DEVELOPMENT REVIEW COMMITTEE (DRC) - SITE PLAN APPLICATION

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet
Page 2: Required Documentation / Submittal Checklist
Page 3: Technical Specifications for Plan Submittal
Addendum: DRC Rezone with Flex Allocation <<if applicable>>
Addendum: Parking Reduction Information <<if applicable>>

DEADLINE: Submittals must be received by 4:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

NOTES: Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals, especially rezoning and right-of-way vacation requests, as well as any other considerable development projects. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre-City Commission and Final DRC plans) from all representatives at one time, in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-6531 latest by Friday at 12:00 noon prior to the meeting date.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City, including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

- Innovative Development (ID) $12,760.00
- Site Plan Level IV $4,590.00
- Site Plan Level III $3,500.00
- Site Plan Level II $2,470.00
- Site Plan Level II in DRAC/SRAC-SA $4,290.00
  (DRAC = Includes all requests for residential units and/or new construction only;
  SRAC-SA = Includes all new construction and/or changes to existing structures subject to 47-3.6)
- Change of Use $930.00
  Requiring DRC review
- Parking Reduction $970.00
  (In addition to above site plan fee)
- Request for Flexibility Units/ Acreage $60.00
  (In addition to above site plan fee)
INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number

Date of complete submittal

NOTE: For purpose of identification, the PROPERTY OWNER is the APPLICANT

Property Owner's Name: URBN Flagler LLC AND Third Avenue Development, LLC

Property Owner's Signature: If a signed agent letter is provided, no signature is required on the application by the owner.

Address, City, State, Zip: 441 NE 3rd Avenue

E-mail Address: ccruish@crushlaw.com

Phone Number: 954 522 2010

Proof of Ownership: □ Warranty Deed or ☑ Tax Record

NOTE: If AGENT is to represent OWNER, notarized letter of consent is required

Applicant / Agent's Name: Courtesy Crush, Crush Law, P.A.

Applicant / Agent's Signature: 

Address, City, State, Zip: 333 N New River Dr. E, Suite 1500, Fort Lauderdale, FL 33301

E-mail Address: ccruish@crushlaw.com

Letter of Consent Submitted: YES

Development / Project Name: URBN at Flagler Village

Development / Project Address: Existing: 421-441 NE 3rd Ave New: 421 - 441 NE 3rd Ave

Legal Description: NORTH LAUDERDALE AMENDED PLAT 1-182 D LOTS 1 THRU 7 LESS E 5 FOR ST, BLK 29

Tax ID Folio Numbers: 504203022080 and 504203022150

Request / Description of Project: Mixed use

Total Estimated Cost of Project: $ (Including land costs)

Current Land Use Designation: RAC

Proposed Land Use Designation: RAC

Current Zoning Designation: RAC-CC

Proposed Zoning Designation: RAC-CC

Current Use of Property: Vacant

Number of Residential Units: Phase 1: 208 Units and Phase 2: 304

Non-Residential SF (and Type): 28,074 SF

Total Bldg. SF (Include mezzanine/parking): 313,855 SF (PHASE I) AND 443,490 (PHASE II)

Site Adjacent to Waterway: Yes

Dimensional Requirements

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size (SF / Acreage): N/A</td>
<td>73,500 SF / 1.6872 Acres</td>
</tr>
<tr>
<td>Lot Density: N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Lot Width: N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Building Height (Foot / Levels): N/A</td>
<td>200'-7&quot; and 260'-11&quot;</td>
</tr>
<tr>
<td>Structure Length: N/A</td>
<td>250' - 0&quot; and 250'-0&quot;</td>
</tr>
<tr>
<td>Floor Area Ratio: N/A</td>
<td>10.47</td>
</tr>
<tr>
<td>Lot Coverage: N/A</td>
<td>95 %</td>
</tr>
<tr>
<td>Open Space: N/A</td>
<td>16946 SF</td>
</tr>
<tr>
<td>Landscape Area: N/A</td>
<td>1892 SF</td>
</tr>
<tr>
<td>Parking Spaces: N/A</td>
<td>Phase 1: 232 and Phase 2 348</td>
</tr>
</tbody>
</table>

Setbacks (Indicate direction N.S.E.W )

