NOTES:

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

LIGHTING DYNAMICS, INCORPORATED

FOR QUESTIONS PERTAINING TO THIS FUTURE SCHEDULE PLEASE CONTACT OUR SALES @ LIGHTING DYNAMICS (954) 944-0286 sales@lightingdynamics.com
RIVER OAKS TOWNHOMES

PROJECT AND OWNER:

RIVER OAKS

TYPICAL NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS.

DN 2323 SW 19TH AVENUE

THE PALMS AT RIVER OAKS LLC

300 S PINE ISLAND RD #309

ELI-HOME

LIVING

UNIT DEMISING PARTITION 1 HR FIRE RATED.

REINFORCED CONCRETE WALL. SEE STRUCTURE FOR DETAILS.

ARCHITECT:

CONSULTING ENGINEERS:

RUNWAY GROWERS INC.

CDI ENGINEERING AND PLANNING

CONSULTING ENGINEERS:

LIFE SAFETY PLAN - UNIT TYPE A

N.A.V.D. 10'-0"

15'-0" LSP

60'-9" MAX. TRAVEL DISTANCE FROM LEVEL 02

64'-7" TRAVEL DISTANCE FROM LEVEL 03

73'-8" MAX. TRAVEL DISTANCE

1. ALL INTERIOR PARTITIONS ARE TO BE WALL TYPE 3, UNLESS OTHERWISE NOTED.
2. ALL BATHROOMS TO RECEIVE CEMENT BOARD IN WET AREAS.
3. FRAMING CONTRACTOR TO VERIFY FLOOR FINISH WITH OWNER PRIOR TO INSTALLATIONS OF DOOR FRAME.
4. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.

SCALE: 3/16" = 1'-0"
Level 1 +5'-0" 10' - 0" N.A.V.D.
Level 3 +15'-0" 20' - 0" N.A.V.D.
Roof +25'-0" 30' - 0" N.A.V.D.
Carport 0'-0" 5' - 0" N.A.V.D.
Level 2 +10'-0" 15' - 0" N.A.V.D.
Low Roof +20'-0" 25' - 0" N.A.V.D.
Level 1 +5'-0" N.A.V.D.

Level 2 +10'-0" N.A.V.D.

Level 3 +15'-0" N.A.V.D.

Roof +25'-0" N.A.V.D.

Carport 0'-0" N.A.V.D.
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)
### DRC Site Plan - Applicant Information Sheet

**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** THE PALMS AT RIVER OAKS LLC

**Property Owner's Signature**

**Address, City, State, Zip** 300 S PINE ISLAND RD #309, DAVIE, FL 33324

**E-mail Address** robert@m4adevelopmentgroup.com

**Phone Number**

**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**

**Applicant / Agent's Signature**

**Address, City, State, Zip**

**E-mail Address**

**Letter of Consent Submitted**

**Development / Project Name** RIVER OAKS TOWNHOMES

**Development / Project Address**

**Legal Description** 16-50-42 E 165 & 16-50-42 W 210 OF E 375 OF N 124.77 OF S 349.59 OF W3/4 OF SW1/4 OF SW1/4 LESS S 6 DEEDED TO PUBLIC

**Tax ID Folio Numbers**

**Request / Description of Project** 13 SINGLE FAMILY TOWNHOMES

**Total Estimated Cost of Project** $1,900,000

**Current Land Use Designation** MEDIUM DENSITY

**Proposed Land Use Designation** MEDIUM DENSITY

**Current Zoning Designation** RD-15

**Proposed Zoning Designation** RD-15

**Current Use of Property** RESIDENTIAL SINGLE FAMILY AND DUPLEX

**Number of Residential Units** 13

**Non-Residential SF (and Type)** --

**Total Bldg. SF (include structure parking)** 13,773 SQ. FT.

**Site Adjacent to Waterway** ☑ Yes ☐ No

**Dimensional Requirements**

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<td>Lot Width</td>
<td>50</td>
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<tr>
<td>Building Height (Feet / Levels)</td>
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<tr>
<td>Structure Length</td>
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<tr>
<td>Floor Area Ratio</td>
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<tr>
<td>Lot Coverage</td>
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<tr>
<td>Open Space</td>
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<tr>
<td>Landscape Area</td>
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<tr>
<td>Parking Spaces</td>
<td>30 PARKING SPACES</td>
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**Setbacks (indicate direction N,S,E,W)**

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<tr>
<th>Required</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>Front</td>
<td>25'</td>
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<tr>
<td>Side</td>
<td>5'</td>
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<tr>
<td>Side</td>
<td>5'-7&quot;</td>
</tr>
<tr>
<td>Rear</td>
<td>15'</td>
</tr>
</tbody>
</table>

**Updated 3/26/2015**

**DRC_SitePlanApp**
Page 2: Required Documentation / Submittal Checklist

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 re: 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 specific, to include: architectural style and important design elements, trash disposal system, security/gating 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 116 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.
  
