



STAFF REPORT

MINYAN PLAZA NORTH (EXTERIOR ELEVATION CHANGE)

Summary

This is an application for an exterior elevation change for an existing shopping center known as Minyan Plaza North, located at 2670-2690 N. University Drive, as shown on the location map. The property is zoned B-3 (General Business District), and the underlying land use is Commercial on the City's Future Land Use Map. The proposed exterior elevation changes require City Commission approval as per Section 16-32 of the Land Development Code (LDC).

General Information

On September 13, 1971, the City of Sunrise City Council approved a replat for "Sunrise Golf Village Section Twenty Part Three". Construction of the existing shopping center was completed in the mid-1970s.

Project Description

The applicant is proposing to renovate the Minyan Plaza North shopping center by modernizing all existing facades, removing the mansard roofs and associated wing walls, as well as removing the second-floor solid wood railings. The proposed renovation to the main façade (west elevation) of the building will consist of multiple points of articulation and the integration of widened support columns along with new parapets. A new central architectural feature will be introduced with flared columns extending vertically to the roof enhancing the overall building design and continuing to provide cover for business entries. New metal railings will also be provided along the second-floor balcony. The existing parapets on the north and south elevations will be raised and new, bronze colored paneling will be added along the rooftop of the rear façade (east elevation) in order to screen rooftop mechanical equipment. The entire building will be repainted incorporating yellow, green (gray undertones), and blue with an off-white color trim.

The applicant is not proposing any changes to the building size, site traffic circulation, or parking areas.

Staff Evaluation

Staff has reviewed the Exterior Elevation Change application and finds it consistent with the Land Development Code.

Staff Recommendation to the Planning and Zoning Board, May 2, 2024

This application meets all applicable Land Development Code requirements. Therefore, the Staff recommends approval subject to the following conditions:

1. Prior to the issuance of a building permit for signage, the Minyan Plaza North sign criteria shall be updated in compliance with Section 16-254(a) of the City's Land Development Code
2. Applicant shall request and obtain a Certificate of Completion. Within ninety (90) days of obtaining a Certificate of Completion, a resealing and restriping permit must be obtained from the Engineering Division – Community Development Department.

Planner: Ana Parada



Planning File Number: EECSP-000310-2023 (5)

Location Map





S H BRANDT & ASSOC
 5010 N FEDERAL HIGHWAY
 LIGHTHOUSE POINT, FL 33064

PROJECT NARRATIVE

April 8, 2024

City of Sunrise
 Community Development Department

APR 10 2024

RECEIVED

City of Sunrise
 Community Development
 Planning Division
 16001 NW 136TH Avenue
 Sunrise, FL 33323

Project: Minyan Plaza North

City of Sunrise Planning Division:

We are proud to present to the City of Sunrise a request for the Exterior Elevation Modification project located at:

Minyan Plaza North 2670-2690 N University Drive, Sunrise, FL 33322

This request is for the exterior remodeling to the main façade to the existing 2 story commercial building. The façade will be modified to a more contemporary design, add decorative columns and repaint the entire building.

The University Corridor has been the business center for many years in the Sunrise community. Many the buildings are in need of modernization and our client is on a path to upgrade this corridor and push Sunrise into a new era.

The existing two-story building has been neglected for years. The outdated mansard roof segments and solid wall railings on the second floor are among the many items that will be replaced and upgraded. The current architectural style is antiquated and unappealing.

ARCHITECTURE
INTERIOR DESIGN

E-mail: info@SHBrandt.com • Phone [954] 564-2111 • Fax: [954] 564-2511



S H BRANDT & ASSOC
5010 N FEDERAL HIGHWAY
LIGHTHOUSE POINT, FL 33064

The proposed alterations to this existing building will be a major improvement for the community and city. The proposed alterations will improve the character or quality of the surrounding neighborhood. This project was developed under previous zoning and building codes effective at the date of permit (1976) and therefore some aspects of the building and/or site may be existing non-conforming as permitted by the City of Sunrise code section 16-235. The site will remain in its current state, no site alterations are included in this façade remodeling submission. The parking, landscaping and pedestrian access and movement will remain.

The existing building has stucco surfaces, mansard roofs and mansard 2nd floor balcony railings. It is our intention to bring this building into the 21st century with a complete façade renovation. The remodeling of the exterior will include removal of all mansard roofs, removal of split openings at 2nd floor roof line, and miscellaneous signage from building. The new façade will create segmented elevation portions to provide a unique division of the front elevation. These segments will provide distinctive sections for the tenants and provide a designated signage area. Each segment will have a color to add a modern flair to the elevation. 2 areas will be Sherwin Williams Midday Yellow, 1 central area will be Sherwin Williams Resolute Blue, and the remaining area will be Sherwin Williams Illusive Gray. The body of the building, and pediment feature will be Sherwin Williams Panda White. All metal railings will be Sherwin Williams Black of night. A main feature of the building will be the pronounced center area with flared columns extending vertically to the roof. This feature gives the building presence and is a unique feature the property owner has established as his individual trademark for his properties.

The property owner has a proved record in Sunrise for reviving old buildings and inspiring others in the community to upgrade their properties. They currently own Minyan Plaza which is one of the outstanding renovations on North University Drive.

The modern architectural style being proposed will upgrade the Business Corridor and blend with it's sister building to the south. The property owners' vision is to keep the City of Sunrise on a path forward and uplift the community.

We are asking for your approval for this project, and we look forward to meeting with staff.

Thank You


Stephen H Brandt, NCARB
Architect
General Contractor

ARCHITECTURE
INTERIOR DESIGN

E-mail: info@SHBrandt.com • Phone [954] 564-2111 • Fax: [954] 564-2511

MINYAN NORTH EXISTING BUILDING PHOTOGRAPHS

2670-2690 N UNIVERSITY DRIVE, SUNRISE FLORIDA



WEST FAÇADE OF EXISTING BUILDING



NORHT END OF BUILDING



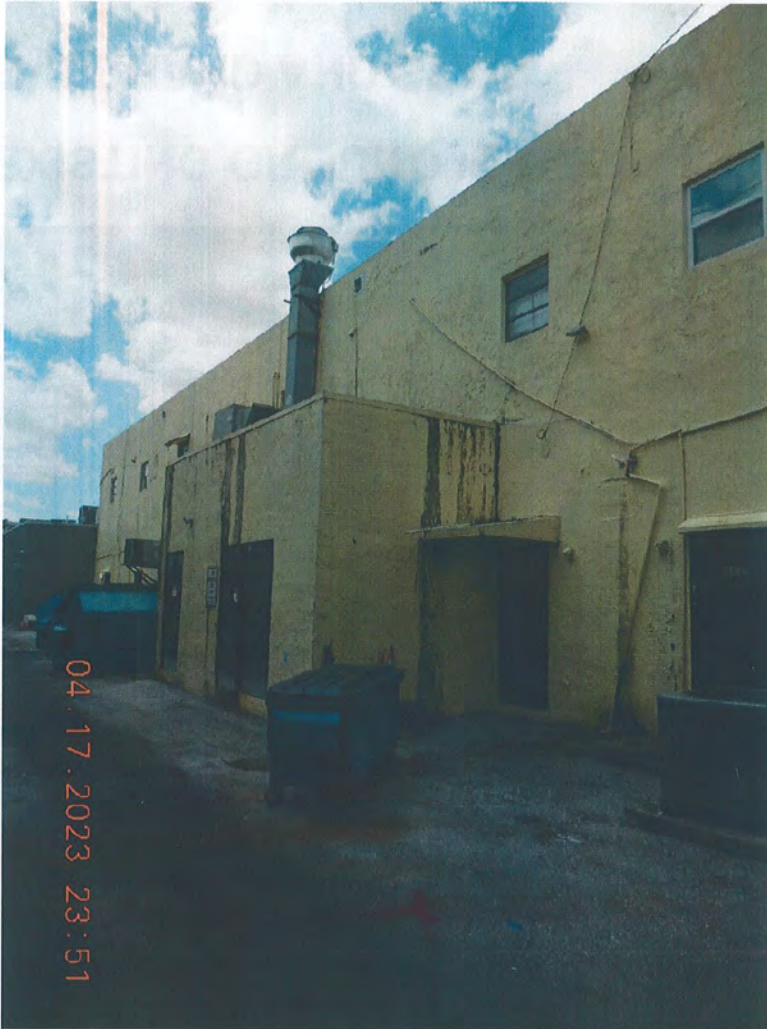
SOUTH END OF BUILDING



**EXISTING GROUND FLOOR
OVERHAND AND STAIR**



EXISTING STORE FRONT



EXISTING SOUTH END BACK OF BUILDING



EXISTING NORTH END BACK OF BUILDING



BACK OF BUILDING VIEW FROM ALLEY

MINYAN PLAZA



AERIAL



SECTION 28, TOWNSHIP 49 SOUTH, RANGE 41 EAST

MAP



SCHEDULES OF DRAWINGS:

COVER	CS
SURVEY	
FIRST FLOOR PLAN	A1.1
SECOND FLOOR PLAN	A1.2
ROOF PLAN	A1.3
EXISTING ELEVATIONS	A2.1
PROPOSED ELEVATIONS	A2.2

THIS PROJECT IS SEEKING APPROVAL PURSUANT TO SECTION 16-31 OF THE CITY OF SUNRISE LAND DEVELOPMENT CODE (LDC) AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE. ANY CHANGES TO DETAILS SHOWN SHALL REQUIRE REVIEW FOR CONSISTENCY AND COMPLIANCE WITH THE LAND DEVELOPMENT CODE

City of Sunrise
Community Development Department

MAR 11 2024

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REVISIONS

ALL ERRORS AND DETAILS INDICATED OR REFERENCED ON THIS DRAWING ARE THE PROPERTY OF S H BRANDT AND ASSOCIATES, INC. ANY CHANGES OR REVISIONS TO THIS DRAWING OR THE DESIGN IS STRICTLY PROHIBITED BY LAW WITHOUT THE WRITTEN CONSENT OF A PRINCIPAL OF S H BRANDT AND ASSOCIATES, INC.

