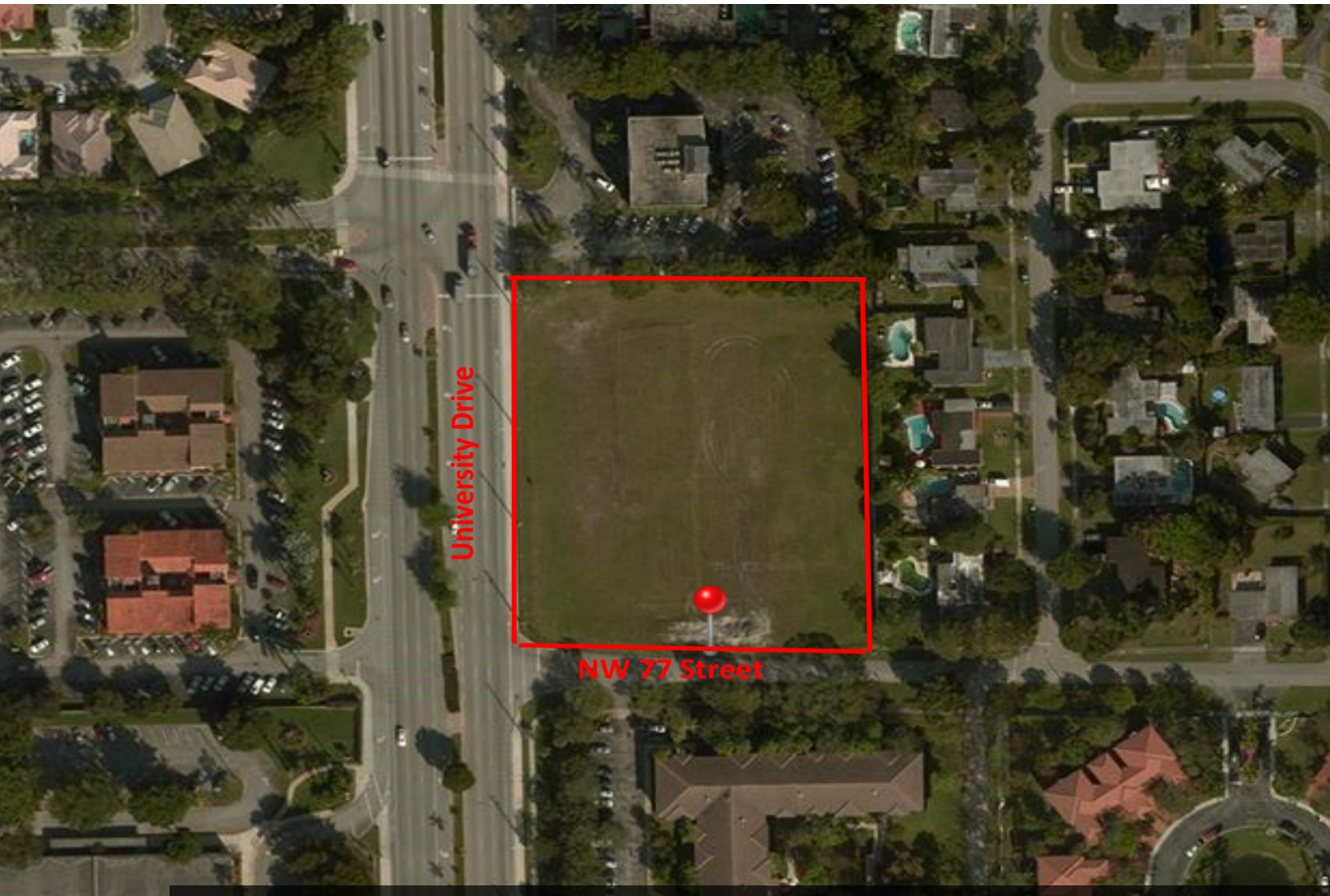


FOR SALE VACANT LAND



2.28 Acres-Tamarac, FL Office/Retail Site

7700 N. UNIVERSITY DRIVE, FORT LAUDERDALE, FLORIDA



PAD READY FOR CONSTRUCTION

KW COMMERCIAL
11420 N. Kendall Dr.,
Ste. 207
Miami, FL 33176

PRESENTED BY:

PAUL L. WHITE
Managing Director
O: 305.270.0710
paulwhite@plwa.biz

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$3,100,000
LOT SIZE:	2.28 Acres
ZONING:	MU-N Mixed Use-Neighborhood
MARKET:	Central Broward
SUBMARKET:	Tamarac
TRAFFIC COUNT:	45,000

PROPERTY OVERVIEW

This 2.28 acre vacant parcel is ready to build. The property is zoned MU-N Mixed Use neighborhood was previously prepared with 4 pads for single story medical offices. Access is possible from both north and south bound lanes of N. University Drive. A seven foot concrete block wall separates the parcel from the residences at the rear. Great opportunity for offices or retail.

PROPERTY HIGHLIGHTS

- Zoned MU-N Mixed Use neighborhood
- Four filled pads on site
- 2.28 acres
- Approved for 17,850 SF of building
- Near University Medical Center
- Curb cut for access
- 6 foot wall concrete block wall separating it from rear adjacent properties

Confidentiality & Disclaimer

FORT LAUDERDALE, FL

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Miami, FL in compliance with all applicable fair housing and equal opportunity laws.

