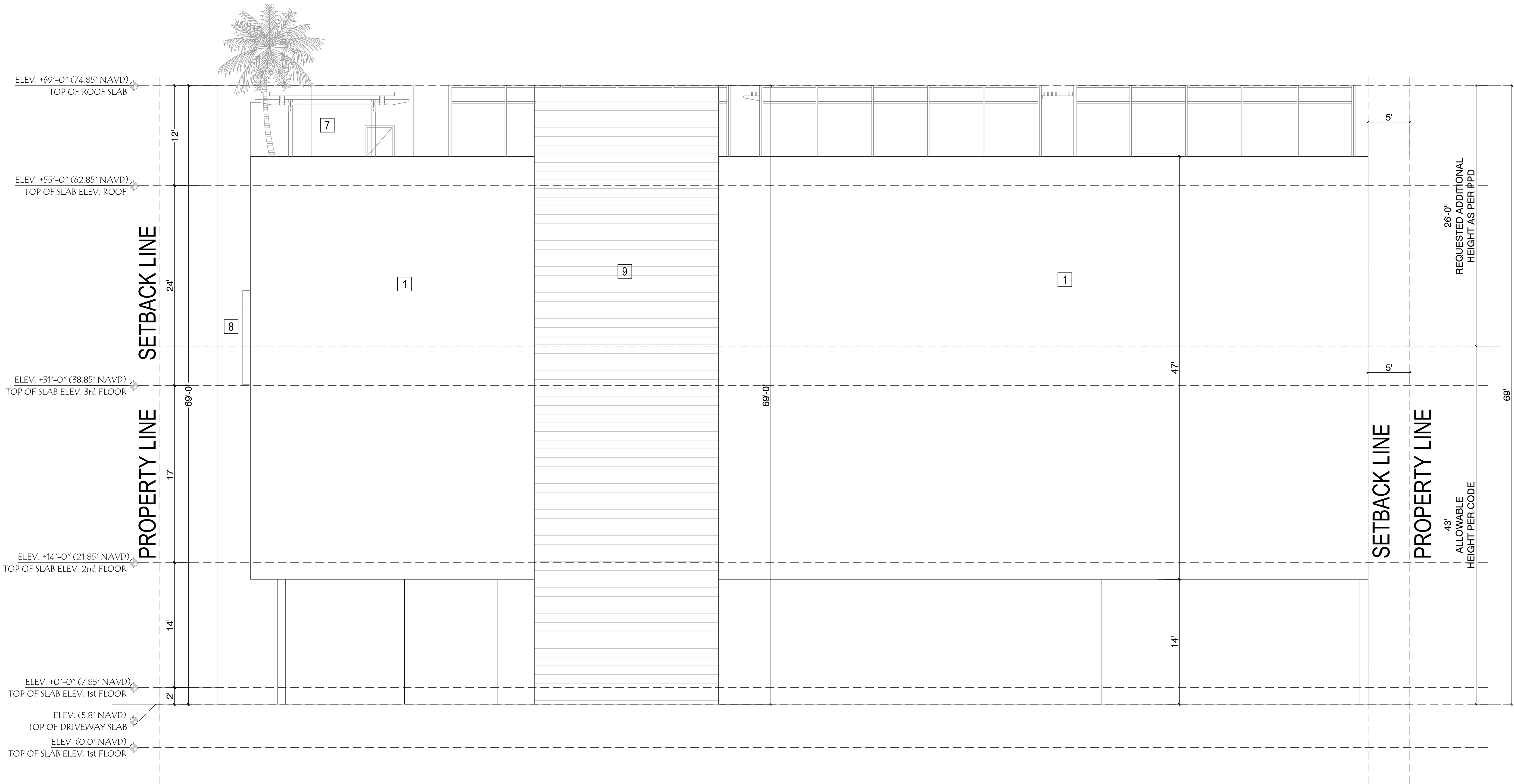
- PAINT BY OTHERS.
- DOORS & WINDOWS UNDER SEPARATE PERMIT. REFER TO WINDOW AND DOOR SCHEDULES.
- ALL GUARD/HANDRAILS BY OTHERS, UNDER SEPARATE PERMIT. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
- 5/8" STUCCO FINISH, TYP.
- LIGHTING FIXTURE. (VERIFY WITH OWNER.)



ELEVATION KEY NOTES:			
ITEM #	DESCRIPTION	ITEM #	DESCRIPTION
1	SMOOTH STUCCO FINISH. SEE COLOR ELEVATIONS	9	STAIR SHAFT
2	TILE CLAD FINISH	10	3-DIMENSIONAL WALL DETAIL
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8	SIGN		

NOTE: SEE COLOR ELEVATIONS FOR MORE DETAILED INFORMATION ON MATERIALS.

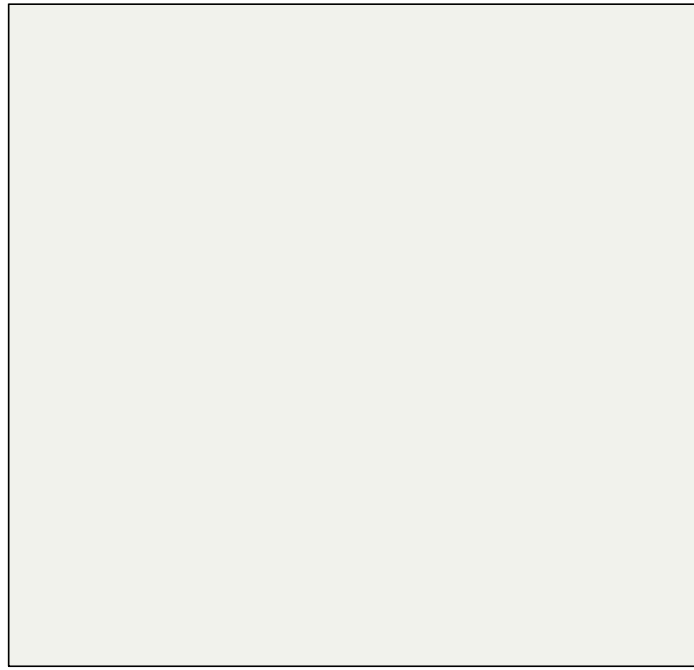
ELEVATION NOTES:	
-PAINT BY OTHERS.	
-DOORS & WINDOWS UNDER SEPARATE PERMIT. REFER TO WINDOW AND DOOR SCHEDULES.	
-ALL GUARD/HANDRAILS BY OTHERS, UNDER SEPARATE PERMIT. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.	
-5/8" STUCCO FINISH, TYP.	
-LIGHTING FIXTURE. (VERIFY WITH OWNER.)	



PROPOSED SOUTH ELEVATION
SCALE: 3/16"=1'-0"

PROPOSED SOUTH ELEVATIONS		TITLE:	
		NO.	REMARKS:
		DATE:	REVISED BY:
		REVISIONS:	
CD25-14OP3D-CD25-29P SoFlow		09/14/2025	
PROJECT: 1048 E Oakland Park Blvd, Oakland Park, FL 33334		02/06/2026	
DRAWN BY:			
CHECKED BY:			
ATTACHMENT NO.:			
DRAWING FILE NO.:			
DATE:			
SCALE:			
SHEET NUMBER:			

A-2.3



1 PPG INDUSTRIES
PPG1011-1
PACIFIC PEARL



2 PPG INDUSTRIES
PPG1197-7
CARMELIZED ORANGE



3 NICHHA
CARBOSA
CONCRETE SERIES



4 NICHHA
VINTAGEWOOD
WOOD SERIES

1



3

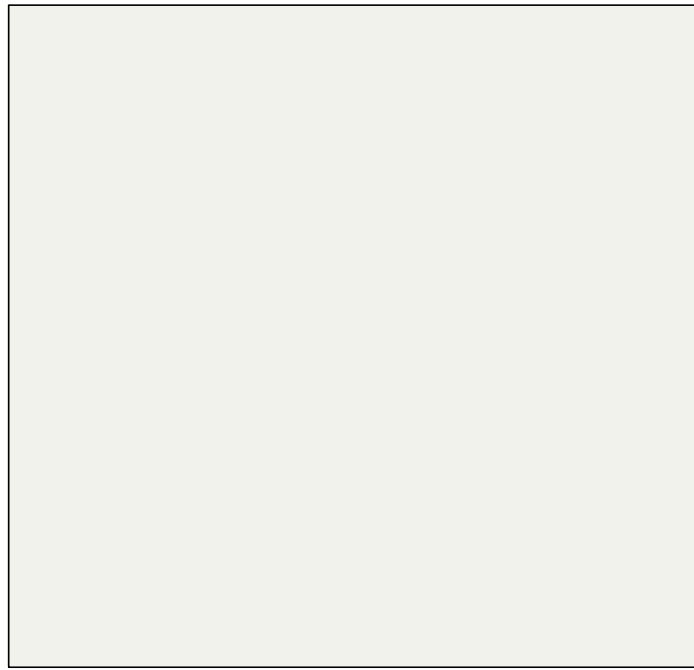
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1

2

COLOR VIEWS			
TITLE:			
REMARKS:		DATE:	REVISED BY:
NO. 1		09/14/2025	
2		02/06/2026	
3			
4			
TITLE: PROPOSED NEW 4 STORY MIX-USED SINGLE TENANT:			
CD25-140P3D-CD25-29P SoFlow			
PROJECT: 1048 E Oakland Park Blvd, Oakland Park, FL 33334			
DRAWN BY:			
CHECKED BY:			
ATTACHMENT NO.:			
DRAWING FILE NO.:			
DATE:			
SCALE:			
SHEET NUMBER:			
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1 PPG INDUSTRIES
PPG1011-1
PACIFIC PEARL



2 PPG INDUSTRIES
PPG1197-7
CARMELIZED ORANGE



3 NICHHA
CARBOSA
CONCRETE SERIES



4 NICHHA
VINTAGEWOOD
WOOD SERIES

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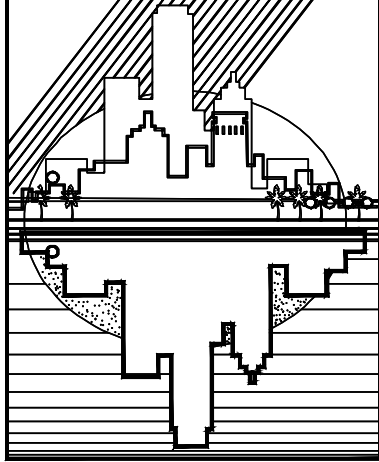
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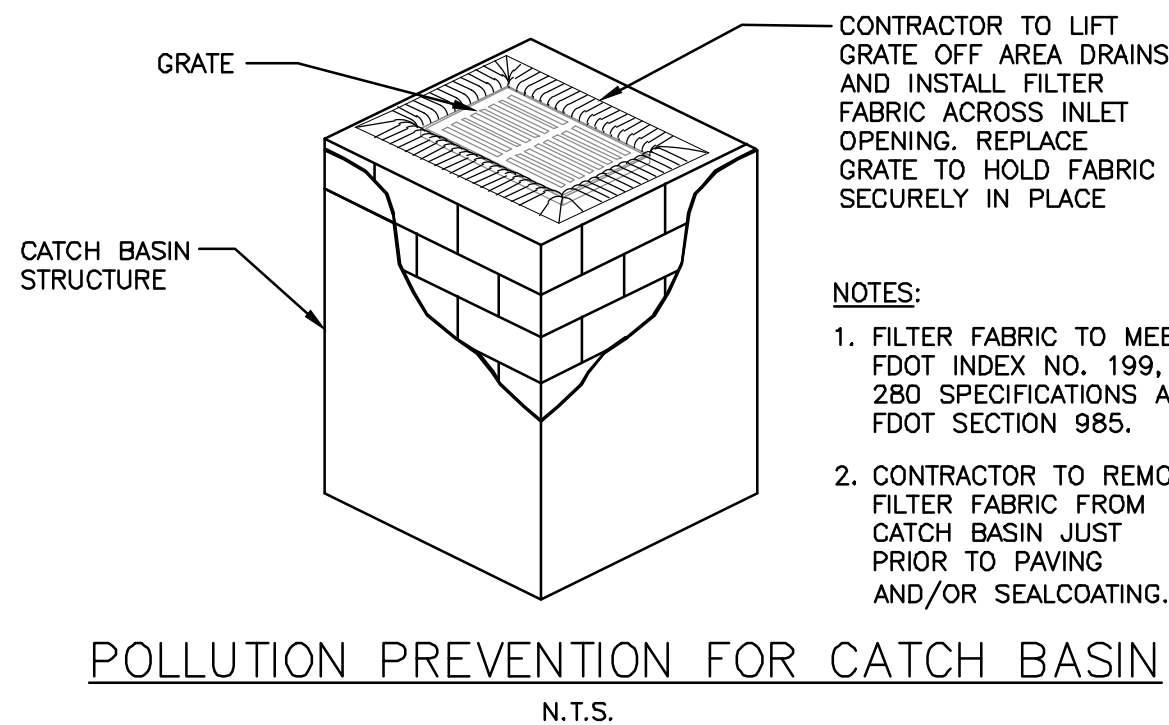
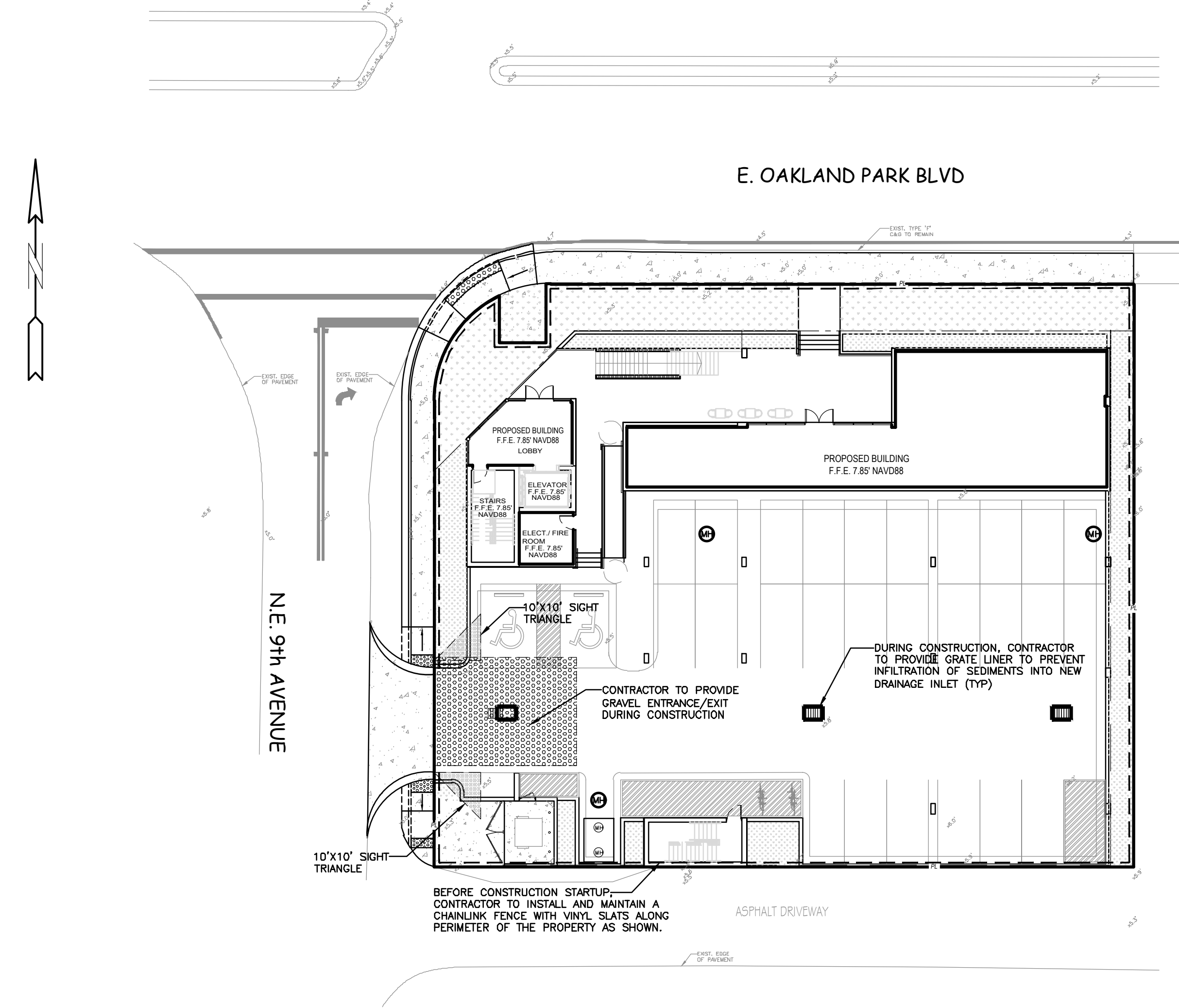
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A-3.1		SHEET NUMBER:		SCALE:		DATE:		DRAWING FILE NO.:		ATTACHMENT NO.:		CHECKED BY:		DRAWN BY:		TITLE: PROPOSED NEW 4 STORY MIX-USED SINGLE TENANT: CD25-140P3D-CD25-29P SoFlow		NO. REMARKS:		DATE:		REVISED BY:		TITLE:	
																△ DRC-REV-1		09/14/2025							
																△ DRC-REV-1		02/06/2026							