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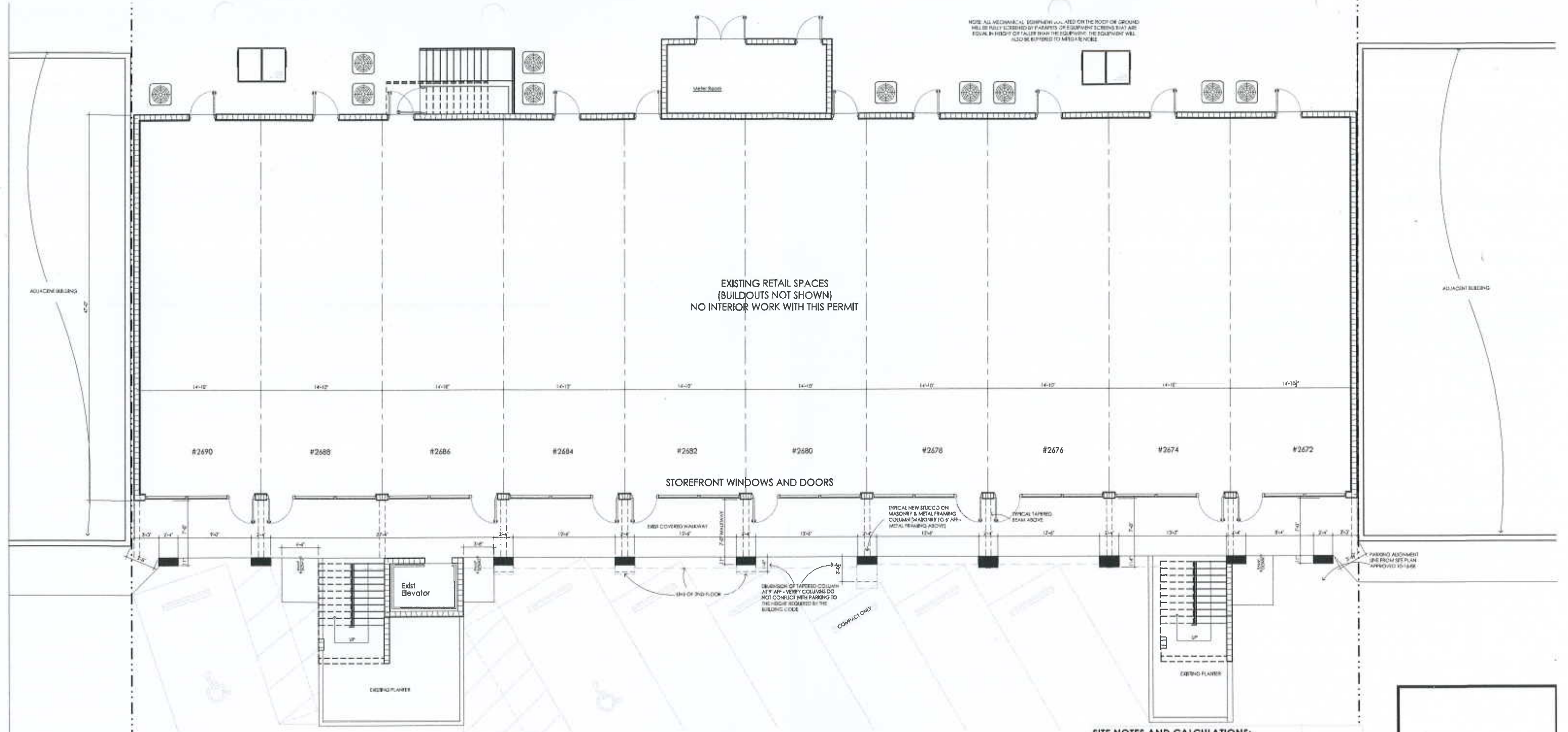


MINYAN PLAZA NORTH
2670-2690 N University Drive
Sunrise, FL 33322

Cover Sheet

STEPHEN H BRANDT

DATE: 3-10-24
JOB NUMBER: 223362
SHEET: CS
OF SIX SHEETS



NOTE: EXISTING PARKING SHOWN FOR REFERENCE ONLY
 NO SITE WORK INCLUDED WITH THIS APPLICATION
 A SEPARATE RESTRIPIING PERMIT WILL BE REQUIRED IF
 STRIPING MODIFICATIONS ARE REQUIRED TO ALIGN
 PARKING SPACES WITH FACADE IMPROVEMENTS

1st Floor Plan
 SCALE: 3/16" = 1'-0"



SITE NOTES AND CALCULATIONS:

TOTAL SITE AREA =	32,759 SF	= 0.8 ACRES
ZONING DESIGNATION	B-3	GENERAL BUSINESS DISTRICT
DEVELOPMENT REGULATIONS:		
MAX BUILDING HEIGHT	REQUIRED 250 FT	PROVIDED
MINIMUM PLOT AREA	150'Wx200'D	150'Wx191.83'D
BUILDING LOT COVERAGE	EXISTING 7403 SF	PROPOSED 8478 SF
LOT COVERAGE (35% MAX)	23%	26%
FIRST FLOOR AREA	7338 SF	7338 SF
2ND FLOOR AREA	7237 SF	7237 SF
TOTAL FLOOR AREA	14575 SF	14575 SF
FLOOR AREA RATIO (.50 MAX)	0.44	0.44

REVISIONS

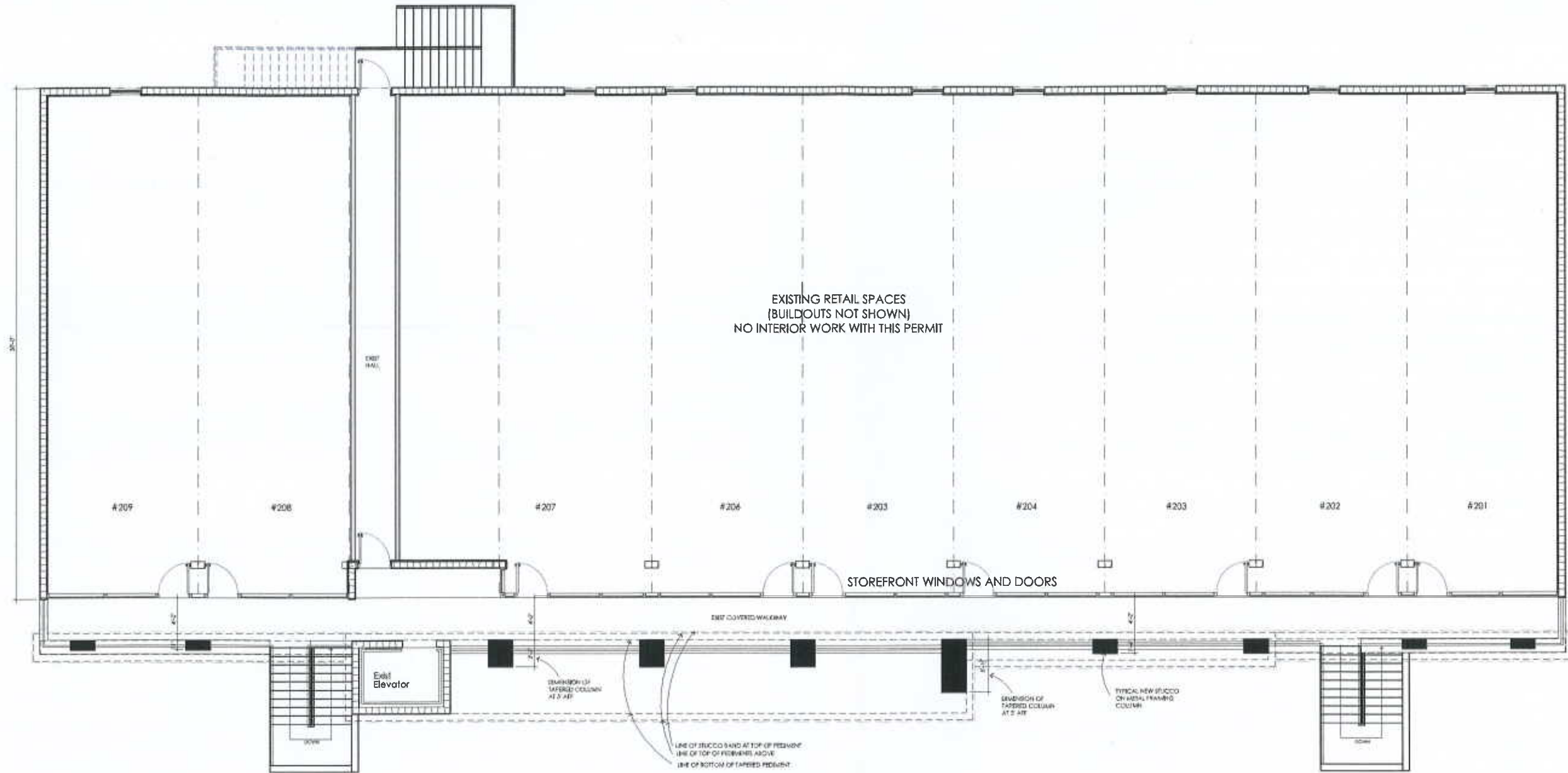
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MINYAN PLAZA NORTH
 2670-2690 N University Drive
 Sunrise, FL