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Additional Photos



TAMARAC OFFICE/RETAIL SITE

PROPERTY INFORMATION

1

PROPERTY_DESCRIPTION7700THE_PALMS-3.31.22.PDF

PROPERTY DESCRIPTION

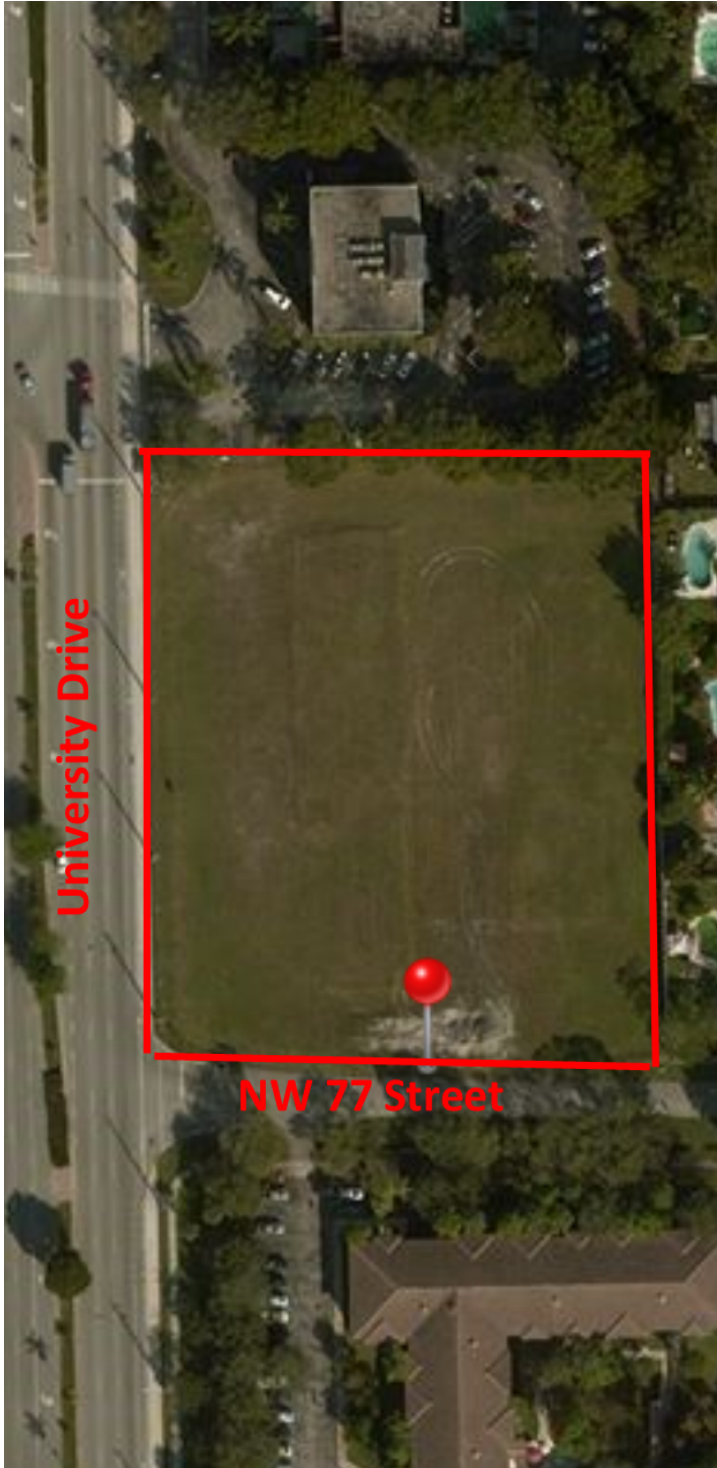
TAX REPORT

TAX REPORT

Development Site
Vacant Land
7700-7720 N. University Drive
Tamarac, FL 33308

- Future Use:** This property is ideal for future development being centrally located on a major commercial roadway in central Broward County. The land was previously approved for four medical office buildings.
- Location:** This corner property is six tenths of a mile north of W. McNab Road and 1.6 miles south of Atlantic Boulevard. The property has approximately 315 feet of frontage on University Drive which is a divided 6 lane road with a median cut allowing access to the property from the north and is a commercial artery traversing all of Broward County. The Sawgrass Expressway is 5.7 miles to the north or 5.2 miles to the west by way of Commercial Boulevard. The Florida Turnpike is approximately 5 miles from this location. The property is close to West Broward cities of Coral Springs, North Lauderdale, Sunrise, Lauderdale, and Margate. An office building is on the north side of the property. On the south side the property has approximately 268 feet of frontage. The property is in the city limits of Tamarac.
- Land Size:** Approximately 99,299 square feet or 2.28 acres
- Improvements:**
- Land is filled to grade ready to build 4 proposed medical office buildings totaling 17,850 square feet
 - Seven foot finished concrete & stucco block wall on the east side of property as a buffer from the residential neighborhood.
- Zoning:** MU-N Mixed Use Neighborhood
- Parcel ID Number:** 494103150240
494103150250
- Folio Number:** 9103150240
9103150250
- Water Service:** City of Tamarac
- Sewer:** City of Tamarac
- Electrical Service:** Florida Power & Light Company
- Trash Pickup:** Private Trash pick up service
- Real Estate Taxes:** \$13,930.57 for 2012

Property Description



PROPERTY OVERVIEW

This 2.28 acre vacant parcel is ready to build. The property is zoned MU-N Mixed Use neighborhood was previously prepared with 4 pads for single story medical offices. Access is possible from both north and south bound lanes of N. University Drive. A seven foot concrete block wall separates the parcel from the residences at the rear. Great opportunity for offices or retail.

LOCATION OVERVIEW

This corner property is six tenths of a mile north of W. McNab Road and 1.6 miles south of Atlantic Boulevard. The property has approximately 315 feet of frontage on University Drive which is a divided 6 lane road with a median cut allowing access to the property from the north and is a commercial artery traversing all of Broward County. The Sawgrass Expressway is 5.7 miles to the north or 5.2 miles to the west by way of Commercial Boulevard. The Florida Turnpike is approximately 5 miles from this location. The property is close to West Broward cities of Coral Springs, North Lauderdale, Sunrise, Lauderhill, and Margate. An office building is on the north side of the property. On the south side the property has approximately 268 feet of frontage. The property is in the city limits of Tamarac.



PROPERTY INFORMATION

PID # 4941-03-15-0240

Property Type: Commercial

Property Address:

N UNIVERSITY DR

TAMARAC, FL 33321

Current Owner:

TEGAL PALMS INC

Tax Mailing Address:

333 SE 2ND AVE STE 3200

MIAMI, FL 33131-2191

Use Code: 10 / VACANT COMMERCIAL

Total Land Area:

0.9081 acres / 39,555 sf

Land Areas:

1. Vacant Commercial (10)

Waterfront: No - 55

Subdivision:

LYONS COMMERCIAL SUB 3

Census Tract/Block: 020406 / 3014

Twn: 49E / Rng: 41S / Sec: 03

Block: / Lot:

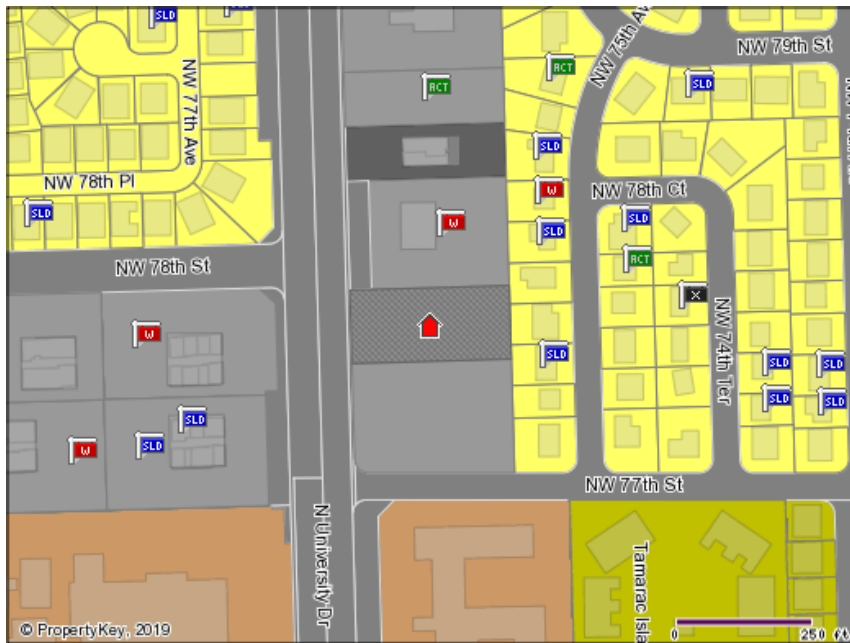
Latitude: 26.218197

Longitude: -80.251999

Legal Description:

LYONS COMMERCIAL SUB NO 3 76-31 B

LOT 24 BLK 11

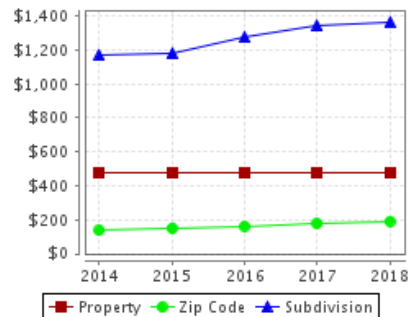


© PropertyKey, 2019

■ Residential ■ Agricultural ■ Government ■ Water ■ Active ■ Sold ■ Pending ■ Withdrawn ■ Expired
■ Commercial ■ Industrial ■ Other ■ Condo

VALUE INFORMATION

	2014	2015	2016	2017	2018
Building Value:	\$3,600	\$3,600	\$0	\$0	\$0
Ag Value:					
Land Value:	\$474,660	\$474,660	\$474,660	\$474,660	\$474,660
Just Market Value:	\$478,260	\$478,260	\$474,660	\$474,660	\$474,660
Percent Change:	- n/a -	0%	-0.75%	0%	0%
Total Assessed Value:	\$478,260	\$478,260	\$474,660	\$474,660	\$474,660
Homestead Exemption:	NO	NO	NO	NO	NO
Total Exemptions:	\$0	\$0	\$0	\$0	\$0
Taxable Value:	\$478,260	\$478,260	\$474,660	\$474,660	\$474,660
Total Tax Amount:	\$11,209.25	\$11,046.02	\$10,702.37	\$10,442.67	\$10,298.82



Taxing District(s): 3112 - TAMARAC

BUILDING INFORMATION

No buildings on this property.

