SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING
DEVELOPMENT REVIEW COMMITTEE (DRC) - SITE PLAN APPLICATION

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 854-628-0531 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 $2,475.00
- Site Plan Level II in DRAC/IRAC-SA $4,290.00

(DRAC – Includes all requests for residential units and new construction only;
IRAC-SA – Includes all new construction and/or changes to existing structures subject to 47-0.46

- Change of Use $930.00
- Parking Reduction $970.00
- Request for Flexibility Units/ Acreage $60.00

Page 1 of 1
Approval by: Elio Parker, Urban Design & Planning Manager
Uncontrolled in hard copy unless otherwise marked
Updated 3/26/2018
### 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

**Date of complete submittal:** 11/18

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

**Property Owner’s Name:** FV Development, LLC AND Building Better Communities, Inc.

**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

**E-mail Address:**

**Phone Number:**

**Proof of Ownership:**

- [ ] Warranty Deed
- [x] Tax Record

**NOTE:** if AGENT is to represent OWNER, an authorized letter of consent is required.

**Applicant / Agent’s Name:** HTG Village View, LLC

**Address:** City, State, Zip

**E-mail Address:** jakez@htgf.com

**nchakas@lochrikelaw.com, aschein@lochrikelaw.com**

**Letter of Consent Submitted:** Yes

**Development / Project Name:** Village View

**Development / Project Address:**

- Existing: 640 N Andrews
- New: 640 N Andrews

**Legal Description:** See attached sketch and legal within survey

**Tax ID Folio Numbers:**

- 494234150040; 494234076180; 494234076190; 494234150031; 494234076192; 494234076200; 494234150021

**Request / Description of Project:**

Construction of a 100 unit senior affordable multifamily housing development

**Total Estimated Cost of Project:** $30,000,000 (including land costs)

**Current Land Use Designation:**

- **DRAC**

**Current Zoning Designation:**

- **RAC-UV**

- Proposed Zoning Designation: RAC-UV

**Current Use of Property:** Vacant and parking lot

**Number of Residential Units:** 100

**Non-Residential SF (and Type):** N/A

**Total Bldg. SF (including attached parking):** 160,000

**Site Adjacent to Waterway:**

- [ ] Yes
- [x] No

### Dimensional Requirements

<table>
<thead>
<tr>
<th>Dimensional Requirements</th>
<th>Required</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td>Lot Size (SF / Acre)</td>
<td>N/A</td>
<td>41,250SF / 0.9470 acres</td>
</tr>
<tr>
<td>Lot Density</td>
<td>N/A</td>
<td>105 du/acre</td>
</tr>
<tr>
<td>Lot Width</td>
<td>N/A</td>
<td>175</td>
</tr>
<tr>
<td>Building Height (Foot / Levels)</td>
<td>6 floors along NE 1st, 150' on Andrews</td>
<td>6 floors on NE 1st Ave/7 floors on Andrews</td>
</tr>
<tr>
<td>Structure Length</td>
<td>N/A</td>
<td>237'</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>N/A</td>
<td>3.8</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>90%</td>
<td>71%</td>
</tr>
<tr>
<td>Open Space</td>
<td>19,000SF</td>
<td>19,058SF</td>
</tr>
<tr>
<td>Landscape Area</td>
<td>N/A</td>
<td>1,231 SF</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>120</td>
<td>120</td>
</tr>
</tbody>
</table>

**Setbacks (indicate direction N,S,E,W):**

<table>
<thead>
<tr>
<th>Setbacks (N,S,E,W)</th>
<th>Required</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td>Front</td>
<td>44' from CL</td>
<td>48' from CL</td>
</tr>
<tr>
<td>Side N</td>
<td>None</td>
<td>12&quot; - 2&quot;</td>
</tr>
<tr>
<td>Side S</td>
<td>None</td>
<td>25&quot; - 0&quot;</td>
</tr>
<tr>
<td>Rear</td>
<td>35' from CL</td>
<td>35' - 1' from CL</td>
</tr>
</tbody>
</table>

**Updated:** 3/26/2016

DRC.SitePlanApps
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 (954-828-6233)
- 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 specifics, to include: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, etc. Narrative response referencing all applicable 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 set 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.
  - 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 in 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.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.

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### 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>Staff Intake Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jake Zunam</td>
<td>For Urban Design &amp; Planning Division use only:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Date</th>
<th>Received By</th>
<th>Tech. Specs</th>
<th>Case No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/9/18</td>
<td>TYLEE LABORIE</td>
<td></td>
<td>15020</td>
</tr>
</tbody>
</table>

**Updated:** 3/30/2015
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 (acres, 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
   - Vegetative 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 provided

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)
   - Ground floor plan
   - 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, etc.)
   - Mechanical equipment dimensioned from property lines
   - Site access (as applicable)
   - Proposed ROW improvements (i.e. 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 ½" = 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, landscape 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 (i.e. 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 setbacks 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 RENDERS (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 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 (acres, ft. and acres)
   - Vegetative 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 (2-3' caliper)
   - VUA flower trees required/provided (2-3' caliper)
   - VUA palms required/provided
   - VUA shrubs required/provided (6 per 1,000 sq. ft. VUA)
   - Buffers/field 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 size (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. PHOTOMETRIC DIAGRAM
   Foot-candle readings must extend to all property lines
ADEQUACY REQUIREMENTS
NARRATIVE

Sec. 47-25.2. Adequacy requirements.

A. Applicability. The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.

B. Communications network. Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

Response: The proposed structure is a maximum of seven (7) in height and will not interfere with the City's communication network.

C. Drainage facilities. Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2 1/2) inches of runoff from the impervious surface whichever is greater.

