LOCATION MAP
SECTION 17, TOWNSHIP 56 S, RANGE 42 E
PROJECT SITE
RIVERLAND ROAD
SR 84
I-95
I-595

LEGAL DESCRIPTION

All that tract or parcel of land located in Broward County, State of Florida, more particularly described as follows:

LOTS 1 and 2, in BLOCK 9 of the BRICKELL’S SUBDIVISION of Section 17 Township 50 South, Range 42 East, according to the Plat thereof, recorded in Book 1, Page 72, of the Public Records of Dade County, Florida,

LESS RIGHT-OF-WAY of the Seaboard All-Florida Railway over and across the said land, described as follows: Begin at the intersection of the East line of Section 17, Township 50 South, Range 42 East, and the East and West quarter line of said Section 17; thence Westerly along the said East and West quarter line of said Section 17 a distance of 88.6 feet; thence Southerly by a line at an angle of 90°03’ East to South with the said East and West quarter line of said Section 17, a distance of 1,075.00 feet, more or less, to the North bank of the South fork of New River; thence Easterly along the said North bank of the South fork of New River to the intersection of the said North Bank of the South fork of New River and the said East line of said Section 17; thence Northerly along the said East line of said Section 17 to the Point of the Beginning.

P&Z SUBMITTAL
FOR
FT. LAUDERDALE MARINA REDEVELOPMENT
1915 SW 21 AVENUE
CITY OF FORT LAUDERDALE,
BROWARD COUNTY, FLORIDA 33312

PREPARED FOR:
FT. LAUDERDALE MARINA PARTNERS, LLC.
1915 SW 21 AVENUE CITY OF FORT LAUDERDALE,
BROWARD COUNTY, FLORIDA 33312

FEMA FLOOD ZONE:
The property is located within a flood zone AH with a base flood elevation of 5 feet, as shown on F.I.R.M. NUM.12011C0378H, bearing a map effective date of 08/18/2014.

ALL ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON NAVD 1988 DATUM.

THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

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FOR
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REQUEST: Site Plan Level III Review; Waterway Use and Conditional Use for Dry Stack Marina

<table>
<thead>
<tr>
<th>Case Number</th>
<th>R17072</th>
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<tbody>
<tr>
<td>Applicant</td>
<td>Fort Lauderdale Marina Partners, LLC</td>
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<tr>
<td>General Location</td>
<td>1915 SW 21st Avenue</td>
</tr>
<tr>
<td>Property Size</td>
<td>271,519 square feet / 6.2 acres</td>
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<tr>
<td>Zoning</td>
<td>General Industrial (I)</td>
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<td>Future Land Use Designation</td>
<td>Industrial</td>
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<td>Applicable Unified Land Development Regulations (ULDR) Sections</td>
<td>47-7.20, Requirements for Conditional Uses in Industrial District, 47-23.8, Waterway Use, 47-24.3, Conditional Use Permit, 47-25.2, Adequacy Requirements, 47-25.3, Neighborhood Compatibility Requirements</td>
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<td>Setbacks/Yards</td>
<td>Required (I)</td>
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<tr>
<td>Side (W)</td>
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<tr>
<td>Side (E)</td>
<td>5 feet</td>
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<tr>
<td>Rear (S)</td>
<td>5 feet</td>
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<tr>
<td>Notification Requirements</td>
<td>ULDR Section, 47-27.4, Sign Notice 15 days prior to meeting</td>
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<tr>
<td>Action Required</td>
<td>Approve, Approve with Conditions, or Deny</td>
</tr>
<tr>
<td>Project Planner</td>
<td>Jim Hetzel, Principal Planner</td>
</tr>
</tbody>
</table>

**PROJECT DESCRIPTION:**
The applicant, Fort Lauderdale Marina Partners, LLC, is proposing to construct a dry stack storage marina consisting of 630 slips along with supporting office, storage, and service bays for repairs on boats. The subject property is located at 1915 SW 21st Avenue, and is generally located at the northwest corner of Interstate 95 and South Fork of the New River. The application, project narratives, and site plan are attached as Exhibit 1.