FLOOD ZONE DETAILS

Zone	Description	Panel #	Publication Date
X	Area that is determined to be outside the 1% and 0.2% chance floodplains.	12011C0335H	08/18/2014

Source: FEMA National Flood Hazard Layer (NFHL), updated 02/22/2019



PROPERTY INFORMATION

PID # 4941-03-15-0250

Property Type: Commercial

Property Address:

7740 N UNIVERSITY DR

TAMARAC, FL 33321

Current Owner:

TEGAL PALMS INC

Tax Mailing Address:

333 SE 2ND AVE STE 3200

MIAMI, FL 33131-2191

Use Code: 10 / VACANT COMMERCIAL

Total Land Area:

1.3715 acres / 59,744 sf

Land Areas:

1. Vacant Commercial (10)

Waterfront: No - 54

Subdivision:

LYONS COMMERCIAL SUB 3

Census Tract/Block: 020406 / 3014

Twn: 49E / **Rng:** 41S / **Sec:** 03

Block: / **Lot:**

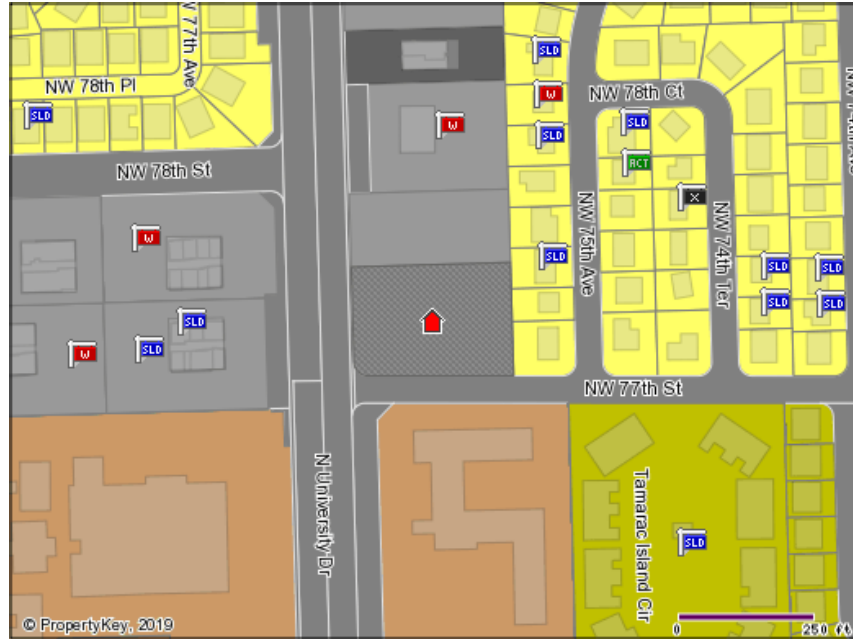
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Longitude: -80.251983

Legal Description:

LYONS COMMERCIAL SUB NO 3 76-31 B

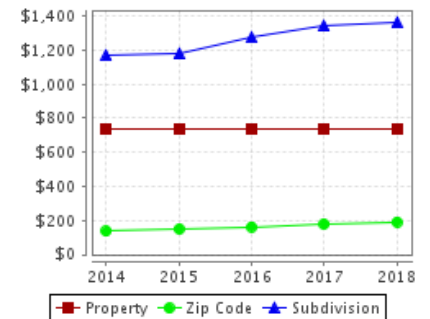
LOT 25 BLK 11



© PropertyKey, 2019
 Residential Agricultural Government Water Condo
 Commercial Industrial Other RCT Active SLD Sold PND Pending W Withdrawn X Expired

VALUE INFORMATION

	2014	2015	2016	2017	2018
Building Value:	\$5,700	\$5,700	\$5,700	\$5,700	\$5,700
Ag Value:					
Land Value:	\$731,860	\$731,860	\$731,860	\$731,860	\$731,860
Just Market Value:	\$737,560	\$737,560	\$737,560	\$737,560	\$737,560
Percent Change:	- n/a -	0%	0%	0%	0%
Total Assessed Value:	\$631,620	\$694,780	\$737,560	\$737,560	\$737,560
Homestead Exemption:	NO	NO	NO	NO	NO
Total Exemptions:	\$0	\$0	\$0	\$0	\$0
Taxable Value:	\$631,620	\$737,560	\$737,560	\$737,560	\$737,560
Total Tax Amount:	\$15,717.80	\$16,462.90	\$16,718.36	\$16,317.48	\$16,096.65



Taxing District(s): 3112 - TAMARAC

BUILDING INFORMATION

No buildings on this property.

FLOOD ZONE DETAILS

Zone	Description	Panel #	Publication Date
X	Area that is determined to be outside the 1% and 0.2% chance floodplains.	12011C0335H	08/18/2014