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front E:</td>
<td>10'; 25' Min Above 7th story</td>
</tr>
<tr>
<td>Side S:</td>
<td>10'; 25' Min Above 7th story</td>
</tr>
<tr>
<td>Side N:</td>
<td>10'; 25' Min Above 7th story</td>
</tr>
<tr>
<td>Rear W:</td>
<td>0'</td>
</tr>
</tbody>
</table>

Updated: 3/20/2015

DRC_SitePlanApp
One (1) copy of the following documents:

- Completed application (all pages filled out as applicable)
- Proof of ownership (warranty deed or tax record), including corporation documents if applicable
- Property owners signature and/or agent letter signed by the property owner.
- Address verification letter (954-828-5233)
- Traffic study for projects that trigger vehicular trip threshold (See ULDR Sec. 47-24, contact Engineering Rep for methodology)
- Color photographs of the property and surrounding properties, dated, labeled and identified as to orientation, may be submitted by applicant to aid in project analysis.

The following number of Plans:

- One (1) original set, signed and sealed at 24” x 36”
- Three (3) copy sets, with plans at 24” x 36”
- Five (5) copy sets, with plans at 11” x 17”
- One (1) electronic version of complete application and plans in PDF format

NOTE: For initial submittal one signed and sealed set is required. Copied sets will be requested after review for completion. If the development site is separated by a public right-of-way, including alley or alley reservations, a separate application must be completed for each parcel.

Plan sets should include the following:

- Narrative describing project specifics, to include: architectural style and important design elements, trash disposal system, security/irrigating system, hours of operation, etc. Narrative response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Narratives must be on letterhead, dated, and with author indicated.
- Cover sheet including project name and table of contents.
- Land Use and Zoning maps indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- Current survey(s) of property, signed and sealed, showing existing conditions. The survey should consist of the proposed project site alone excluding adjacent properties or portions of lands not included in the proposal.
- Most current recorded plat including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. Note: Not required for Change of Use applications.
- Aerial photo indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.

Plans “A” thru “H” with all elements as listed under Technical Specifications.

- Site Plan
- Details*
- Floor Plans (typical floor plan may be submitted for like floors)
- Building Elevations*
- Additional Renderings*
- Landscape Plans*
- Photometric Diagram*
- Engineering Plans*

*Only required for Change of Use applications if proposed changes affect the plans, otherwise latest approved plans from Property Records may be submitted if showing current conditions.

NOTES:

- All plans and documents must be bound, stapled and folded to 8 1/2” x 11”.
- All copy sets must be clear and legible and should include any graphic material in color.
- For examples of project narratives, site plan data tables, and renderings required as part of the application, please refer to the “Submittal Reference Book” available at the Urban Design & Planning office or on the City’s website: http://www.fortisuderdele.gov/planning_zoning/dev_applications.htm;
- Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details;
- If proposing residential, public School Concurrency Verification Letter from the Broward County School Board (754-321-8550) will be required prior to Planning & Zoning Board, City Commission or final DRC submittal.

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**Applicant’s Affidavit**

I acknowledge that the Required Documentation and Technical Specifications of the application are met:

Courtney Crush

Print Name

Signature

Date 7/13/18

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**Staff Intake Review**

For Urban Design & Planning Division use only:

Date

Received By

Tech. Specs Reviewed By

Case No.

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Updated: 3/20/2015
The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

### Property Assessment Values

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building / Improvement</th>
<th>Just / Market Value</th>
<th>Assessed / SOH Value</th>
<th>Tax</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>$2,296,880</td>
<td>$2,296,880</td>
<td>$812,980</td>
<td>$812,980</td>
<td></td>
</tr>
<tr>
<td>2017</td>
<td>$306,250</td>
<td>$306,250</td>
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<td>$134,750</td>
<td>$3,737.31</td>
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<td>$122,500</td>
<td>$122,500</td>
<td>$122,500</td>
<td>$2,459.81</td>
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### 2018 Exemptions and Taxable Values by Taxing Authority

<table>
<thead>
<tr>
<th>County</th>
<th>School Board</th>
<th>Municipal</th>
<th>Independent</th>
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<tbody>
<tr>
<td>Just Value</td>
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<tr>
<td>Portability</td>
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<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Assessed/SOH</td>
<td>$812,980</td>
<td>$2,296,880</td>
<td>$812,980</td>
</tr>
<tr>
<td>Homestead</td>
<td>0</td>
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<td>0</td>
</tr>
<tr>
<td>Add. Homestead</td>
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<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Wid/Vet/Dis</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Senior</td>
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<tr>
<td>Taxable</td>
<td>$812,980</td>
<td>$2,296,880</td>
<td>$812,980</td>
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</table>