Response: Application will be made to Broward County Environmental Protection and Growth Management and the Applicant will satisfy all current criteria for surface water requirements and obtain all local and state licenses.

D. Environmentally sensitive lands.
1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and well field protection which ordinances are incorporated herein by reference:
a. Broward County Ordinance No. 89-6.
b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
c. Broward County Ordinance No. 84-60.
2. The Developer must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

Response: There are no environmentally sensitive lands on this site.

E. **Fire protection.** Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

Response: Watermains and fire hydrants exist adjacent to the site. See sheet C-07 for details.

F. **Parks and open space.** No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.

Response: Applicant will pay the required park impact fees for the residential units prior to issuance of building permit.

G. **Police protection.** Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

Response: Applicant's design incorporates CPTED principles to minimize risk to public safety and assure adequate police protection.

H. **Potable water.**

1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.

2. **Potable water facilities.**
   a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.

c. Where the county is the projected service provider, a similar written assurance will be required.

Response: Watermains exist adjacent to the site. Applicant has requested a letter from Public Works confirming that the City has adequate capacity to allocate to the Project. The Applicant will provide this letter to the City upon receipt.

I. Sanitary sewer.

1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.

2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.

3. Where the county is the projected service provider, a written assurance will be required.

4. Where septic tanks will be utilized, the Developer shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

Response: Sewer mains exist adjacent to the site. Applicant has requested a letter from Public Works confirming that the City has adequate capacity to allocate to the Project. The Applicant will provide this letter to the City upon receipt.

J. Schools. For all residential plats, the Developer shall contribute to school facilities in accordance with the Broward County Land Development Code and shall provide documentation to the city that such contribution has been satisfied.

Response: Applicant has included a preliminary School Capacity Availability Determination with this submission. The project is not anticipated to generate any students, as the project is a senior affordable housing development.

K. Solid waste.

1. Adequate solid waste collection facilities and service shall be obtained by the Developer in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.

2. Solid waste facilities. Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

Response: Applicant will be contracting with a private solid waste hauler. Dumpsters and/or compactors will be provided on site in the garage for use by the residents occupying the building.
L. **Stormwater.** Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.

Response: Stormwater will be retained on site in accordance with the state and local regulations.

M. **Transportation facilities.**
1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.
2. **Regional transportation network.** The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the Developer when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An Developer may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.
3. **Local streets.** Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the Developer when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An Developer may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.
4. **Traffic impact studies.**
   a. When the proposed development may generate over one thousand (1,000) daily trips; or
   b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (½) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (½) hour
period; the Developer shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in traffic ways impact analysis which shall:
i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.
ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed traffic ways.
iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local traffic ways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
iv. A further detailed analysis and any other information that the review committee considers relevant.
v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the Developer.
vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

Response: Applicant has included a traffic impact statement with this submission.

5. **Dedication of rights-of-way.** Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

Response: To the extent any additional right-of-way is needed, Applicant will dedicate same by deed or easement.

6. **Pedestrian facilities.** Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.

Response: Applicant is providing sidewalks along all street frontages. Applicant will request a letter from Broward County Transit verifying access to transit service facilities and will provide this letter to the City upon receipt.

7. **Primary arterial street frontage.** Where a proposed development abuts a primary arterial street either existing or proposed in the traffic ways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.
Response: Acknowledged.

8. Other roadway improvements. Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic.

Response: Acknowledged.

9. Street trees. In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

Response: Applicant is providing street trees along all street frontages in accordance with the City's requirements. See sheet L-02 for details.

N. Wastewater.
1. Wastewater. Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

Response: Applicant has requested a letter from Public Works confirming that the City has adequate capacity to allocate to the Project. The Applicant will provide this letter to the City upon receipt. Applicant will pay the required capital expansion fees prior the issuance of a building permit.
O. Trash management requirements. A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

Response: The project does not include non-residential uses.

P. Historic and archaeological resources.
1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the Developer shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

Response: The property has not been identified on any archaeological or historical designation maps.

Q. Hurricane evacuation. If a structure or site is located east of the Intracoastal Waterway, the Developer shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.

Response: N/A. Project is not located east of the Intracoastal Waterway.
November 7, 2018

HTG Village View, LLC  
c/o Mr. Jake Zunamon  
Vice President of Development  
HTG  
3225 Aviation Avenue, 6th Floor  
Coconut Grove, Florida 33133

Re: Village View - Traffic Statement  
Fort Lauderdale, Florida

Dear Jake:

TrafTech Engineering, Inc. is pleased to provide you with the results of the traffic statement undertaken for the proposed 100-unit residential development planned to be located on the east side of North Andrews Avenue just north of NE 6th Street in the City of Fort Lauderdale, Florida.

It has been a pleasure working with HTG Village View, LLC on this project.

Sincerely,

TRAFTech ENGINEERING, INC.

Joaquin E. Vargas, P.E.  
Senior Transportation Engineer

November 7, 2018
INTRODUCTION

Village View is a proposed mid-rise residential development planned to be located on the east side of North Andrews Avenue just north of NE 6th Street in the City of Fort Lauderdale in Broward County, Florida. Figure 1 on the following page shows the location of the project site as well as the transportation network located in the immediate vicinity of the project.

Traf Tech Engineering, Inc. was retained by HTG Village View, LLC to conduct a traffic statement in connection with the proposed residential project. The study addresses trip generation and whether the project trips trigger the requirements for a detailed traffic study.

This study is divided into four (4) sections, as listed below:

1. Inventory
2. Existing Conditions
3. Trip Generation
4. Traffic Study Trip Threshold
Existing Land Use and Access

The project site is generally vacant.