Source: FEMA National Flood Hazard Layer (NFHL), updated 02/22/2019

TAMARAC OFFICE/RETAIL SITE

LOCATION INFORMATION

2

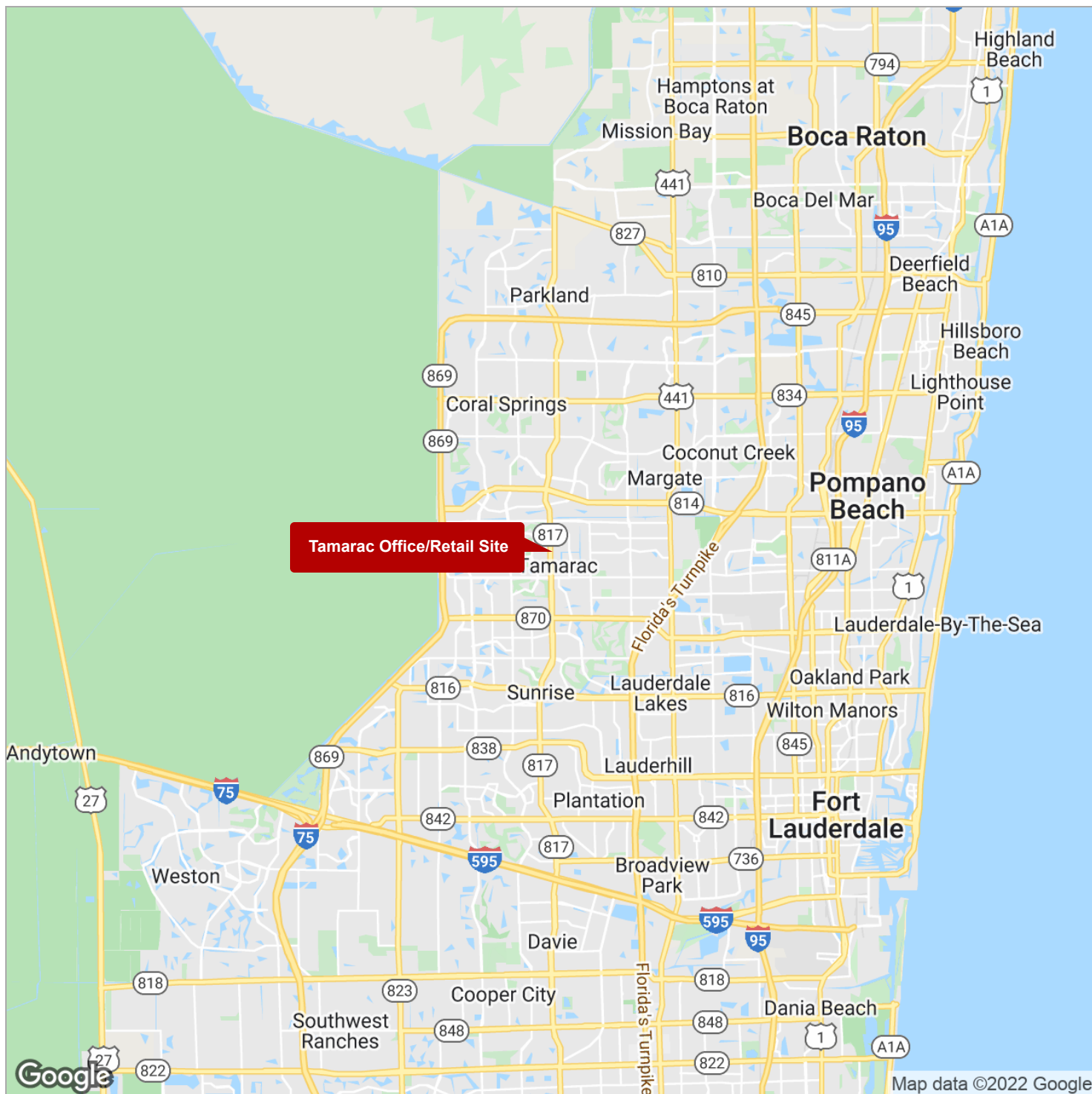
REGIONAL MAP

LOCATION MAPS

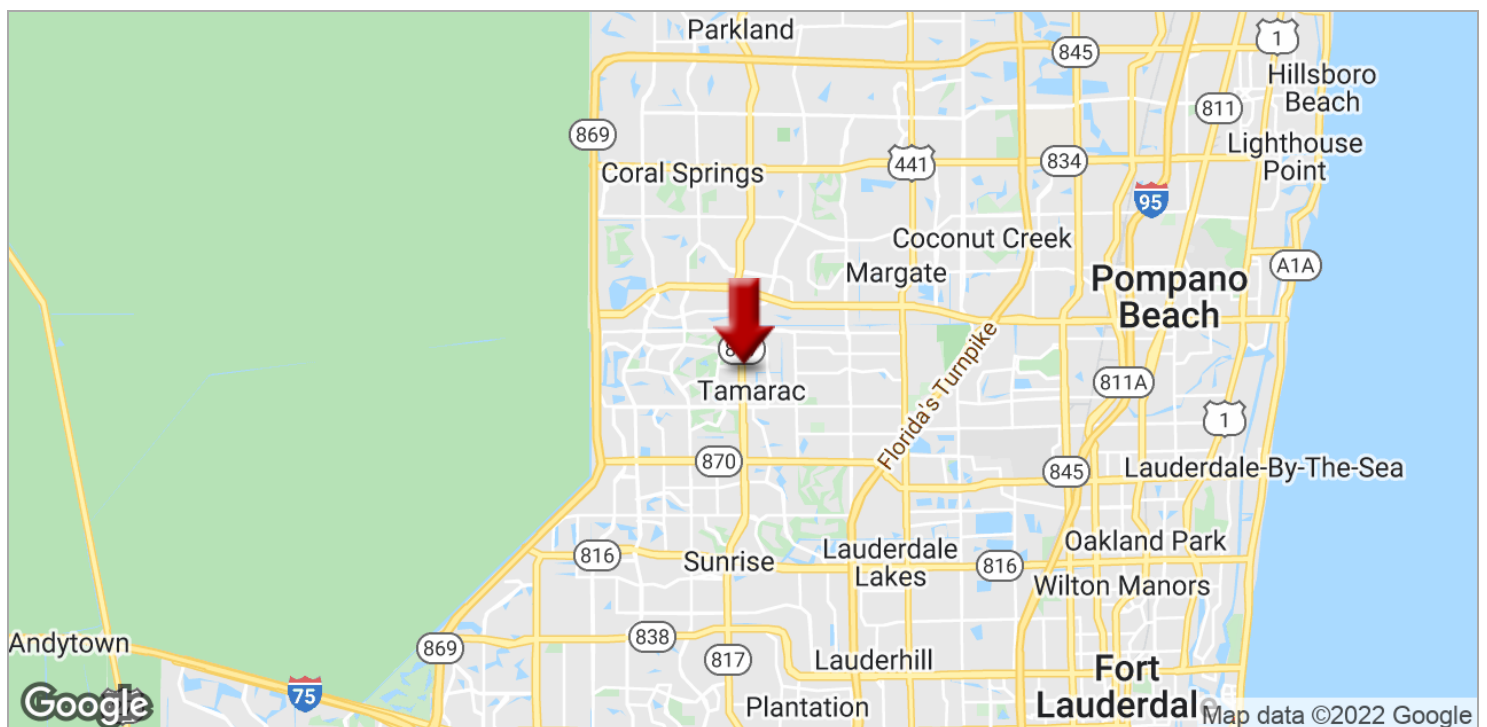
PICTOMETRY

AERIAL MAP

Regional Map



Map of Tamarac, Florida, showing the location of the Tamarac Community Center. A red arrow points to the intersection of NW 77th St and NW 80th Ave. The map includes labels for various streets such as NW 80th St, NW 78th St, NW 77th St, NW 76th St, NW 75th St, NW 74th St, NW 73rd St, NW 72nd St, NW 71st Ave, NW 70th Ave, NW 68th Ave, NW 67th Ave, NW 66th Terrace, NW 83rd Ave, NW 80th Ave, and NW 80th Pl. The Tamarac logo is visible in the bottom left corner, and the Google logo is in the bottom right corner.