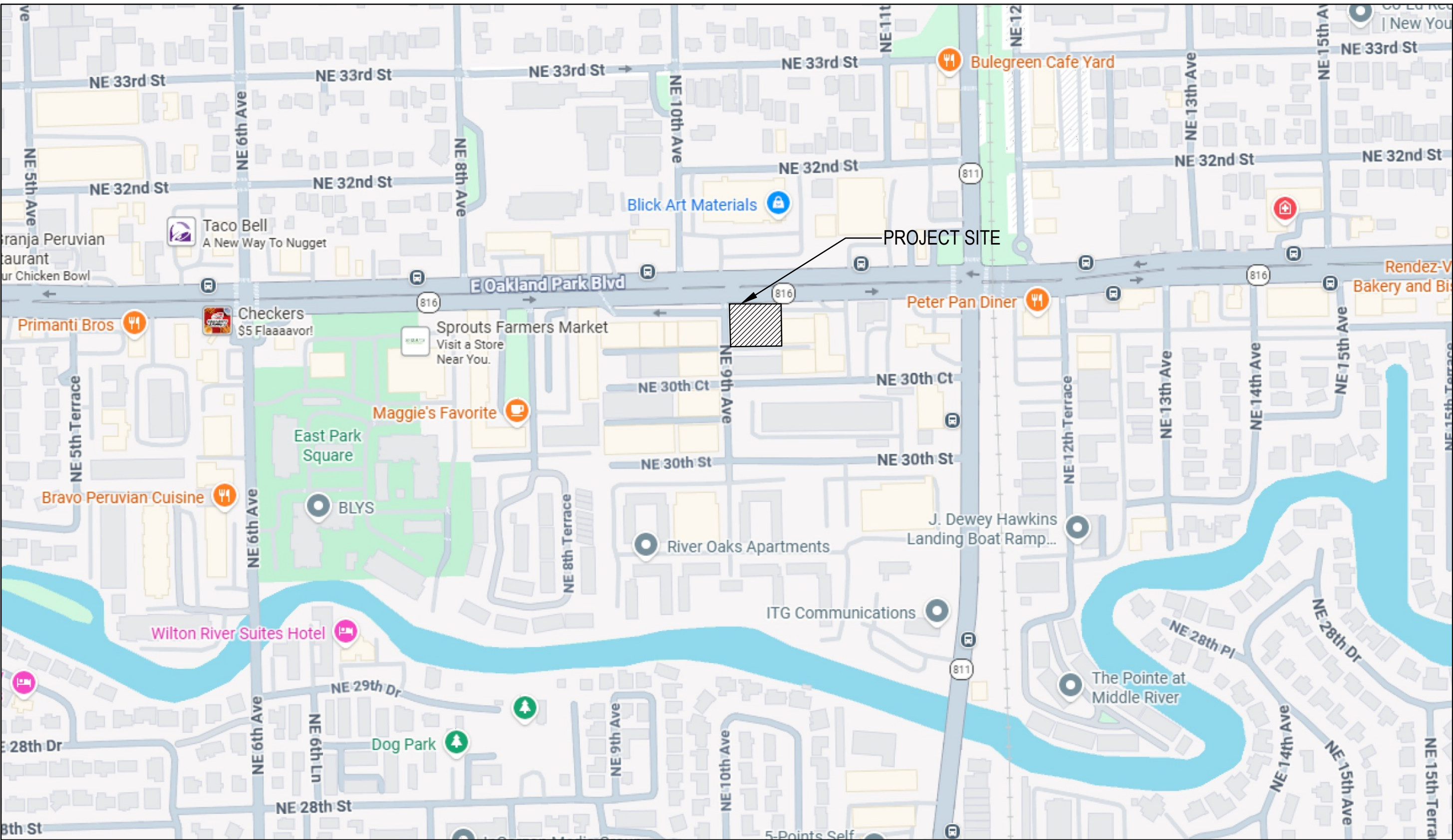


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DRAWN BY:				
PROJECT:				
CD25-140P3D-CD25-29P SoFlow				
PROPOSED NEW 4 STORY MIX-USED SINGLE TENANT:				
TITLE:				
1048 E Oakland Park Blvd, Oakland Park, FL 33334				
NO. REMARKS: DATE: REVISED BY:				
Δ	DRC-REV-1	09/14/2025		
Δ	DRC-REV-1	02/06/2026		
COLOR VIEWS				
TITLE:				

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM



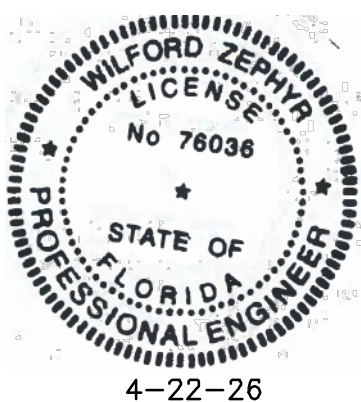
- LEGEND**
- PROPOSED CONCRETE
 - PROPOSED ASPHALT
 - SOD RESTORATION AREA
 - TRENCH RESTORATION AREA
 - MILLING & RESURFACING AREA
 - PROPOSED GRADE
 - EXISTING ELEVATION
 - PROPOSED CATCH BASIN
 - EXISTING CATCH BASIN
 - PROPOSED WATER METER
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - PROPOSED BFP DEVICE
 - EXISTING SAN. SEWER MH
 - EXISTING FIRE HYDRANT



LOCATION MAP
NOT TO SCALE

- BMP NOTES:**
- ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
 - PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
 - SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
 - WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
 - PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
 - DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
 - ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
 - PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
 - CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
 - THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.

WILFORD ZEPHYR
Digitally signed by
WILFORD ZEPHYR
Date: 2026.04.22
10:40:53 -04'00'



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EROSION & SEDIMENT CONTROL PLAN
SCALE: 1"=20'

REVISIONS

NO.	DATE	DESCRIPTION

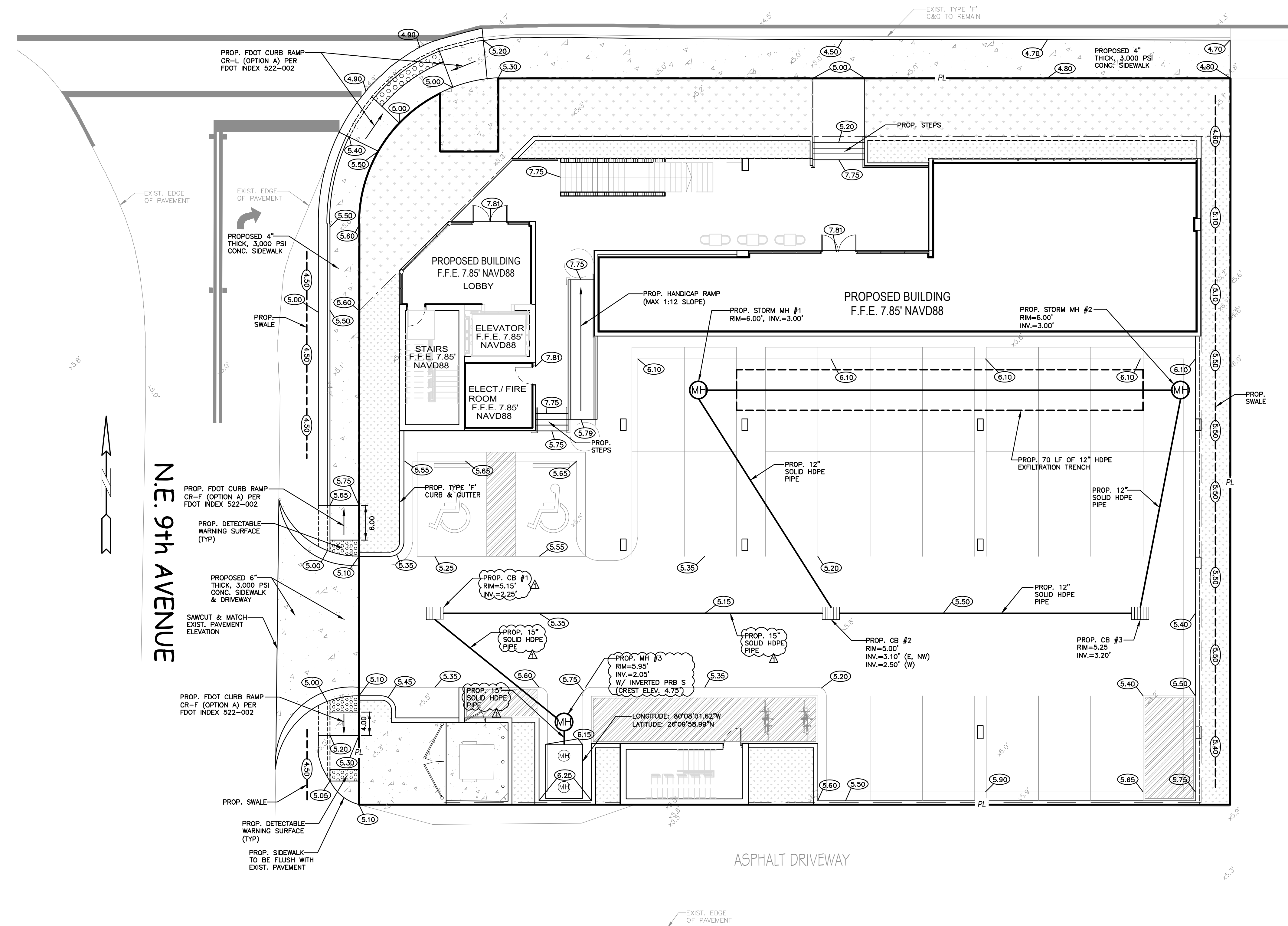
ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyr@gmail.com
CA#: 31158

CD25-140P3D - CD25-29P SoFlow
PROPOSED NEW 4 STORY MIX-USED TENANT
1048 E Oakland Park
Oakland Park, FL 33334

P.E. #: 76036
6/6/25
SCALE: 1"=20'
SHEET NO.:
C1
1 OF 6
PROJECT NO.: 25-26

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM

E. OAKLAND PARK BLVD



NOTES:

- 1) CONTRACTOR MUST NOTIFY ZEPHYR ENGINEERING OF THE START OF CONSTRUCTION DATE PRIOR TO START OF CONSTRUCTION. ZEPHYR ENGINEERING WILL NOT CERTIFY ANY CONSTRUCTION THAT WAS NOT INSPECTED BY ZEPHYR ENGINEERING, OR ZEPHYR ENGINEERING'S AUTHORIZED REPRESENTATIVE.
- 2) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO FIELD VERIFY ALL EXISTING ELEVATIONS.
- 3) CONTRACTOR MUST COORDINATE PROPOSED IMPROVEMENTS SHOWN ON CIVIL PLANS WITH EXISTING SITE CONDITIONS & PROPOSED PLANS BY THE OTHER DESIGN PROFESSIONALS PRIOR TO CONSTRUCTION. CONTRACTOR MUST ALSO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE WATER, SEWER & DRAINAGE PLANS THAT MAY CAUSE CONFLICTS PRIOR TO CONSTRUCTION. CONTACT ZEPHYR ENGINEERING IF DISCREPANCIES EXIST.
- 4) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO DOCUMENT EXISTING CONDITIONS ON AND AROUND THE PROJECT AREA, INCLUDING THE R.O.W. AND ADJACENT PROPERTIES. IT'S RECOMMENDED THAT CONTRACTOR TAKE PHOTOGRAPHS & VIDEOS TO CLEARLY DOCUMENT CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR RESPONSIBLE TO REPAIR ALL DAMAGES CAUSED BY OR AS A RESULT OF THE PROPOSED CONSTRUCTION.
- 5) ALL ROOF DRAINS MUST BE CONNECTED TO THE ONSITE DRAINAGE SYSTEM.
- 6) CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR SITE PLAN LAYOUT AND DIMENSIONS.
- 7) EXISTING UTILITIES SHOWN ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR'S RESPONSIBLE TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO BE AWARE THAT THERE MAY BE SOME EXISTING UTILITIES ON OR ADJACENT TO THE PROJECT SITE THAT MAY NOT BE SHOWN ON THE CIVIL PLANS, AND CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THOSE UTILITIES AS WELL. CONTRACTOR RESPONSIBLE FOR RELOCATION OF EXISTING UTILITIES THAT CONFLICTS WITH PROPOSED CONSTRUCTION.

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT

WILFORD
ZEPHYR

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WILFORD ZEPHYR
Date: 2026.04.22
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PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=20'

REVISIONS

NO.	DATE	DESCRIPTION
1	4-21-26	DRC REVIEW COMMENTS

ZEPHYR ENGINEERING

ZE

CD25-140P3D - CD25-29P SoFlow

PROPOSED NEW 4 STORY MIX-USED TENANT

1048 E Oakland Park
Oakland Park, FL 33334

P.E.#:76036

6/6/25

SCALE: 1"=20'

SHEET NO.:

C2

2 OF 6

PROJECT NO.: 25-26

GENERAL CONDITION NOTES :

1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:
FLORIDA POWER & LIGHT CO., CONSTRUCTION
BELL SOUTH
COMCAST
TECO
LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA (S.U.N.S.H.I.N.E.)