Proposed Land Uses and Access

The site will be developed with the following land use and intensity:

- 100 mid-rise residential units (seven stories)
- A parking garage with 120 parking stalls

Access to the project's proposed parking structure will consist of the following:

- One full access driveway on a proposed one-way (westbound) connector roadway linking NE 1st Avenue on the east with North Andrews Avenue on the west

Appendix A contains a copy of the proposed site plan for the Village View project.
TRIP GENERATION

The trip generation for the proposed residential development was based on information contained in the Institute of Transportation Engineer’s (ITE) Trip Generation Manual (10th Edition). According to the subject ITE manual, the most appropriate “land use” category for the proposed land use is ITE’s Land Use 221 – Multifamily Housing (Mid-Rise). The trip generation rates for the proposed land use, given by ITE, are:

ITE Land Use 221 – Multifamily Housing (Mid-Rise)

Weekday Daily Trip Generation
\( T = 5.44 \) (X)
Where \( T \) = weekday daily trips and \( X \) = number of units

Weekday AM Peak Hour of Adjacent Street
\( T = 0.36 \) (X) (26% inbound and 74% outbound)
Where \( T \) = weekday AM peak hour trips and \( X \) = number of units

Weekday PM Peak Hour of Adjacent Street
\( T = 0.44 \) (X) (61% inbound and 39% outbound)
Where \( T \) = weekday PM peak hour trips and \( X \) = number of units

Using the above-listed trip generation rates from the ITE document, a trip generation analysis was undertaken for the proposed residential development. The results of this effort are documented in Table 1.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Size</th>
<th>AM Peak Hour</th>
<th>PM Peak Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Total Trips</td>
<td>Inbound</td>
</tr>
<tr>
<td>Residential (Mid-Rise)</td>
<td>1000 units</td>
<td>544</td>
<td>36</td>
</tr>
<tr>
<td>New Trips</td>
<td></td>
<td>544</td>
<td>36</td>
</tr>
</tbody>
</table>


As indicated in Table 1, the proposed residential development is anticipated to generate approximately 544 daily trips, approximately 36 AM peak hour trips (9 inbound and 27 outbound), and approximately 44 gross PM peak hour trips (27 inbound and 17 outbound).
TRAFFIC STUDY TRIP THRESHOLD

Based on the results of the trip generation analysis, the proposed mid-rise residential project is not required to prepare a detailed traffic study for the following reasons:

- According to the City of Fort Lauderdale ULDR Section 47-25.2.M.4, when the proposed development generates more than 1,000 daily trips, a traffic impact study is required. The subject project will generate fewer new trips (544) than the 1,000 daily-trip threshold.

- If the daily trips are less than 1,000 and more than 20% of the daily trips are anticipated to arrive or depart, or both, within one-half hour, a traffic impact study is required. As presented in Table 1, the maximum number of new trips anticipated within one-half hour is approximately 4.0%\(^1\) of the new daily trips, which is significantly less than the 20% threshold.

\(^1\) Forty-four (44) new PM peak hour trips occurring in one hour represents approximately 22 trips in one-half hour. Twenty-two (22) trips equate to approximately 4.0% of the 544 new daily trips.
APPENDIX A

Site Plan – Village View
Parcel Information

Folio Number: 456230075192
Owner: FV DEVELOPMENT LLC
Site Address: NE 1 AVE FORT LAUDERDALE FL 33304

PROGRESSO 2-1A D LOTS 14,15 BLK 319 & TOGETHER WITH E 750’ OF VACATED ALLEY LYING W & ADJ TO SAID LOTS & PERS ORD 42548/1762 TO LOT 15

Millage Code: 0312
Use Code: 28
Land Value: $270,000
Building Value: $4,540
Other Value: 0
Total Value: $274,540
SoH Capped Value: $254,860
Homestead Exemt: $0
W&D Exempt: $0
Other Exempt: $0
Taxable Value: $254,860
Sale Date: 07/20/2016
Sale Price: $1,300,000
Deco Type: 1-OC
Deco Type: 2-WD
Adj Bldg B.F. 0
The foregoing instrument was acknowledged before me this 8th day of November 2018 by Ann Delbert who
is personally known to me or has produced identification and who did not take an oath.

County of Broward
State of Florida

Laundry Lake Rd. PL 33319

Building Better Communities, Inc. a Florida Corporation

Ann Delbert, Assistant Secretary

Project Development Schedule

Accordingly, based on the above BGC enters no objection to HTC.Village, LLC, or its

Administration of BGC Affairs.

been reviewed by Legal Counsel representing BGC and was the parties responsible for the operation and

Building Board of Directors meeting in November as action item will be presented with a

November 8, 2018

To Whom It May Concern:

Building Better Communities, Inc (BGC) a Florida Corporation, is the current owner of 14 acres of land in

4780 North State Road 7, Lauderdale Lakes, FL 33317. Phone: (954) 325-4407 Fax: (954) 795-1141. This phone number service 711.
The property, prints or stamp of name of Notary Public

Notary Public

My Commission Expires:

2018

WITNESS my hand and official seal in the County and State last above-mentioned, this 7th day of November, 2018.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County of Florida, the following instrument was acknowledged and in the County advertised to take acknowledgments, the foregoing instrument was

ACKNOWLEDGED before me by the person(s) herein named who is personally known to me or whose signature is known to me.

COUNTY OF

Date: 11/7/18

STATE OF

Title: Notary Public

Printed Name: Gay Shear

By:

Pj Development LLC

Sincerely,

We hereby authorize HHC Village View LLC, as contract purchaser, to enter, occupy, and access the property, and the adjacent property, for purposes of planning, surveying, and development, as necessary to secure the proper approvals.