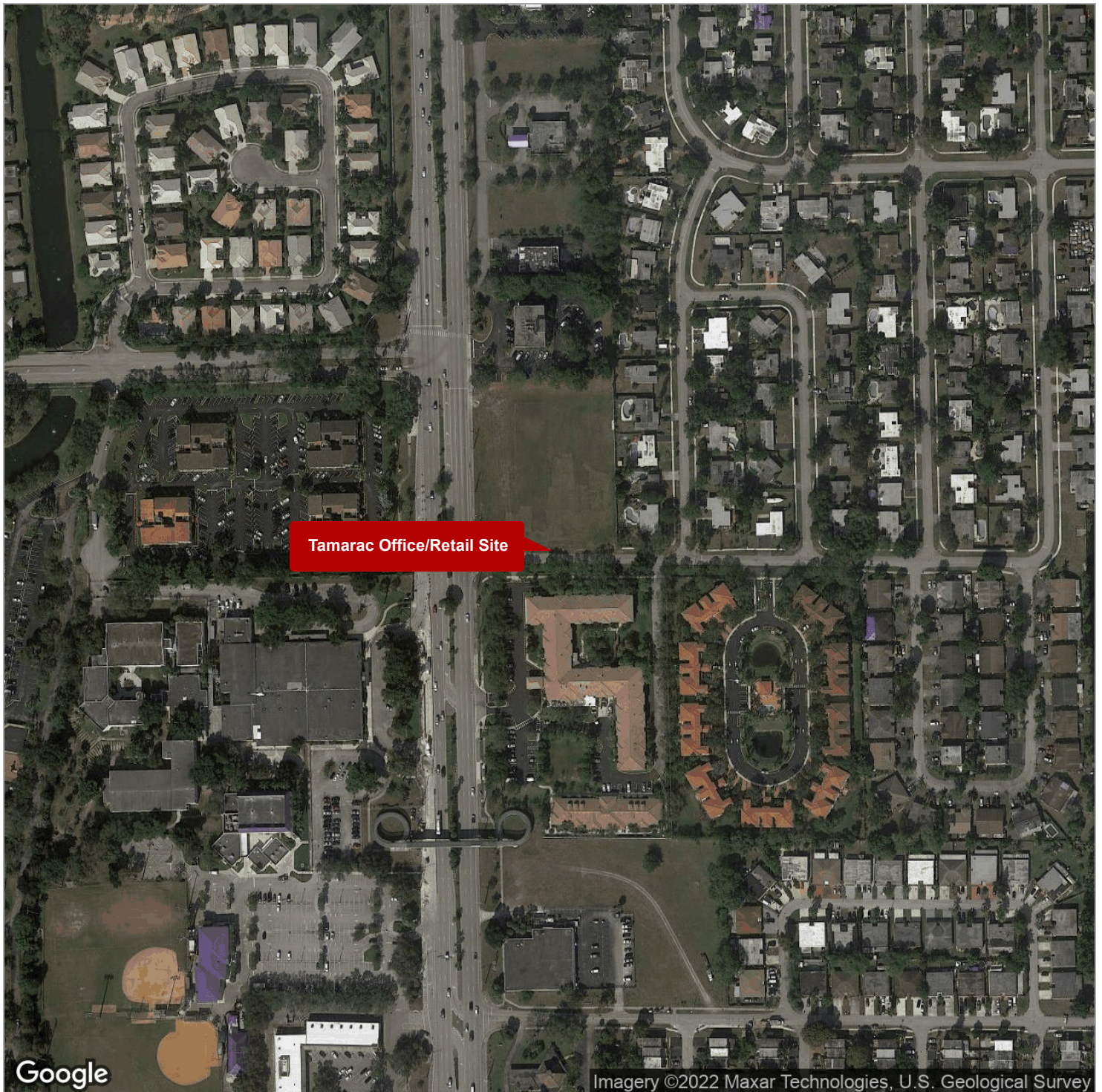


Pictometry



© 2015 Pictometry

Aerial Map



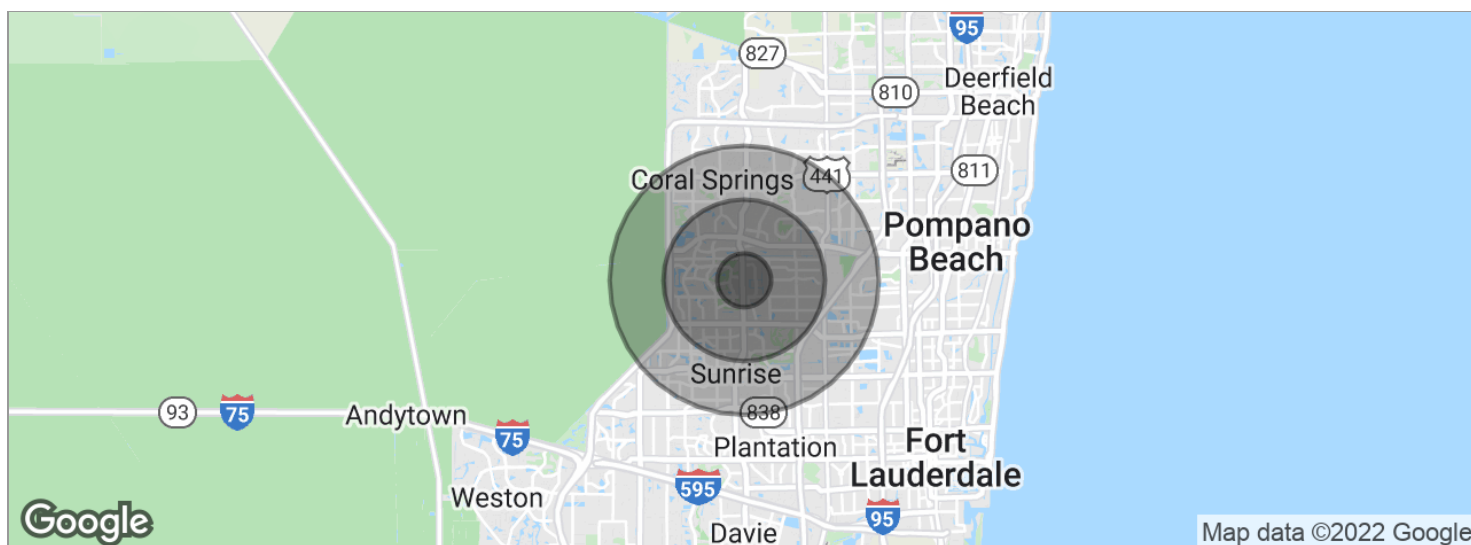
TAMARAC OFFICE/RETAIL SITE

DEMOGRAPHICS

3

DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,042	167,370	411,923
Median age	42.0	40.8	39.8
Median age (male)	42.0	39.2	37.9
Median age (Female)	41.5	42.2	41.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,635	64,414	158,850
# of persons per HH	2.6	2.6	2.6
Average HH income	\$64,050	\$62,474	\$59,690
Average house value	\$228,813	\$241,971	\$225,214

* Demographic data derived from 2010 US Census

TAMARAC OFFICE/RETAIL SITE

ADDITIONAL INFORMATION

4

TRAFFIC COUNT MAP

PROPOSED SITE PLAN

LAND SURVEY MAP

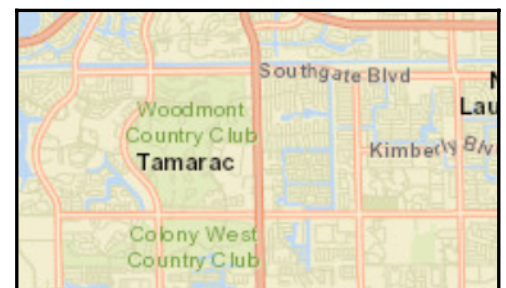
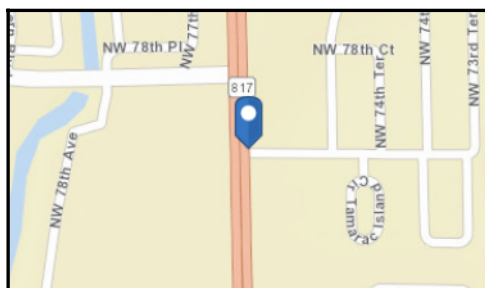
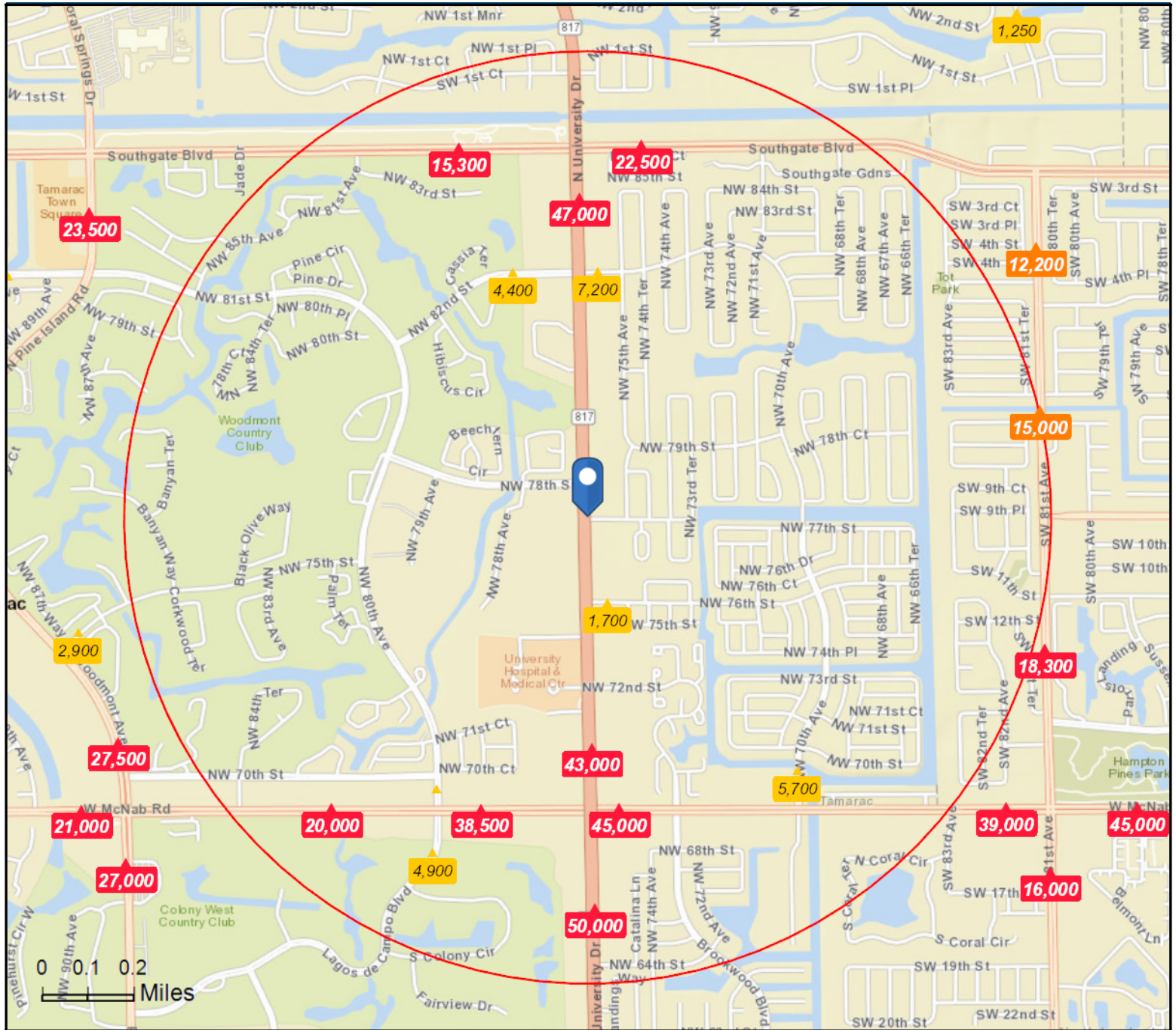
ZONING DESCRIPTION