PAVING, GRADING & DRAINAGE NOTES:

1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONC. CYLINDERS, ETC...
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
8. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-99.
10. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
11. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
12. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
13. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
14. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS -

ROP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
PVC = POLYVINYLCHLORIDE PIPE
PMP = PERFORATED CMP, FDOT SECTION 945
DIP = DUCTILE IRON PIPE
HDPE = HIGH DENSITY POLYETHYLENE PIPE.

15. ASPHALT -

BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1.

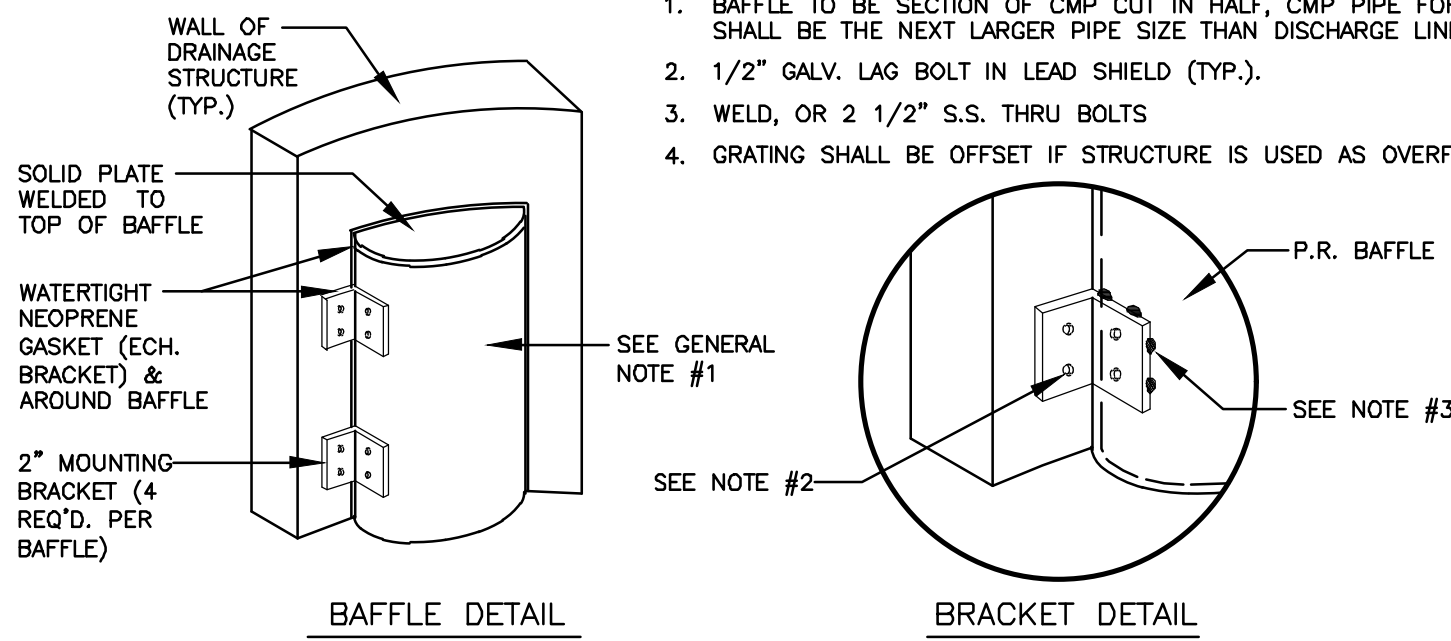
PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE - 0.10 GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE - 0.02 TO 0.08 GALS./S.Y.

DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

PAVEMENT MARKING & SIGNING STANDARD NOTES :

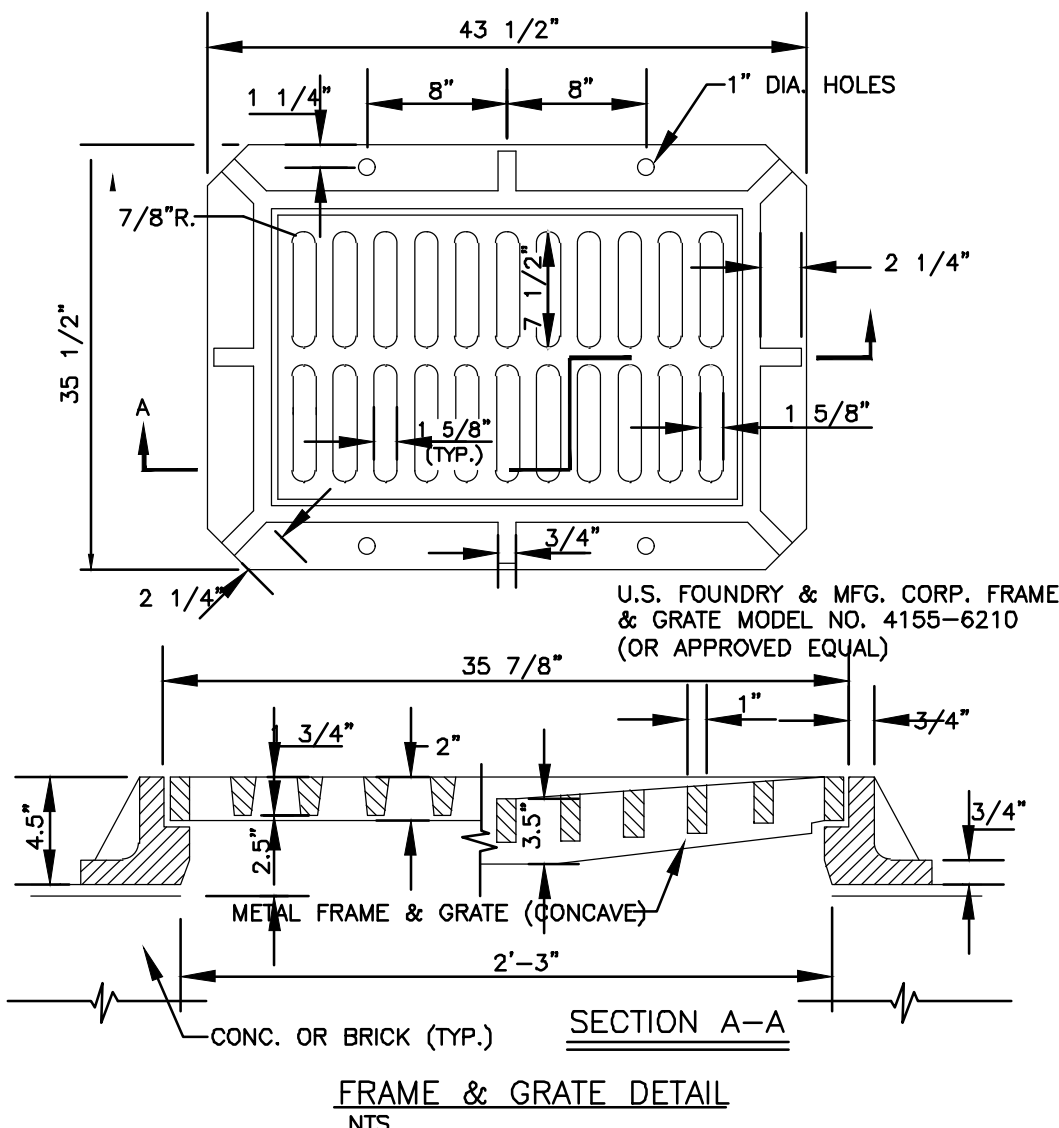
1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7'. THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.
3. STOP BARS SHALL BE 24" WHITE.
4. ALL SITE PAVEMENT MARKINGS SHALL BE PAINT. (UNLESS INDICATED OTHERWISE)
5. ALL PAVEMENT MARKINGS AND SIGNAGE IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO MUTCD AND PBC TYPICAL T-P-06-001.

- GENERAL NOTES :
1. BAFFLE TO BE SECTION OF CMP CUT IN HALF, CMP PIPE FOR BAFFLE SHALL BE THE NEXT LARGER PIPE SIZE THAN DISCHARGE LINE.
 2. 1/2" GALV. LAG BOLT IN LEAD SHIELD (TYP.).
 3. WELD, OR 2 1/2" S.S. THRU BOLTS
 4. GRATING SHALL BE OFFSET IF STRUCTURE IS USED AS OVERFLOW.