Dear Mr. Modelski,

Port Lauderadale, FL 33012

100 North Andrews Avenue

City of Fort Lauderdale

Jeffrey Modelski, City Clerk
TO SAI D LOTS; AND TO LOTS 15 & 16 PER ORD. 42548/1752.
TOGETHER WITH E 7’50 OF VACATED ALLEY LYING E & ADJ.
11, 12, 13, 14, 15, 16, 33. 35, 36, 37, 38 & 39 BLK 319.
LOT S 33 & 34. TOGETHER WITH PROGRESSO 2-18 D LOTS
WITH W 1/2 OF 15 VACATED ALLEY LYING E & ADJ. TO
PROGRESSO 1-125 D LOTS 33 & 34 BLK 319. TOGETHER
LEGAL DESCRIPTION:

4942341500021, 494234150031, 494234150040
4942340767180, 4942340767190, 4942340767192, 4942340767200,

FOLIO #: 4942340767180
RAQ-CY:

W"Village View"
ZONING:
NOTES:
7-STORY MULTI-FAMILY RESIDENTIAL BUILDING, 100 UNITS, KNOWN AS

623 NE 1 AVE
616, 620, AND 640 N ANDREWS AVE; 617, 619, 621, AND
PROJECT ADDRESS:
640 N ANDREWS AVE. FORT LAUDERDALE, FL 33331-7436

Emial: Gary@fortlauderdaie.gov
Phone: 954-828-3264
Contact: Gary

ADDRESS VERIFICATION
DEPARTMENT OF SUSTAINABLE DEVELOPMENT BUILDING SERVICES DIVISION
CITY OF FORT LAUDERDALE
The project instrument was acknowledged before me this ___ day of November 2018 by ___ (Debtor(s) and person(s) executing the document), and the person(s) acknowledged to me that the property described in Exhibit A (the "Property") is the next the City of Fort Lauderdale as more particularly described in Exhibit A (the "Property"). The Property is the current owner of 1.4 acres of land in County of Broward State of Florida

Lauderdale Lakes, FL 33319
4780 North State Road 7
Building Better Communities Inc. a Florida Corporation

Am迪。 Deputy, Assistant Secretary

Project Development Schedule

Accordingly, based on the above BCC interprets no objection to HLC Village View, LLC of its Administration of BCC Affairs.

November 8, 2018
My Commission Expires:

[Stamp]


WITNESS my hand and official seal in the County and State last before the 5th day

OF Nameshereinbefore

[Signature]

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State

COUNTY OF [Name]

STATE OF

Date: 4/18/18

Title: [Title]

Printed Name: [Printer Name]

BY:

[Signature]

FY Development LLC

By: [Signature]

FY Development LLC

Shoreway

To: My Commission Expires.

FY Development LLC wants to secure the development approval in order to secure the development approval. In order to secure the development approval, the Property, and agree to all conditions of approval needed in accordance with the development approval. We also acknowledge the receipt of FY Development LLC which has occurred.

412340976200, 4942340769180, 4942340769010, 4942340768010

Chaske P.A. to sign all applications, for the plan application to multi-family, affordable housing.

We hereby authorize FY Development LLC to sign all applications.
DATE: October 30, 2018

AUTHORIZED SIGNATURE:

DR#: [Blank]

LEGAL DESCRIPTION:
TO SAI.D LOTS; ADJ. To LOTS 15 & 16 PER ORD. 42548/1752.
TOGETHER WITH E 7.50 OF VACATED ALLEY LIVING E 8 ADJ.
11, 12, 13, 14, 15, 16, 36, 37, 38 & 39 BLK 319.
LOTS 33 & 34, TOGETHER WITH PROGRESSO 2-18 D LOT.
PROGRESSO I-125 TO LOTS 33 & 34 BLK 319, TOGETHER
PROGRESSO 1-125 TO LOTS 33 & 34 BLK 319, TOGETHER

FOLIO #: 494234076180, 494234076190, 494234076292, 494234076220,

RAZ-UV: "Village View"

ZONING: 7-Story Multi-Family Residential Building. 100 units. Known as

NOTES: 623 NE 1 AVE

PROJECT ADDRESS:
640 N ANDREWS AVE, FOR LAUDERDALE, FL 33311-7436

PREVIOUS ADDRESSES:
616, 620, and 640 N ANDREWS AVE; 617, 619, 621, and

EMIAL: Gary@FortLauderdale.gov
PHONE: 954-828-3264

CONTACT: Gary

ADDRESS VERIFICATION
DEPARTMENT OF SUSTAINABLE DEVELOPMENT • BUILDING SERVICES DIVISION
CITY OF FOR LAUDERDALE
PROPERTY LINE

PEDESTRIAN PROMENADE

DRIVEWAY

RESIDENTIAL BUILDING

Ground Floor Plan
EL. +0' - 0"

2nd Level Parking
EL. +9' - 2"

2nd FLOOR PLAN
EL. +18' - 4"

3rd FLOOR PLAN
EL. +28' - 4"

4th LEVEL
EL. +38' - 0"

5th LEVEL FLOOR PLAN
EL. +47' - 8"

6th LEVEL FLOOR PLAN
EL. +57' - 4"

Roof Level
EL. +76' - 8"

7th LEVEL FLOOR PLAN
EL. +67' - 0"

STOOP
EL. +5 - 6"

RESIDENTIAL BUILDING OVER COVERED TERRACE

N.E. 1ST. AVENUE

SIDEWALK

STOOP

PARALELL PARKING

NORTH ANDREWS AV.