1st Floor Plan

STEPHEN H BRANDT
 DATE 03/10/24
 JOB NUMBER 223362
 SHEET A1.1
 OF SIX SHEETS
 FLORIDA AR 8013352



2nd Floor Plan
SCALE: 3/16" = 1'-0"



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**S H BRANDT
AND
ASSOCIATES**

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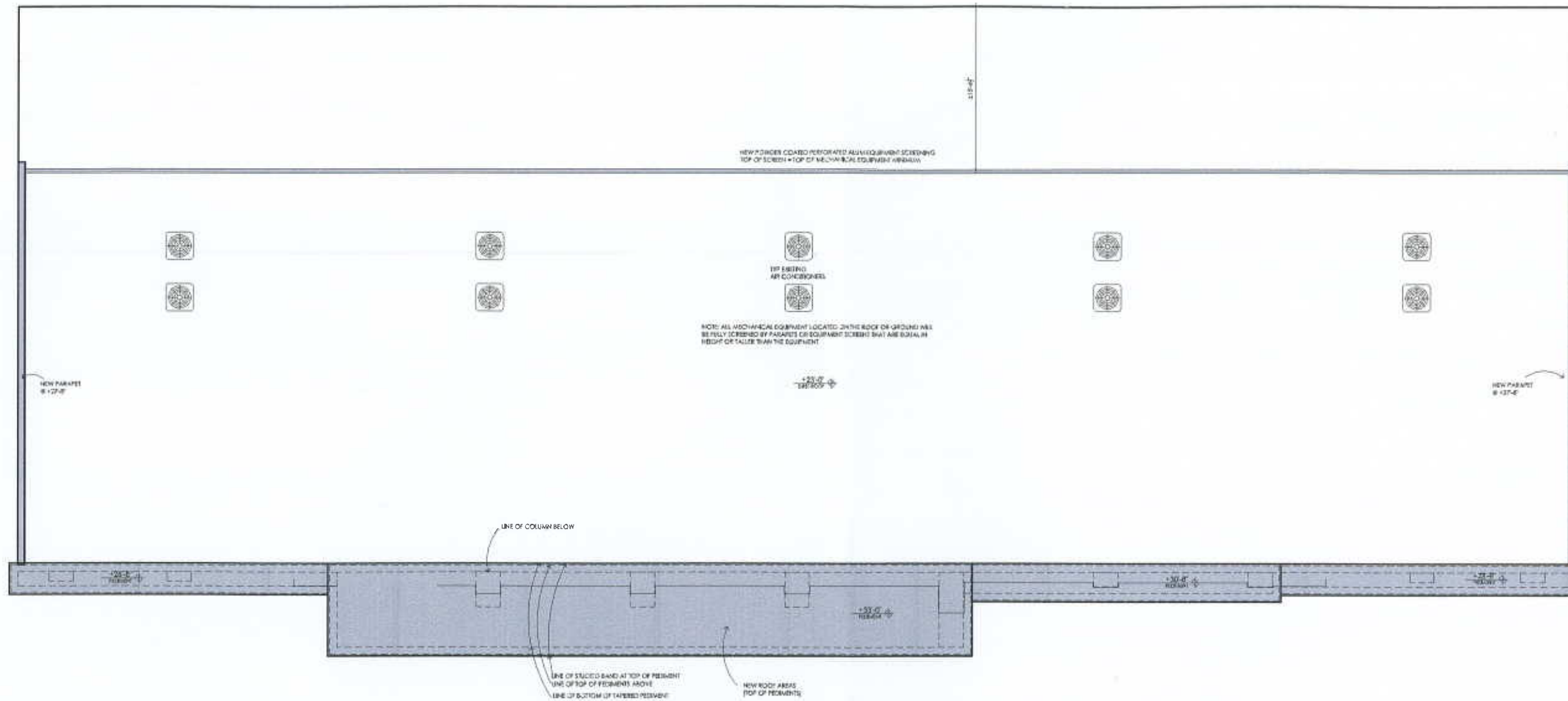
**MINYAN PLAZA
NORTH**
2670-2690 N University Drive
Sunrise, FL

2nd Floor Plan

STEPHEN H BRANDT

03/10/24
FLORIDA AR 0013352

DATE: 03/10/24
JOB NUMBER: 223362
SHEET: A1.2
OF SIX SHEETS



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



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MINYAN PLAZA NORTH
 2670-2690 N University Drive
 Sunrise, FL

Roof Plan

STEPHEN H BRANDT

 03/10/24
 FLORIDA AR 051232

DATE	03/10/24
JOB NUMBER	223362
SHEET	A1.3
OF	37
SHEETS	

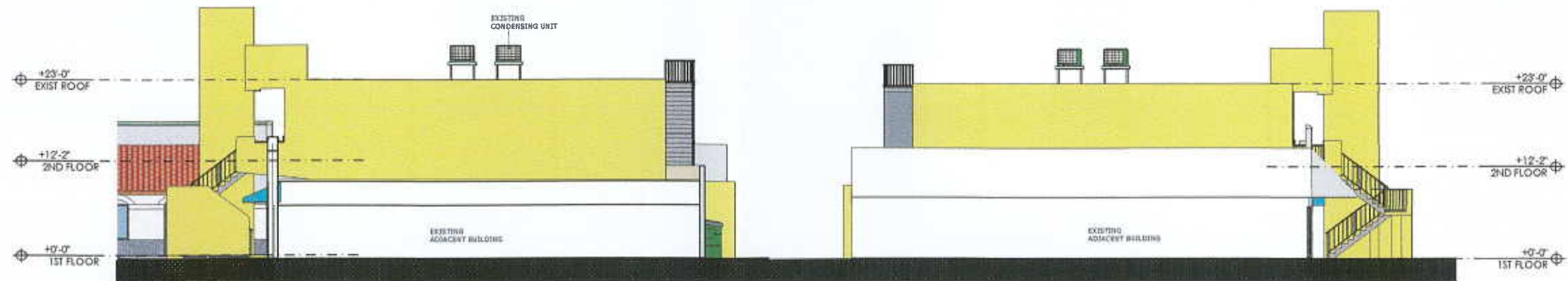
NOTE: REMOVE ALL SLOPED SHINGLED ROOFS AND ASSOCIATED WING WALLS AND PARAPETS



West Elevation
1/8" = 1'-0"



East Elevation
1/8" = 1'-0"

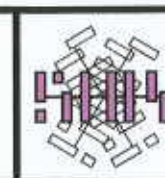


South Elevation
1/8" = 1'-0"

North Elevation
1/8" = 1'-0"

REVISIONS	

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MINYAN PLAZA NORTH
2670-2690 N University Drive
Sunrise, FL 33322

Existing Elevations

STEPHEN H BRANDT
DATE: 3-10-24
JOB NUMBER: 223342
SHEET: A2.1 OF SIX SHEETS
FLORIDA ARCHITECT 0013382

ELEVATION MATERIALS:

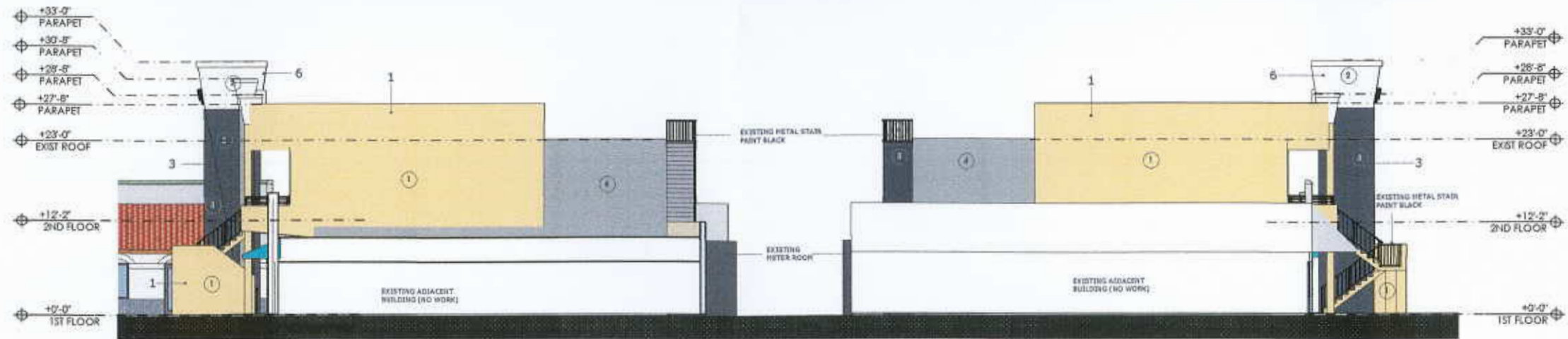
MARK	DESCRIPTION	COLOR
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		