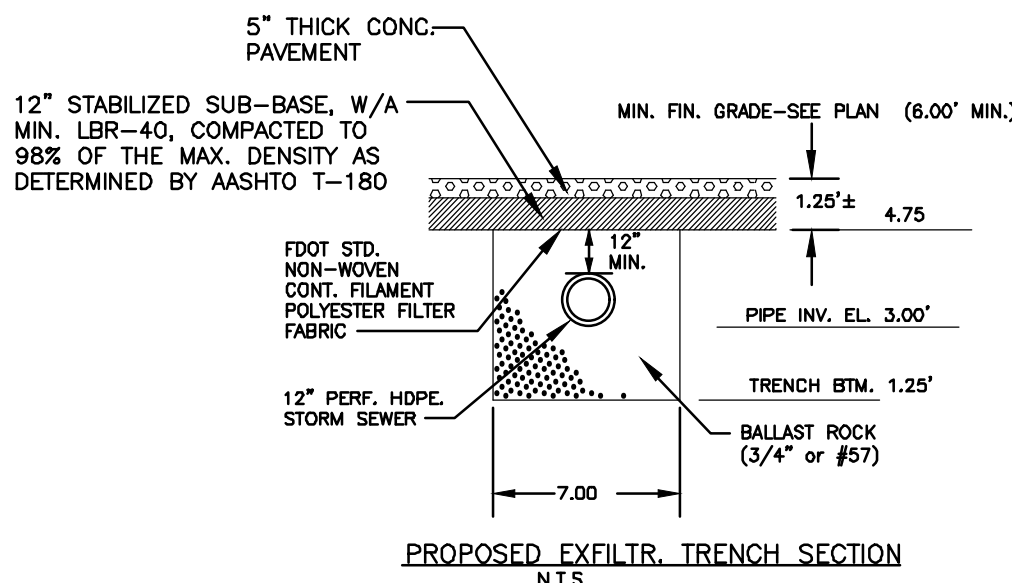


POLLUTION RETARDANT BAFFLE DETAIL
NTS

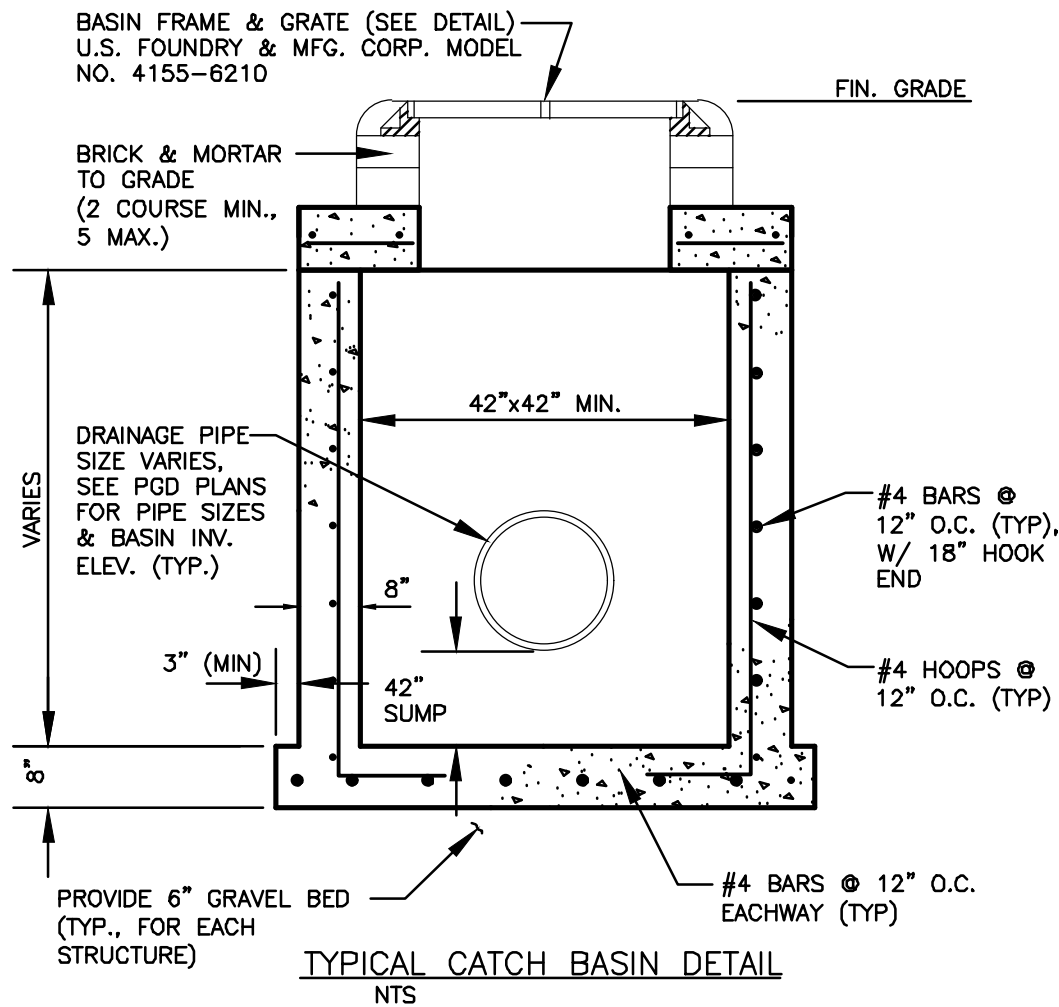
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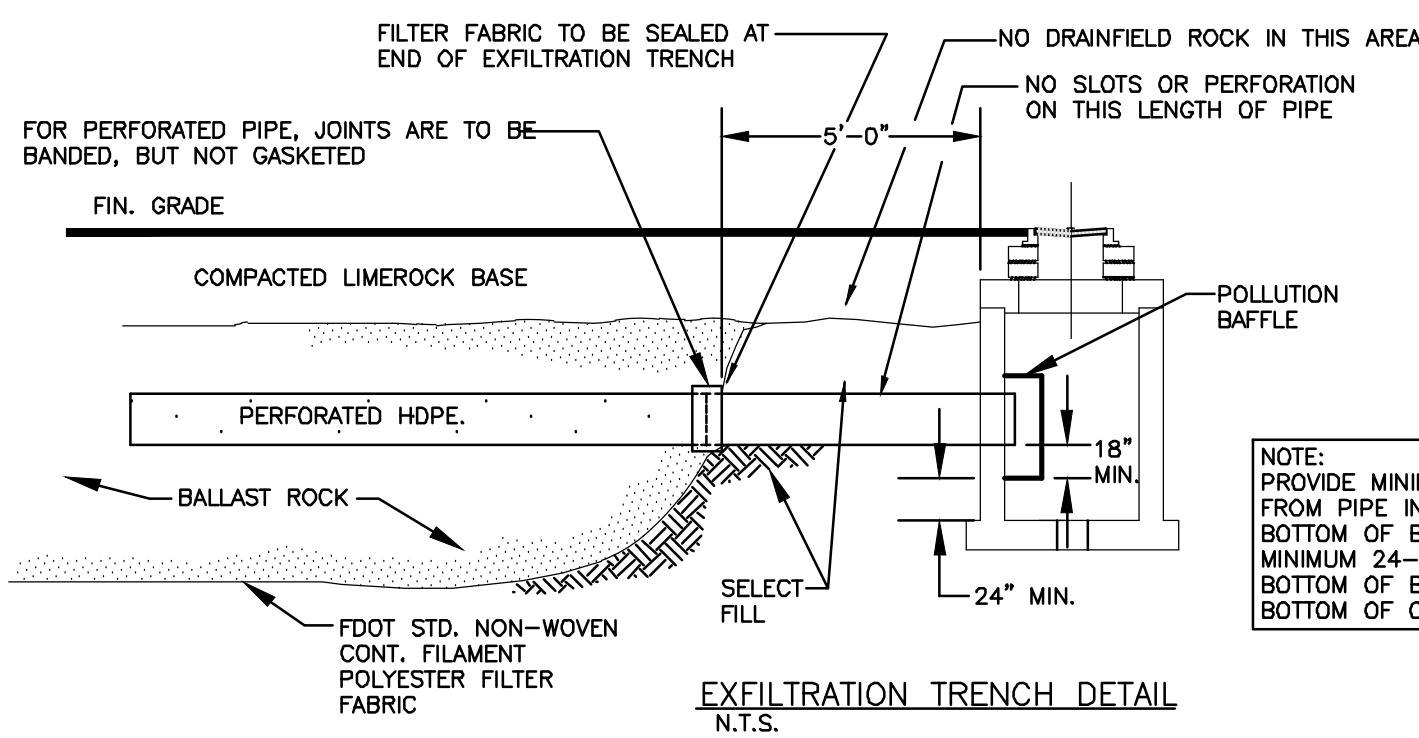
FRAME & GRATE DETAIL
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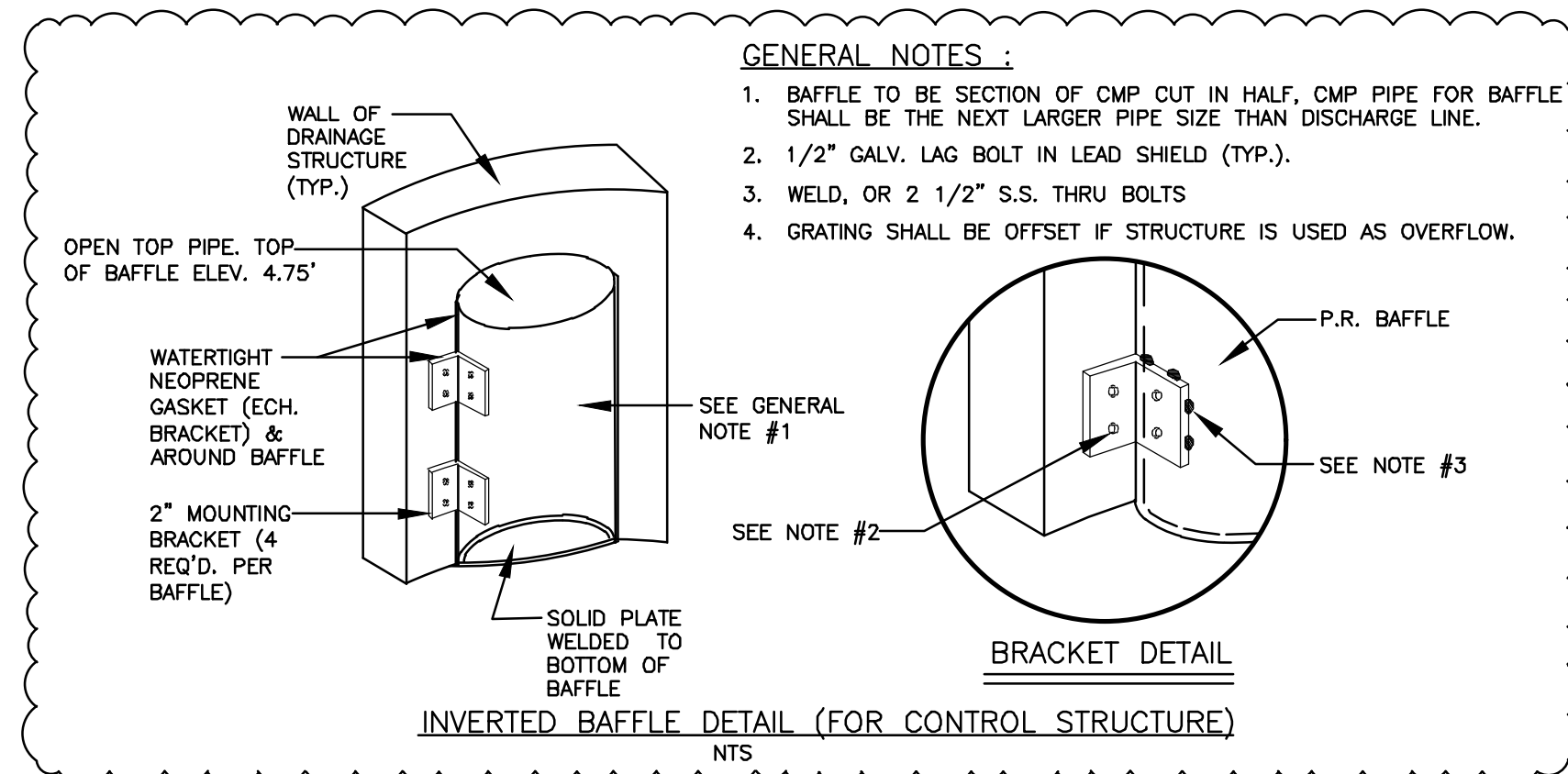
PROPOSED EXFILTR. TRENCH SECTION
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TYPICAL CATCH BASIN DETAIL
NTS



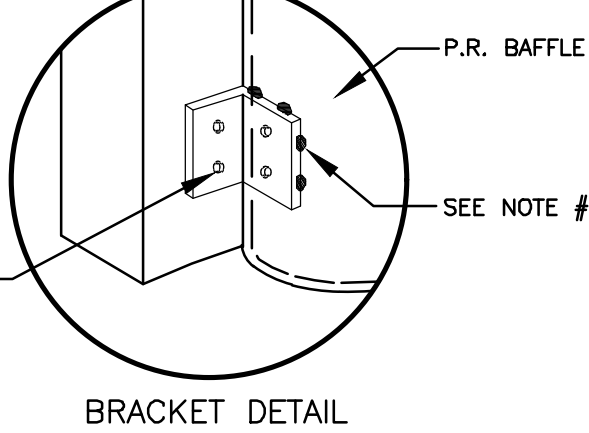
EXFILTRATION TRENCH DETAIL
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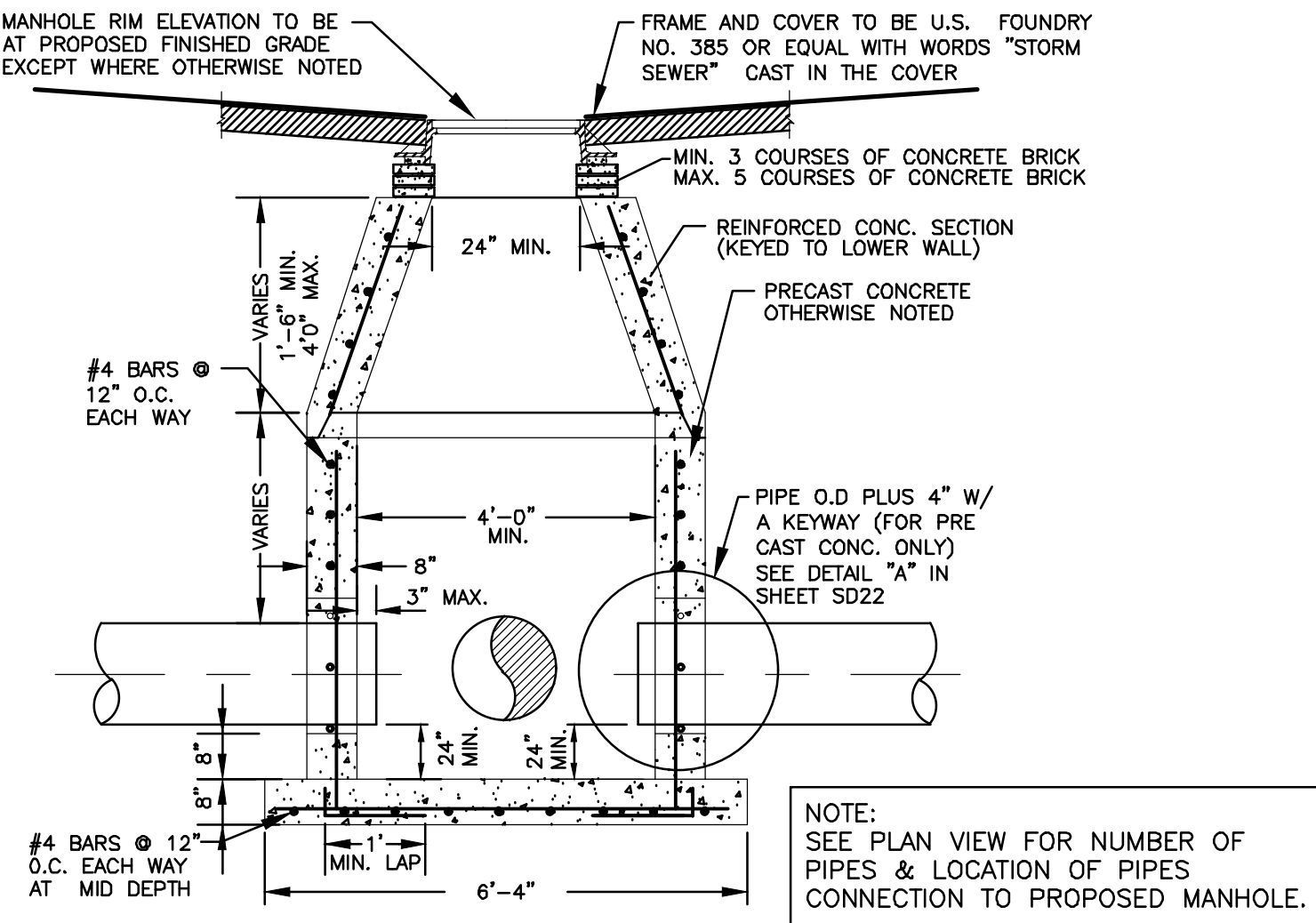
INVERTED BAFFLE DETAIL (FOR CONTROL STRUCTURE)
NTS

GENERAL NOTES :

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3. WELD, OR 2 1/2" S.S. THRU BOLTS
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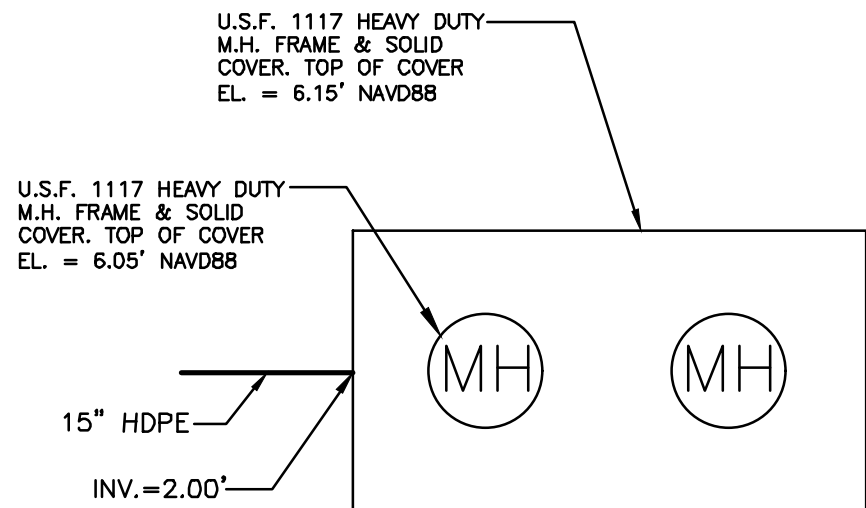
BRACKET DETAIL
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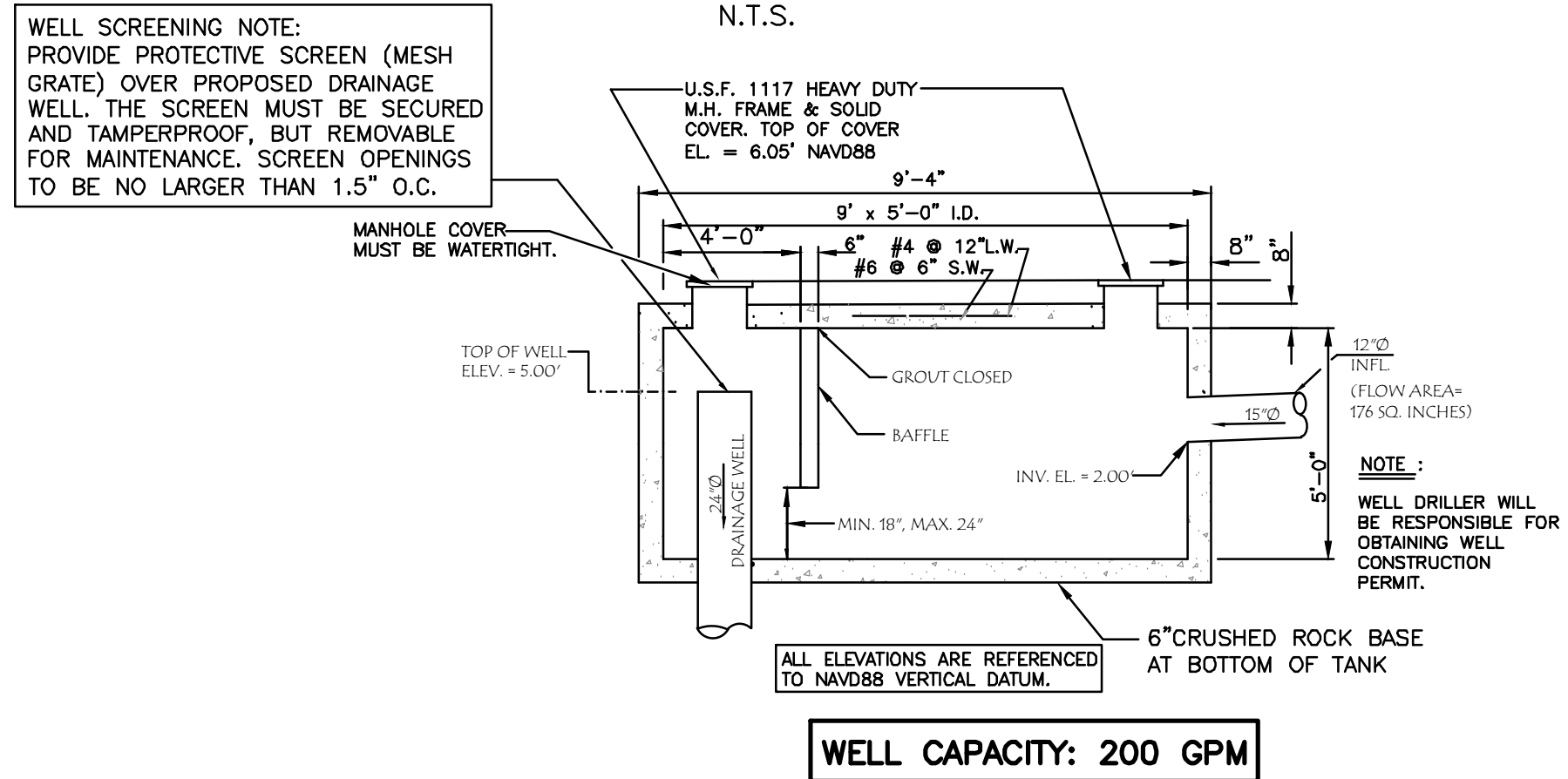
NOTE:
SEE PLAN VIEW FOR NUMBER OF
PIPES & LOCATION OF PIPES
CONNECTION TO PROPOSED MANHOLE.

