

# S R T O

## A R C H I T E C T U R E

2781 North Federal Highway,  
Fort Lauderdale, FL 33306

ZONING AND USE ANALYSIS

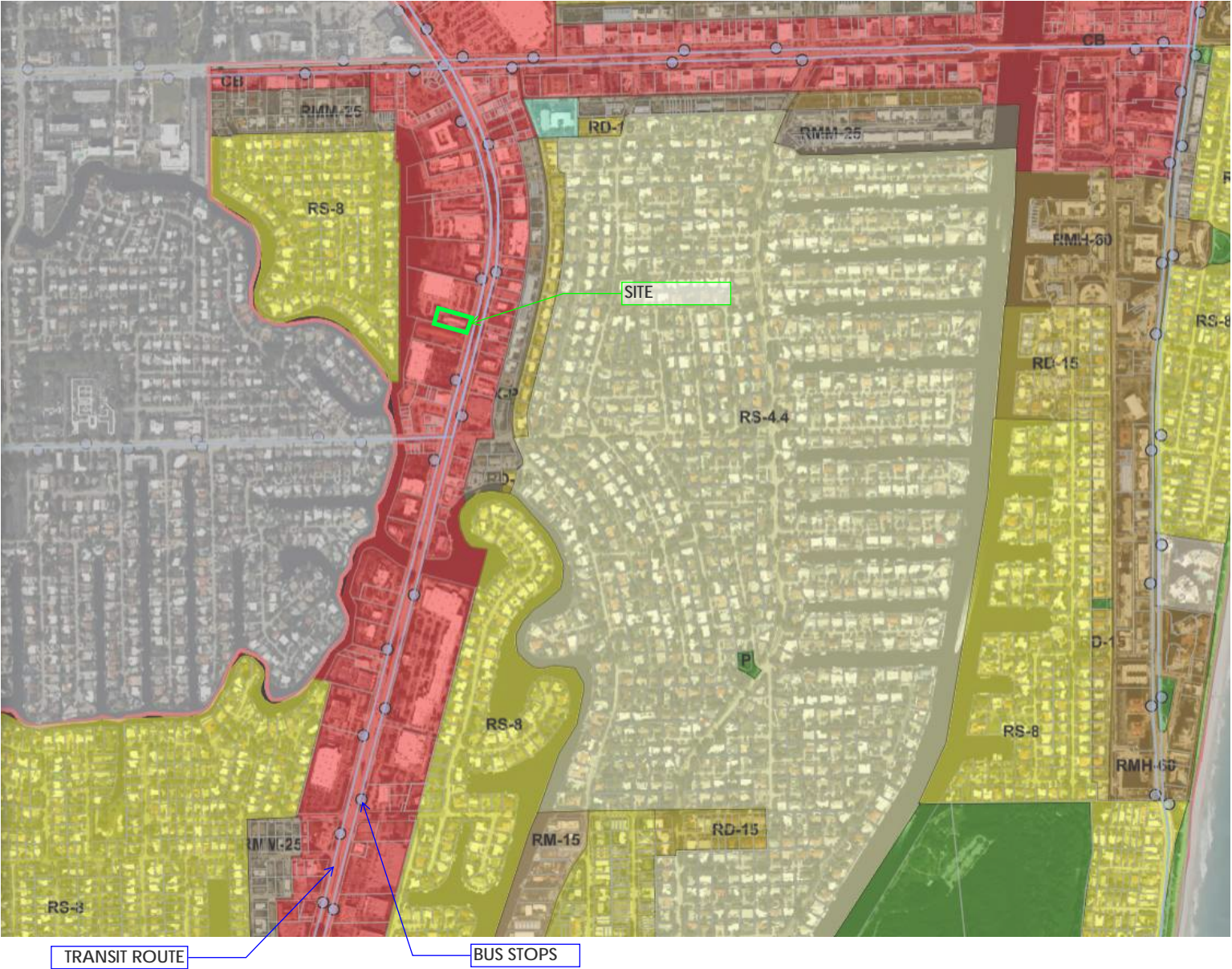
FEBRUARY 10, 2025

### SRTO ARCHITECTURE INC. DISCLOSURE

While this analysis has been undertaken with the utmost diligence and professionalism, it is by no means an exhaustive and definitive review. It is important to understand that no analysis can guarantee the absence of all issues. Our recommendations are provided in good faith, and by accepting this review, the recipient agrees hold harmless SRTO Architecture Inc, their officers, directors, employees, agents and sub-consultants from and against all damage, liability and cost, including reasonable attorney's fees and defense costs, arising out of or in any way connected with this review. Any decisions or actions taken are the sole responsibility of the owner. We appreciate your trust in our expertise and stand ready to address any queries or concerns you may have regarding this study. This study cannot be used as a guarantee. SRTO Architecture Inc has no authority to guarantee approvals from Municipal, County or any other government approvals.