### Sales History

<table>
<thead>
<tr>
<th>Date</th>
<th>Type</th>
<th>Price</th>
<th>Book/Page or CIN</th>
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<tbody>
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<td>1/5/2005</td>
<td>WD</td>
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* Denotes Multi-Parcel Sale (See Deed)

### Land Calculations

<table>
<thead>
<tr>
<th>Price</th>
<th>Factor</th>
<th>Type</th>
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</thead>
<tbody>
<tr>
<td>$75.00</td>
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<td>SF</td>
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</table>

Adj. Bldg. S.F.

### Special Assessments

<table>
<thead>
<tr>
<th>Fire</th>
<th>Garb</th>
<th>Light</th>
<th>Drain</th>
<th>Impr</th>
<th>Safe</th>
<th>Storm</th>
<th>Clean</th>
<th>Misc</th>
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</thead>
<tbody>
<tr>
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<td></td>
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<td></td>
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</tbody>
</table>
**Site Address**: 441 NE 3 AVENUE, FORT LAUDERDALE FL 33301-3233  
**ID #**: 5042 03 02 2080  
**Property Owner**: URBN FLAGLER LLC  
**Mailing Address**: 1111 PARK CENTRE BLVD STE 402 MIAMI FL 33169  
**Millage**: 9312  
**Use**: 71  
**Abbr Legal Description**: NORTH LAUDERDALE AMENDED PLAT 1-182 D LOTS 1 THRU 7, LESS E 5 FOR ST, BLK 29

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

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<tbody>
<tr>
<td>2018</td>
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<td>$126,090</td>
<td>$3,341,720</td>
<td>$1,317,760</td>
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<tr>
<td>2017</td>
<td>$1,071,880</td>
<td>$126,090</td>
<td>$1,197,970</td>
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<tr>
<td>2016</td>
<td>$1,071,880</td>
<td>$126,090</td>
<td>$1,197,970</td>
<td>$1,197,970</td>
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<tbody>
<tr>
<td>$3,341,720</td>
<td>$3,341,720</td>
<td>$3,341,720</td>
<td>$3,341,720</td>
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<tr>
<td>Portability</td>
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<td>0</td>
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<td>0</td>
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<tr>
<td>Assessed/SOH</td>
<td>$1,317,760</td>
<td>$3,341,720</td>
<td>$1,317,760</td>
<td>$1,317,760</td>
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<tr>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Senior</td>
<td>0</td>
<td>0</td>
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<td>0</td>
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<tr>
<td>Exempt Type</td>
<td>30</td>
<td>$1,317,760</td>
<td>$3,341,720</td>
<td>$1,317,760</td>
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<tr>
<td>Taxable</td>
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<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### Sales History

<table>
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<th>Date</th>
<th>Type</th>
<th>Price</th>
<th>Book/Page or CIN</th>
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</thead>
<tbody>
<tr>
<td>1/3/2018</td>
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<td>114816552</td>
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### Land Calculations

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</thead>
<tbody>
<tr>
<td>$75.00</td>
<td>42,875</td>
<td>SF</td>
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</table>

**Adj. Bldg. S.F. (Card, Sketch)**  
**Eff./Act. Year Built**: 1953/1947

### Special Assessments

<table>
<thead>
<tr>
<th>Fire</th>
<th>Garb</th>
<th>Light</th>
<th>Drain</th>
<th>Impr</th>
<th>Safe</th>
<th>Storm</th>
<th>Clean</th>
<th>Misc</th>
</tr>
</thead>
<tbody>
<tr>
<td>03</td>
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<td>Y</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td>18062</td>
</tr>
</tbody>
</table>

http://www.bcpa.net/RecInfo.asp?URL_Folio=504203022080
URBN Flagler LLC

June 13, 2018

Jeff Modarelli
City Clerk
100 N. Andrews Avenue
City of Fort Lauderdale, FL 33301

Re: Development approvals for property located at 441 NE 3rd Ave. in Fort Lauderdale, FL (the "Property")

Dear Mr. Modarelli:

Crush Law, P.A., specifically Courtney Crush and Jason Crush are authorized to represent URBN Flagler, LLC, regarding development rights for the Property.