ENVIRONMENTAL REPORT

Traffic Count Map

7700 N University Dr, Fort Lauderdale, Florida, 33321
Rings: 1 mile radii

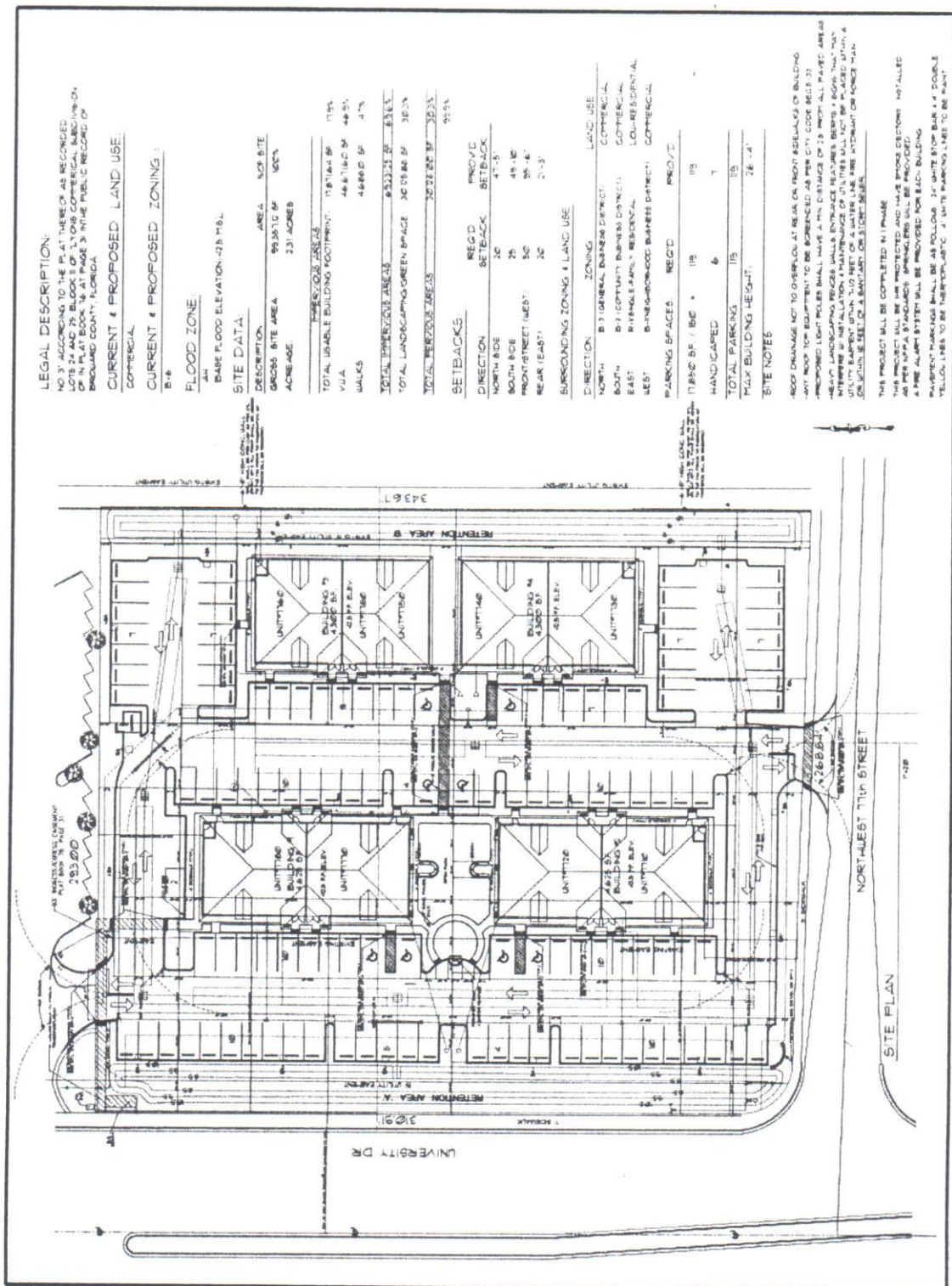
Prepared by Esri
Latitude: 26.21744
Longitude: -80.25247



Source: ©2019 Kalibrate Technologies (Q4 2018).

March 21, 2019

Proposed Site plan
The Palms Medical Campus



FOR: COURTYARD PROPERTIES

(2.28 hrs)

POWER & LIGHT (FPL) LOCATIONS SHOWN HEREON ARE BASED ON FIELD LOCATION OF SURFACE MARKINGS THAT WERE PROVIDED BY OTHERS. ALL EASEMENTS ARE PER THE PLAT OF LYONS COMMERCIAL SUBDIVISION NO. 3 (see 7A, DG. 31 B.C.R.) UNLESS NOTED OTHERWISE.

NOT VALID UNLESS SEALED WITH
AN EMBOSSED SURVEYOR'S SEAL

[illegible]

10-3.2 Table of Allowed Uses

Table 10-3.1: Allowed Uses, lists the uses allowed within all base zoning districts. Each listed use is defined in Article 10-6, *Rules of Interpretation and Definitions*.

(A) **Table Abbreviations**

- (1) **Permitted Uses** "P" in a cell in Table 10-3.1: Allowed Uses, indicates that the use is allowed by right. Permitted uses are subject to all other applicable regulations of this Code, including the use-specific standards in §10-3.3, *Use-Specific Standards*, the dimensional standards in Article 2: *Zoning District*, and the requirements of Article 4: Development and Design Standards. Permitted uses may be approved pursuant to the applicable procedures under Article 5: *Administration*.
 - (2) **Special Exception Uses** "SE" in a cell in Table 10-3.1: Allowed Uses, indicates that the use is allowed in the respective zoning district only if reviewed and approved in accordance with the procedures of §10-5.4(G), *Special Exception*. Special exception uses are subject to all other applicable regulations of this Code, including the use-specific standards in §10-3.3, *Use-Specific Standards*, the dimensional standards in Article 2 *Zoning Districts*, and the requirements of Article 4: *Development and Design Standards*.
 - (3) **Prohibited Uses**. A blank cell in Table 10-3.1: Allowed Uses, indicates that the land use is prohibited in that zoning district.
 - (4) **Accessory Uses** "A" in a cell in Table 10-3.1: Allowed Uses, indicates that the land use is allowed in that zoning district only if it is incidental and subordinate to a permitted primary use of the land in that district (i.e., a P or SE use that has been approved for the site), and subject to compliance with the applicable standards in §10-3.4, *Accessory Uses and Structures*.
 - (5) **Temporary Uses** "T" in a cell in Table 10-3.1: Allowed Uses, indicates that the use is permitted in that zoning district for a temporary amount of time and only after approval of a Temporary Use Permit (§10-5.4(K)) and subject to compliance with the applicable standards in §10-3.5, *Temporary Uses and Structures*.
- (B) **Use Categorization**. In Table 10-3.1: Allowed Uses, land uses and activities are classified into general "use categories" and specific "use types" based on common functional, product, or physical characteristics such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. This classification provides a systematic basis for assigning present and future land uses into appropriate zoning districts. This classification does not list every use or activity that may appropriately exist within the categories. Certain uses may be listed in one category when they may reasonably have been listed in one or more other categories. The use categories are intended merely as an indexing tool and are not regulatory.
- (C) **Use-Specific Standards**. Regardless of whether a use is allowed by right or as a special exception, additional standards may be applicable to the use. Use-specific standards are noted through a cross-reference in the last column of the table. Cross-references refer to §10-3.3, *Use-Specific Standards*. These standards apply in all districts unless otherwise specified.
- (D) **Use for Other Purposes Prohibited**. Approval of a use listed in Table 10-3.1: *Allowed Uses*, and compliance with the applicable use-specific standards for that use authorizes that use only. Development or use of a property for any other use not specifically allowed in Table 10-3.1: Allowed Uses, and approved under the appropriate process is prohibited.
- (E) **Classification of New and Unlisted Uses**. When application is made for a use category or use type that is not specifically listed in Table 10-3.1, the following procedure shall be followed:
- (1) The Director shall provide an interpretation as to the use category and/or use type into which such use should be placed. In making such interpretation, the Director shall consider its potential impacts,

including, but not limited to: the nature of the use and whether it involves dwelling activity; sales; processing; type of product, storage and amount, and nature thereof; enclosed or open storage; anticipated employment; transportation requirements; the amount of noise, odor, fumes, dust, toxic material, and vibration likely to be generated; and the general requirements for public utilities such as water and sanitary sewer. When considering an unlisted use in any zoning district as part of an interpretation, the Director shall also determine whether additional use-specific standards are necessary in addition to the standards in this Code.