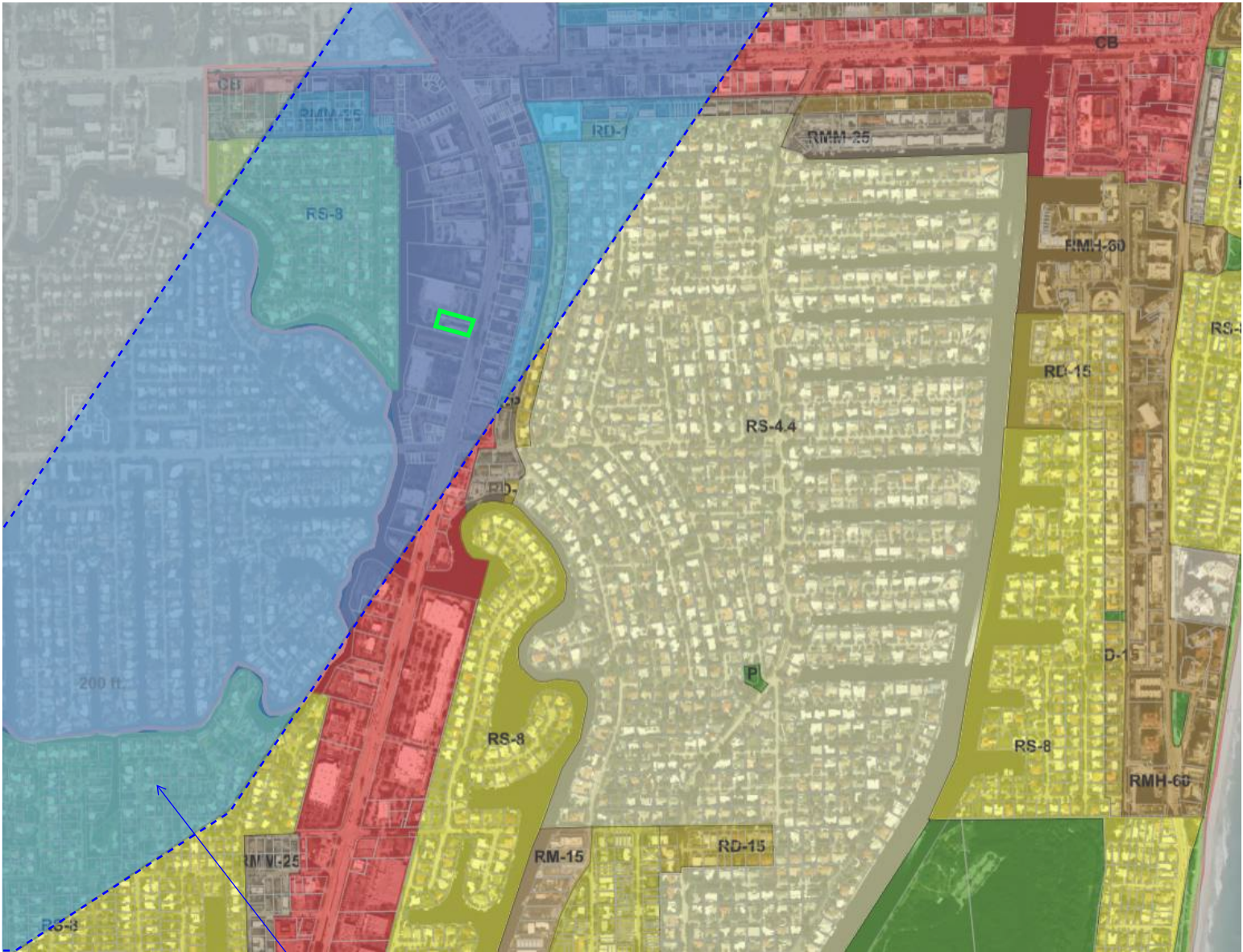


ZONING & TRANSIT





FEDERAL AVIATION ADMINISTRATION (FAA) AREA



200 ft height restriction

**FEMA Flood Zone**

- 0.2% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Area with Reduced Risk Due to Levee
- Special Floodway



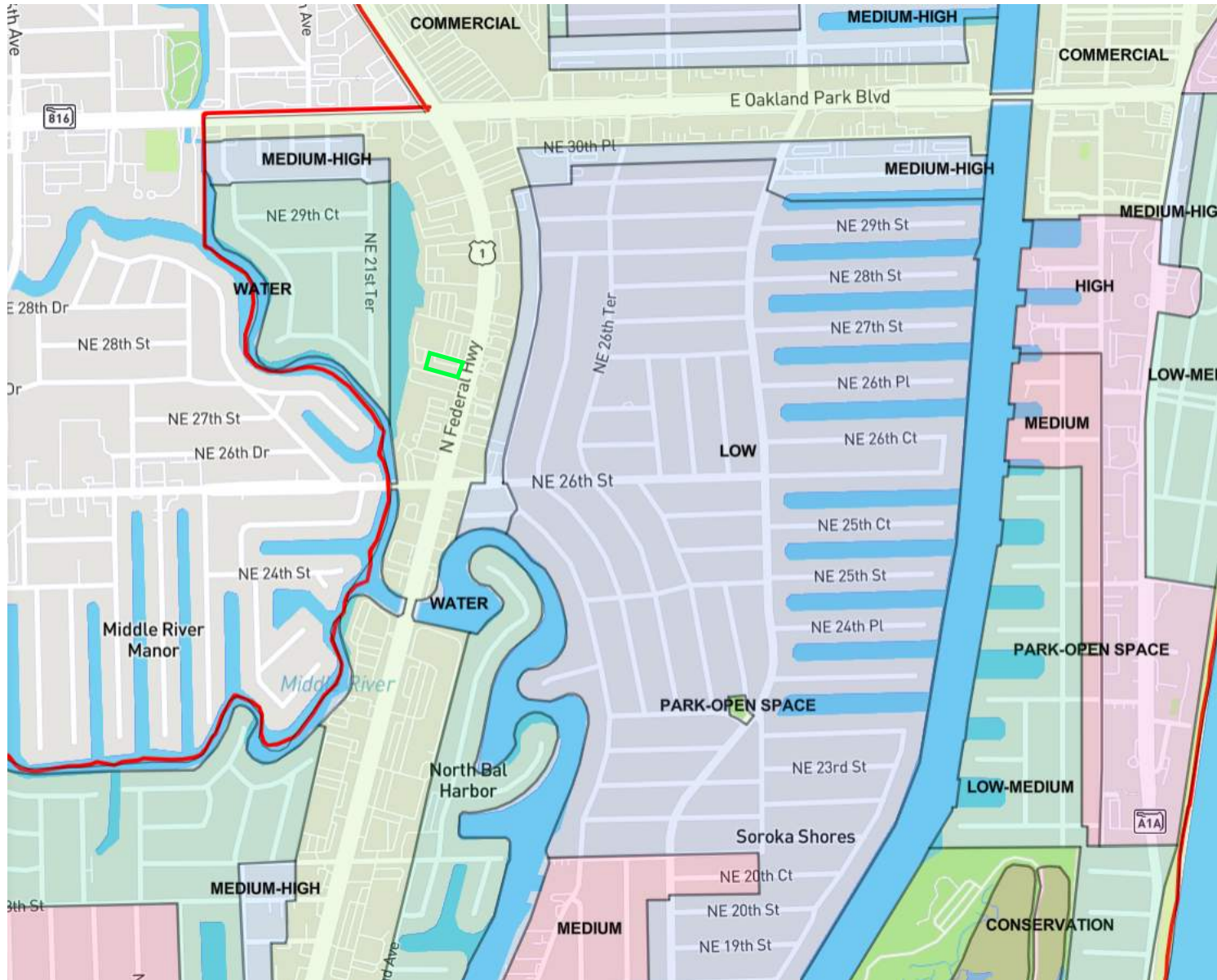
This map shows a portion of Miami, Florida, including the areas of Coral Ridge, North Bal Harbor, and Soroka Shores. A red line runs along the western and southern edges of the map, likely indicating a city or district boundary. A green rectangle highlights a specific area on N Federal Hwy, near NE 26th St. The map includes various streets, water bodies (Middle River, Atlantic Ocean), and landmarks like Middle River Manor. Key street names include E Oakland Park Blvd, NE 30th St, NE 29th Ct, NE 28th St, NE 27th St, NE 26th Dr, NE 24th St, NE 19th St, NE 20th St, NE 20th Ct, NE 19th St, NE 23rd St, NE 24th Ct, NE 24th Pl, NE 25th St, NE 25th Ct, NE 26th Pl, NE 27th St, NE 28th St, NE 29th St, NE 30th Pl, NE 32nd St, NE 33rd Ave, NE 32nd Ave, Center Ave, and N Atlantic Blvd. Highway markers for 816 and A1A are also visible.