- GENERAL DETAILS:
1. PROVIDE SHOP DRAWINGS OF STRUCTURES.
 2. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478, SHALL BE TYPE II ACID RESISTANT CEMENT AND SHALL MAINTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.
 3. REFER TO FDOT INDEX 200 FOR ADDITIONAL DETAILS AND SPECIFICATIONS.
 4. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60, ALL COVER SHALL BE 3 INCHES MINIMUM.
 5. ALL OPENINGS SHALL BE SEALED WITH ELASTOMETIC GROUT (TYPE 3 CEMENT) SEE DETAIL "A", IN SHEET SD22.

CONCENTRIC PRECAST DRAINAGE MANHOLE (4'-0" MIN. DIA.) DETAIL
NTS



TANK & DRAINAGE WELL PLAN VIEW
NTS.

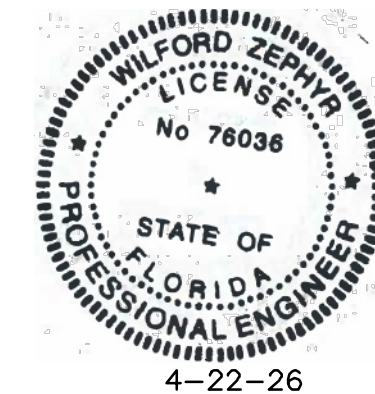


WELL CAPACITY: 200 GPM

RE-INFORECED CONCRETE RETENTION
TANK & DRAINAGE WELL DETAIL
NTS.

WILFORD
ZEPHYR

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WILFORD ZEPHYR
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CIVIL DETAILS
SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION
1	4-21-26	DRC REVIEW COMMENTS

ZEPHYR ENGINEERING

WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyr@gmail.com
CA#: 31158

ZE

CD25-140P3D - CD25-29P SoFlow
PROPOSED NEW 4 STORY MIX-USED TENANT

1048 E Oakland Park
Oakland Park, FL 33334

P.E.#: 76036

6/6/25

SCALE: N.T.S.

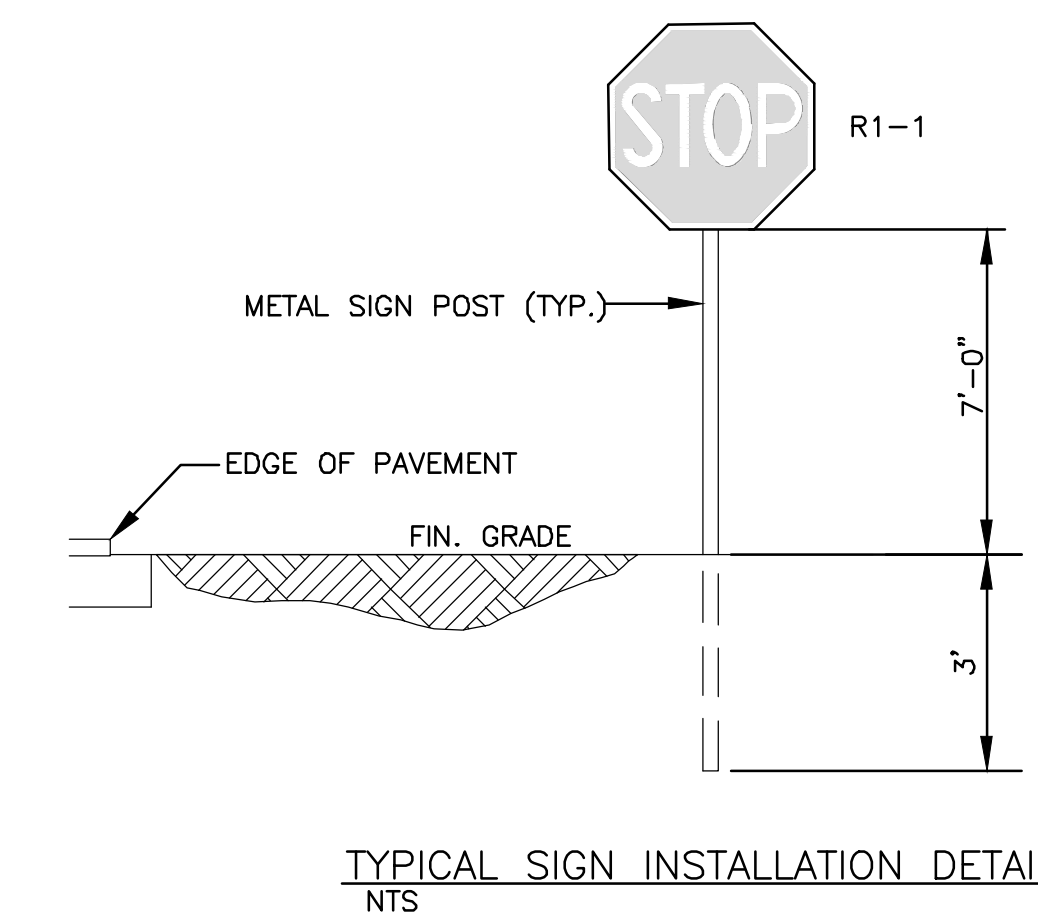
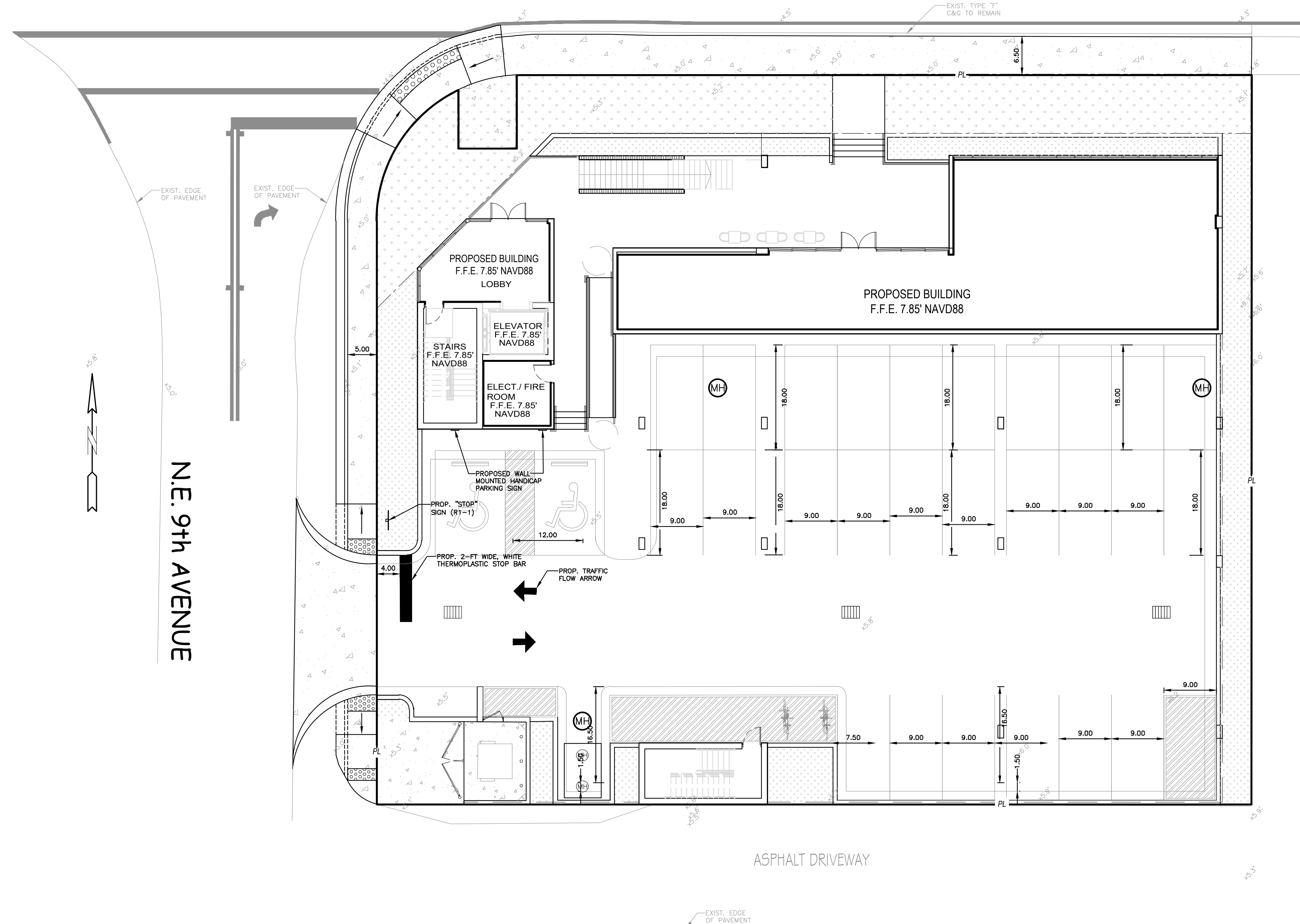
SHEET NO.:

C3

3 OF 6

PROJECT NO.: 25-26

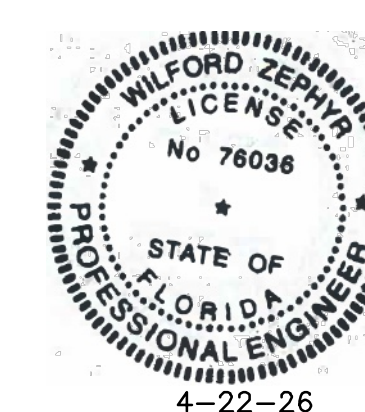
E. OAKLAND PARK BLVD



LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
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- EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT

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Digitally signed by WILFORD ZEPHYR
Date: 2026.04.22 10:41:41 -04'00'



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PAVEMENT MARKINGS & SIGNAGE PLAN

SCALE: 1"=20'

REVISIONS

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HOLLYWOOD, FL
(786) 302-7693
wzephyreng@gmail.com
CA#: 31158

ZE

CD25-140P3D - CD25-29P SoFlow
PROPOSED NEW 4 STORY MIX-USED TENANT
1048 E Oakland Park
Oakland Park, FL 33334

P.E.#: 76036
6/6/25
SCALE: 1"=20'
SHEET NO.:
C4
4 OF 6
PROJECT NO.: 25-26

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TO NAVD88 VERTICAL DATUM

E. OAKLAND PARK BLVD

N.E. 9th AVENUE

ASPHALT DRIVEWAY

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT
- SOD RESTORATION AREA
- TRENCH RESTORATION AREA
- MILLING & RESURFACING AREA

FIRE DEPT. NOTES:

- UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS I,II, OR V LICENSE AS DEFINED BY FLORIDA STATUTE 633.102.
- WATER SUPPLY AND ANY NEW HYDRANTS SHALL BE IN PLACE PRIOR TO ACCUMULATION OF COMBUSTIBLE MATERIALS PER NFPA 1 (2021 Ed.) SECTION 16.5.3.1.1.

WILFORD
ZEPHYR

Digitally signed by
WILFORD ZEPHYR
Date: 2026.04.22
10:41:58 -04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.



WATER & SEWER PLAN & DETAILS

SCALE: 1"=20'

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING

WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyr@gmail.com
CA#: 31158

ZE

CD25-140P3D - CD25-29P SoFlow

PROPOSED NEW 4 STORY MIX-USED TENANT
1048 E Oakland Park
Oakland Park, FL 33334

P.E.#:76036

6/6/25

SCALE: 1"=20'

SHEET NO.:

C5

5 OF 6

PROJECT NO.: 25-26

DEVELOPMENT PERMIT APPLICATION

The type of development permit(s) for which this form is applicable and the corresponding fee schedule are described on Pages 5-7. Mandatory application documents and the required ancillary attachments for each type of request are on Pages 8-10. **Prior to the submission of an application, the applicant must contact the Planning and Zoning Division for pre-application meeting at 954-630-4423.**

ALL APPLICATIONS THAT ARE INACTIVE ON THE PART OF THE APPLICANT FOR SIX (6) MONTHS OR MORE MAY BE DEEMED WITHDRAWN BY THE DEVELOPMENT REVIEW COMMITTEE.

Project Name: SOFLOW

Folio number(s). of affected lots: 4942 26 11 0023

Date Submitted:

GENERAL DATA – COMPLETE ALL SECTIONS

Address(s) of property: 1048 E OAKLAND PARK BOULEVARD, OAKLAND PARK FL 33334

Legal Description: (or attach description) ATTACHED.

Gross Site Square Footage/Acreage: 0.424

Net Site Square Footage/Acreage: 0.424

Existing one-site Parking Spaces: 0

Proposed on-site Parking Spaces: 32

Title to this Property has been held since:

Existing Zoning: OP3D-MR

Existing Use of Property [include no. and sq. ft. of existing structure(s)]:

LOT IS VACANT, IT WAS A GAS STATION PREVIOUSLY. (BUSINESS)

Proposed Use of Property [include no. and sq. ft. of proposed structure(s)]:

Wellness Center and Gym,

Type of Development Permit(s) requested: ZONING AND BUILDING

OWNER/APPLICANT INFORMATION

(The undersigned has reviewed all instructions concerning the application and understands the application must be complete and accurate **prior** to staff review or Public Hearing(s). **Attach proof of ownership and owner's authorization for representative.**

Name of Property Owner(s): HY NISSIM DEVELOPMENTS LLC

Address: 790 E BROWARD BLVD #300 FORT LAUDERDALE FL 33301

Name of Person Authorized to Sign as Owner: SHAUL SHAY NISSIM

Signature: 

Owner's Phone: 954-825-3583

Owner's Email: INFO@CROSSFITSOFLOW.COM

Name of Developer/Applicant/Agent (if different from owner):

Address:

Developer/Applicant/Agent Authorized to Sign as Applicant/Developer:

Signature:

Phone:

Email:

Application Contact Person (name, title): EMIR GONZALEZ

Application Contact Person's Company: NOVAL ARCHITECTURE

Office Phone:

Cell Phone: 305-307-9224

Addl. Phone:

Email Address: emirgonzalez3@gmail.com

FORM OF PERFORMANCE AND PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS

That we HY NISSIM DEVELOPMENTS LLC

as Principal, after this called Contractor, and
ALLEGHENY CASUALTY COMPANY, as Surety, are bound to **City of Oakland Park,**
Florida, as Obligee, after this called City, in the amount of
NINETEEN THOUSAND TWO HUNDRED THIRTY THREE DOLLARS

Dollars (\$ 19,233.00) for the payment whereof Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally.