Sherwin-Williams

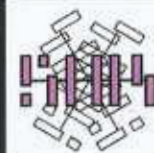


Sherwin-Williams



NO.	DATE	DESCRIPTION

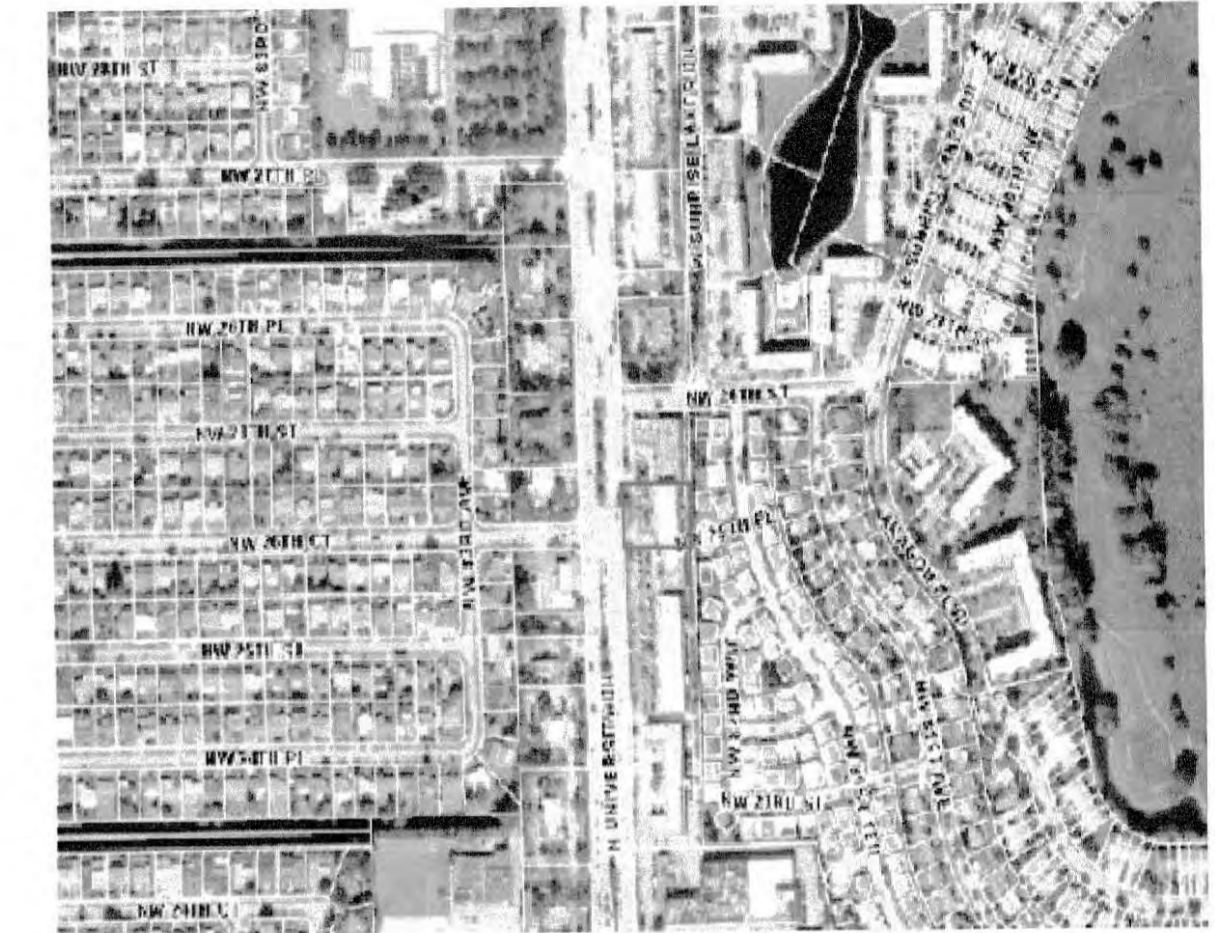
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	STEPHEN BRANDT	DATE
		3-10-24
		JOB NUMBER
		223342
		SHEET
		A2.2
		OF
		SIX
		SHEETS

3-10-24
FLORIDA AR 0013352

MINYAN PLAZA



NORTH AERIAL



NORTH SECTION 28, TOWNSHIP 49 SOUTH, RANGE 41 EAST MAP

SCHEDULES OF DRAWINGS:

COVER	CS
SURVEY	
FIRST FLOOR PLAN	A1.1
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City of Sunrise
Community Development

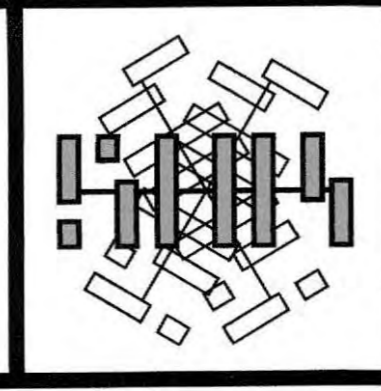
MAR 11 2024

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REVISIONS	

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MINYAN PLAZA NORTH

2670-2690 N University Drive
Sunrise, FL 33322

Cover Sheet

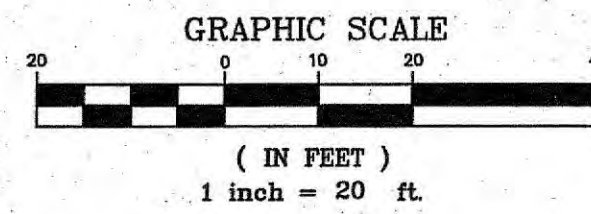
STEPHEN H BRANDT

DATE: 3-10-24
JOB NUMBER: 223362
SHEET: CS OF SIX SHEETS

3-10-24
FLORIDA AR 0013352

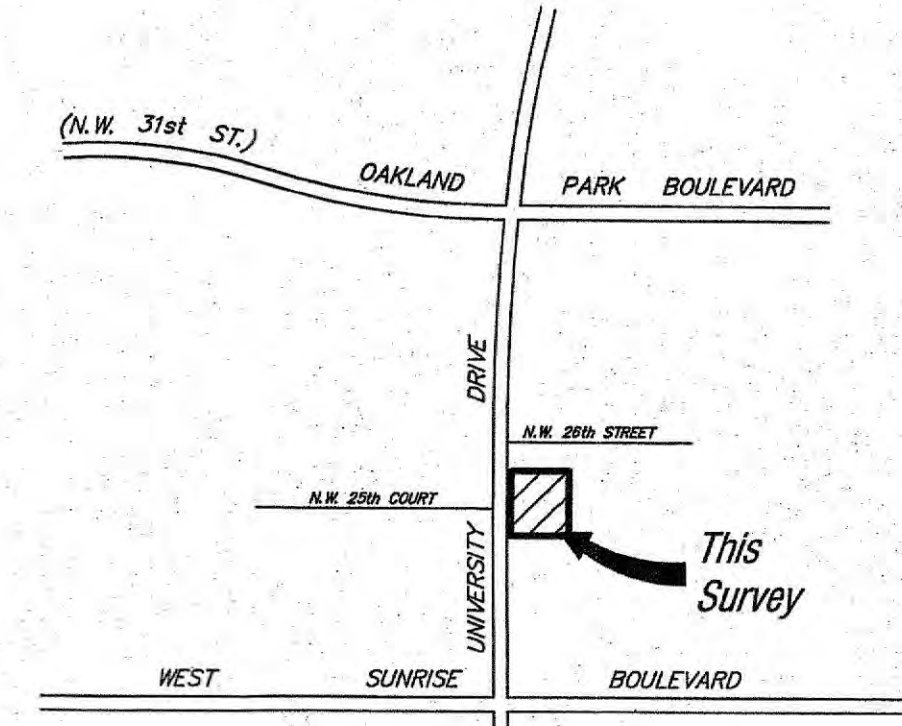


prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
 1700 N.W. 64th STREET, SUITE 400
 FORT LAUDERDALE, FLORIDA, 33309
 PHONE: (954) 763-7611 FAX: (954) 763-7615
 WEB SITE: MECC400.COM, EMAIL: INFO@MECC400.COM



RECORD LAND SURVEY

**A portion of Tract "H"
 Plat Book 72, Page 50 and
 A portion of Tract "J"
 Plat Book 74, Page 21
 Broward County, Florida.**



Location Map
 NOT TO SCALE

Legal Description

A portion of Tract "H", SUNRISE GOLF VILLAGE SECTION TWENTY, PART ONE, according to the plat thereof, as recorded in Plat Book 72, Page 50; and a portion of Tract "J", SUNRISE GOLF VILLAGE SECTION TWENTY, PART THREE, according to the plat thereof, as recorded in Plat Book 74, Page 21, of the public records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of said Tract "H"; thence North 01°00'37" West, along the West line of said Tract "H", a distance of 647.78 feet to the POINT OF BEGINNING of the following described parcel; thence continue North 01°00'37" West, along the last described course and also along the West line of said Tract "J", a distance of 150.00 feet; said last mentioned two (2) courses being coincident with the Easterly Right-of-Way line of University Drive as recorded in Official Records Book 4335 at Page 872, of the public records of Broward County, Florida; thence North 88°59'23" East, at right angles to the last described course, and along a line 169.90 feet South of and parallel with the North line of said Tract "J", a distance of 191.83 feet; thence South 01°00'37" East, along the East line of said Tracts "H" and "J", a distance of 150.00 feet; thence South 88°59'23" West at right angles to the last described course and along a line 319.90 feet South of and parallel with the North line of said Tract "J", a distance of 191.83 feet to the POINT OF BEGINNING.