NEIGHBORHOOD ASSOCIATIONS





## FUTURE LAND USE



## USES

Per Sec. 47-6.11 of the Fort Lauderdale Unified Land Development Regulations (ULDR)

A.	PERMITTED USES	B.	CONDITIONAL USES:
1.	<b>Automotive</b>		
a.	Automotive Sales, Rental, New vehicles, see Section 47-18.3.		
b.	Automotive Parts & Supplies Store.		
c.	Automotive Repair Shop, including minor repair, see Section 47-18.4.		
d.	Automotive Service Station, see Section 47-18.5.		
e.	Car Wash, automatic, see Section 47-18.7.		
f.	Motorcycle/moped sales.		
g.	Tire Sales, including Retreading and Service.		
2.	<b>Boats, Watercraft and Marinas</b>		
	a. Marine Parts and Supplies Store. b. Sailmaking. c. Watercraft Repair, minor repair, see Section 47-18.37. d. Watercraft Sales and Rental, new or used, see Section 47-18.36.		a. Charter and Sightseeing Boat, see Section 47-23.8. b. Hotel Marina, see Section 47-23.8. c. Marina, see Section 47-23.8. d. Marine Service Station see Section 47-18.20. e. Watercraft Sales and Rental, new or used, on a waterway, see Section 47-23.8.
3.	<b>Commercial Recreation</b>		
	a. Billiard Parlor. b. Bingo Hall. c. Bowling Alley. d. Indoor Motion Picture Theater. e. Performing Arts Theater.		a. Golf Course, Golf Range. b. Indoor Firearms Range, Section 47-18.18. c. Miniature Golf.



# USES (continued)

A.	PERMITTED USES	B.	CONDITIONAL USES:
<b>4.</b>	<b><i>Food and Beverage Service</i></b>		
a.	Bakery Store.		
b.	Bar, Cocktail Lounge, Nightclub.		
c.	Cafeteria.		
d.	Candy, Nuts Store.		
e.	Convenience Kiosk. See Sec. 47-18.43.		
f.	Convenience Store. See Sec. 47-18.43.		
g.	Convenience Store, Multi-Purpose. See Sec. 47-18.43.		
h.	Delicatessen.		
i.	Food and Beverage Drive-Thru.		
j.	Fruit and Produce Store.		
k.	Grocery/Food Store.		
l.	Ice Cream/Yogurt Store.		
m.	Liquor Store. See Sec. 47-18.43.		
n.	Meat and Poultry Store.		
o.	Package Liquor Store. See Sec. 47-18.43.		
p.	Restaurant.		
q.	Seafood Store.		
r.	Supermarket.		

## USES (continued)

A.	PERMITTED USES	B.	CONDITIONAL USES:
5.	<b>Lodging</b>		
a.	Bed and Breakfast Dwelling, see Section 47-18.6.		
b.	Hotel, see Section 47-18.16.		
6.	<b>Mixed Use Developments</b>		
		a.	Mixed Use Development, see Section 47-18.21.
7.	<b>Public Purpose Facilities</b>		
a. Civic and Private Club Facility. b. Government Administration. c. Hospital. d. House of Worship. e. Library. f. Museum. g. Active and Passive Park, see Section 47-18.44. h. Public/Private Recreation. i. Police and Fire Substation. j. Post Office Substation. k. School.		a. Social Service Residential Facility, see Section 47-18.32.	
		b. Hospital	