The site currently contains an existing marina with 35 wet slip docks. The applicant proposes to redevelop the upland, northern portion of the site. The southern portion of the site was recently upgraded with new docks, seawall improvements, upgraded electrical system, and new fueling station and is not part of the current application.

The site contains General Industrial (I) zoning and fronts on a navigable waterway. Pursuant to ULDR Section 47-7.10, the property must be used for a marina or shipyard and is considered a conditional use. As such, the application was reviewed based upon the applicable review criteria contained herein.
PRIOR REVIEWS:
The project was reviewed by the Development Review Committee (DRC) on December 12, 2017. All comments have been addressed and are available on file with the Department of Sustainable Development (DSD).

The application was also presented to the Marine Advisory Board on January 3, 2019 for informational purposes, as an action by the Marine Advisory Board was not required.

The project was presented to the Planning and Zoning Board (PZB) on January 16, 2019 and was deferred (8-0) subject to the applicant conducting additional neighborhood outreach. According to the applicant, a follow-up neighborhood meeting was conducted on February 12, 2019 at the Tryp Hotel located at 2161 Maritime Boulevard. A total of 169 notices were mailed to adjacent neighborhood and 66 residents attended the meeting. During the meeting, the applicant discussed hurricane preparation, traffic, height of the marina, and noise. A Neighborhood Outreach Meeting Summary and the attendee sign-in sheets are attached as Exhibit 2.

REVIEW CRITERIA:
The following criteria apply to the proposed request:

ULDR Section 47-7.20, Requirements for Conditional Uses in Industrial District
ULDR Section 47-23.8, Waterway Use
ULDR Section 47-24.3, Conditional Use Permit
ULDR Section 47-25.2, Adequacy Requirements
ULDR Section 47-25.3, Neighborhood Compatibility Requirement

Requirements for Conditional Uses in Industrial District:
Pursuant to ULDR Section 47-7.20, Requirements for Conditional Uses in Industrial District, the applicant must address criteria related to operations, environmental standards, and best management practices in relation to industrial operations.

According to the applicant, the marina will operate during the hours of 8:00 a.m. to 6:00 p.m. seven days a week, with variation on hours during holidays and busy weekends. Repairs will occur in service bays and outdoor areas located on the east side of the property. Some repairs may extend beyond the 6:00 p.m. time, but will be subject to the City’s noise ordinance. Boat storage will occur via the waterway with limited amount transported via truck delivery on SW 21st Avenue. Forklifts will transport the boats from the waterway to the dry stack buildings during operational hours.

Environmental standards are reviewed by Broward County through environmental permits and licenses as part of the site construction process. The applicant will be required to demonstrate that the site development plans and overall operations will meet all federal, state, and local environmental regulations applicable to the project. The existing septic systems will be replaced through the construction process and on-site drainage will be pretreated before discharging into the Stormwater system.

The marina will operate utilizing best practices outlined in the Florida Department of Environmental Protection’s Clean Marina Program, which requires the Marina operator to implement checklist procedures for employees and marina users in the event of emergencies, hurricane preparedness, fire safety, hazardous material, engine repair maintenance, vessel cleaning, and other impacts from operations.
**Waterway Use:**
Pursuant to ULDR Section 47-23.8, Waterway Use Requirements, buildings and land uses on parcels abutting waterways in nonresidential districts shall be designed to preserve the character of the city and neighborhood in which they are located and protect and enhance the scenic quality and tranquility of the waterways. In addition, special provisions are needed to realize these objectives, which can be stated only in general terms, and at the same time permit a reasonable use of land and depend on details of design of the buildings, appurtenances, yards and landscaping and their relation to the waterway and other uses on the waterway.

The marina is located along the South Fork of the New River, between Interstate 95, a residential neighborhood to the west, and residential uses and a City park to the north. The southern portion of the property contains 35 wet slip docks and has been improved through building permits for seawall enhancements, fueling station, and maintenance repairs to the existing wet slips.