Said land situate, lying and being in the City of Sunrise, Broward County, Florida, and containing 28,775 Square Feet or 0.6606 Acres, more or less.

TITLE NOTES

There are no other Easements, Road Reservations of Rights-of-Ways of record affecting this property per Fidelity National Title Insurance Company, Title Search Report File No. 23-548-556, dated April 7, 2023 at 6:00AM.

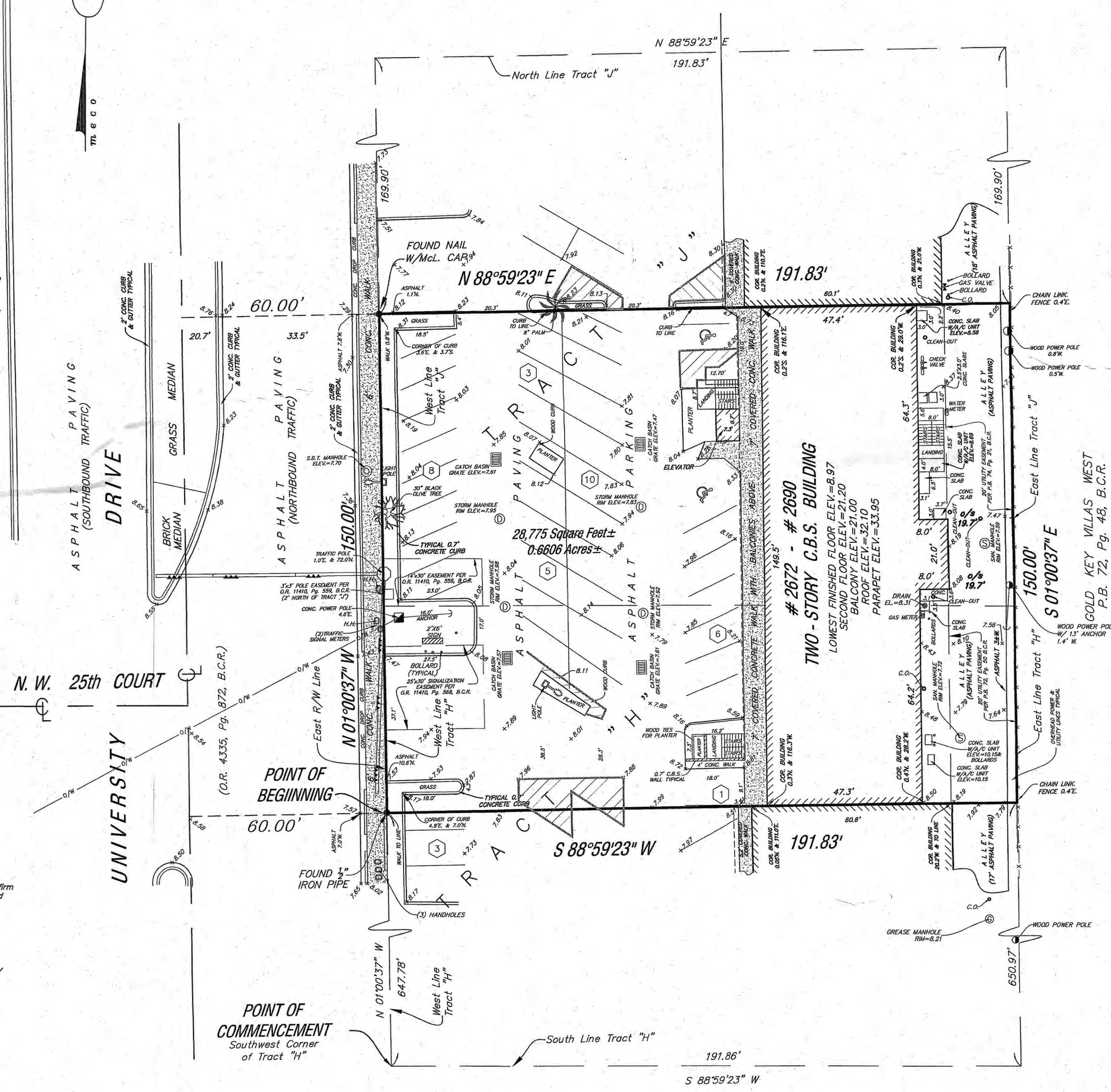
- Restrictions and easements (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), contained in Plat Book 72, at page 50, of the Public Records of Broward County, Florida affects this property and as shown.
- Restrictions, covenants, conditions, easements, dedications and other matters as contained on the Plat of SUNRISE GOLF VILLAGE SECTION TWENTY PART THREE, recorded in Plat Book 74, Page 21, of the Public Records of Broward County, Florida affects this property and as shown.
- Terms, conditions, provisions, easements and obligations of that certain Declaration of Restrictions and Reciprocal Easement Agreement recorded November 20, 1998, in Official Records Book 29008, Page 914 of the Public Records of Broward County, Florida does not affect this property as to this plat.
- Easement filed in Official Records Book 11410, Page 556 of the Public Records of Broward County, Florida affects this property and as shown.
- Easement filed in Official Records Book 11410 Page 559 of the Public Records of Broward County, Florida affects this property and as shown.

NOTES:

- This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- Underground improvements if any not located.
- This drawing is not valid unless sealed with an authorized surveyors seal.
- Boundary survey information does not infer Title or Ownership.
- Reference Bench Mark: Broward County Engineering Department, BM # 1091, Elevation = 10.050 (NGVD29) converted to 8.450 (NAVD83).
- Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: $\text{Elev} = 8.59$
- This property lies in Flood Zone "X", 0.2% Annual Chance of Flood Hazard Per Flood Insurance Rate Map No. 12011C0345 H, Dated: August 18, 2014, Community Panel No. 120328.
- Underground Utility locations shown hereon, if any, are based upon paint marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
- Bearings shown refer to Plat Book 74, Page 21 and assume the North line of Tract "J" as North 88°59'23" East.
- Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>

OFFICE NOTES

FIELD BOOK NO. BSN#3/51 and PRINTS ✓
 JOB ORDER NO. T-6088, U7861, V-7785
 CHECKED BY: _____
 DRAWN BY: DRP, JMM, RDR
 REFERENCE DRAWING: 96-1-026



