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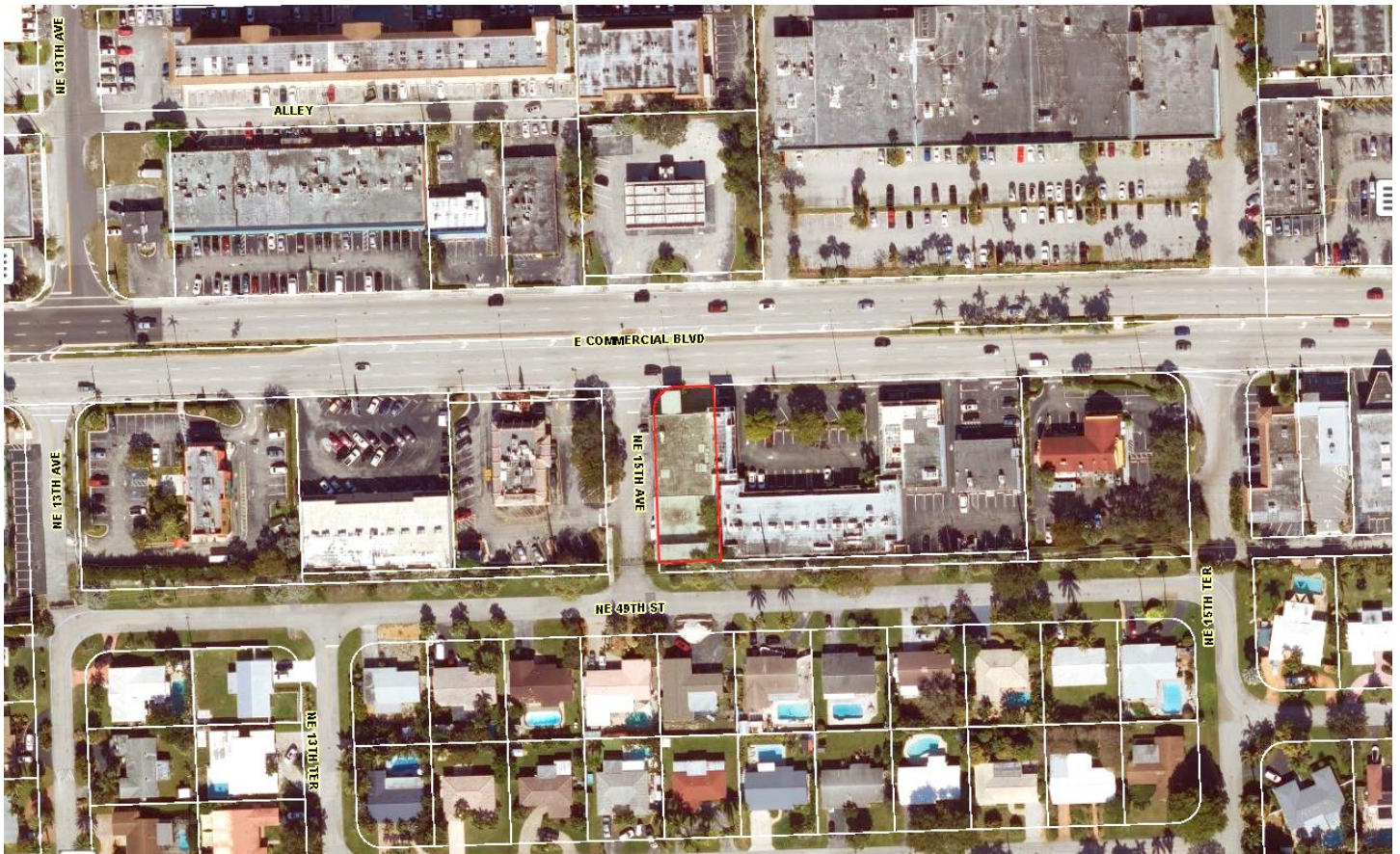
ARCHITECTURE INTERIOR DESIGN PLANNING

ZONING STUDY

FOR:

**1500 E Commercial Blvd
Oakland Park, FL 33334**

Parcel ID: 494214121410



Date: July 25, 2025

ZONING STUDY

July 25, 2025

I. Property Location and Size

1. Jurisdiction:

City of Oakland Park

571 NW 28th Street MIAMI, FL 33127

O: 305.573.1818 F: 305.573.3766

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2. Address: **1500 E Commercial Blvd**
3. Size: **Total of 0.2332 acres or 10,161 sq ft +/-**
**Exact lot size to be verified by a surveyor.*

II. Land Use and Zoning

1. Name of Ordinance **City of Oakland Park**
2. Existing Zoning Designation: **B-1 Community Business**
3. Highest Allowed Zoning Designation Within a mile **-**
4. Adjacent Zoning Designation and or Uses if Applicable: **R-1 Single Family Residential**
5. Existing Land Use: **Retail**

III. Property Specification

1. Building Set-Backs

- a. North (E Commercial Blvd):
Principal Front
10'-0"
Any building over 50 feet:
The front yard setback must be at least one-half ($\frac{1}{2}$) of building height; side and rear setbacks must be at least one-third ($\frac{1}{3}$) of building height; in no case less than above.
- b. West (NE 15th Ave):
Side
0'
- c. East (Interior):
Side
0'
- d. South (NE 49th St):
Side
15'



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Where the building site is adjacent to a residential district, the setback shall be at least the height of the building.

*Hierarchy of frontages to be confirmed with City of Oakland Planning Dept.