The applicant is proposing dry stack boat storage in nine structures arranged in three linear rows oriented in a north and south direction, with approximately 60 to 90 feet of separation between the rows on the northern portion of the site. The separation provides for open-aired space between each row and maintains view corridors from the site to the water and vice versa. The site currently has numerous structures placed in various locations on the site not allowing for a consistent open space design. In addition, the new structures are less massive and bulky as compared to the existing structures, and will provide a transition from the residential neighborhood to the more intense Interstate-95 corridor to the east. Furthermore, the scenic quality of the waterway will be improved with the redevelopment as the older, aging existing structures will be replaced with newer, upgraded and architecturally screened structures.

**Conditional Use:**
Pursuant to the ULDR Section 47-25.2, Conditional Use Permit Requirements are listed below with a staff analysis under each.

1. Impact on abutting properties as evaluated under the Neighborhood Compatibility Requirements, Section 47-25.3;
   The marina has been in existence for approximately 60 years and the proposed development is improving the site by demolishing the existing structures and constructing new dry stack storage buildings. The proposed new buildings will be placed on the site with increased setbacks and will contain adequate screening from the adjacent neighborhood to the west of the site. Please refer to the Adequacy and Neighborhood Compatibility section herein for additional information.

2. Access, traffic generation and road capacities; Consideration will be given to the design capacity of the adjacent roadways, the traffic generation characteristics of the proposed conditional use, including the type of vehicular traffic associated with such uses, and traffic generation characteristics of other uses permitted in particular zoning districts.
   The marina operation has maintained access from SW 21st Avenue over the years it has operated on the site. The applicant’s traffic analysis indicates that there will be limited additional impact to the roadway as the majority of activity will occur from the waterway. Employees and visitors to the marina will access the site from SW 21st Avenue. Please refer to the Parking and Circulation section herein for additional information.

3. The applicant must show and it must be found by the reviewing body that the following have been met:
a. The location of the use or structure is not in conflict with the City’s Comprehensive Plan;

The location of the use conforms to the City’s Comprehensive Plan in that the property has an underlying land use of Industrial, which provides for industrial uses that accommodate opportunities for the retention and expansion of economic activities associated with manufacturing, processing or assembly plants and supporting enterprises for warehouse, storage, distribution, research and development. Marinas, are permitted within the Industrial land use category, thereby the use is not in conflict with the plan. Please refer to the Comprehensive Plan Consistency section herein for additional information.

b. Off-site or on-site conditions exist which reduce any impact of permitting the use or structure;

The property is adjacent to Interstate 95 to the east, the South Fork of the New River to the south, a park and residential properties to the north, and residential uses to the west. The majority of the marina operations will be accessed from the waterway end. Impacts on the adjacent residential uses will be reduced through the building placement, site layout and design of the project. Proposed buildings have a limited proposed height compared to the permitted maximum height. Screening materials are incorporated for the dry stack storage buildings and added stepbacks have been included for the buildings facing the residential area to the west. In addition, the site will contain a perimeter wall along the western and northern property line with six feet of various planting material to screen the project.

c. On-site improvements have been incorporated into the site plan which minimizes any adverse impacts as a result of permitting the use or structure;

The Applicant is proposing to replace existing structures on the site, which were constructed in the late 1950s in close proximity to the residential neighborhood and have aged and become a visual nuisance. The applicant intends to improve the site by constructing a new marina storage facility with adequate and visually aesthetic screening material and buffer requirements to minimize the impact on the adjacent residential neighborhood.

d. The location of the use in proximity to a similar use does not impact the character of the zoning district in which the use is located;

The City’s ULDR requires properties that front on navigable waterways with Industrial zoning to be used for a marina or shipyards, addressing the needs of the City’s boating industry and associated economicv impacts. As designed, the marina will address impacts on the adjacent residential neighborhood with a use that is generally more compatible than other potential uses permitted in the Industrial zoning district.

e. There are no adverse impacts of the use which affect the health, safety and welfare of adjacent properties.