WHEREAS, Contractor, has by written agreement entered a Contract, awarded the 16TH day of
MAY, 2026, with City for CD25-14OP3D - CD25-29P SoFlow
which contract is by reference made a part hereof, and is from now on called the Contract;

THE CONDITION OF THIS BOND is that if the Contractor:

1. Performs the Contract between the Contractor and the City for construction of Public Amenity the Contract being made a part of this Bond by reference, at the times and in the manner prescribed in the Contract; and
2. Promptly makes payments to all claimants, as defined in Section 255.05 (1), Florida Statutes, supplying Contractor with labor, materials, or supplies, used directly or indirectly by Contractor in the prosecution of the work provided for in the CONTRACT; and
3. Pays City all losses, damages, expenses, costs and attorneys fees including appellate proceedings, that City sustains because of default by Contractor under the Contract; and
4. Performs the guarantee of all work and materials furnished under the Contract for the time specified in the Contract, this Bond is void. Otherwise, it remains in full force.

This Bond will continue in effect for one year after completion and acceptance of the work.

The Surety hereby waives notice of and agrees that any changes in or under the Contract documents and compliance or noncompliance with any formalities connected with the Contract or the changes do not affect Surety's obligation under this Bond.

Whenever the contractor will be, and declared by City to be, in default under the Contract, the City having performed City's obligations thereunder, the Surety may promptly remedy the

default, or will promptly:

- (1) Complete the Contract according to its terms and conditions; or
- (1) Obtain a Proposal or Proposals for completing the Contract in accordance with its terms and conditions, and upon determination by Surety of the lowest responsible Proposer, or, if the City elects, upon determination by the City and Surety jointly of the lowest responsible Proposal, arrange for a Contract between such Proposer and City, and make available as work progresses (even though there should be a default or a succession of defaults under the Contract or Contracts of completion arranged under this paragraph) sufficient funds to pay the cost of completion less the balance of the Contract price; but not exceeding, including other costs and damages for which the Surety may be liable hereunder, the amount set forth in the first paragraph hereof. The term "balance of the Contract price," as used in this paragraph, shall mean the total amount payable by City to contractor under the Contract, change orders and any amendments thereto, less the amount properly paid by City to contractor.

No right of action shall accrue on this bond to or for the use of any person or corporation other than the City named herein and those persons or corporations provided for in Section 255.05, Florida Statutes, or their heirs, executors, administrators or successors.

Any action under this Bond must be instituted in accordance with the Notice and Time Limitations provisions prescribed in Section 255.05(2), Florida Statutes.

Signed and sealed this 8TH day of JUNE, 2026.

WITNESS:

Name of Corporation

(Corporate Seal)

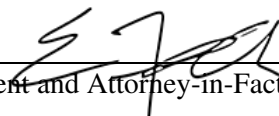
BY: _____
(Signature)

IN THE PRESENCE OF:

(Typed Name and Title)

INSURANCE COMPANY:

BY : ALLEGHENY CASUALTY COMPANY


Agent and Attorney-in-Fact ERIC FAUERBACH

4900 O HEAR AVE SUITE 206

Street Address

N CHARLESTON, SC 29405

City/State/Zip Code

Telephone Number

I, _____, certify that I am the Secretary of the Corporation named as Principal in the foregoing Performance and Payment Bond; that _____ who signed the bond on behalf of the Principal, was then _____ of said Corporation; that I know its signature; and its signature thereto is genuine; and that said Bond was duly signed, sealed and attested for and in behalf of said Corporation by authority of its governing body.

(Seal) as Secretary of

(Name of Corporation)

(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

Before me, a Notary Public duly commissioned, qualified and acting personally appeared:

ERIC FAUERBACH

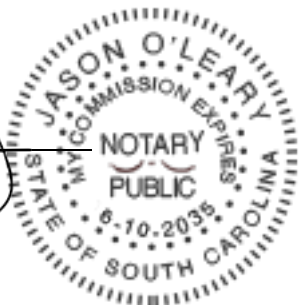
to me well known, who being by me first duly sworn upon oath says that he is the attorney-in-fact for the

and that it has been authorized by ALLEGHENY CASUALTY COMPANY
to execute the foregoing Performance and Payment Bond on behalf of the contractor named therein in favor of the City.

Subscribed and Sworn to before me this 8TH day of JUNE, 2026 .



A handwritten signature of Jason O'Leary in black ink.



My Commission Expires: 6/10/2035

Bonded by: STATE OF SOUTH CAROLINA

Landscape Data:

Perimeter Required:

Trees & Shrubs Required 527 LF:

1 Tree per 40' = 14 Trees
Shrubs 24" OC = 264 Shrubs

Parking Interior Required:

1 Tree/ 12 Spaces= 2 Trees

Provided:

Trees & Shrubs Provided 527 LF:

14 Trees
273 Shrubs

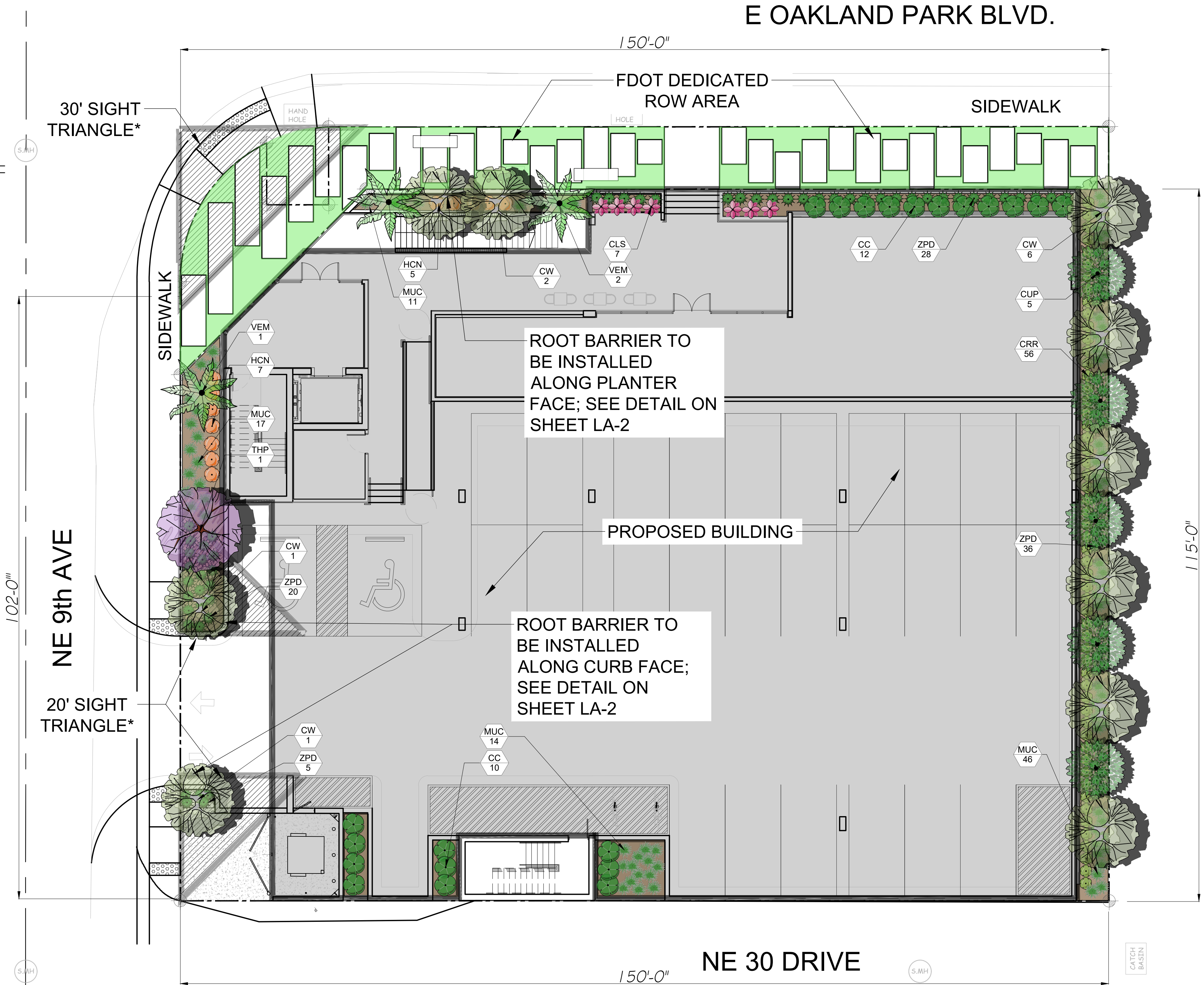
2 Trees

Landscape Notes:

- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Oakland Park Planning Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the City of Oakland Park Landscape Manual.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and the City of Oakland Park Landscape Manual.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- See engineer's plans for all underground & overhead utilities and field locate all prior to installation; contact Landscape Designer/Owner regarding any conflicts.
- All site drainage by others.
- Landscape adjacent to vehicular traffic to be maintained to preserve sight line visibility.
- All Sod areas to be St. Augustine Floratam
- In accordance with the City of Oakland Park Code, all plants prohibited by City of Oakland Park shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.
- Landscaping will be supported by a fully-automatic irrigation system.
- Any dying or dead landscaping will be replaced by the owner with the same or similar species within 60 days of problem identification.

Drawing Index:

SHEET LA-1: LANDSCAPE DATA & PLAN
SHEET LA-2: LANDSCAPE DETAILS & SPECIFICATIONS



Plant Schedule:

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
TREES										
	CUP	5	Clusia rosea 'Pitch Apple'	Pitch Apple	30G	10' HT	6' SPR	4' CT, SP	Native	1.5" Caliper
	CW	10	Conocarpus erectus 'Sericeus'	Silver Buttonwood	30G	10' HT	6' W	STD, 4' CT, SP	Native	1.5" Caliper
	THP	1	Tabebuia heterophylla	Pink Tabebuia	30G	10' HT	5' W	4' CT, SP	Non-native	1.5" Caliper
PALM TREES										
	VEM	3	Veitchia montgomeryana	Montgomery Palm	FG	8' GW, 16' OA		FH, SP	Non-native	
SHRUBS										
	CC	22	Chamaedorea cataractarum	Cat Palm	7G	4' HT	3' W	F	Non-native	
	CRR	56	Chrysobalanus icaco 'Redtip'	Red Tip Cocoplum	3G	24" HT	18" W	F	Native	
	CLS	7	Cordyline fruticosa 'Auntie Lou'	Ti Plant	3G	36" HT	24" W	F	Non-native	
	HCN	12	Hamelia patens 'Calusa'	Native Firebush	7G	30" HT	24" W	F	Native	
	MUC	88	Muhlenbergia capillaris	Pink Muhly	3G	24" HT	18" W	F	Native	
	ZPD	88	Zamia pumila	Coontie	3G	24" HT	18" W	F	Native	

Digitally signed by Paul A. Goulas
Date: 2026.03.25 10:05:19-04'00'

*TREES LOCATED IN SIGHT TRIANGLES TO BE MAINTAINED WITH AN 8' CT; SHRUBS TO BE MAINTAINED AT 30" HT.

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Paul Goulas | Owner
772-633-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, FL 34983

Architect

Buenabio M. Moran

7702 Southwest 140th Street
Pensacola, Florida 32506
(904) 397-9224
mbuenabio@gmail.com

PROPOSED NEW 4 STORY MIX-USED TENANT
CD25-14OP3D - CD25-29P SoFlow

1048 E Oakland Park Blvd, Oakland Park, FL 33334

Landscape Plan

Revisions		
Date	Init.	Description
6.12.25	PG	Submittal
9.09.25	PG	Revised per Site Plan & Comments
10.30.25	PG	Revised per Site Plan
1.26.26	PG	Revised per Site Plan
2.05.26	PG	Revised per Site Plan
3.24.26	PG	Revised per Site Plan & Comments

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: PG

Checked By: PG

Municipal Project:

Scale:

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

LA-1

LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

- 1.01 SCOPE:
- A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.
- 1.02 AGENCY STANDARDS:
- A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.
- 1.03 SITE EXAMINATION:
- A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.
- 1.04 ERRORS AND OMISSIONS:
- A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.
- B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.
- C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.
- 1.05 EXECUTION OF THE WORK:
- A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.
- B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.
- C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.
- 1.06 PROTECTION OF PUBLIC AND PROPERTY:
- A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.
- 1.07 CHANGES AND EXTRAS:
- A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.
- 1.08 GUARANTEE:
- A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.
- B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.
- 1.09 CARE AND MAINTENANCE:
- A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.
- B. The Owner agrees to execute the instructions for such care and maintenance.
- 1.10 SAFETY:
- A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.
- B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).
- 1.11 CONTRACTOR QUALIFICATION:
- A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
 2. A listing of not less than (3) completed projects of similar scope and nature.
 3. Permanent name and address of place of business.
 4. The number of regular employees of the organization and length of time the organization has been in business under the present name.
- 1.12 INSURANCE AND BONDING:
- A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.
- B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.
- 1.13 PERMITS AND CERTIFICATES:
- A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.
- PART 2: MATERIALS
- 2.01 PLANT MATERIALS:
- A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.
- B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.
- C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.
- D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.
- E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.
- F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

- 2.02 INSPECTION
- A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.
- 2.03 PROTECTION OF PLANT MATERIALS:
- A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.
- B. Plants with broken, damaged or insufficient rootballs will be rejected.
- C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.
- D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.
- 2.04 STORAGE:
- A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.
- B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.
- C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.
- D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.
- 2.05 PROTECTION DURING PLANTING:
- A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.
- 2.06 PLANTING SOIL:
- A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.
- 2.07 FERTILIZER:
- A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.
- B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.
- C. Tableted fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tableted fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:
- | | |
|--------------------|-----------|
| 1 gallon container | 1 tablet |
| 3 gallon container | 2 tablets |
| 5 gallon container | 3 tablets |
| 7 gallon | 5 tablets |

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

- 2.08 MULCH:
- A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.
- B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. or as required by local jurisdiction. Apply 2" max on tree & palm rootballs. Keep away from tree & palm trunks
- PART 3: EXECUTION
- 3.01 DIGGING:
- A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.
- 3.02 GRADING:
- A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.
- B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.
- 3.03 PLANTING:
- A. Planting shall take place during favorable weather conditions.
- B. The Contractor shall call for utility locations and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.
- C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.
- D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".
- E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.
- F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil):
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Laric material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.
- G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.
- H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.
- I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.
- J. All flagging ribbon shall be removed from trees and shrubs before planting.
- K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.
- L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.
- 3.04 PRUNING:
- A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.
- B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.
- C. Trees shall not be poled or topped.
- D. Remove all trimmings from site.