BULKHEAD

BULKHEAD

PARAPET

PHASE:

SEAL:

SHEET NUMBER:

DATE:

JOB No.:

DRAWN BY:

APPR BY:

PERMIT No.:

PROJECT:

OWNER:

3225 Aviation Ave. Ste 602
Miami, FL 33133

640 North Andrews Avenue,
Fort Lauderdale Florida 33311

SCALE: 3/32" = 1'-0"

EAST ELEVATION

NORTH ELEVATION

ELEVATIONS

REV. SHEET REVISIONS

Revision Description Date

DRAWN

APPR

ELEVATION LEGEND

SCALE: 3/32" = 1'-0"

EAST ELEVATION

NORTH ELEVATION

ELEVATION LEGEND

DATE: 08/03/2018

A-2.01

HTG

Housing Trust Group

3225 Aviation Ave. Ste 602
Miami, FL 33133

VILLAGE VIEW

DEVELOPMENT REVIEW COMMITTEE (DRC)

SITE PLAN APPLICATION

SIGNED
COLOR ELEVATIONS

REVISIONS

<table>
<thead>
<tr>
<th>Rev</th>
<th>Description</th>
<th>Date</th>
</tr>
</thead>
</table>

NORTH ELEVATION
VILLAGE VIEW
A-3.00
COLOR RENDERS

VIEW FROM NORTH ANDREWS AVENUE-DAY TIME
SITE DEVELOPMENT DRAWINGS FOR:

VILLAGE VIEW
640 N. ANDREWS AVE.
FORT LAUDERDALE, FL
SECTION 3, TOWNSHIP 50S, RANGE 42E
FOR
HOUSING TRUST GROUP

PREPARED BY

VICINITY AERIAL MAP

LOCATION MAP

SHEET INDEX

COVER SHEET C-00
GENERAL NOTES C-02
DEMOLITION PLAN C-03
EROSION CONTROL PLAN C-04
CIRCULATION PLAN C-05
PAVEMENT MARKING & SIGNAGE PLAN C-06
PAVING, GRADING & DRAINAGE PLAN C-07
PAVING, GRADING & DRAINAGE DETAILS C-08-C-09
CROSS SECTIONS C-10
UTILITY PLAN C-11
WATER DETAILS C-12
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DISPOSITION PLAN L-10
LANDSCAPE PLAN L-12
3RD FLOOR - POOL LEVEL LANDSCAPE PLAN L-13
STRUCTURAL SOIL DETAILS L-14
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GENERAL NOTES L-16
HARDCORE PLAN L-16
3RD FLOOR HARDCORE PLAN L-16A
HARDCORE DETAILS L-17
LANDSCAPE PLAN RENDERING L-18

LEGAL DESCRIPTION:

COPYRIGHT 2018 MICROSOFT CORPORATION
COPYRIGHT 2018 DIGITAL GLOBE

G:\2018\HTG VILLAGE VIEW (HOUSING TRUST GROUP)\F180107 - VILLAGE VIEW, FORT LAUDERDALE\DWG\SITE PLAN ENTITLEMENTS\F180107 - COVER----->LAYOUT: COVER SHEET

SHEET TITLE: COVER SHEET
SHEET NUMBER: KB
PROJECT No.: KND
DRAWN BY: PROFESSIONAL ENGINEER
CHECKED BY: FLORIDA LICENSE No.
PROJECT: FOR
DATE: NOVEMBER 9, 2018

PREPARED BY

6300 NW 31ST AVENUE
FT. LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com
GENERAL NOTES

The following documents are intended for use with the water and sewer appurtenances to be constructed as shown on the plans and specifications. The documents shown on the plans and specifications shall be followed in all materials and workmanship. The plans and specifications may be revised or amended at any time at the sole discretion of the City of Fort Lauderdale. The general contractor shall be responsible for maintaining all documents prepared by the consultant and for the accuracy of said documents. In addition, the general contractor shall be responsible for ensuring that all requirements of the plans and specifications are met.

The City of Fort Lauderdale reserves the right to discontinue work on any project if the general contractor fails to meet the requirements of the plans and specifications. The general contractor shall be responsible for the accuracy of all work performed and for the accuracy of all materials used. The general contractor shall be responsible for ensuring that all work is done in accordance with applicable codes and regulations. The general contractor shall be responsible for the accuracy of all plans and specifications and for the accuracy of all work performed. The general contractor shall be responsible for the accuracy of all work performed and for the accuracy of all materials used.

The general contractor shall be responsible for the accuracy of all work performed and for the accuracy of all materials used. The general contractor shall be responsible for the accuracy of all work performed and for the accuracy of all materials used. The general contractor shall be responsible for the accuracy of all work performed and for the accuracy of all materials used. The general contractor shall be responsible for the accuracy of all work performed and for the accuracy of all materials used.

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EXISTING ASPHALT PAVEMENT TO BE REMOVED
LEGEND

R1-1  STOP SIGN (30" x 30")
R5-1  DO NOT ENTER SIGN (30" x 30")
R3-5R  RIGHT TURN ONLY (30" x 30")
FTP 21-06  ACCESSIBLE PARKING
DY  DOUBLE YELLOW
W  WHITE
Y  YELLOW
□  THERMOPLASTIC

Pavement Marking & Signage Plan
1. General Existing Tree & Tree Relocation Notes:

- All trees to remain shall be structurally pruned & trimmed under the supervision of an ISA Certified Arborist.
- All trimming undertaken on a tree protected by the provisions of the land development code shall be pruned in accordance with the American National Standards Institute (ANSI) A-300 Pruning Standards.
- All trees to remain must be protected by tree protection barricades meeting the minimum standards. Protecting barricades shall remain in place until land alteration and construction activities are completed.
- All trees scheduled to be removed or that have been previously removed & have remaining stumps, shall be cut down, stump ground & shall have all roots removed.
- All invasive exotic plant materials shall be removed & eradicated from the site.