The marina will be a regulated use and is subject to applicable permitting and environmental regulations. Furthermore, the redevelopment of the marina will improve an existing, older facility, which has created concern for the neighboring properties, and provide for a more modern, safer marina use.

Adequacy and Neighborhood Compatibility:

The adequacy criteria of ULDR Section 47-25.2 are used to evaluate the demand created on public services and facilities by a proposed development. Adequate public services are available in the area to meet the needs and demand of the project. Water and wastewater is
serviced by the City of Fort Lauderdale. A capacity letter was issued by the City’s Public Works Department which identified the plant facilities, pump station and associated infrastructure servicing this project and the project’s impact on capacity. The capacity letter is attached as Exhibit 3.

The neighborhood compatibility criteria of ULDR Section 47-25.3 include performance standards requiring all developments to be “compatible with, and preserve the character and integrity of adjacent neighborhoods… the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts”.

The marina is located adjacent to a residential neighborhood to the west, and a portion of a residential neighborhood to the north. The dry stack storage buildings along the residential neighborhood to the west are 60 feet from the property line and contain building stepbacks for each level of storage, ultimately achieving a building stepback distance of 85 feet at the highest level. The dry stack storage buildings also contain a screening material made of perforated brushed aluminum panels, which provides uniformity in the elevations, serves to obscure the boats from view, and allows light air to pass through the structures for a less massive building impact. In addition, the applicant revised the plans to provide additional space between each building, allowing for light and airflow with a separation of 15 feet, to avoid creating one continuous building mass facing the residential neighborhood.

The dry storage buildings will be screened facing the west, north and south elevations that face the exterior of the site not the internal operation portions, which are needed for boat storage access. The elevations facing the railroad tracks and Interstate 95 will not be screened to allow boat access.

Consistent with the neighborhood compatibility requirements for bufferyard requirements, the applicant will be providing a ten foot wide landscape buffer and a six foot high concrete perimeter wall along the western and northern property lines. Parking that is located along the northern property line is setback 12 feet and the drive aisle along the western property line is setback 10 feet.

The applicant has submitted narratives outlining how the project complies with all ULDR requirements (attached as part of Exhibit 1) to assist the Board in determining if the proposal meets these criteria.

**PARKING AND CIRCULATION**

Vehicular ingress and egress to the site is located on SW 21st Avenue. The applicant is required to include 144 parking spaces and is providing a total of 149 parking spaces as follows:

<table>
<thead>
<tr>
<th>Use</th>
<th>Parking Ratio</th>
<th>Required</th>
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</thead>
<tbody>
<tr>
<td>Dry Stack Storage</td>
<td>0.2 spaces / per dry space</td>
<td>126 spaces</td>
</tr>
<tr>
<td>Wet Slips</td>
<td>1 spaces / per wet slip</td>
<td>18 spaces</td>
</tr>
<tr>
<td>Total Required</td>
<td></td>
<td>144 spaces</td>
</tr>
<tr>
<td>Total Provided</td>
<td></td>
<td>149 spaces</td>
</tr>
</tbody>
</table>

The applicant has submitted a Traffic Impact Statement identifying that the project will generate minimum impacts on vehicular trips in the area; 29 AM peak trips and 71 PM peak trips. The Traffic Impact Statement, prepared by Keith and Associates indicates that the surrounding roadway network has sufficient capacity to accommodate the additional vehicular trips from the proposed development and that new traffic will not have a negative impact on the surrounding roadway network. The Traffic Impact Statement is attached as Exhibit 4.
**COMPREHENSIVE PLAN CONSISTENCY:**
The proposed use is consistent with the Industrial land use designation. Staff has determined that the proposed development is generally consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Objective 1.31, provide for industrial uses necessary to meet the City's projected population and labor force, and Policy 1.31.3, utilize the ULDR to better control obnoxious uses including noise, vibration, air pollution, glare, heat, fire and explosion hazards, associated with industrial uses and provide for buffering and setbacks from residential neighborhoods.