## USES (continued)

A.	PERMITTED USES	B.	CONDITIONAL USES:
<b>8.</b>	<b><i>Retail Sales</i></b>		
a.	Antiques Store.		
b.	Apparel/Accessories Store.		
c.	Arts & Crafts Supplies Store.		
d.	Art Galleries, Art Studio.		
e.	Bait and Tackle Store.		
f.	Bicycle Shop.		
g.	Book Store.		
h.	Camera, Photographic Supplies Store.		
i.	Card & Stationery Store.		
j.	Cigar, Tobacco Store.		
k.	Computer/Software Store.		
l.	Consignment, Thrift Store.		
m.	Cosmetic, Sundries Store.		
n.	Department Store.		
o.	[Reserved.]		
p.	Fabric, Needlework, Yarn Shop.		
q.	Flooring Store.		
r.	Florist Shop.		
s.	Furniture Store.		
t.	Gifts, Novelties, Souvenirs Store.		
u.	Glassware, China, Pottery Store.		
v.	Hardware Store.		
w.	Hobby Items, Toys, Games Store.		
x.	Holiday-Related Merchandise, Outdoor Sales, see Section 47-18.15.		
y.	Home Improvement Center.		
z.	Household Appliances Store.		

# USES (continued)

A.	PERMITTED USES	B.	CONDITIONAL USES:
<b>8.</b>	<b><i>Retail Sales (continued from previous page)</i></b>		
aa.	Jewelry Store.		
bb.	Lawn & Garden Center, outdoor display permitted.		
cc.	Linen, Bath, Bedding Store.		
dd.	Luggage, Handbags, Leather Goods Store.		
ee.	Medical Supplies Sales.		
ff.	Music, Musical Instruments Store.		
gg.	Newspapers, Magazines Store.		
hh.	Office Supplies, Equipment Store.		
ii.	Optical Store.		
jj.	Paint, Wallpaper Store.		
kk.	Party Supply Store.		
ll.	Pet Store.		
ll-1.	Pharmacy.		
mm.	Shoe Store.		
nn.	Sporting Goods Store.		
oo.	Tapes, Videos, Music CD's Stores.		



## USES (continued)

A.	PERMITTED USES	B.	CONDITIONAL USES:
9.	<b>Services/Office Facilities</b>		
	<ul style="list-style-type: none"> <li>a. Auction House.</li> <li>b. Copy Center.</li> <li>c. Check Cashing Store.</li> <li>d. Dry Cleaner, see Section 47-18.12.</li> <li>e. Financial Institution, including Drive-Thru Banks.</li> <li>f. Film Processing Store.</li> <li>g Formal Wear, Rental.</li> <li>h. Funeral Home.</li> <li>i. Hair Salon.</li> <li>j. Health and Fitness Center.</li> <li>k. Instruction: Fine Arts, Sports Recreation, Dance, Music, Theater.</li> <li>l. Interior Decorator.</li> <li>m. Laundromat, see Section 47-18.19.</li> <li>n. Mail, Postage, Fax Service.</li> <li>o. Massage Therapist.</li> <li>p. Medical Clinic.</li> <li>q. Medical/Dental Office.</li> <li>r. Nail Salon.</li> <li>s. Nursing Home.</li> <li>t. Parking Facility, see Section 47-20.</li> <li>u. Personnel Services.</li> <li>v. Pet Boarding Domestic Animals only.</li> <li>w. Photographic Studio.</li> <li>x. Professional Office.</li> <li>y. Security Systems.</li> <li>z. Senior Citizen Center, see Section 47-18.30.</li> </ul>		<ul style="list-style-type: none"> <li>a. Adult Gaming Center, see Section 47-18.42.</li> <li>b. Child Day Care Facilities, see Section 47-18.8.</li> <li>c. Helistop, see Section 47-18.14.</li> <li>d. Medical Cannabis Dispensing Facilities, see Section 47-18.46.</li> </ul>

## USES (continued)

A.	PERMITTED USES	B.	CONDITIONAL USES:
<b>9.</b>	<b><i>Services/Office Facilities (continued from previous page)</i></b>		
	aa. Shoe Repair, Shoe Shine. bb. Swimming Pool Supplies and Service. cc. Tailor, Dressmaking Store, Direct to the Customer. dd. Tanning Salon. ee. Tattoo Artist. ff. Trade/Business School. gg. Travel Agency. hh. Veterinary Clinic, see Section 47-18.35. ii. Watch and Jewelry Repair.		
<b>10.</b>	<b><i>Accessory Uses, Buildings and Structures</i></b>		
a.	Accessory Uses to Hotels, see Section 47-19.8.		
b.	Automotive Sales, Used Vehicles, when accessory to a new automotive sales dealer.		
c.	Catering Services.		
d.	Child Day Care—Corporate/Employee Sponsors, when accessory to Professional Office, see Section 47-18.8.		
e.	Electronic Installation, when accessory to electronic sales, only in wholly enclosed building.		
f.	Film Processing, when accessory to a permitted use.		
g.	Outdoor Dining and Sidewalk Café, see Section 47-19.9.		
h.	Video Games Arcade, when accessory to a shopping center.		
<b>11.</b>	<b><i>Urban Agriculture</i></b>		