  A. Site Plan
  B. Details
  C. Floor Plans (typical floor plan may be submitted for like floors)
  D. Building Elevations
  E. Additional Renderings*
  F. Landscape Plans*
  G. Photometric Diagram*
  H. 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.

**NOTE:**
- 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.fortlauderdale.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 (754-321-8350) will be required prior to Planning & Zoning Board, City Commission or final DRC submittal.

**Applicant's Affidavit**

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

<table>
<thead>
<tr>
<th>Print Name</th>
<th>Date</th>
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<tr>
<th>Signature</th>
<th>Tech. Specs</th>
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<th>Case No.</th>
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Staff Intake Review

For Urban Design & Planning Division use only:

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<th>Received By</th>
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<tr>
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<tbody>
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</tbody>
</table>
A. SITE PLAN
1. Title Block including project name and design professional's address and phone number
2. Scale (1" = 30' min., must be engineer’s scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
   - Current use of property and intensity
   - Land Use designation
   - Zoning designation
   - Water/wastewater service provider
   - Site area (sq. ft. and acres)
   - Building footprint coverage
   - Residential development: number of dwelling units, type, floor area(s), site density (gross and net)
   - Non-residential development: uses, gross floor area
   - Parking data: parking required (#), parking provided (#), loading zones (if applicable), ADA spaces
   - Floor Area Ratio (FAR) (total building square footage, including structured parking, divided by site area)
   - Building height (expressed in feet above grade)
   - Structure length
   - Number of stories
   - Setback table (required vs. provided)
   - Open space
   - Vehicular use area (as defined by Sec. 47-58.2, in sq. ft.)
   - Open space (in sq. ft.)
   - Landscape area (in sq. ft.)
   - Linear feet of sidewalk proposed
8. Site Plan Features (graphically indicated)
   - Municipal boundaries (as applicable)
   - Zoning designation of adjacent properties with current use listed
   - Adjacent rights-of-way to opposite property lines (indicate all nearby curb cuts)
   - Waterway width, if applicable
   - Outline of adjacent buildings (indicate height in stories and approximate feet)
   - Property lines (dimensioned)
   - Building outlines of all proposed structures (dimensioned)
   - Dimension of grade at center line of road, at curb, and finished floor elevation
   - Dimension for all site plan features (i.e. sidewalks, building lengths and widths, balconies, parking spaces, street widths, etc.)
   - Mechanical equipment dimensioned from property lines
   - Setbacks and building separations (dimensioned)
   - Driveways, parking areas, pavement markings (including parking spaces delineated and dimensioned as well as handicapped spaces as applicable)
   - On-site light fixtures
   - Proposed ROW improvements (ie. bus stops, curbs, tree plantings, etc.)
   - Pedestrian walkways (including public sidewalks and on-site pedestrian paths), Project signage
   - Traffic control signage
   - Catch basins or other drainage control devices
   - Fire hydrants (including on-site and adjacent hydrants)
   - Easements (as applicable)
B. DETAILS
1. Provide details of the following (Scale ¼" = 1’-min.)
   - Ground floor elevation
   - Storefronts, awnings, entryway features, doors, windows
   - Fences/walls
   - Dumpster
   - Light fixtures
   - Balconies, railings
   - Trash receptacles, benches, other street furniture
   - Pavers, concrete, hardscape ground cover material
C. FLOOR PLANS
1. Delineate and dimension, indicating use of spaces
2. Show property lines and setbacks on all plans
3. Typical floor plan for multi-level structure
4. Floor plan for every level of parking garage
5. Roof plan
D. BUILDING ELEVATIONS
1. All building facades with directional labels (ie. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required stepbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Indicate architectural elements, materials and colors
6. Include proposed signage
E. ADDITIONAL RENDERINGS (as applicable)
   For projects subject to Sec. 47-25.3 Neighborhood Compatibility, and/or new buildings 55' or five stories or more in height, the following are required:
   - Street-level perspective renderings of project in context of surroundings, as viewed from a pedestrian level, with ground elements and references to depict and determine appropriate scale of project
   - Oblique aerial perspectives from opposing views, which indicate the mass outline of all proposed structures, including the outlines of adjacent existing structures
   - Context site plan indicating proposed development and outline of nearby properties with uses and height labeled
F. LANDSCAPE PLAN
1. Site Plan information (in tabular form on plans)
2. Title block including project name and design professional’s address and phone number
3. Scale (1" = 30’ min, must be engineer’s scale)
4. North indicator
5. Drawing and revision dates, as applicable
6. Landscape Plan Information (in tabular form on plans)
   - Site area (sq. ft. and acres)
   - Vehicular use area (as defined by Sec. 47-58.2, in sq. ft.)
   - VUA landscape area (minimum 20% of VUA – in sq. ft. and percentage of VUA)
   - Perimeter landscape area (including buffers adjacent to ROW)
   - Interior landscape area (30 sq.ft. per space)
   - Total trees required/provided (1 per 1,000 sq.ft. net lot area)
   - VUA trees required/provided (1 per 1,000 sq.ft. VUA)
   - VUA shade trees required/provided (3” caliper)
   - VUA shade trees required/provided (2-3” caliper)
   - VUA flowering trees required/provided
   - VUA palms required/provided
   - VUA shrubs required/provided (6 per 1,000 sq.ft. VUA)
   - Bufferyard trees (if applicable)
7. Landscape Plan Features (graphically indicated)
   - Property lines
   - Easements (as applicable)
   - Landscape areas with dimensions
   - Existing trees and palms, their names and sizes (indicate whether they are to remain, be relocated, or removed)
   - Names and locations for all proposed trees, shrubs and groundcover, with quantities noted at each location
   - Plant list (note species, sizes, quantities and any appropriate specifications)
   - Site elements (buildings, parking areas, sidewalks, signs, fire hydrants, light fixtures, drainage structures, curbing, all utilities both above and below ground)
   - Grading (swales, retention areas, berms, etc.)
G. PHOTOOMETRIC DIAGRAM
   Foot-candle readings must extend to all property lines