2. Building Size **Live Local**

a. Maximum Building Height or Stories: 100'

b. Max Floor Area Ratio (FAR) 1.0 **3.75**

c. Lot size 10,161 sf 10,161 sf

d. Max Gross Floor Area*
(lot size x FAR) 10,161 sf 38,103 sf

Total Gross Floor Area 10,161 sf 38,103 sf

**Max Gross Floor area includes all floor area of each slab, including mechanical and parking areas.*

**Leaseable / Sellable Area is typically 50% of total Gross Floor Area depending on parking requirements, or reductions.*

e. Open Space Required **25% of Lot Area**
2,541 sf

**Definition of Open Space: Any Parcel of area of land or water essentially unimproved by permanent Buildings and open to the sky; such space shall be reserved for public or private use. Open Space may include Parks, Greens, Squares, Courtyard, Gardens, Playground, paseos (when designed predominantly for pedestrians), and pedestrian paths or associated landscaped areas.*



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75% of Lot Max.

f. Lot Coverage

3. Density	25 units per acre	LL:50 units per acre
10,161 sf (0.2332 acres)	5 units	11 units
Total	5 units	11 units

Uses permitted.

(1) Uses as specified for this district in the master business list.

(2) Limitation of permitted uses: All activities of permitted uses, including sale, display, preparation and storage shall be conducted entirely within a completely enclosed building, except for:

(a) Automobile parking lots.

(b) Auto rental or leasing.

(c) Boat retail sales subject to approval as a conditional use.

(d) Drive-in banks.

(e) Gasoline service stations, subject to approval as a conditional use and the provisions of [section 24-74](#).

(f) Golf driving range.

(g) Plant nursery enclosed by an obscuring fence.

(h) Outdoor restaurants, as an accessory use to an enclosed restaurant, see subsection (4) below.

(i) Drive-in restaurants subject to approval as a conditional use, see subsection (4) below.

(3) All products produced by a permitted use shall be sold at retail on the premises.

(4) Restaurants.

(a) Outdoor seating area, as an accessory use to an enclosed restaurant shall not exceed 49% of the total gross floor area of the interior customer service area.

(b) Drive-in restaurants are subject to approval as a conditional use and the area of outdoor seating shall be limited to 25% of the gross floor area of the building.



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Use	Parking Requirement Spaces
	<i>All requirements are for gross square feet of floor area unless otherwise stated</i>
<i>Athletic club</i>	<i>1 per 200</i>
<i>Auto repair, service stations</i>	<i>1 per 300, but minimum of 3</i>
<i>Bar, nightclub</i>	<i>1 per 70</i>
<i>Bingo parlor, commercial</i>	<i>1 per 70</i>
<i>Bowling alley</i>	<i>4 per alley</i>
<i>Civic clubs, lodges, union halls</i>	<i>1 per 100</i>
<i>Community care facility</i>	<i>1 per 4 beds plus 1 per 5,000</i>
<i>Community center, exhibition halls</i>	<i>1 per 300</i>
<i>Community residence ⁽²⁾</i>	<i>2 per dwelling unit on site plus 2 spaces located off site, but within 1,200 linear feet, for every three beds</i>
<i>Dormitory, fraternity</i>	<i>1 per 2 beds plus 1 per 2 employees</i>
<i>Drive-in restaurant</i>	<i>1 per 200</i>
<i>Dwelling</i>	<i>2 per dwelling</i>
<i>Flooring store</i>	<i>1 per 800</i>
<i>Funeral home</i>	<i>1 per 30 net square feet of public area plus 1 per 300 for the remainder of the building</i>
<i>Furniture store</i>	<i>1 per 800</i>
<i>Hospital</i>	<i>1½ per bed plus, 1 per 100 out-patient</i>
<i>Hotel, motel</i>	<i>3 per 4 rooms plus 35% of required spaces for restaurants, etc.</i>
<i>Household appliance sales (washer, dryer, other large appliances)</i>	<i>1 per 800</i>
<i>Industrial and warehouse uses</i>	<i>1 per 500</i>
<i>Office, medical office, retail stores, personal service and repair shops up to 30,000 square feet of gross floor area</i>	<i>1 per 300</i>
<i>Pain management clinic</i>	<i>1 per 10 of customer waiting area including the lobby and seating area plus 1 per 200 for the remainder of the building</i>
<i>Places of public assembly</i>	<i>1 per 100</i>
<i>Places of worship</i>	<i>1 per 100</i>



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Public library or museum	1 per 400 plus 1 per 4 seats if auditorium exceeds 10% of gross floor area
Recovery community ⁽²⁾	Efficiency and one-bedroom dwelling units: 2 per dwelling unit Dwelling units with 2 bedrooms: 2 per dwelling unit on-site and/or located within 1,200 linear feet off-site Dwelling units with 3+ bedrooms: 3 per dwelling unit on-site and/or located within 1,200 linear feet off-site
Restaurant	1 per 50 square feet of customer service area
Restaurant, drive-in	1 per 200
Restaurant equipment sales	1 per 800
Retail shopping centers greater than 30,000 square feet of gross floor area	1 per 325
Rooming and boarding house	1 per room
School, elementary or middle	1 per classroom plus 1 per 8 auditorium seats
School, secondary or college (with dormitory)	1 per classroom plus 1 per 8 auditorium seats
School, vocational, trade or non-dormitory college	1 per 100
Self-storage	1 per 100 stalls plus 2 for the administrative office and manager's residence, but minimum of 8
Skating rink	1 per 200
Theaters	1 per 4 seats
Travel trailer park	1 per trailer space
Truck terminal, bus depot	1 per 400
Vehicle sales lots	1 per 200 plus 1 per 10 display spaces
Warehouses in which no business of any type is conducted, or used solely for storage or where merchandise, products or materials are stored until later disposed of or distributed	1 per 1,000 ⁽¹⁾



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