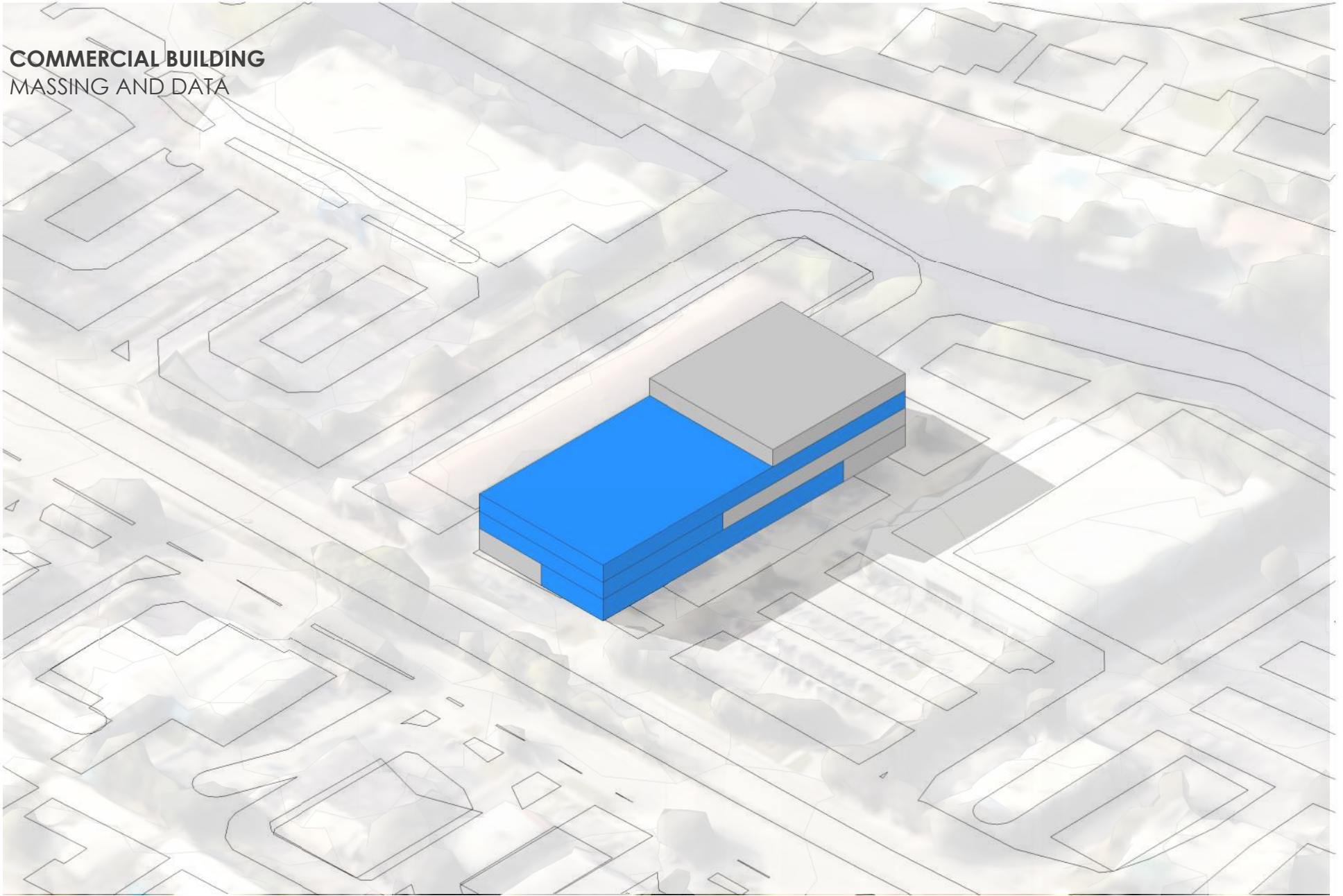
TYPICAL ZONING REQUIREMENTS

B-1 Zoning Requirements	
Maximum height	150 ft
Minimum lot size	None
Minimum lot width	None
Maximum FAR	None
Setbacks	
Minimum front yard	5 ft
Minimum corner yard	5 ft
Minimum side yard:	None
Minimum rear yard:	None