Updated: 3/20/2015
**Property Information**

- **Site Address**: 1950 SW 23 COURT, FORT LAUDERDALE FL 33315
- **Property Owner**: THE PALMS AT RIVER OAKS LLC
- **Mailing Address**: 300 S PINE ISLAND RD #309 DAVIE FL 33324
- **ID #**: 5042 16 00 0231
- **Millage**: 0312
- **Use**: 00

**Abbreviated Legal Description**: 16-50-42 W 210 OF E 375 OF N 124.77 OF S 349.54 OF W3/4 OF SW1/4 OF SW1/4 LESS S 6 DEEDED TO PUBLIC

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>
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<tbody>
<tr>
<td>2018</td>
<td>$207,850</td>
<td>$207,850</td>
<td>$207,850</td>
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<td>$35,580</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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<tr>
<td>Just Value</td>
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<tr>
<td>Portability</td>
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<tr>
<td>Assessed/SOH</td>
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### Sales History

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<td>3/2/2016</td>
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### Land Calculations

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<td>$8.00</td>
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**Adj. Bldg. S.F.**

### Special Assessments

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<th>Garb</th>
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**Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.**

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### Sales History

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### Land Calculations

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| Adj. Bldg. S.F. |

### Special Assessments

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Florida Limited Liability Company
THE PALMS AT RIVER OAKS, LLC

Filing Information
Document Number: L17000205322
FEI/EIN Number: NONE
Date Filed: 10/04/2017
State: FL
Status: ACTIVE

Principal Address
300 SOUTH PINE ISLAND ROAD
SUITE 309
PLANTATION, FL 33324

Mailing Address
300 SOUTH PINE ISLAND ROAD
SUITE 309
PLANTATION, FL 33324

Registered Agent Name & Address
SMOLER, BRUCE J
2611 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33020

Authorized Person(s) Detail
Name & Address
Title MGR
SHERMAN, ROBERT
300 S. PINE ISLAND ROAD, SUITE 309
PLANTATION, FL 33324

Title MGR
AZUR EQUITIES, LLC
300 S. PINE ISLAND ROAD, SUITE 309
PLANTATION, FL 33324

Annual Reports
No Annual Reports Filed

Document Images
[View Image]
October 30, 2018

RE: River Oaks Townhomes
2323 SW 19th Avenue
Fort Lauderdale, FL 33315

To Whom It May Concern:

River Oaks Townhomes is a modern new single family attached cluster/medium density residential development comprised of 13 units located at SW 19th Avenue. It is a three-bedroom unit over 4 split-levels in a two-story building. There is a total of 39 on-site parking spaces (26 carport spaces and 13 tandem parking spaces). Each unit will have 2 carport spaces and 1 tandem parking. There will be individual trash container per unit inside the carport.

The site zoning is RD-15. The density provided is 13 units. Each of the lot size ranges from 3,035 sf to 3,140 sf. The lot dimensions are 130'-9" x 375'-0" and the lot area is 49,043 sf/ 1.13 acres. The building footprint coverage is 13,773 sf and the floor area ratio (FAR) is 27,309 sf. The building height is 25'-0". The open space is 32,254 sf. The lot coverage is 16,760 sf. The total landscape area is 16,412 sf. The required minimum setbacks for the lot are 15 feet for front setback, 15 feet for rear setback, and 5 feet for side setbacks. We provided 41'-2" for front setback, 15' for rear setback, and 5' for north side setback and 7'-1" for the south side setback. There is a 10'-0" minimum interior building separation.