2. Contractor shall be responsible for providing final grading of all associated planting areas.
3. Contractor to notify "Sunshine State One Call of Florida, Inc." at 1-800-432-4770 two full business days prior to digging for underground utility locations.
4. Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by contractor shall be repaired at no additional cost to the owner.
5. Contractor shall be responsible for proper irrigation of the relocated trees. Trees shall not be moved from their original location until after final transplantation location has been determined and shall be re-installed in the same condition as when removed.
6. Trees to be relocated shall be moved from original location to final planting location one time only. Contractor shall be responsible for maintaining health of the relocated trees.
8. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.
9. Protection barricade inspection shall be conducted by the landscape architect, owner or governing municipality. Refer to landscape details for tree preservation barricade fencing.
10. Trees to be relocated shall be moved from original location to final planting location one time only. Contractor shall be responsible for maintaining health of the relocated trees.
11. Root-prune all trees a minimum of (70) days prior to planting.
12. Supplemental irrigation (if necessary), shall be applied so that there is a total of 3 gallons/perm day/perm caliper in subject tree to be transplanted.
13. Sheet title: Contractor shall be responsible for proper irrigation of the relocated trees. Trees shall not be moved from their original location until after final transplantation location has been determined and shall be re-installed in the same condition as when removed.
14. Sheet number: 15.
15. Canopy trees specified for relocation will need a minimum of 10 weeks of root pruning prior to transplanting.
16. Any necessary tree trimming shall be in accordance with the City of Fort Lauderdale & ANSI A-300 Standards prior to any construction work taking place.
18. There are existing trees on this site. These trees are protected by the provisions of the land development code. A feasibility & suitability assessment shall be conducted prior to construction to determine if any alterations to the trees will be permitted. The assessment may be presented in a report format for permitting purposes.

The Site

- Prime, Shrub, and other Plan: Transplanting/Replanting Detail - Replanting Notes: The American National Standard for Tree Core Operations - Tree, 2011, and other American National Standards - Standard practices by society for all replanting/transporting of trees and shrubs. ANSI A300 (Draft 2009) includes the following:
  - 60 - Transplanting Standards
  - 62 - Guidelines
  - 63 - Transplanting Practices

The transporting objective shall be established prior to beginning the operation. These objectives may be reviewed in a report format for permitting purposes.
### PLANT SCHEDULE POOL LEVEL

<table>
<thead>
<tr>
<th>#</th>
<th>SPECIFICATIONS</th>
<th>QTY</th>
<th>SD/DBH</th>
<th>B&amp;B</th>
<th>REMARKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Asparagus Fern</td>
<td>1</td>
<td>n/a</td>
<td>n/a</td>
<td>XERIC</td>
</tr>
<tr>
<td>2</td>
<td>B &amp; B</td>
<td>1</td>
<td>20&quot;</td>
<td>18&quot;</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Bougainvillea</td>
<td>1</td>
<td>18&quot;</td>
<td>16&quot;</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Capparis cynophallophora</td>
<td>1</td>
<td>3&quot;</td>
<td>25&quot;</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Cordia sebestena</td>
<td>1</td>
<td>3` clear trunk</td>
<td>6` ht.</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Jatropha integerrima</td>
<td>1</td>
<td>2.5` CT</td>
<td>As Shown</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Jatropha Peregrina</td>
<td>1</td>
<td>3`</td>
<td>5` Ht</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Variegated Shell Ginger</td>
<td>1</td>
<td>3`</td>
<td>30&quot;</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Alpinia zerumbet Variegata</td>
<td>1</td>
<td>8` of wood to nut</td>
<td>7-8<code> spr, 14-16</code> ht.</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Alpinia zerumbet Variegata</td>
<td>4</td>
<td>4`</td>
<td>5` ht.</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Cordia sebestena</td>
<td>2</td>
<td>3`</td>
<td>6` ht.</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Jatropha Peregrina</td>
<td>25</td>
<td>25 gal</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Typhina gigantea</td>
<td>4</td>
<td>4`</td>
<td>5` Ht</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>Variegated Shell Ginger</td>
<td>48</td>
<td>B &amp; B</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>Alpinia zerumbet Variegata</td>
<td>4</td>
<td>25 gal</td>
<td></td>
<td></td>
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<tr>
<td>16</td>
<td>Alpinia zerumbet Variegata</td>
<td>4</td>
<td>25 gal</td>
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<td></td>
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<td>17</td>
<td>Cordia sebestena</td>
<td>2</td>
<td>3`</td>
<td>6` ht.</td>
<td></td>
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<td>18</td>
<td>Jatropha Peregrina</td>
<td>25</td>
<td>25 gal</td>
<td></td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>variegated shell ginger</td>
<td>48</td>
<td>B &amp; B</td>
<td></td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>Alpinia zerumbet Variegata</td>
<td>4</td>
<td>25 gal</td>
<td></td>
<td></td>
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<tr>
<td>21</td>
<td>Cordia sebestena</td>
<td>2</td>
<td>3`</td>
<td>6` ht.</td>
<td></td>
</tr>
<tr>
<td>22</td>
<td>Jatropha Peregrina</td>
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<td>25 gal</td>
<td></td>
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<tr>
<td>23</td>
<td>variegated shell ginger</td>
<td>48</td>
<td>B &amp; B</td>
<td></td>
<td></td>
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<tr>
<td>24</td>
<td>Alpinia zerumbet Variegata</td>
<td>4</td>
<td>25 gal</td>
<td></td>
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<tr>
<td>25</td>
<td>Cordia sebestena</td>
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<td>3`</td>
<td>6` ht.</td>
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<tr>
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<td>Jatropha Peregrina</td>
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<td>25 gal</td>
<td></td>
<td></td>
</tr>
<tr>
<td>27</td>
<td>variegated shell ginger</td>
<td>48</td>
<td>B &amp; B</td>
<td></td>
<td></td>
</tr>
<tr>
<td>28</td>
<td>Alpinia zerumbet Variegata</td>
<td>4</td>
<td>25 gal</td>
<td></td>
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</tr>
<tr>
<td>29</td>
<td>Cordia sebestena</td>
<td>2</td>
<td>3`</td>
<td>6` ht.</td>
<td></td>
</tr>
<tr>
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<td>Jatropha Peregrina</td>
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<td>25 gal</td>
<td></td>
<td></td>
</tr>
<tr>
<td>31</td>
<td>variegated shell ginger</td>
<td>48</td>
<td>B &amp; B</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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**Diagram Details**