Sincerely,

[Signature]

Itay Avital, Manager
URBN Flagler, LLC

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me this 13 day of June 2018, by Itay Avital who is Manager of URBN Flagler, LLC.

Personally known to me [X]
OR Produced Identification________
Type of Identification Produced________________________

(SEAL)

Notary Public, State of Florida

[Notary Seal]

Print, type or stamp name of notary

My Commission Expires: March 20, 2020
June 13, 2018

Jeff Modarelli
City Clerk
100 N. Andrews Avenue
City of Fort Lauderdale, FL 33301

Re: Development approvals for property located at 421 NE 3rd Ave. in Fort Lauderdale, FL (the "Property")

Dear Mr. Modarelli:

Crush Law, P.A., specifically Courtney Crush and Jason Crush are authorized to represent Third Avenue Development, LLC, regarding development rights for the Property.

Sincerely,

[Signature]

Itay Avital, Manager
Third Avenue Development, LLC

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me this 13 day of June 2018, by Itay Avital who is Manager of Third Avenue Development, LLC.

Personally known to me X
OR Produced Identification
Type of Identification Produced

(SEAL)

Notary Public, State of Florida

[Signature]

Print, type or stamp name of notary

My Commission Expires: March 16, 2020
### Detail by Entity Name

Florida Limited Liability Company
URBN FLAGLER, LLC

#### Filing Information

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<thead>
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<th>Field</th>
<th>Value</th>
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<td>FEI/EIN Number</td>
<td>APPLIED FOR</td>
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<tr>
<td>Date Filed</td>
<td>05/23/2016</td>
</tr>
<tr>
<td>Effective Date</td>
<td>05/19/2016</td>
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<tr>
<td>State</td>
<td>FL</td>
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</table>

#### Principal Address

1111 PARK CENTRE BLVD
SUITE 402
MIAMI GARDENS, FL 33169

#### Mailing Address

1111 PARK CENTRE BLVD
SUITE 402
MIAMI GARDENS, FL 33169

#### Registered Agent Name & Address

AVITAL, ITAY
1111 PARK CENTRE BLVD
SUITE 402
MIAMI GARDENS, FL 33169

#### Authorized Person(s) Detail

**Name & Address**

**Title**: MGR

AVITAL, ITAY
1111 PARK CENTRE BLVD, SUITE 402
MIAMI GARDENS, FL 33169

#### Annual Reports

**Report Year** | **Filed Date**  
--- | ---  
2017 | 03/14/2017
Detail by Entity Name
Florida Limited Liability Company
THIRD AVENUE DEVELOPMENT LLC

Filing Information
Document Number  L13000168362
FEI/EIN Number    46-4239417
Date Filed        12/05/2013
Effective Date    12/04/2013
State             FL
Status            ACTIVE

Principal Address
1111 Park Center BLVD
Sute 402
Miami Gardens, FL 33169

Changed: 02/20/2015

Mailing Address
1111 Park Center BLVD
Sute 402
Miami Gardens, FL 33169

Changed: 02/20/2015

Registered Agent Name & Address
AVITAL, ITAY
1111 Park Center BLVD
Sute 402
Miami Gardens, FL 33169

Address Changed: 02/20/2015

Authorized Person(s) Detail
Name & Address
Title MGR
AVITAL, ITAY
1111 Park Center BLVD
Sute 402
Miami Gardens, FL 33169
ADDRESS VERIFICATION SHEET
Contact: George Sutcavage Tel. 954-828-5233
E-mail: gsutcavage@fortlauderdale.gov

Project Address: 421 NE 3 AVE 33301
Old Church Site 441 NE 3 AVE
* Commercial Address to be assigned at a later time.
Previous Address: 211 NE 1ST, 405, 407, 411, 415, 441 NE 3 AVE

Notes: New Multi-use 34 C Residential Units
RAC-CC Urban at Flagler Village

Folio #: 020302 2080, 020302 2150,
020302 2140, 020302 2170,
020302 2180, 020302 2190

Legal Description: North Lauderdale And Pl. 1-182A
Lots 1 thru 12, all less E5 for R/W Black 29

DRC #

Authorized Signature: George Sutcavage

Date: 04/27/17
* this replaces the address verification dated 2/3/15

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
700 N.W. 19TH AVENUE, FORT LAUDERDALE, FLORIDA 33311
BUILDING SERVICES (954) 828-5191 • CODE ENFORCEMENT DIVISION (954) 828-5207
www.fortlauderdale.gov