- 3.05 GUYING:
- A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.
- B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crochets apart.
- D. Stake & Brace all trees larger than 12" ca. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.
- E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.
- 3.06 WATER:
- A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.
- B. See General Notes of Landscape Plan for water source.
- 3.07 SOD:
- A. The Landscape Contractor shall sod all areas indicated on the drawings.
- B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.
- C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.
- D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.
- E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.
- F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.
- G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.
- H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

- 3.08 SEEDING:
- A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.
- B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.
- C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.
- D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.
- 3.09 CLEANING UP:
- A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.
- 3.10 MAINTENANCE:
- A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.
- B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.
- C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.
- D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.
- E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

- 3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
- A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.
- B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.
- C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.
- D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

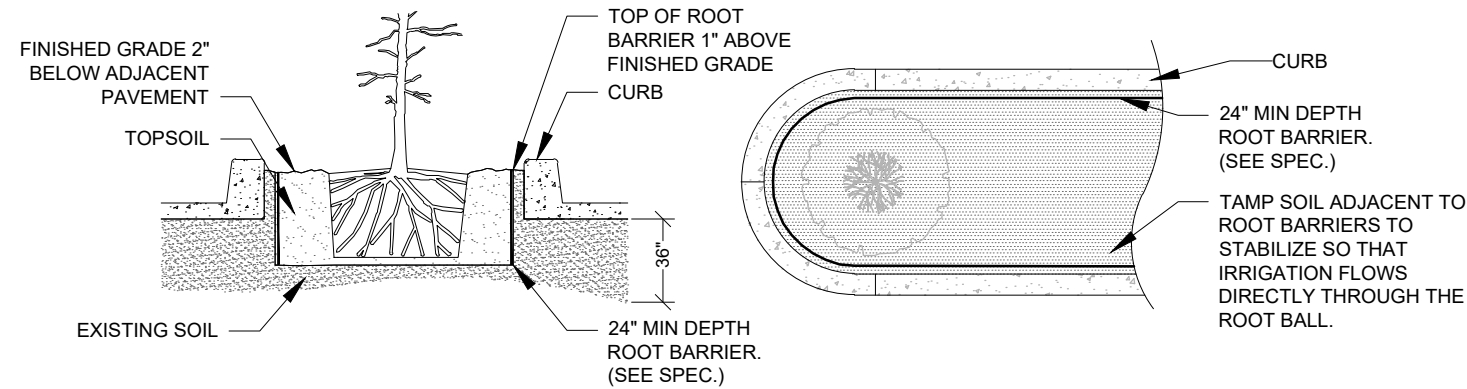
A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

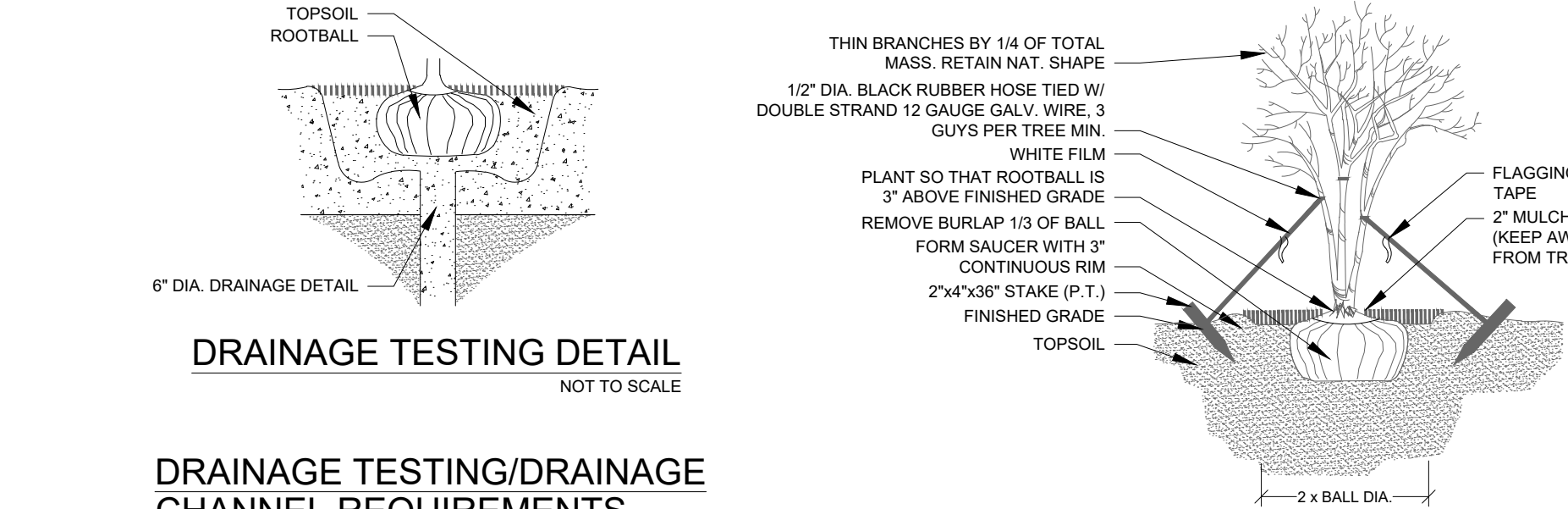
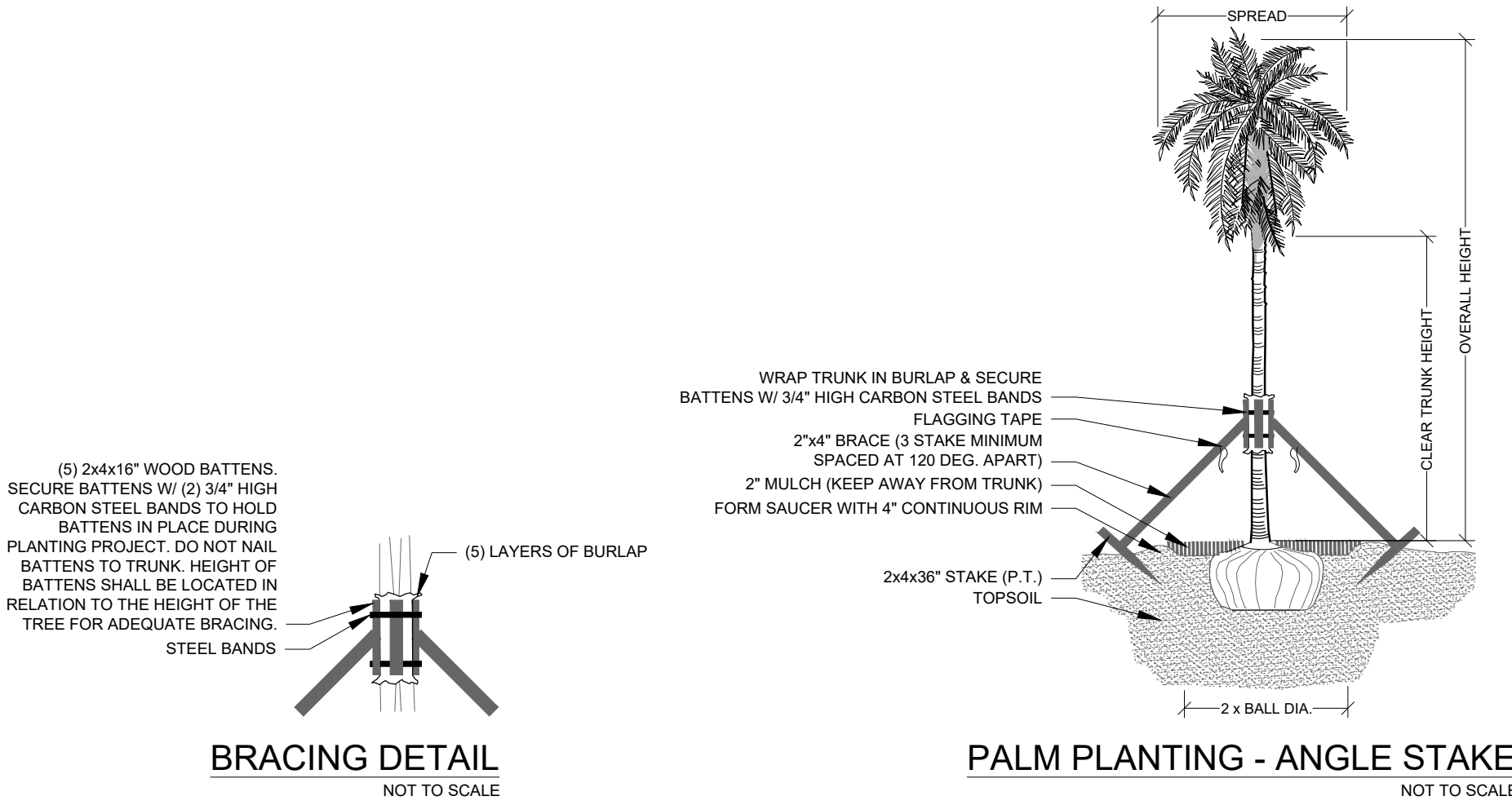
D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOTES:
1-ROOT BARRIER SHALL BE "DEEP ROOT UB-24" OR APPROVED EQUAL.
2-ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

F. BRACE HT. = 1/3 OF TREE HT. OR 6' FROM GRADE, WHICHEVER IS GREATER.

G. 2" MULCH (KEEP AWAY FROM TRUNK)

H. 4" SAUCER (KE MINIMUM 1/2" SO. MESH)

I. TOPSOIL

J. TOPSOIL WATER & TAMP TO REMOVE AIR POCKETS

K. 2" x 4" PRESSURE TREATED PINE

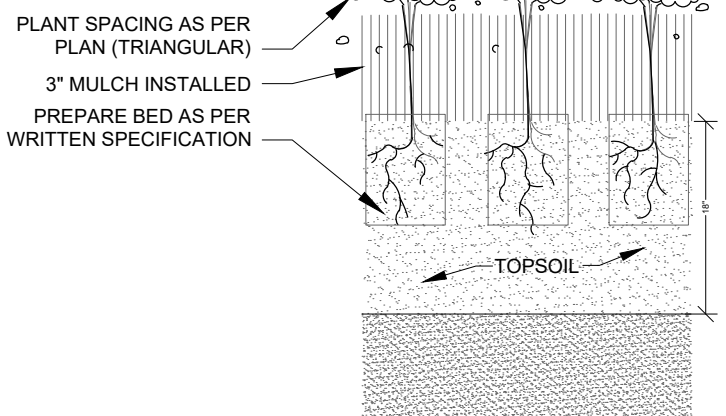
L. RED RIBBON TIED TO TOP OF FENCE, MIN. 9" O.C.

M. SAFETY BARRIER FENCE, FLUORESCENT ORANGE, A.D.P.I. POLYETHYLENE 1 1/2" SO. MESH

N. NOTE: BARRIER TO FORM CONTINUOUS FROM AROUND THE TREE OR GROUP OF TREES. SEE LANDSCAPE PLAN FOR LOCATION OF TREES TO REMAIN.

TREE PROTECTION DETAIL

SHRUB PLANTING



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

Project Team

Landscape Architect:

LA6

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, FL 34983

Architect

Eusebio M. Mora
1702 Southwest 14th Street
Fort Lauderdale, FL 33315
(305) 567-9224
eusebio@eusebio.com

PROPOSED NEW 4 STORY MIX-USED TENANT
CD25-14OP3D - CD25-29P SoFlow
1048 E Oakland Park Blvd, Oakland Park, FL 33334

Landscape Details & Specifications

Revisions		
Date	Init.	Description
6.12.25	PG	Submittal
9.09.25	PG	Revised per Site Plan & Comments
10.30.25	PG	Revised per Site Plan
1.26.26	PG	Revised per Site Plan
2.05.26	PG	Revised per Site Plan
3.24.26	PG	Revised per Site Plan & Comments

REGISTERED LANDSCAPE ARCHITECT

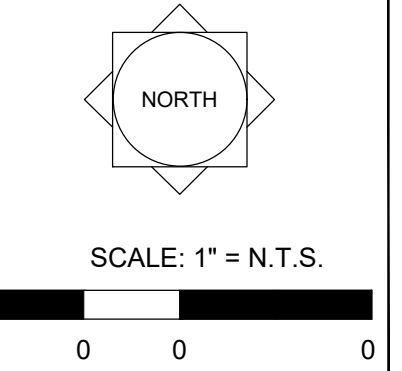
PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: PG
Checked By: PG
Municipal Project:
Scale:



LA-2

Eusebio M. Mora, R.A.
Fl. Lic #0011732
May 15, 2026



CD25-14OP3D - CD25-29P SoFlow
HY NISSIM DEVELOPMENTS LLC
1048 E OAKLAND PARK BLVD
OAKLAND PARK FL 33334

Re: 1100 Park Lane East, Oakland Park FL 33334

To whom it may concern;

Program Description

Project Overview

This project is located within the OP3D MR-7 (Middle River) section of Downtown Development District.

This project proposes a 4-story building on a gross lot area of 18,499.6 sq ft, under the zoning use of OP3D MR-7. The building is proposed to be elevated 4 feet from the road to help with the AE flood zone and to provide a platform so the building's beauty can be properly display to all incoming traffic.

Proposed Use: single tenant fitness facility providing a gym, pickleball and paddleball courts, Reflow Cold Plunge and Sauna area, and a retail space to provide ready-to-go snacks and healthy alternative. NO COOKIN TO BE PERFORMED.

Gross lot area: 18,499 sq ft

Net lot Area: 16,800 sq ft

FLMU: Commercial (C) designation

Zoning District: Middle River Sub-Area (MR)

Flood Zone: AE

Number of parking Spaces: proposed number of parking spaces are 56 (including lifts.

Occupancy loads: using chapter 10 on the FBC we have a maximum occupancy of 275 people. Refer to parking calculation for actual occupancy calculation in regards to parking

Height: we have adjusted the height of each floor. From the sidewalk level the building is 69'.

Hours of operation: Monday thru Saturday 6am-8pm.

The use of these spaces in the building is based on prior schedule and by appointment only. Classes have a maximum allowance of 15 people max to allow for proper attention to the members. The saunas and cold plunges in the ReFlow area are only available by appointment with only 7 spaces available per hour. The pickle ball and paddle courts only allow for 4 person per court, (4x6=24) 24 people max capacity at any moment during the day, these areas are all to be used only by appointment.

Usable sq ft: we have a new sq ft of the total usable spaces of 38,826 sq ft, this included the courts on the roof and the open seating area in the roof.

The corner lot where this is to be located has sat empty for a while now, with a previous use of a self-serving gas station. It is surrounded by old warehouse buildings in a section of the city ready for new development.

This project will provide new home for a brand name already well known and well accepted within the Oakland Park Community as well as providing a new anchoring fixture for the city.

Parking Adjustments.

The proposed project requires a parking reduction of 40 parking spaces from the 96 required to the 56 proposed, which is been requested as per section 24-80(B)(5). The extra 40 parking spaces we feel are unnecessary at this moment and any solution would be an expense that would make the project unfeasible. We have the following justification to request this reduction.

The proposed project requires 96 parking spaces as per sec. 24-2710, while the proposed number is 56, not including the turn-round dedicated space. We feel this is more than enough given the schedule composition and current needs; as show below;

Our current calculation as it stands is this:

1 level

retail space - 5 parking spaces

2 floor

gym space - 12 parking spaces

offices are designated for the teachers and owner. = 2 parking spaces

3 floor

ReFlow space - 7 parking spaces (counting balcony)

pickleball courts - 12 parking spaces

1 Receptionist - 1 parking spaces

4 floor

Designated public open space 5 parking spaces

pickleball courts - 12 parking spaces

The total number of parking spaces at our estimated full capacity is **56** parking spaces.
(which we don't expect to have as we open the building)

We have 29 parking spaces on site.

We have contacted a company to provide lifts to accommodate 27 extra parking spaces bringing our total on-site parking available to **56**.

This is a costly endeavor but we will need them to make the usage of the facility more amenable. We will also have a designated parking space (not included in the 56 we can provide) to help our full time (in-house) valet maneuver within the site.

There will be valet services throughout the hours of operation to help with the parking in the stacked spaces. The elevated first floor allows for the possibility of installing as many as 27 lifts (bringing the total number of parking spaces to 56 on site). We are providing a full-time valet to allow for the stacking spaces and help with the mobility of the site as well as the responsibility of use for the future lifts.