The City's Future Land Use Map indicates that the proposed project has a land use designation of Industrial. The Industrial land use designation permits a range of uses which accommodate opportunities for the retention and expansion of economic activities associated with manufacturing, processing or assembly plants and their support enterprises for warehouse, storage, distribution, research and development, including heavy commercial uses such as marinas.

**Public Participation**
This application is subject to the public participation requirements established in ULDR Section 47-27.4. The applicant has conducted numerous outreach meetings with the neighborhood as well as individual neighbors. According to the applicant, public participation meetings were held on September 10, September 13, and October 29, 2018. The public participation meeting summary and affidavit are provided as **Exhibit 5**.

In addition, this request is subject to sign notification requirements established in ULDR Section 47-27.4. The applicant has installed a total of 2 signs on the property and has submitted a sign affidavit indicating proper sign notification was provided. **Exhibit 6** contains the affidavit and photographs of the posted signs reflecting the deferral date of March 20, 2019.

**STAFF FINDINGS:**
Staff recommends the Board approve this request, consistent with:

- ULDR Section 47-7.20, Additional Requirements for Conditional Uses in Industrial (I) District
- ULDR Section 47-23.8, Waterway Use
- ULDR Section 47-24.3, Conditional Use Permit
- ULDR Section 47-25.2, Adequacy Requirements
- ULDR Section 47-25.3, Neighborhood Compatibility Requirement

**PLANNING & ZONING BOARD REVIEW OPTIONS:**
If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for Site Plan Level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the Site Plan Level III permit.

If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the Site Plan Level III permit.

**CONDITIONS OF APPROVAL:**
Should the Planning and Zoning Board approve the development, the following Engineering conditions are proposed:

1. Prior to Final Development Review Committee (DRC) approval, applicant shall:
   a. Coordinate with City staff (including City Attorney’s Office, Fire Plan Review, and Parks & Recreation department) as appropriate to resolve the potential need for a recorded
public access easement in the vicinity of proposed cul-de-sac located at south end of SW 21st Avenue, to mitigate the proposed dead-end condition within City right-of-way. Any required easement shall be recorded prior to issuance of Final Certificate of Occupancy (C.O.).

b. Revise plans to show/label the existing fifteen (15) foot public sewer easement located along north property boundary. Please be advised that any proposed concrete structure located within this public sewer easement will require a ‘no objection’ letter from City Public Works staff.

c. Coordinate with City staff (Parks & Recreation department) regarding any required special restoration of asphalt pavement area to be removed by this project near southeast corner of the adjacent Flamingo Park property, and revise plans accordingly if appropriate.

d. Refine conceptual grading/drainage design of proposed cul-de-sac located at south end of SW 21st Avenue, such that storm runoff within the property is contained on-site, any proposed increase in impervious area within adjacent City right-of-way is mitigated, and vehicular access to adjacent Seaboard System Railroad property isn’t impeded. Proposed power pole/down guy relocation within adjacent City right-of-way shall have minimum clear offset from travel lane edge per Florida Department of Transportation (FDOT) Greenbook criteria.

EXHIBITS:
1. Application, Project Narratives, and Site Plan Package
2. Applicant’s Neighborhood Outreach Meeting Summary and Attendance Sheets
3. Water Sewer Capacity Letter
4. Traffic Impact Statement
5. Public Participation Meeting Summary and Affidavit
6. Public Sign Notice and Affidavit
Status of Neighborhood Outreach
Fort Lauderdale Marina

The Land Development Code requires applicants to host a neighborhood meeting for all recognized neighborhood associations that are located within 300 feet of the property subject to the site plan application. As we discussed with the Board at the meeting on January 16th, the only listed neighborhood association that meets that category is the Greater Flamingo Park Civic Association. We sent two letters by overnight mail inviting the association to a meeting. The letters were sent to the individual listed as the president and we tried to reach him by phone on three occasions. Although we heard no response from the individual listed as the president, we nevertheless held a separate meeting for that association in case the invitation had been passed on to Association members. No one showed up for that meeting. We held one meeting for homeowners who back up to the Marina and another for all homeowners within 300 feet of the Marina. We have also had a number of phone calls and meetings with residents on 22nd Avenue. That was the status of our outreach at the time of the January Planning and Zoning Board hearing.