EQUAL OPPORTUNITY EMPLOYER
PRINTED ON RECYCLED PAPER
July 13, 2018

City of Fort Lauderdale

Attention: Sustainable Development – Urban Design & Planning
Development Review Committee
700 NW 19th Avenue
Fort Lauderdale, FL 33311

Project Location:
URBN Flagler
441 & 421 NE 3rd Ave
Fort Lauderdale, FL 33301

To Whom it May Concern,

URBN Flagler located at 441 NE 3rd Ave and 421 NE 3rd Ave includes 2 multi-family residential apartment buildings with micro units being built in two phases and renovation/change of use of the existing church. Phase 1 residential tower adjacent to the church will be 19 stories with retail on the ground, four floors of parking and 208 microunits above. Phase 2 residential tower will be 27 stories with retail on the ground, six floors of parking and 304 microunits above. The existing historical church will be renovated to reincorporate the stained-glass windows on the north and east elevations. The south elevation will be opened to bring light into the space and an inviting terrace will be located between the existing church and tower 1.

URBN Flagler is a contemporary project paying tribute to the existing historical church by honoring the stone and stained-glass windows. The vertical language in the church is extended through the tower by the vertical stone elements in front of the retail. The parking garage is masked by vertical metal tubes that again continue the vertical language of the church.

URBN Flagler is zoned RAC-CC and tower 1 has a gross area of 314,200 SF and tower 2 has a gross area of 443,490 SF. The project will provide studios of 440 SF, 1 bedrooms of 650 SF and 2 bedrooms of 860 SF. The new proposed project will be an attractive addition to the city while paying homage to the historical beauty of the existing church.

Best regards,

Stephane L’Ecuyer, AIA
IDEA (International Design Engineering & Architecture, LLC).
URBN FLAGLER
700 NW 19th Ave
Fort Lauderdale, Florida
17-836US
2018-07-13
Issued for Development Review Committee

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### GENERAL SITE INFORMATION

**Lot Size:** 441 NE 3rd - Site 1 (28375 sf) with 180 sf of road
442 NE 3rd - Site 2 (36961 sf) with 1740 sf of road

**Full Form Description:** 441 & 442 NE 3rd Ave, Ft Lauderdale, FL 33301 and to locate the easy street thereof. Block 31, amended plat of block 7, 2, 2, 4, 4, 5, 6, 39, 39, 30, 30, 39, 39, 30, 30 and 39 of north Lauderdale, according to the plat thereof, as recorded in plat book 1, page 162, of the public records of Miami-Dade County, Florida. Said lands being situated, lying and being broward county, Florida, said lands situate, lying and being in the city of Fort Lauderdale, Broward County, Florida and containing 73,849 square feet or 1.7093 acres, more or less.

### SITE DATA TABLE

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<tr>
<td>Side</td>
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<td>Front</td>
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### HEIGHT RESTRICTION

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### PARKING DATA

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### TABLE

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This drawing is not intended to be an architectural or structural plan. Elevations shown refer to the topographical surface of the ground. Underground improvements, if any, are not located. Elevation = 5.681 (NGVD29) converted to 4.091 (NAVD88).

SCALE: 1" = 200' (20")

EASTING: 1,618,357.155

LATITUDE: 25°50'59.22"N

LONGITUDE: 80°20'29.91"W

PROJECTION: ALBARA Projection

MWD DATE OF SURVEY: 1996-11-28

PLOTTED DATE: 1996-11-28

WE HEREBY CERTIFY THAT THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" OF THE NAHMSM/SPS.

Revised to add Certifications this 5th day of December, 2013.

Resurveyed this 22nd day of January, 2015.

We hereby certify that this survey meets the "standards of Practice" of the NAHMSM/SPS.

Revised to add Certifications this 5th day of December, 2013.

Resurveyed this 22nd day of January, 2015.
CLEAR GLASS
WINDOW FRAMES TO BE PEWTER FINISH
DOORS TO HAVE GLASS PANELS

PROPOSED EAST ELEVATION

EXISTING EAST ELEVATION

PROPOSED NORTH ELEVATION

EXISTING NORTH ELEVATION

PROPOSED SOUTH ELEVATION

EXISTING SOUTH ELEVATION

CHURCH ELEVATION EXISTING VS. PROPOSED

Scale: 1/8"=1'-0"

Date: 2018-07-13

Sheet: A14