- (2) Any such interpretation shall be made available to the public and shall be binding on future decisions of the City until the Director makes a different interpretation or this Development Code is amended to treat the use differently.
- (3) On interpreting an unlisted use as allowed in a zoning district, and finding that the use is likely to be common or would lead to confusion if it remains unlisted, the Director may initiate an application for a text amendment to this Code in accordance with § 10-5.4(D), *Amendment to Text of Development Code*, to list the use in Table 10-3.1: *Allowed Uses*, as a permitted use or special exception use, as appropriate. Until final action is taken on the amendment application, the interpretation of the Director shall be binding.

(F) **Multiple Principal Uses**

- (1) A development may include a single principal use with one or more accessory uses that are customarily incidental and subordinate to the principal use (e.g., home occupation as accessory to a dwelling, or administrative offices as accessory to a school or manufacturing use).
- (2) A development may also include multiple principal uses, none of which is necessarily customarily incidental or subordinate to another principal use (e.g., a place of worship combined with a school, a gas station combined with a convenience store, restaurant, or automotive repair use, or a flex building housing retail, industrial service, and warehousing tenants).
- (3) A development with multiple principal uses shall include only those principal uses designated in the use tables as allowed in the applicable zoning district, and each principal use shall be subject to any use-specific standards applicable to the use.

- (G) **Licenses and Permits Required.** All uses required by the State of Florida or the federal government to have an approval, license, or permit to operate issued by the State or by another public, quasi-public, or regulatory agency are required by the City of Tamarac to obtain and maintain such approval, license, or permit at all times.

(H) **Table of Allowed Uses**

Table 10-3.1: Allowed Uses																	
P = Permitted SE= Special Exception Blank cell = Prohibited																	
A = Accessory T= Temporary																	
Use Category	Use Type	Residential				Mixed-Use and Nonresidential								Special Purpose			Use Stds
		R E	R 1	R 2	R 3	M U N	M U C	M U G	N C	B P	I 1	I 2	P F	R C	S U		
RESIDENTIAL																	
Household Living	Dwelling, live/work					P	P	P	P		P					10-3.3(B)(4)	
	Dwelling, manufactured home		P	P	P											10-3.3(B)(5)	

	Dwelling, multi-family				P	P	P	P									10-3.3(B)(5)(h)
	Dwelling, single-family	P	P	P	P												
	Dwelling, two-family			P	P												10-3.3(B)(7)
Group Living	Assisted living facility, nursing home, convalescent facility				P	P	P	P	P					P			
	Community residential home, Type I	P	P	P	P												10-3.3(B)(1)
	Community residential home, Type II				P												10-3.3(B)(2)
	Continuing care retirement community				P									P			10-3.3(B)(3)
PUBLIC, INSTITUTIONAL, AND CIVIC																	
Community and Cultural Facilities	Club or lodge, private					P	P	P	P					P	P		
	Country club														SE		10-3.3(C)(7)
	Hall for hire					SE	SE	SE									
	Library, art gallery, or museum					P	P	P	P					P	P		10-3.3(C)(9)
	Municipal facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	10-3.3(C)(10)
	Religious assembly				P	P	P	P						P			10-3.3(C)(3)
	Stadium or arena						SE							SE	SE		
Day Care Facilities	Adult day care center				P	P	P	P	P								10-3.3(C)(1)
	Child care facility				SE	SE	SE	SE	SE								10-3.3(C)(4)
Educational Facilities	Business, trade, or vocational schools, Heavy									P	P	P					10-3.3(C)(8)
	Business, trade, or vocational schools, Light						P	P	P	P							10-3.3(C)(8)
	College or university						SE							SE			10-3.3(C)(8)
	Parochial school, incidental				SE	SE	SE	SE	SE					SE			10-3.3(C)(3); 10-3.3(C)(8)

	School				SE	SE	SE	SE	SE				P	SE		10-3.3(C)(8)
Health Care Facilities	Clinic, medical, urgent care, or dental				P	P	P	P	P	P						10-3.3(C)(5)
	Detoxification facility												P			
	Hospital, public or private												P			
Parks and Open Space	Botanical garden															
	Golf course													P		
	Community garden	P	P	P	A	A	A	A					A	A		10-3.3(C)(6)
	Park and playground	P	P	P	P				P				P	P		
COMMERCIAL																
Agriculture and Animal-Related Services	Agriculture, general															
	Animal boarding kennel						SE			P	P					10-3.3(D)(3)
	Pet care daily					P	P		P	P	P					10-3.3(D)(13)
	Stable															
	Veterinary office/clinic					P	P	P	P	P						
Food and Beverage Services	Bar, lounge, or tavern					SE	SE	SE	SE					A		
	Bottle club															
	Brewery						P	P		P	P	P				10-3.3(D)(5)
	Nightclub						SE	SE						A		10-3.3(D)(10)
	Restaurant					P	P	P	P	P				A		10-3.3(D)(14)
	Restaurant with microbrewery						P	P								10-3.3(D)(14)
	Restaurant, fast casual (with or w/o drive-through)					SE	SE	SE	SE							10-3.3(D)(14)
	Restaurant, fast food (with or w/o drive-through)					SE	SE	SE								10-3.3(D)(14)
Funeral and Internment Services	Cemetery or mausoleum												P			
	Crematorium											P				
	Funeral home					P	P			P			P			

Lodging	Bed and breakfast					P	P	P									
	Hotel						P	P						SE			10-3.3(D)(8)
Offices, Business, & Prof. Services	Bank/financial institution				P	P	P	P	P								10-3.3(D)(4)
	Office, professional and business				P	P	P	P	P	P	P						10-3.3(D)(11)
	Telephone call center									P							
Personal Services	Coin laundry and dry cleaning (no chemical processing onsite)					P	P	P	P								
	Day spa					P	P	P	P								10-3.3(D)(7)
	Dry cleaning (chemical processing onsite)										P	P					
	Massage establishment						SE		SE								10-3.3(D)(9)
	Stylist/salon					P	P	P	P	P							
	Tailor/shoe repair					P	P	P	P	P							
	Tattoo or body-piercing establishment						P										
Recreation and Entertainment	Adult entertainment						SE										10-3.3(D)(1)
	Amusement arcade						P										10-3.3(D)(2)
	Fitness and recreational sports center					P	P	P	P					A			
	Indoor recreation, general commercial						P	P		P							
	Movie theater, indoor						SE	P									
	Outdoor recreation, general commercial									P				P			
	Shooting range									SE							
Retail Sales	Bulk pool chemical sales										P	P					10-3.3(D)(6)