- **Large Palm Planting Details**: Labeled for specific planting requirements.
- **Multi Trunk and Small Tree Details**: Illustrated with appropriate spacing and planting considerations.
- **Shrub / Groundcover**: Mentioned with planning details specific to the area.

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**Contact Information**

- **ELEC.**: A-1
- **JAT**: Ground Covers
- **ALR**: EVERGLADES
- **BOG**: BROWARD COUNTY
- **CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS**: PHX
- **EVO**: CS
- **AES**: FRS
- **PSY**: BOG
- **BOG**: ALP
- **ALP**: A-1

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**Site Plan Entitlements**: Landscape - Landscape Plan

**Layout**: L-02A 3rd Floor Landscape Plan

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**Project Details**

- **Project**: Project No. F180107
- **Date**: 2018-11-09
- **Address**: 6300 NW 31st Avenue, Fort Lauderdale, FL 33309

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**Technical Details**

- **Scale**: 1" = 20' (Scale indication for drawing accuracy)
- **North**: N°00'00"E
- **South**: S°00'00"W
- **East**: E°00'00"
- **West**: W°00'00"
1 TYP. C.U. STRUCTURAL SOIL DETAIL (FT. LAUDERDALE STD. DETAIL)

2 'ADDAPAVE TP' DETAIL

ADDAPAVE TP TREE PIT SHALL BE MANUFACTURED BY CHAMELEON WAYS TO BE APPLIED OVER COMPACTED WASHED STONE; COLOR/FINISH: 'RHINE GOLD' 6-10 mm

NOTE: STREET TREES SHOW STRUCTURAL SOIL AREA FOR CLARITY, HOWEVER ALL PROPOSED TREES SURROUNDED ON 4 SIDES BY PAVED AREAS SHALL BE PLANTED IN STRUCTURAL SOIL WITH A MINIMUM 8' RADIUS FROM TRUNK OF TREE IN ALL DIRECTIONS OR UNTIL MEETS EXISTING CURB.

SIDEWALK

#57 STONE 2"-3" DEPTH

STRUCTURAL SOIL detail

TYP. C.U. STRUCTURAL SOIL DETAIL

(FT. LAUDERDALE STD. DETAIL)

VILLAGE VIEW
N. ANDREW AVE & N. OF NE 6TH STREET

HOUSING TRUST GROUP

FORT LAUDERDALE

FLORIDA
1. GENERAL
   A. The specifications provided in this section consist of all specifications applicable to the
      structural soil components of the project. These specifications are intended to
      provide a guide for the design and construction of the structural soil components.
   B. The specifications are to be used in conjunction with the applicable codes and
      standards required by the jurisdiction in which the project is located.

2. DESIGN AND CONSTRUCTION
   A. The structural soil components shall be designed and constructed in accordance with
      the specifications and codes applicable to the project.
   B. The contractor shall provide the structural soil components in accordance with the
      specifications and codes applicable to the project.

3. QUALITY ASSURANCE
   A. The structural soil components shall be inspected and tested in accordance with the
      specifications and codes applicable to the project.
   B. The material shall be tested in accordance with the specifications and codes applicable to the project.

4. INSPECTION
   A. The structural soil components shall be inspected in accordance with the specifications and
      codes applicable to the project.
   B. The material shall be inspected in accordance with the specifications and codes applicable to the project.

5. CLEANUP
   A. The structural soil components shall be removed from the site in accordance with the
      specifications and codes applicable to the project.
   B. The material shall be removed from the site in accordance with the specifications and codes applicable to the project.

6. STORAGE
   A. The structural soil components shall be stored in accordance with the specifications and codes applicable to the project.
   B. The material shall be stored in accordance with the specifications and codes applicable to the project.

7. DISPOSAL
   A. The structural soil components shall be disposed of in accordance with the specifications and codes applicable to the project.
   B. The material shall be disposed of in accordance with the specifications and codes applicable to the project.

8. BRANDS
   A. The structural soil components shall be identified by the manufacturer’s brand.
   B. The material shall be identified by the manufacturer’s brand.

9. TRADEMARKS
   A. The structural soil components shall be identified by the manufacturer’s trademark.
   B. The material shall be identified by the manufacturer’s trademark.

10. COPYRIGHTS
    A. The structural soil components shall be identified by the manufacturer’s copyright.
    B. The material shall be identified by the manufacturer’s copyright.