LINK TO PROMOTIONAL VIDEO

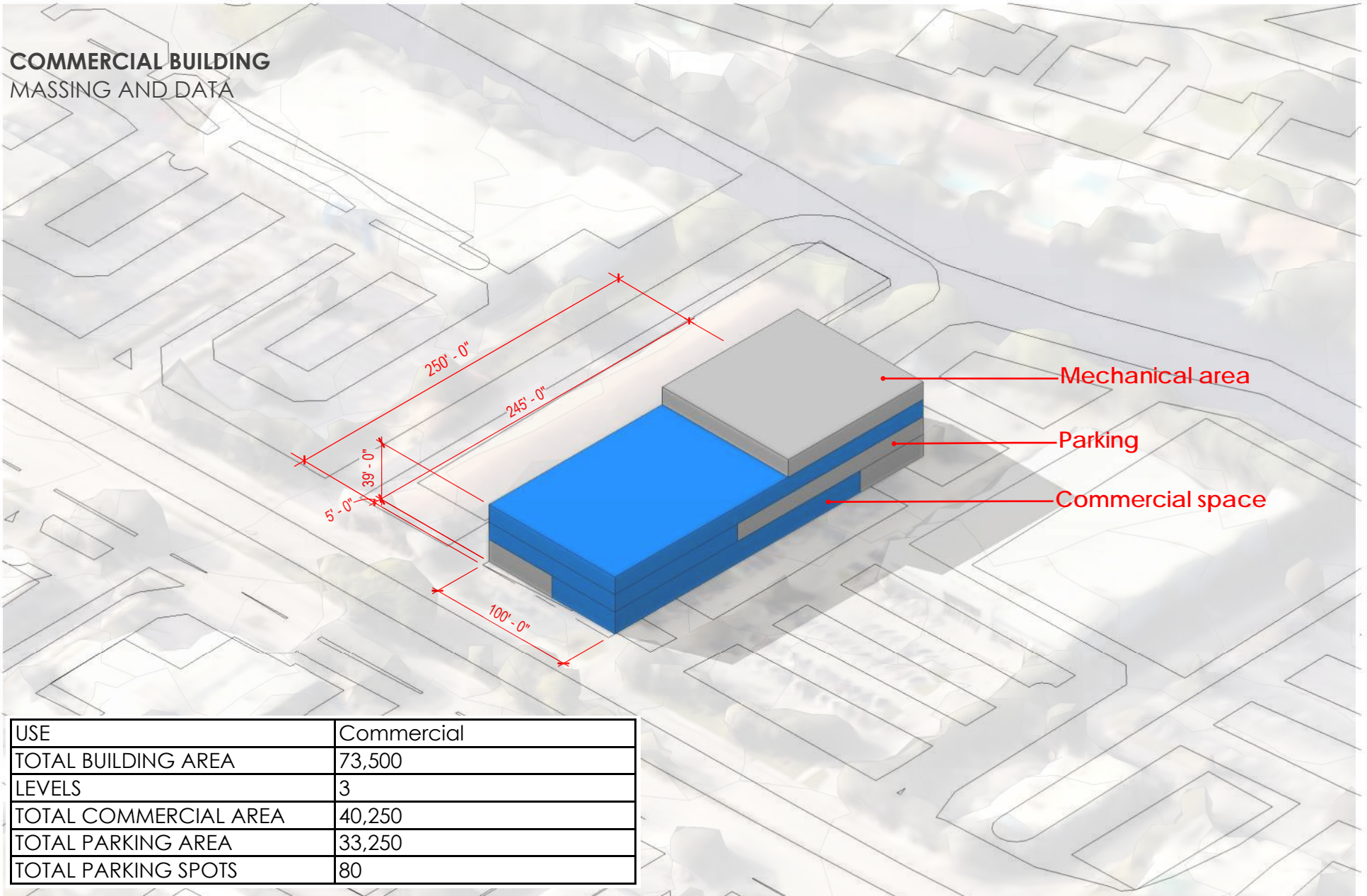


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MASSING AND DATA





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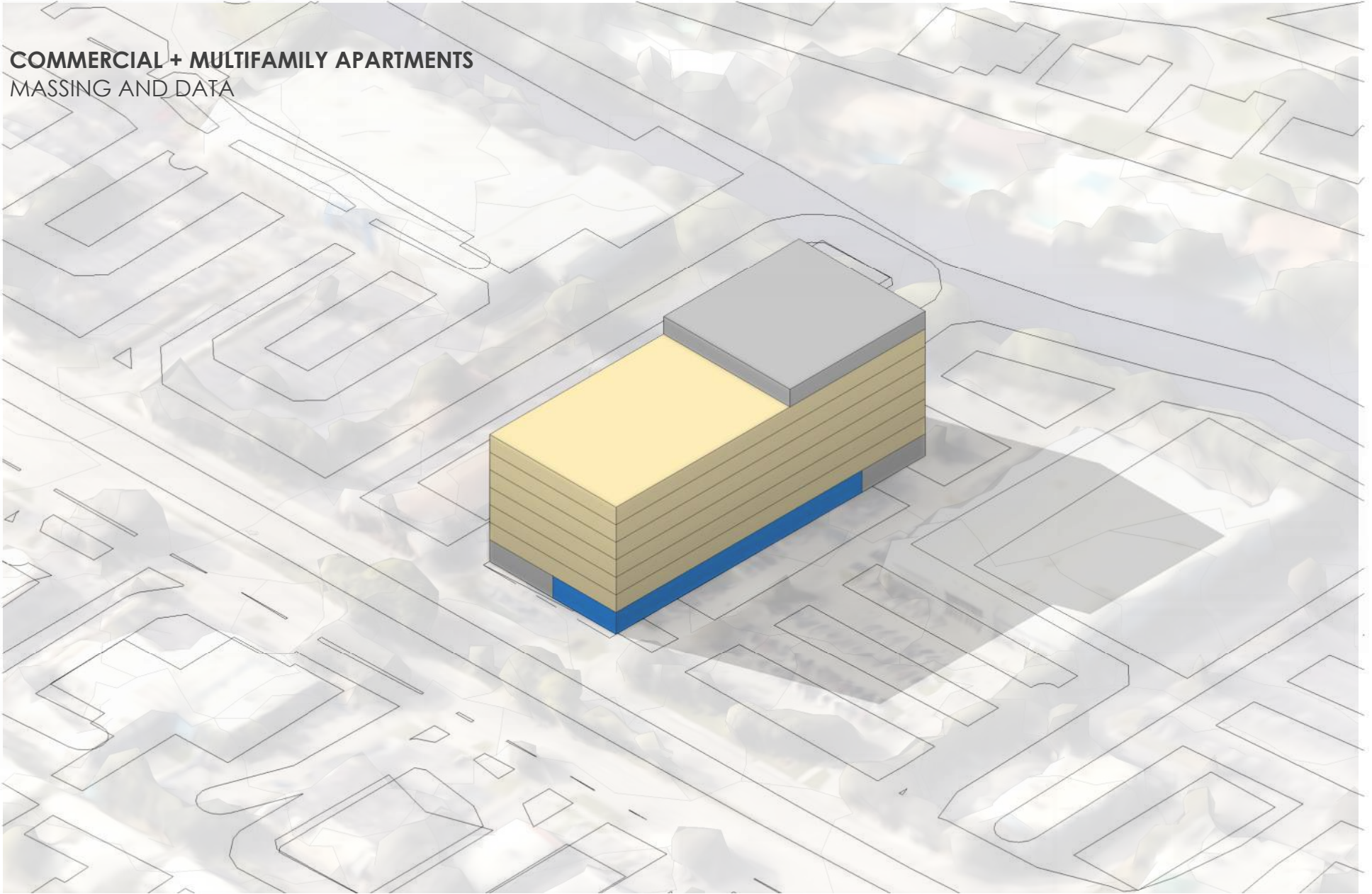