Landscape buffers are provided along all frontages and interior property lines to provide ample vegetation, site drainage, green area and as well as to screen for privacy. Private balconies and terraces are provided in each unit to encourage outdoor living and natural cross ventilation. Private yards further enhance each unit’s living space. Sustainable and resilient features to be incorporated into the construction will include high reflectivity roofing material, light colored exterior paint, impact resistant windows, covered parking, low flow fixtures, low consumption lighting, and energy efficient HVAC systems.

We trust that the information contained herein is clear and as requested. We are available at your convenience should you require any additional information.

Best regards,

Arturo Griego, Architect
AR94011
itecdesign
nino@itecdesign.net
SURVEY ADDRESS:
1950 S.W. 23RD COURT
FORT LAUDERDALE, FLORIDA 33315

FLOOD ZONE & ELEVATIONS:

FLOOD ZONE: AE
BASE FLOOD ELEVATION: #
CONTROL PANEL NO.: 125105-0558-H
DATE OF FIRM INDEX: 08/18/14
REFERENCE BENCHMARK: FT. LAUDERDALE
B.M. "BM-18-BM-20,"
ELEVATION = 7.166 (NGVD ’29)
ELEVATION = 5.573 (NAVD ’88)

LEGAL DESCRIPTION:


AND


AND


ALL PARCELS OF REAL PROPERTY DESCRIBED HEREIN SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

LEGEND & ABBREVIATIONS:

A. = ARC
A/C = AIR CONDITIONER
A.E. = AIR EASEMENT
B.M. = BENCHMARK
B.C.R. = BROWARD COUNTY RECORDS
C.B.S. = CONCRETE BLOCK STRUCTURE
C.H. = CHATTAROUCHEE
C.O. = CLEANOUT
CONC. = CONCRETE
C.L.F. = CHAIN LINK FENCE
C.L.P. = CONCRETE LIGHT POLE
C = CALCULATED
C.B. = CHORD BEARING
C.R. = CABIN RISER
D = DEED
D.B. = DEED BOOK
M.D.C.R. = MIAMI-DADE COUNTY RECORDS

D.E. = DRAINAGE EASEMENT
ELEV. = ELEVATION
E.S. = ELECTRIC SERVICE
F.P. & L = FLORIDA POWER & LIGHT
L.B. = LICENSED BUSINESS
L.P. = LIGHT POLE
M. = MANHOLE
M. = MEASURED
NAV = NORTH AMERICAN VERTICAL DATUM
NO. = NUMBER
O.H. = OVERHANG
O.R.B. = OFFICIAL RECORDS BOOK
O.S. = OFFSET
P. = PLAT
P.B.C.R. = PALM BEACH COUNTY RECORDS
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
P.E. = POOL EQUIPMENT
P.I. = POINT OF INTERSECTION
P.R.C. = POINT OF REVERSE CURVE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.P. = POWER POLE
R = RADIUS
R/W = RIGHT-OF-WAY
ST. = SEPTIC TANK
(TYP.) = TYPICAL
U.E. = UTILITY EASEMENT
W.F. = WOOD FENCE
W.M. = WATER METER
Δ = DELTA OR CENTRAL ANGLE
CENTERLINE

GENERAL NOTES:

1. TYPE OF SURVEY: BOUNDARY
2. IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREIN, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
3. THE PROPERTY SHOWN HEREBIN WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
4. UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
5. ELEVATIONS SHOWN HEREIN (IF ANY) ARE RELATIVE TO NAVD 1988, UNLESS OTHERWISE NOTED.
6. UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
7. FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
8. THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
9. ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE FOR THE RECORD PLAT (UNLESS OTHERWISE NOTED).
10. REFERENCE BENCHMARK ELEVATION DATUM WAS CONVERTED FROM NAVD ’29 TO NAVD ’88 USING CORPUSC 6.0.1.

CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 53-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 3754, STATE OF FLORIDA

REVISE "CERTIFY TO" PARTIES ONLY (17-2074)
UPDATE SURVEY, TREES AND EASEMENTS (17-6009)
UPDATE SURVEY / ADD TREES (16-1160)

REVISIONS
DATE
J.P.
01/24/17
J.P.
06/20/16
J.P.

REVISIONS
DATE
CHK'D BY

SKETCH NO.: 14-0069
DATE OF SURVEY: 01/21/14
CHECKED BY: J.P.
FIELD BOOK/PAGE: 464/24
SIDE 1 OF 2

CERTIFY TO:
1. THE PALMS AT RIVER OAKS, LLC
2. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
3. SMOLER & ASSOCIATES, P.A.

POTENTIAL ENCROACEMENTS:
1. NONE VISIBLE

CERTIFICATE NO.: LB6857