The proposed use for this project provided an ever-shifting occupancy. There are 1hr classes with 30 minutes in between. This allows for the total occupancy to be shifted through the day. There are classes with as many as 20 students as well as some with 4 students. We are also considering shifting the schedule of the gyms and the pickleball and paddle court to help with arriving and departure so this traffic doesn't occur at the same time.

This building will have classes every hour with 30 min in between from 5am-8pm.

As per recent development in the project progress we have charged a company with the proposed replat application. Please see attached new survey. This company is in the process of adjust the FDOT, but will be approved before CD's are finish.

The south setback is 0'-0". Upon compliance with FDOT by re-platting the site, we lost 10'-0" on the north of the property which pushed the building placement, reducing the available landscape buffer space on the south property edge, as per collaboration with Valeria Hernandez, since the building layout aligns with the parking layout we don't need the landscape buffer.

Program Goals

A new home for Soflow Crossfit

Key Features

A new ultra-modern design right across from Aldis in a prominent corner will create a focal point for everyone transecting Oakland Park Blvd.

This new building will be setback from the street with a pedestrian promenade providing an urban fixture much needed in a dense area line this. The building will be elevated on a pedestal to separate the building from the busy traffic of the city and elevate the proposed landscape.

The design is a simple modern look that is timeless and robust, creating a sense of longevity and strength. The over design columns in the pedestrian walkway provide a sense of structure and a bigger project than it is.

This building will provide cover parking and entry to help with the mischievous weather patterns and heat of the summer. All parking is blocked from Oakland Park Blvd to provide a sense of urbanism and welcome pedestrian access. Parking access and discharge occur on secondary roads to help avoid more traffic to Oakland Park Blvd.

Bonus Provision Program

The intended project, while not as busy as others smaller buildings, this specific program requires and is dependent on larger height ceiling and larger FAR than the code allows.

As per SEC. 24-270

We request an increase allowable height for a 4-story building to 69'-0". This increase in elevation is specific to the intended use to allow for the necessary height on the 2nd floor (gym), which needs high ceilings and 3rd floor (pickle ball courts), which official requirement call for 20' height ceiling.

We request a FAR increase from 1.5 to 1.78. this increase will allow the internal space to cover the necessary size to occupy the proposed equipment and uses. (i.e. Pickle ball courts.)

We request an extra allowance for fencing height on the roof to provide extra security due to the intended purposes of this area. (maximum height allowed for vertical projections not intended for human occupation — such fencing and screening structures — is a maximum of fifteen (15) feet above the permitted building height). The proposed padel courts in the roof required an enclosure of 4 meters at the highest point of ±12'. The walls around mechanical equipment shall be 6' high maximum.

As per Sec. 24-270. - Bonus provision program, the project proposes:

(1)Additional public open space or public park

We are providing 1958 sq ft of public open space on the roof).

(2)Sustainability/resiliency features such as rooftop rain gardens, green roofs, green streets, terraces, solar panels, etc.;

We are providing landscape areas in the roof as part of the open space amenity

Target Audience

The new four-story development is designed to serve a diverse and health-conscious community in and around Oakland Park. The target audience includes:

- **Local residents and families** seeking high-quality fitness, wellness, and recreational options in a centralized and walkable location.
- **Professionals and working adults** looking for accessible fitness classes, wellness recovery spaces, and amenities such as cold plunges, saunas, and

juice bar options before or after work.

- **Youth, seniors, and adaptive athletes** through dedicated programming spaces that provide inclusive access to movement, coaching, and healthy lifestyle education.

Program Timeline

We anticipate beginning construction in early 2027, pending all city approvals and permitting. Our goal is to complete the project and open it to the public by late 2027 or early 2028. The key milestones are as follows:

- **Mid–Late 2026** – Final design, DRC review, permitting, and pre-construction preparations
- **early 2027** – Groundbreaking and construction commencement
- **Late 2027 to Early 2028** – Construction completion and phased operational launch
- **Target Grand Opening** – Q1 of 2028 (with potential for soft opening in Q4 of 2027)

Eusebio M Mora

Digitally signed by Eusebio M Mora
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dnQualifier=A01410C0000019C0FD8D543005F7391,
O=E M MORA - ARCHITECT INC., C=US
Reason: I am the author of this document
Date: 2026.05.19 12:25:18-04'00'

TECHNICAL MEMORANDUM

To: City of Oakland Park

From: Thuha Nguyen, PE, PTOE, PTP, RSP1 - *via planning, inc.*

Date: May 31st, 2025 (*Revised February 5th, 2026*)

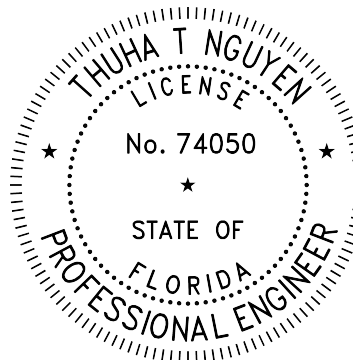
Re: 1048 E Oakland Park Boulevard – Trip Generation Statement

This technical memorandum documents the anticipated trip generation with the proposed development located at 1048 E Oakland Park Boulevard, in the City of Oakland Park, FL. The site is currently vacant. Based on the discussions with the City staff, several revisions have been made to the site plan. The proposal development consists of approximately 41,253 square feet of health and fitness club and approximately 1,750 square feet of retail space. The proposed build-out year for the development is 2027. The site has one (1) full-access driveway on NE 9th Avenue.

Daily and peak hour trips for the proposed development were estimated using the rates for Land Use Code (LUC) 492 Health/Fitness Club and LUC 822 Strip Retail Plaza (<40 KSF), from the latest edition of the ITE *Trip Generation Manual* (12th edition).

Although some multimodal trip reduction is anticipated, none was assumed. It is anticipated that approximately 50 percent (50%) of retail trips will be internal trips associated with the Health/Fitness Club. A pass-by rate of 40% based on LUC 821 (Shopping Plaza [40-150k]) was used as a substitute for LUC 822. Although some pass-by is expected for the Health/Fitness Club, none was assumed.

The trip generation is shown in Table 1 on the next page.



Digitally signed by
Thuha Nguyen
DN: cn=Thuha Nguyen,
o=via planning, inc.,
email=thuha.nguyen@
viaplanning.com, c=US
Date: 2026.02.05
14:13:59 -05'00'

Table 1: Trip Generation

Land Use	Land Use Code	Intensity	Units	Weekday Daily	A.M. Peak Hour			P.M. Peak Hour		
				Total	In	Out	Total	In	Out	Total
PROPOSED DEVELOPMENT										
Health/Fitness Club	492	41.25	1000 SF	1,238	38	36	74	89	67	156
Strip Retail Plaza (< 40K)	822	1.75	1000 SF	95	4	3	7	12	11	23
Baseline Proposed Trips				1,333	42	39	81	101	78	179
Internal Capture										
Strip Retail Plaza (< 40K)	50.00%			48	2	2	4	6	6	12
External										
Health/Fitness Club	492	41.25	1000 SF	1,238	38	36	74	89	67	156
Strip Retail Plaza (< 40K)	822	1.75	1000 SF	48	2	2	4	6	6	12
Total Driveway Volume				1,286	40	38	78	95	73	168
Pass-by Trips										
Strip Retail Plaza (< 40K)	822*	1.75	1000 SF	5	0	0	0	2	3	5
NET NEW TRIPS				1,281	40	38	78	93	70	163

*Pass-by rate of 40.0 percent (40.0%) based on LUC 821 (Shopping Plaza) was utilized for LUC 822.
Please note that some rounding error may occur

LUC		Daily	AM	PM
492 Health/Fitness Club (KSF)	Rate	30.02	1.79	3.77
	In/Out	50%/50%	51%/49%	57%/43%
822 Strip Retail Plaza (< 40K) (KSF)	Rate	54.45	3.93	T=exp((0.68) * ln(X))+2.77)
	In/Out	50%/50%	55%/45%	50%/50%

ATTACHMENT

Proposed Site Plan

SITE PLAN KEYED NOTES:



- | ITEM # | DESCRIPTION |
|--------|---|
| 1 | LANDSCAPE AREA. |
| 2 | CONCRETE PAVERS WALKWAY FROM STREET CURB TO BUILDINGS |
| 3 | ASPHALT COVERED PARKING. US.P. |
| 4 | CONCRETE STEPS |
| 5 | OUTLINE OF 2ND FLOOR |
| 6 | CONCRETE RAMP |
| 7 | CONCRETE STAIR TO 2ND FLOOR |
| 8 | PEDESTRIAN ELEVATED WALKWAY |
| 9 | NEW SIDEWALK WITH CURB AND GUTTER |
| 10 | TRIANGLE OF VISIBILITY ON APPROACH |
| 11 | DEDICATED TURN AROUND SPACE |
| 12 | 6" HIGH CONCRETE CURB ADJACENT TO ALL LANDSCAPE AREAS ADJACENT TO PAVED SURFACES. |
| 13 | DEDICATED AREA AS PER NEW PLATTING TO BE LEFT UNDEVELOPED EXCEPT FOR TEMPORARY CONNECTION TO EXISTING SIDEWALK. |

SITE PLAN KEY LEGEND:

- | | |
|--|---------------------------------------|
| | PROPERTY LINE |
| | AREA OF VEHICULAR VISIBILITY TRIANGLE |
| | LANDSCAPE AREA |

NOTE:

FLOOR SURFACES AT THE AREAS USED FOR PARKING SHALL BE OF CONCRETE OR SIMILAR APPROVED NONCOMBUSTIBLE, NONABSORBENT MATERIALS AND SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY TO COMPLY WITH FBC 2023 B 406.1.4 FLOOR SURFACES.

SEPARATE SUB-PERMIT NOTES:

THE FOLLOWING SHALL REQUIRED A SEPARATE PERMIT AS PER CITY OF MIAMI BEACH. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

- WINDOWS/ DOORS
- ROOFING/ WATERPROOFING
- RAILING/ FENCES
- POOL/ WATER FEATURES
- PREFABRICATED STAIRS/ ELEVATOR
- DECORATIVE FEATURES

ZONING CODE B-1

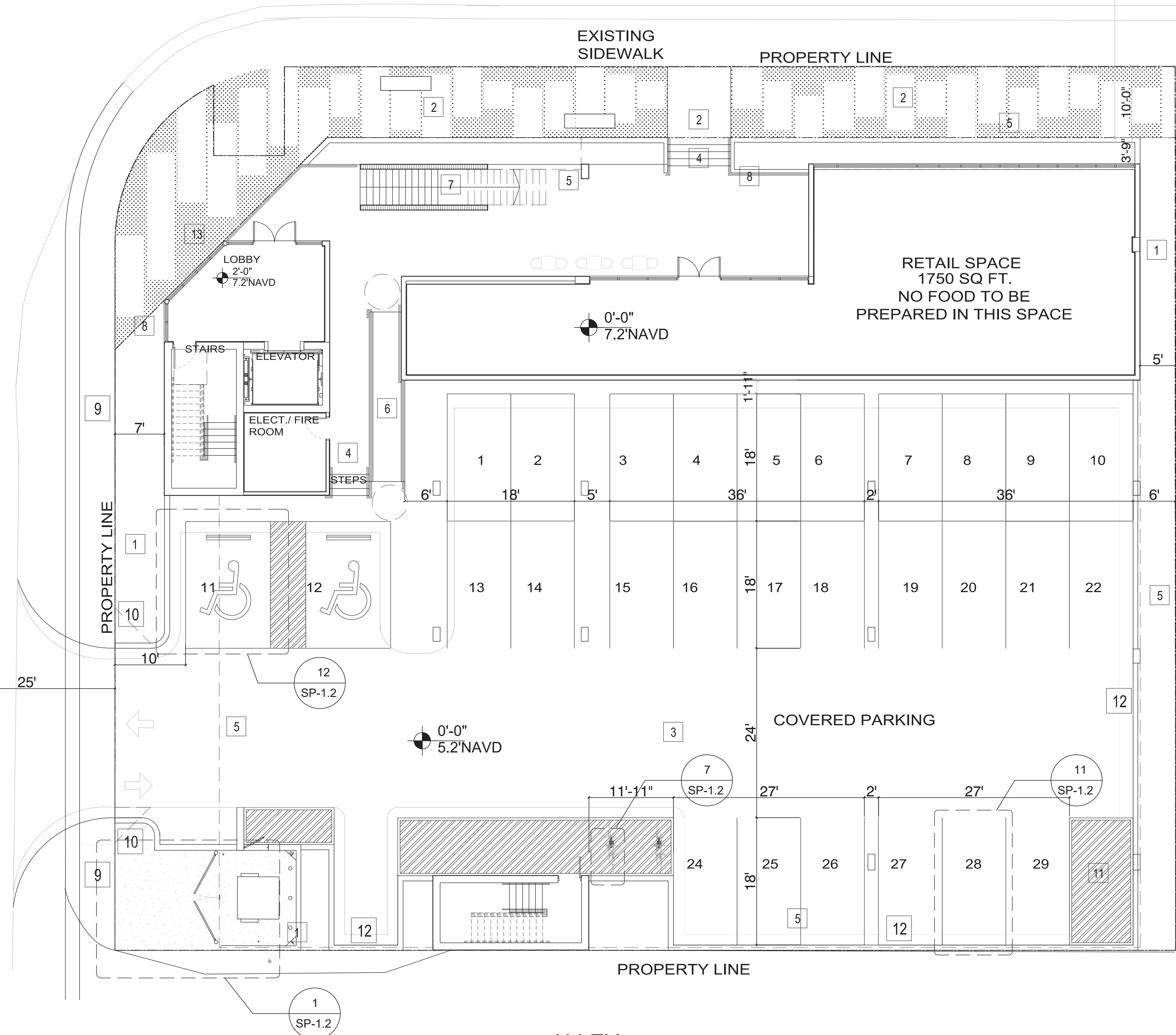
ZONING CODE DC

E OAKLAND PARK BLVD



ZONING CODE MR

NE 9th AVE

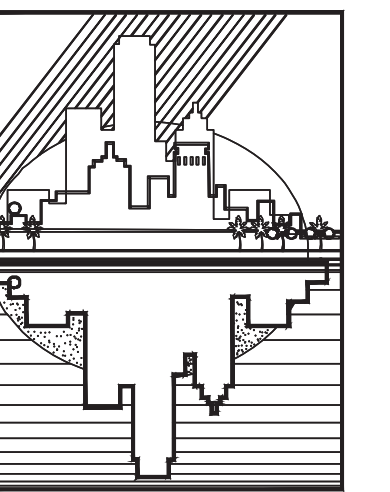


ALLEY

ZONING CODE MR



Eusebio M. Mora
Architect Fla. Lic. # AR0011732



8752 Southwest 143rd Street
Palmetto Bay, Florida 33176
(305) 235-7500
moraarch@bellsouth.net

PROPOSED
SITE PLAN

TITLE:

REVISED BY:

DATE:

NO. REMARKS:
A DFC-REV-1

TITLE:
PROPOSED NEW 4 STORY MIX-USED SINGLE TENANT
CD25-14OP3D-CD25-29P SoFlow

PROJECT:
1048 E Oakland Park Blvd, Oakland Park, FL 33334

DRAWN BY:

CHECKED BY:

ATTACHMENT NO.:

DRAWING FILE NO.:

DATE:

SCALE:

SHEET NUMBER:

SP-1.0