11. PATENTS
     A. The structural soil components shall be identified by the manufacturer’s patent.
     B. The material shall be identified by the manufacturer’s patent.
**Landscape General Notes**

**Section Plan**

**Notes:**
- The signature and seal appearing on this document was authorized by Ryan J. King, EBRAHIMIAN, LA6667324 on 2018-11-09.
- "Bio-Barrier" is manufactured by Reemay, Inc. - 70 Old Hickory Blvd. - P.O.Box 511 - Old Hickory, TN 37138 - Phone: 1-800-25-ROOTS.

### Applicable Use of Root Barriers
- If a Canopy Tree and/or Palm is to be installed within less than 10 feet separation from a water main (or service) and/or sewer main (or service), the landscape contractor shall install a root barrier parallel to the utility as required and as per this detail. The contractor shall maintain a 5 feet minimum horizontal distance from the outside edge of the rootball to the utility or any paved or concrete surface.

### Suggested Installation Method
- Dig a vertical trench between the root source of the tree and the surface or utility line to be protected. The trench must be at least 6'-0" in length (centered on tree) and must be at least 4'-0" in depth parallel to the applicable surface, service, and/or utility. Note: For new tree installations, the trench may be dug at the same time as the hole for the applicable tree and/or palm.

- Using impervious gloves, roll out "Bio-Barrier" and trim to fit the specific application. Insert the barrier vertically into the trench, with the top edge of the barrier 6" six inches below the soil surface.

- Tamp backfill firmly into the trench with "Bio-Barrier" contained, eliminating air pockets or soil voids accordingly. Dissolve the coating and activate the product by saturating the backfill and "Bio-Barrier" with water. After completed, smooth the soil surface to finish grade, allowing excess material for soil setting.
ALL PAVER JOINTS SHALL BE SAND SWEPT. FOR MORE INFORMATION REFER TO PAVER MANUFACTURER'S SPECIFICATIONS & DETAILS FOR SAND SETTING BED.
ROOFTOP PLANTER SECTION (TYP.) 1" = 1'

PLANTING BED 30" MIN. DEPTH FOR TREES; 16" MIN. FOR SHRUB AREAS
C.I.P. CONCRETE PLANTER WITH EXTENDED STEELED FINISH
TORCH APPLIED WATERPROOFING Membrane
CRUSHED GRAVEL/DRAINAGE FILL

4" GRAVEL FILL
3" MAX. MULCH

PLETED FLOOR ELEVATION
FINISHED FLOOR ELEVATION VARIES

LIGHTWEIGHT PLANTING SOIL
30" MIN. DEPTH FOR TREES; 16" MIN. FOR SHRUB AREAS
(SEE LANDSCAPE PLANS FOR SPECS)

4" GRAVEL FILL
3" MAX. MULCH

STRUCTURAL SLAB (REFER TO STRUCTURAL DRAWINGS)
CRUSHED GRAVEL/DRAINAGE FILL

TORCH APPLIED WATERPROOFING MEMBRANE
CONTINUOUS DRAINAGE MAT OVER WATERPROOFING MEMBRANE AT ALL SURFACES IN PLANTER (TYP.)
TORCH APPLIED WATERPROOFING MEMBRANE
2" OVAL, RIGID SLOTTED & SLEEVED PVC DRAIN PIPE WRAPPED IN CLOTH FILTER (REFER TO PLUMBING DRAWINGS)
GEOTEXTILE FABRIC

STRUCUTRAL SLAB (REFER TO STRUCTURAL DRAWINGS)
CONNECT TO ROOF DRAINAGE SYSTEM
GEOTEXTILE FABRIC

C.I.P. CONCRETE CURB
4" WIDE, 6" DEPTH;
1/4" ISOLATION JOINT FILLED W/ JOINT SEALANT (TYP.); TOOL W/ 1/8" RADIUS

CONTINUOUS DRAINAGE SYSTEM DOWN TO PLANTER

GEOTEXTILE FABRIC

3" DIAM. RIGID SLOTTED & SLEEVED PVC DRAIN PIPE WRAPPED IN CLOTH FILTER (REFER TO PLUMBING DRAWINGS)
IRRIGATION STUB-UP (OPTIONAL); SEE IRRIGATION PLANS

STUCCO FINISH (TYP.)
1" REVEAL BETWEEN FFE & MULCH LAYER (TYP.)

AT-GRADE ROOFTOP PLANTER SECTION (TYP.) 1" = 1'

3" DIAM. RIGID SLOTTED & SLEEVED PVC DRAIN PIPE WRAPPED IN CLOTH FILTER (REFER TO PLUMBING DRAWINGS)

STUCCO FINISH (TYP.)
1" REVEAL ABOVE MULCH

C.I.P. CONCRETE PLANTER WITH EXTERIOR STUCCO FINISH

CRUSHED GRAVEL/DRAINAGE FILL
CONTINUOUS DRAINAGE MAT OVER WATERPROOFING MEMBRANE AT ALL SURFACES IN PLANTER (TYP.)
3" MAX. MORTAR FILL; SLOPE TO DRAIN

2" NOSALT FILL, SLOPE TO DRAIN
STRUCTURAL SLAB REFER TO STRUCTURAL DRAINAGE

ROOFING CEMENT (OPTIONAL); SEE ROOFING PLANS

GEOTEXTILE FABRIC

STUCCO FINISH (TYP.)
1" REVEAL ABOVE MULCH

3" DIAM. RIGID SLOTTED & SLEEVED PVC DRAIN PIPE WRAPPED IN CLOTH FILTER (REFER TO PLUMBING DRAWINGS)
IRRIGATION STUB-UP (OPTIONAL); SEE IRRIGATION PLANS