LEGEND

Δ = CENTRAL ANGLE (DELTA)	MHW = MEAN HIGH WATER
A/C = AIR CONDITIONING	MSC = MISCELLANEOUS
A.K.A. = ALSO KNOWN AS	M.L.P.(C) = METAL LIGHT POLE
AL.P. = ALUMINUM LIGHT POLE	± = MORE AND LESS
ALTA = AMERICAN LAND TITLE ASSOCIATION	NGS = NATIONAL GEODETIC SURVEY
A.O.L. = AREA LENGTH	NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
B.C.R. = BROWARD COUNTY RECORDS	NDVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929)
B.F.P. = BACK FLOW PREVENTOR	NAVD83 = NORTH AMERICA VERTICAL DATUM (1988)
B.H. = BULKHEAD	N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
B. = BASE LINE	NUMBER = NUMBER
C.A.T.V. = CABLE TV TERMINAL OR BOX	O.R.B. = OFFICIAL RECORDS BOOK
CH.C. = CHAIN LINK FENCE	O/S = OFFSET
C.B.S. = CONCRETE, BLOCK AND STUCCO	O/W = OVERHEAD UTILITY LINES
CH. = CENTERLINE OF RIGHT-OF-WAY	PG. = PAGE
CH.BRG. = CHORD BEARINGS	P.B. = PLAT BOOK
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE	P.B.C.R. = PALM BEACH COUNTY RECORDS
C.L.F. = CHAIN LINK FENCE	P.C. = POINT OF CURVE
C.L.P. = CONCRETE LIGHT POLE	P.C.T. = POINT OF CONTROL DEVICE
C.P.L.P. = CONCRETE POWER LIGHT POLE	P.I. = POINT OF INTERSECTION
C.P.P. = CONCRETE POWER POLE	P.I.V. = POST INDICATOR VALVE
CD = COMPANY	P.O.B. = POINT OF BEGINNING
CONC. = CONCRETE	P.O.C. = POINT OF COMMENCEMENT
C/O = CLEAN OUT	P.O.P. = POINT OF REVERSE CURVE
C.R. = CREEP ROOM	P.R.M. = PERMANENT REFERENCE MONUMENT
DESC. = DESCRIPTION FROM FORMER DESCRIPTION	R = RADIIUS
DIA. = DIAMETER	R.C.P. = REINFORCED CONCRETE PIPE
D.B.M. = DIAMETER AT BREAST HEIGHT	R/W = RIGHT-OF-WAY
ELEC. = ELECTRIC	S.B.T. = SOUTHERN BELL TELEPHONE
ELEV. OR EL. = ELEVATION	SV = SEWER VALVE
FL. = FEET	S.H.W. = SEASONAL HIGH WATER LINE
F.H. = FIRE HYDRANT	S.L. = SURVEY LINE
F.D.D.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	TAN. = TANGENT
F.P.L. = FLORIDA POWER AND LIGHT CO.	T.B. = TANGENT BEARING
G.T.M. = GREASE TRAP MANHOLE	W.M. = WATER METER
H.H. = HAND HOLE	W.F. = WET FACE OF BULKHEAD
I.C.V. = IRRIGATION CONTROL VALVE	W.F. = WET FACE OF CAP
IRV. = IRRIGATION CONTROL VALVE	W.L.P. = WOOD STREET LIGHT POLE
LB = LICENSE BUSINESS	W.P.S. = WOOD POWER STREET LIGHT POLE
MAR. = MAGNET	W.P.P. = WOOD POWER POLE
M.D.C.E. = MIAMI DADE COUNTY RECORDS	W/M.C. CAP = WITH McLAUGHLIN ENGINEERING CO. CAP
MEAS. = FIELD MEASURE	W/M.C. = WITH WITNESS CAP # 285
Ⓟ = PARKING SPACES	Ⓡ = HANDICAPPED PARKING SPACE

CERTIFIED TO:
 MZS GROUP 5 LLC
 Priority Title, Inc.
 Fidelity National Title Insurance Company

CERTIFICATION

We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-1705 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

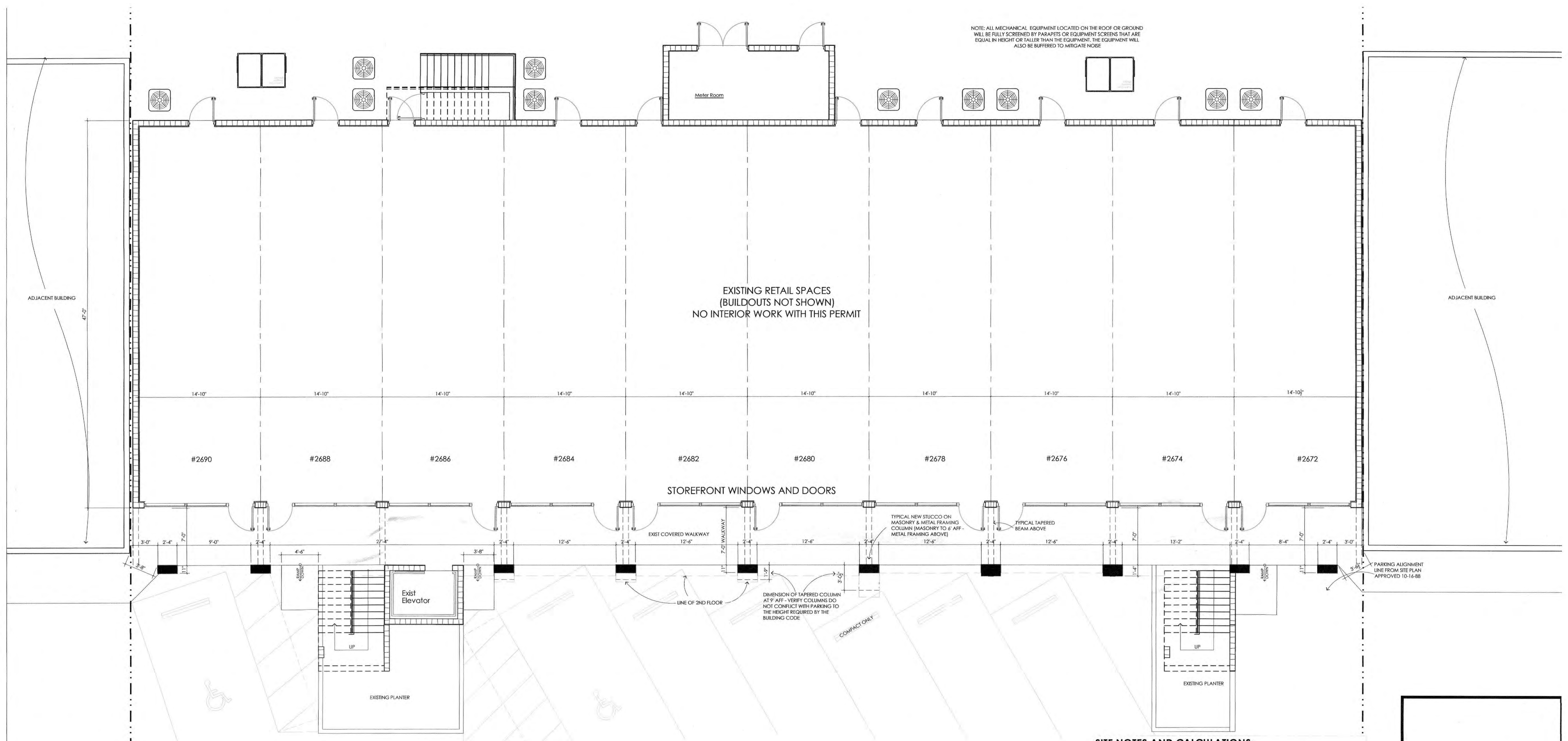
Dated at Fort Lauderdale, Florida, this 18th day of January, 2002.
 Resurveyed this 17th day of January, 2013.
 Resurveyed this 15th day of May, 2023.

Digitally signed by Jerald A McLaughlin:AO14 10C00000177F88 B6A11000174C4 Date: 2023.06.30 10:51:22 -04'00'



McLAUGHLIN ENGINEERING COMPANY
 JERALD A. McLAUGHLIN
 Registered Land Surveyor No. 5269
 State of Florida.

NOTE: ALL MECHANICAL EQUIPMENT LOCATED ON THE ROOF OR GROUND WILL BE FULLY SCREENED BY PARAPETS OR EQUIPMENT SCREENS THAT ARE EQUAL IN HEIGHT OR TALLER THAN THE EQUIPMENT. THE EQUIPMENT WILL ALSO BE BUFFERED TO MITIGATE NOISE



NOTE: EXISTING PARKING SHOWN FOR REFERENCE ONLY
 NO SITE WORK INCLUDED WITH THIS APPLICATION
 A SEPARATE RESTRIPING PERMIT WILL BE REQUIRED IF STRIPING MODIFICATIONS ARE REQUIRED TO ALIGN PARKING SPACES WITH FACADE IMPROVEMENTS

1st Floor Plan
 SCALE: 3/16" = 1'-0"

SITE NOTES AND CALCULATIONS:

TOTAL SITE AREA =	32,759 SF	= 0.8 ACRES
ZONING DESIGNATION	B-3	GENERAL BUSINESS DISTRICT
DEVELOPMENT REGULATIONS:	REQUIRED	PROVIDED
MAX BUILDING HEIGHT	250 FT	
MINIMUM PLOT AREA	150'Wx200'D	150'Wx191.83'D
BUILDING LOT COVERAGE	EXISTING 7403 SF	PROPOSED 8478 SF
LOT COVERAGE (35% MAX)	23%	26%
FIRST FLOOR AREA	7338 SF	7338 SF
2ND FLOOR AREA	7237 SF	7237 SF
TOTAL FLOOR AREA	14575 SF	14575 SF
FLOOR AREA RATIO (.50 MAX)	0.44	0.44