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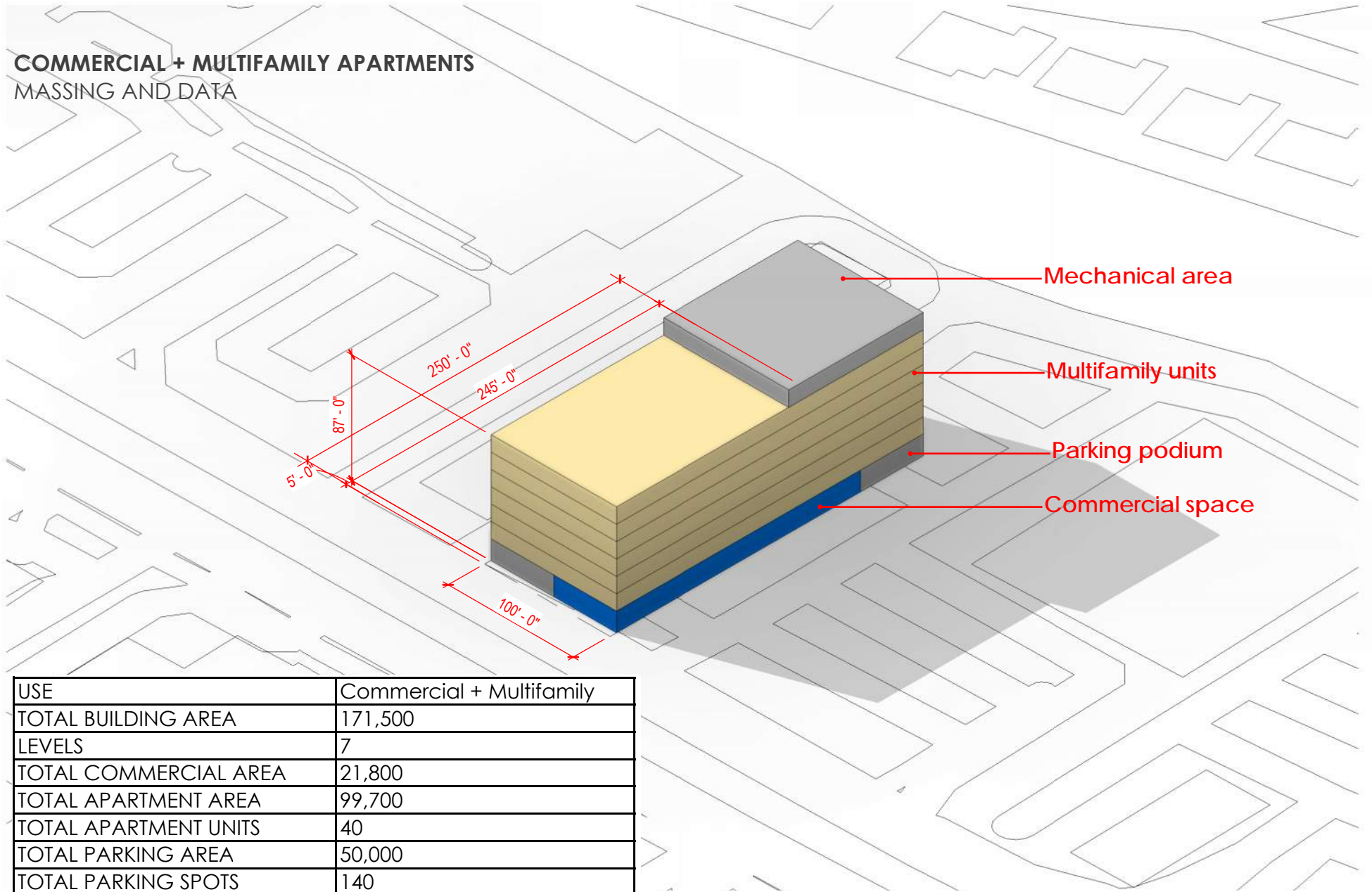
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## COMMERCIAL + MULTIFAMILY APARTMENTS