	Equipment sales and repair, heavy										P	P				
	Farmer's market, outdoor					P	P	P	P					T		
	Medical Marijuana Dispensary					P	A	A	P	A						10-3.3(D)(15)
	Nursery															
	Pawn shop															
	Personal and household goods repair					P	P		P	P	P					10-3.3(D)(12)
	Pharmacy					P	A	A	P	A						
	Print shop					P	P	P	P							
	Retail sales, general: < 10,000 sq. ft.				P	P	P	P	P	P	A			A		10-3.3(D)(15)
	Retail sales, general: ≥10,000 sq. ft.						P	P		P	P					10-3.3(D)(15)
	Thrift, consignment, and used merchandise					A		SE	A							
Vehicles and Equipment	Boat and marine sales									P						
	Vehicle fuel sales						SE									10-3.3(D)(16)
	Vehicle rental						SE			P	P					10-3.3(D)(17)
	Vehicle sales, new						SE			P	P					
	Vehicle sales, used						SE			SE	SE					10-3.3(D)(19)
	Vehicle service and repair, major									A	P	P				10-3.3(D)(18)
	Vehicle service and repair, minor						SE			A	P	P				10-3.3(D)(18)
INDUSTRIAL																
Communications	Broadcast studio						SE			P			P		P	
	Communication facility									P					P	
	Motion picture studio						SE			P						
Industrial Services	Building material sales, indoor retail						P			P						
	Building material sales, outdoor or wholesale										P	P				

	Industrial service, general										P	P				
	Laboratory, research									P						
Mfg. and Production	Assembly, light									P	P	P				
	Food processing										P	P				
	Manufacturing, artisan						P			P	P	P				
	Manufacturing, heavy											P				
	Manufacturing, light									P	P	P				
Utilities	Utility facility, major										SE	SE	P		P	
	Utility facility, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Wind energy conversion system	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	10-3.3(E)(4)
Warehouse, Wholesale, and Freight Movement	Contractor's storage yard and supply										P	P				
	Distribution center									P						
	Food and other products, wholesale						P				P	P				
	Parcel delivery service								P	P						
	Personal hobby activity										P					
	Self-storage, indoor					SE				SE	SE					10-3.3(E)(3)
	Self-storage, outdoor															
	Storage buildings									P	P	P				
	Wholesale establishment									P	P	P				
Waste and Salvage (See Broward County's M-3 Intense Manufacturing and Industrial District for additional uses permitted under SE in I-2.)	Auto towing											SE				
	Auto wrecking and salvage yard											SE				10-3.3(E)(1)
	Recycling facilities											SE				10-3.3(E)(2)

Wireless communication facilities	Alternative tower structure in right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	10-3.3(E)(4)
	Alternative tower structure not in right-of-way	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	10-3.3(E)(4)
	Base station in right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	10-3.3(E)(4)
	Base station not in right-of-way	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	10-3.3(E)(4)
	Eligible facilities request	P	P	P	P	P	P	P	P	P	P	P	P	P	P	10-3.3(E)(4)
	Small cell facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	10-3.3(E)(4)
	Tower	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	10-3.3(E)(4)
ACCESSORY USES																
	Accessory dwelling unit	A	A	A	A											10-3.4(D)(1)
	Assembly hall				A	A	A	A	A				A	A		10-3.3(C)(3)
	Bingo game						A		A					A		10-3.4(D)(2)
	Building-mounted or rooftop antenna				A	A	A	A	A	A	A	A	A		A	
	Car wash and auto detailing, Automatic						A				A					10-3.4(D)(3)
	Car wash and auto detailing, Non-automatic						A				A					10-3.4(D)(3)
	Dormitory or residence hall				A		A						A			
	Drive-through service facility					A			A	A						10-3.4(D)(4)
	Dwelling, caretaker					A	A	A	A	A	A	A				10-3.4(D)(5)
	Garage or carport	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
	Home occupation	A	A	A	A	A	A	A	A							10-3.4(D)(5)
	Outdoor courts, fields, playgrounds and pools	A	A	A	A	A	A	A	A				A	A		10-3.4(D)(8)
	Outdoor seating, commercial					A	A	A	A	A				A		10-3.4(D)(8)

	Outdoor storage non-sales, accessory										A	A	A		A	10-3.4(D)(10)
	Outdoor vehicle storage, accessory					A	A	A	A	A	A	A				10-3.4(D)(11)
	Satellite dish	A	A	A	A	A	A	A	A	A	A	A	A	A	A	10-3.4(D)(12)
	Small wind energy system, accessory	A	A	A	A	A	A	A	A	A	A	A	A	A	A	10-3.4(D)(13)
	Solar energy collection system, accessory use	A	A	A	A	A	A	A	A	A	A	A	A	A	A	10-3.4(D)(14)
	Utility shed	A	A	A	A						A	A	A	A	A	10-3.4(D)(16)
	Other accessory uses that comply with Code standards	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
TEMPORARY USES																
	Construction-related structure or facility	T	T	T	T	T	T	T	T	T	T	T	T	T	T	10-3.5(G)(2)
	Food truck					T	T	T	T	T	T	T		T		10-3.5(G)(3)
	Garage or yard sale	T	T	T	T											10-3.5(E)(2)
	Mobile classroom, temporary				T	T	T	T	T				T	T		10-3.5(G)(4)
	Model home	T	T	T	T	T	T	T								10-3.5(G)(5)
	Office space/equipment storage, temporary					T	T	T	T	T	T					
	Outdoor sales, seasonal					T	T	T	T							10-3.5(E)(3)
	Portable storage unit, temporary	T	T	T	T	T	T	T	T	T	T	T	T	T	T	10-3.5(G)(6)
	Real estate sales office	T	T	T	T	T	T	T								
	Special event	T	T	T	T	T	T	T	T	T	T	T	T	T	T	10-3.5(E)(4)

(Ord. No. 2019-15 , § 2, 9-25-19; Ord. No. 2019-19 , § 2, 11-13-19; Ord. No. 2019-20 , § 2, 11-13-19)

Table 10-2.3: Dimensional Standards for Mixed-Use and Nonresidential Districts

		MU-N	MU-C	MU-G	NC	BP	I-1	I-2
Lot Standards, Min								
Lot Area (sq ft)		20,000	30,000	30,000	20,000		5,000	10,000
Width (ft)		100	150	150	100	100	-	-
Lot Cover, max (%)	Roofed area	40	40	40	40	60	60	60
	Total impervious	70	70	70	70	70	80	80
Landscaped pervious area, min (%)		30	30	30	30	30	20	20
Setbacks, Min (ft)								
Front [1]		25	25	0	25	50	10	10
Side	Interior	10	10	10	10	35	0	0
	Corner	15	15	15	15	35		

Table 10-2.3: Dimensional Standards for Mixed-Use and Nonresidential Districts

		MU-N	MU-C	MU-G	NC	BP	I-1	I-2
Rear		10	10	10	10	35	0 (35 if adjacent to residential)	50
Adjacent to Residential District		25	25	25	25	50	50 [2]	50[2]

Building Standards

Height, max (ft)	40	50	70	40	50; if adjacent to residential then 35	30	30
Net Floor Area, max (%)	40	40	-	35	-	-	-

Density Standards

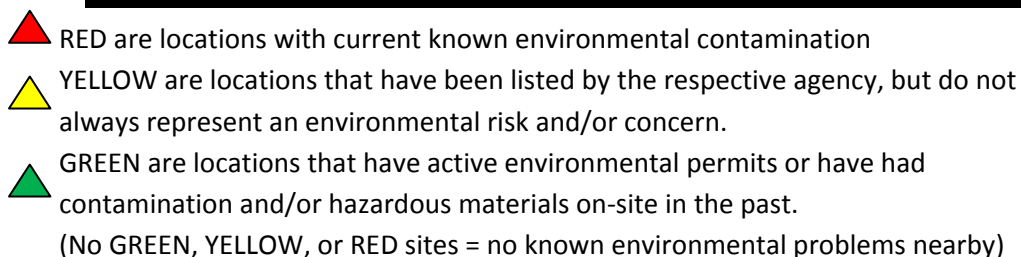
Determination through allocation process that the total residential uses do not exceed 10 % of the land area of the City.

NOTES

Table 10-2.3: Dimensional Standards for Mixed-Use and Nonresidential Districts

	MU-N	MU-C	MU-G	NC	BP	I-1	I-2
[1]: Street setbacks along University Drive shall be 125 feet from centerline of roadway. [2]: Along said lot line an 8-foot concrete wall shall be constructed.							

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