REVISIONS	DESCRIPTION

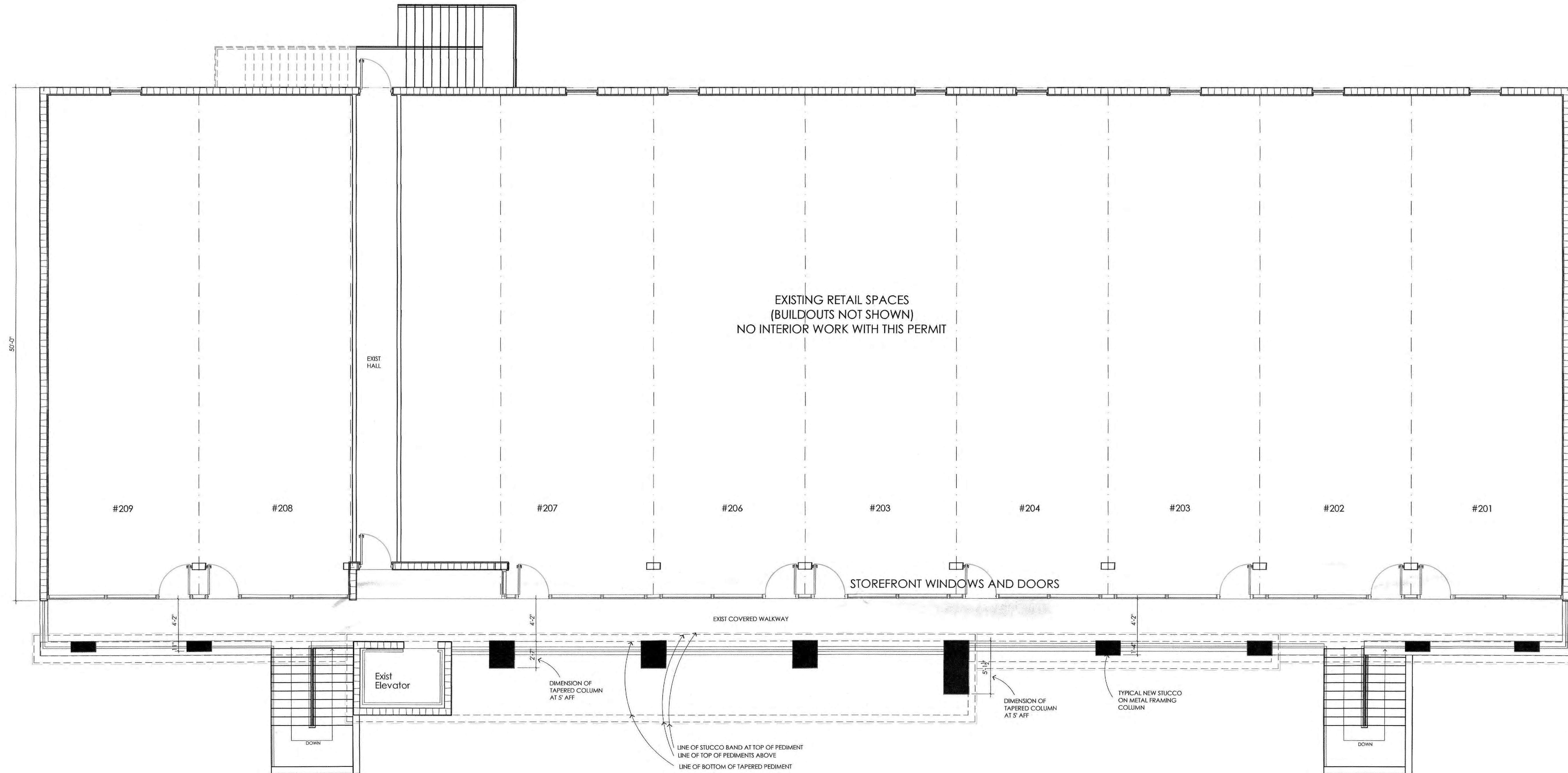
S H BRANDT AND ASSOCIATES
 5010 N FEDERAL HIGHWAY LIGHTHOUSE POINT, FL 33064 phone: (954) 564-2111
 AA 0003241 website: SHBrandt.com Email: info@shbrandt.com



MINYAN PLAZA NORTH
 2670-2690 N University Drive
 Sunrise, FL

1st Floor Plan

STEPHEN H BRANDT
 DATE 03/10/24
 JOB NUMBER 223362
 SHEET A1.1
 OF SIX SHEETS
 03/10/24
 FLORIDA AR 0013352



2nd Floor Plan
SCALE: 3/16" = 1'-0"



REVISIONS

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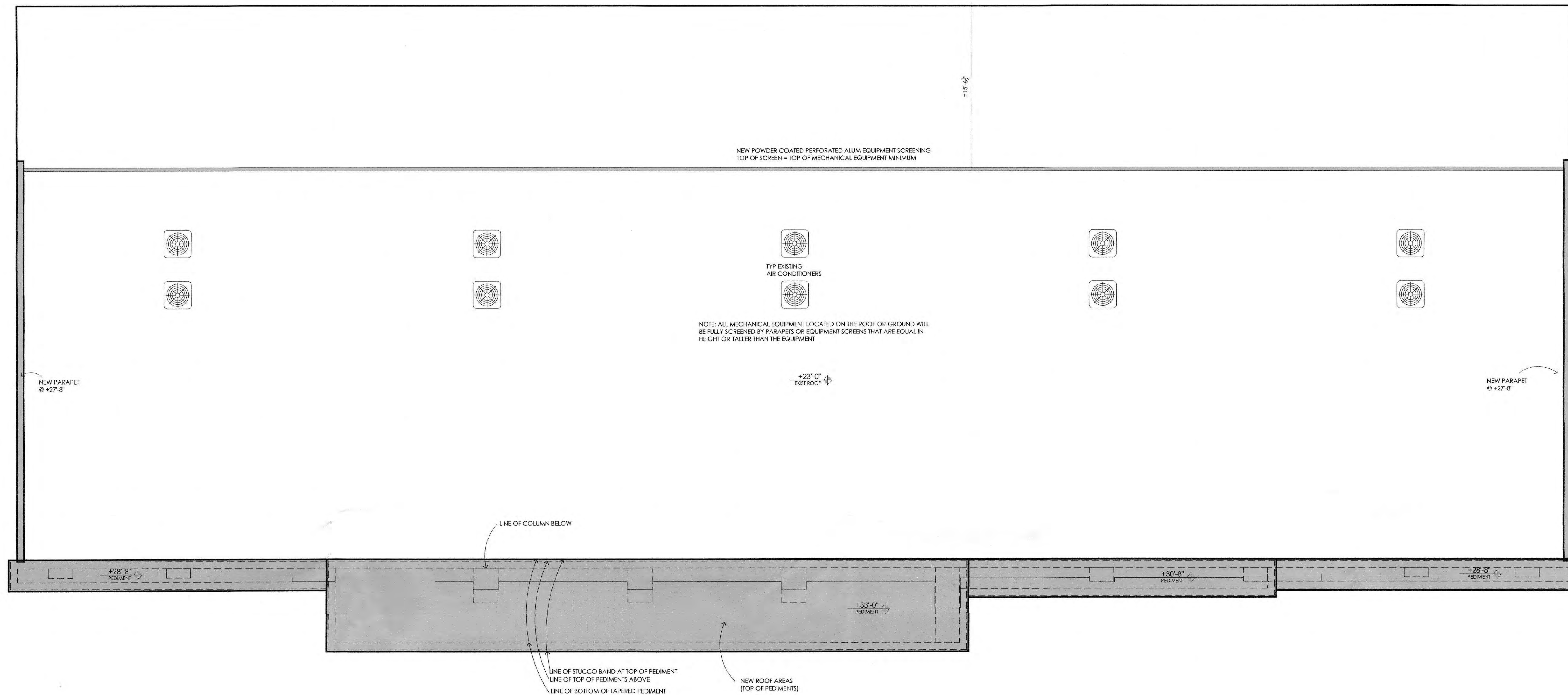
MINYAN PLAZA NORTH
 2670-2690 N University Drive
 Sunrise, FL

2nd Floor Plan

STEPHEN H BRANDT

 03/10/24
 FLORIDA AR 0013352

DATE	03/10/24
JOB NUMBER	223362
SHEET	A1.2
OF SIX SHEETS	



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

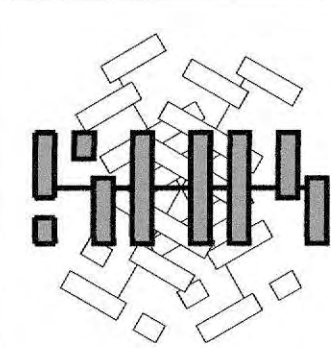


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**MINYAN PLAZA
NORTH**
2670-2690 N University Drive
Sunrise, FL

Roof Plan

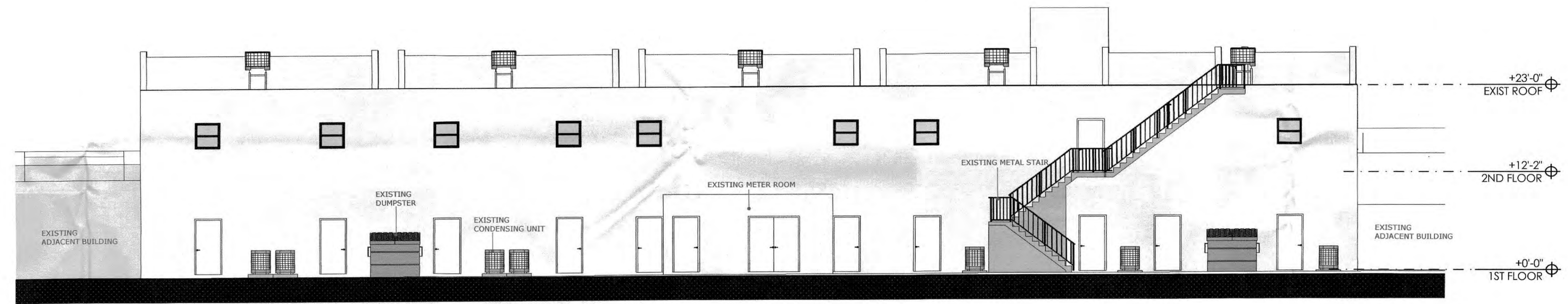
STEPHEN H BRANDT
03/10/24
FLORIDA AR 0013352