### MASSING AND DATA

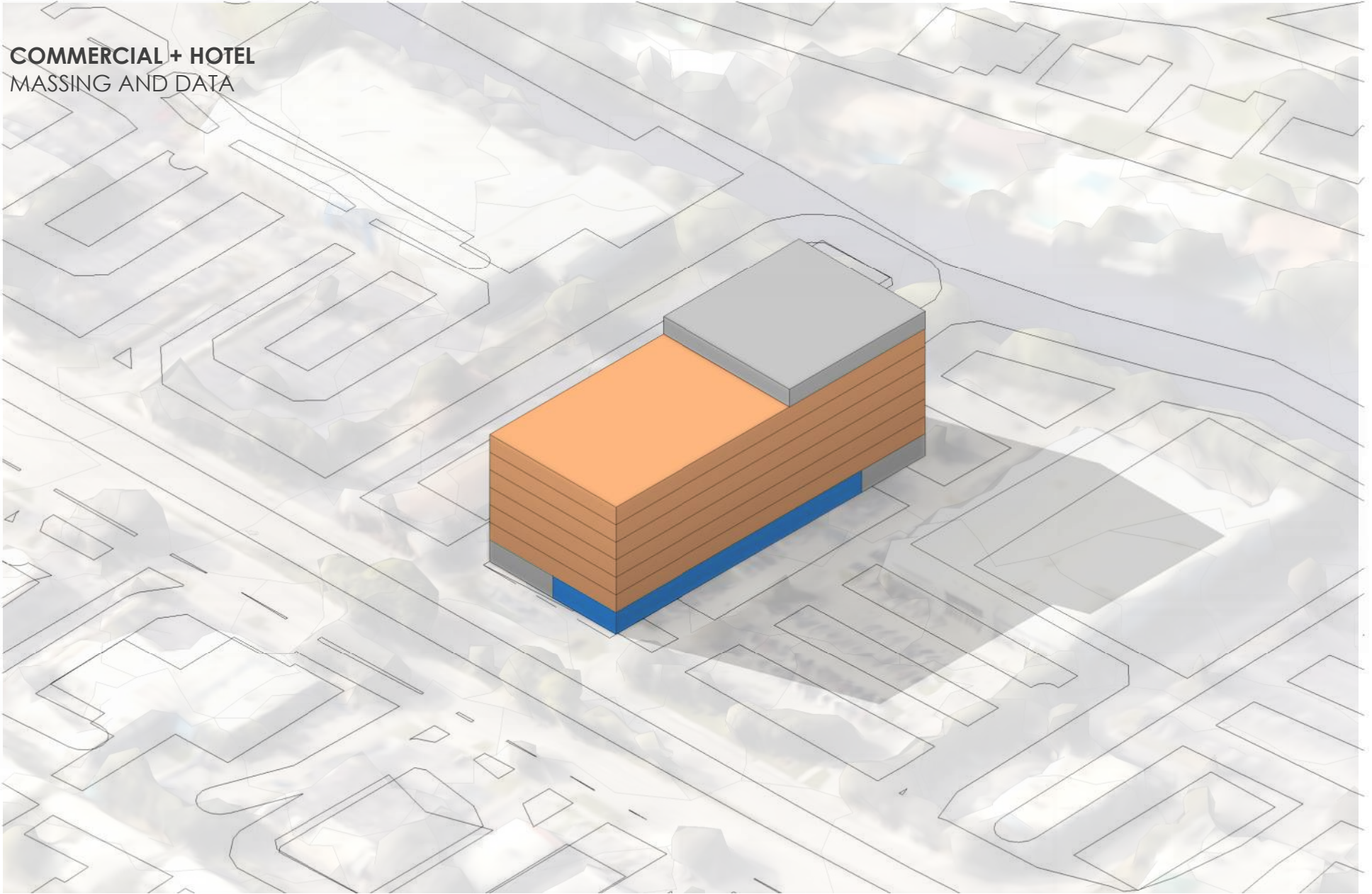




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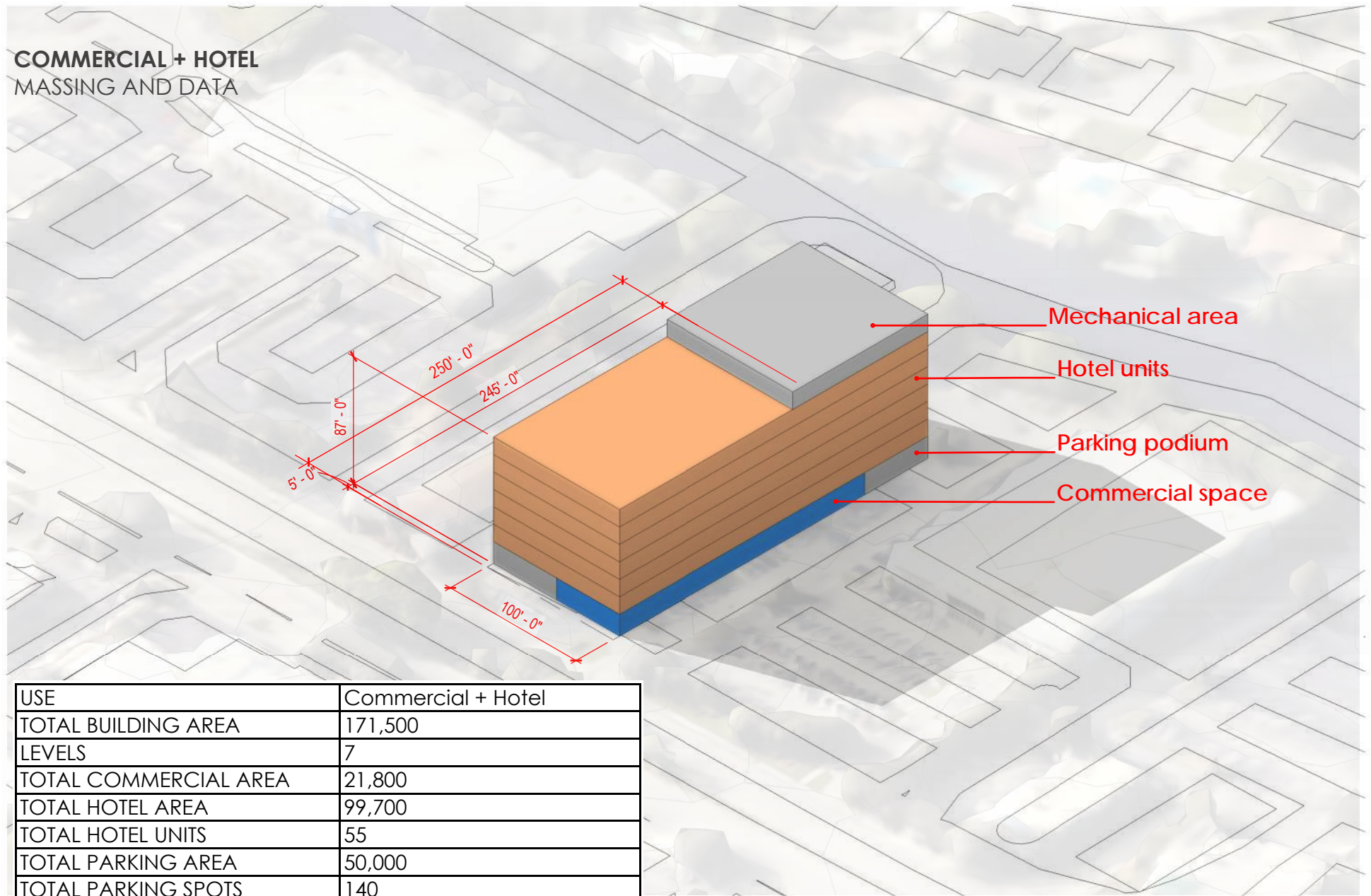


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