DATE 03/10/24
JOB NUMBER 223362
SHEET
A1.3
OF SIX SHEETS

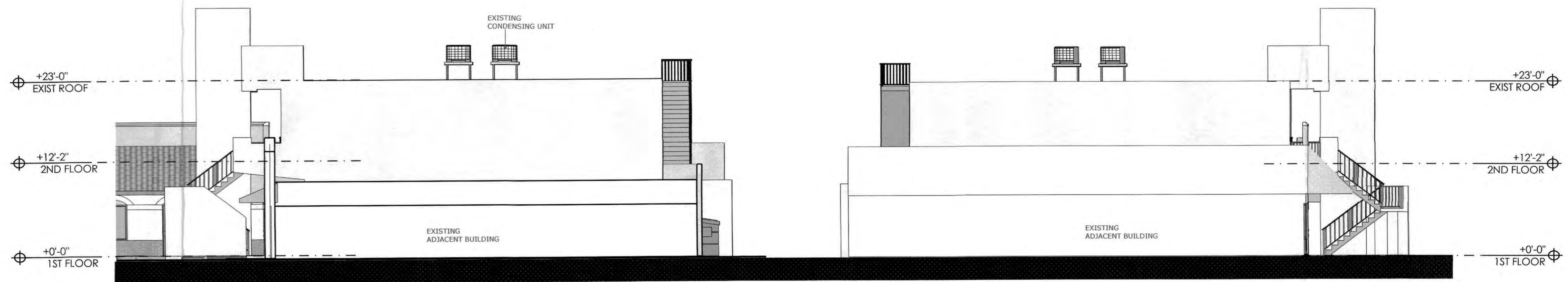
NOTE: REMOVE ALL SLOPED SHINGLED ROOFS AND ASSOCIATED WING WALLS AND PARAPETS



West Elevation
1/8" = 1'-0"



East Elevation
1/8" = 1'-0"

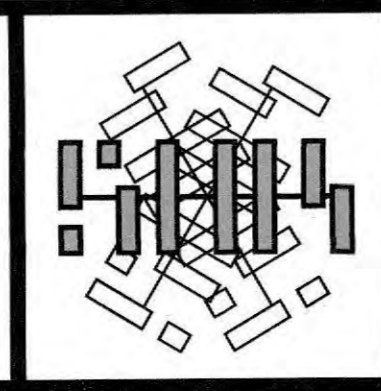


South Elevation
1/8" = 1'-0"

North Elevation
1/8" = 1'-0"

REVISIONS	

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MINYAN PLAZA NORTH
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Existing Elevations

STEPHEN H BRANDT

 3-10-24
 FLORIDA AR 0013352

DATE 3-10-24
 JOB NUMBER 223362
 SHEET A2.1 OF SIX SHEETS

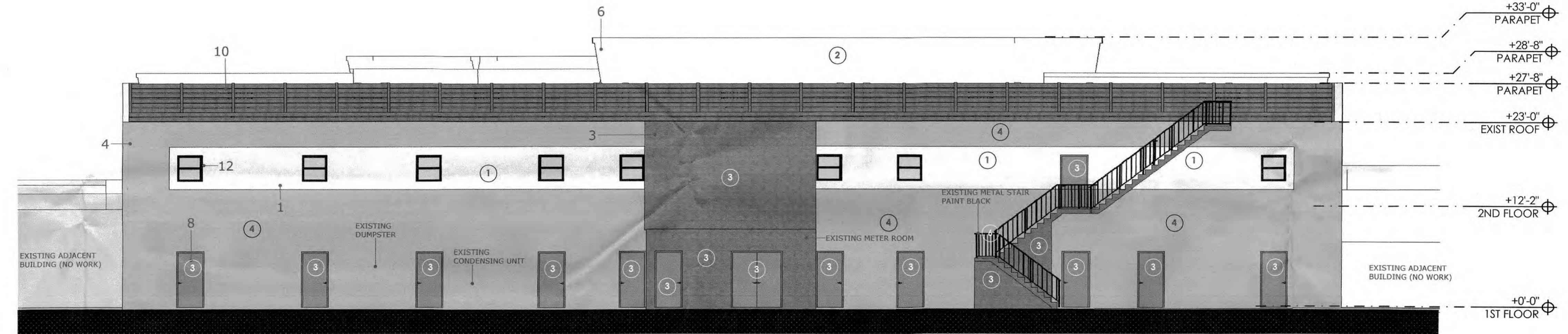
ELEVATION MATERIALS:

MARK	DESCRIPTION	COLOR
1	TEXTURED STUCCO (SKIP TROWEL)	BODY 1
2	TEXTURED STUCCO (SKIP TROWEL)	BODY 2
3	TEXTURED STUCCO (SKIP TROWEL)	BODY 3
4	TEXTURED STUCCO (SKIP TROWEL)	BODY 4
5	TEXTURED STUCCO (SKIP TROWEL)	BODY 5
6	PEDIMENT FLOAT FINISH	BODY 2
7	STOREFRONT DOORS & WINDOWS	BRONZE FRAME/CLEAR GLASS
8	EXISTING FLUSH DOOR	BODY 3
9	ALUMINUM RAILING	BRONZE
10	ALUMINUM MECH. EQUIPMENT SCREEN	BRONZE POWDER COATED ALUM TO BE DETERMINED
11	SIGNAGE (SEPARATE PERMIT)	BRONZE FRAME/CLEAR GLASS
12	WINDOW	

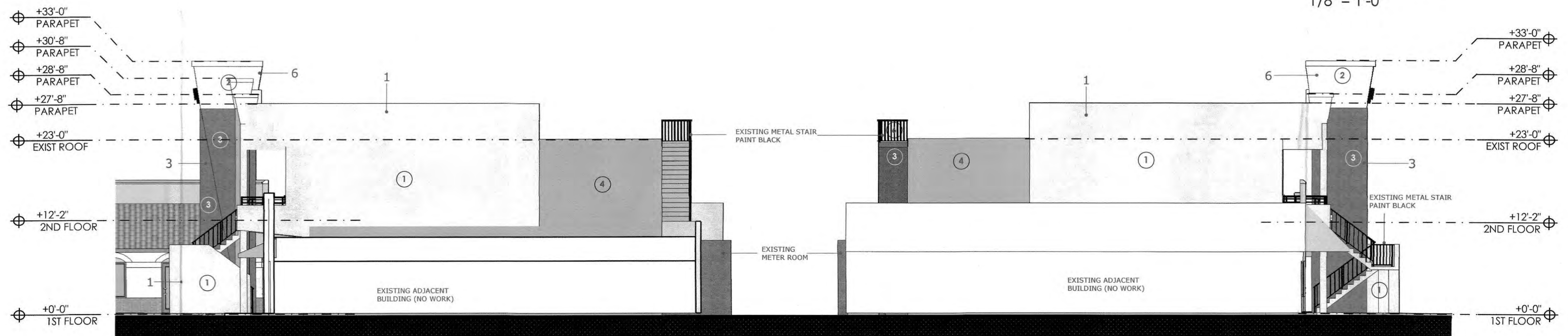
NOTE: ALL SIGNS REQUIRE A SEPARATE REVIEW, APPROVAL AND BUILDING PERMIT (NOT PART OF THIS APPROVAL)



West Elevation
1/8" = 1'-0"



East Elevation
1/8" = 1'-0"



South Elevation
1/8" = 1'-0"

North Elevation
1/8" = 1'-0"

Body color 1
Sherwin-Williams
SW 6695 Middy

Body color 2
Sherwin-Williams
SW 6147 Panda White

Body color 3
Sherwin-Williams
SW 9164 Illusive Green

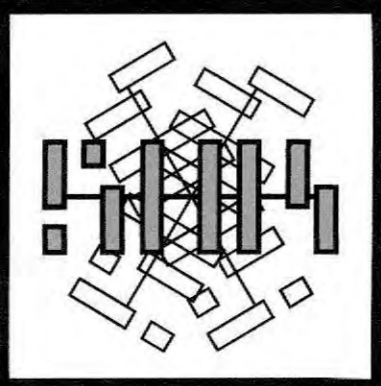
Body color 4
Sherwin-Williams
SW 9164 Illusive Green/50 %

Body color 5
Sherwin-Williams
SW 6507 Resolute Blue

Black Color 6
Sherwin-Williams
SW 6993 Black of Night

REVISIONS	DESCRIPTION

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Proposed Elevations

STEPHEN H BRANDT
DATE 3-10-24
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SHEET A2.2 OF SIX SHEETS
3-10-24 FLORIDA AR 0013352