At the January Planning and Zoning Board hearing, some of the nine neighbors who spoke at the hearing to said that they had not participated in any meetings and they expressed concerns about the Marina development. Others had some questions and concerns. The Board deferred the application asking us to do more outreach to the residents. During discussions after the Planning and Zoning Board hearing we were told that the Greater Flamingo Park Civic Association had disbanded so that Association would not be a vehicle for outreach. However, the former president of the Association provided us with his email list for the Association.

We held a fourth neighborhood meeting on February 12, 2019 at the Tryp Hotel. We sent an email invitation for neighborhood meeting to the 54 residents on the email list for the Association. We also mailed letter invitations by UPS overnight delivery to 43 homes on SW 22nd Avenue and 72 homes on SW 23 Ave for a total of 169 notices. Of the 169 total notices sent out, 66 people attended the neighborhood meeting representing 51 homes We also stated in the notices that residents are welcome to contact us directly if they have questions or if they were unable to make the meeting. We received two calls, one from a resident who did not want to attend and another from a resident who was unable to attend but had questions. A copy of the sign-in sheet from the meeting is attached along with a typed copy of the same list.

During the meeting, the following topics were discussed:

1. **Hurricane Preparation**

   Bruce Wallace, the Director of Operations for the Port 32 Marinas, which will be the operating entity for the Marina explained that his company owns 7 Marinas and he is experienced in preparing for storms. He explained the process that is followed. We committed to putting together a Hurricane Preparation Plan which would be included in our resubmittal. To residents who expressed concern about boats flying off the racks, Mr. Wallace explained that the boats on the top level would be removed and placed on the ground before the storm. He explained that the boats below the top level will be in a type of cage with screening on the front facing the residents and the dry stack supporting structures on either side and that loose items would be removed from the boats. We explained that the dry stack structures would be rated to 170 mph.
2. Traffic Issues

Anticipated Traffic

We engaged the traffic engineering services of Kimley Horn to analyze the expected traffic and to investigate other traffic related issues. John McWilliams of Kimley Horn spoke at the meeting.

Based upon information from the Marina operator regarding the number of forklifts, the time to launch boats, the number of staging slips, and the number of employee work hours, approximately 60 boat launches are expected to occur on an average weekend day. Mr. McWilliams explained that with approximately 1.2 vehicles per launch, a total of 144 round trips would be generated by the dry stacks on an average weekend day. Additionally, adding trips for service bay employees and Marina employees, the total number of weekend trips would be approximately 176 trips per day. The traffic engineer agreed that additional service bay workers might be working on the weekend and that would increase the number of trips somewhat. We incorrectly stated at the meeting that there would be 42 service bays. In fact, there are 27 service bays, 16 storage bays and 4 leased offices.

Cut-through traffic

Neighbors in the vicinity of SW 25th Avenue explained that they are experiencing cut-through traffic. The cut-through traffic comes from persons using Riverland Road to avoid State Road 7 and Davie Road. The residents are concerned that persons coming to the Marina might also use that cut-through. Neighbors are also concerned that customers of the Marina will get lost and end up in the neighborhood.

It was explained that we do not anticipate our customers using that Riverland to 25th Avenue route to the Marina but to address these concerns we are doing two things:

1. Providing directions on the website that direct Marina customers to use the south Frontage Road along Davie Boulevard and 21st Avenue when coming from the east and the north Frontage Road and 21st Avenue when coming from the west. These are direct routes to the Marina and for that reason make it unlikely that Marina customers would use other routes.

2. We are providing a signage plan that will direct customers to 21st Avenue and the Marina to prevent the customers from getting lost in the neighborhood. It was also pointed out that because the road patterns in the neighborhood are maze-like a customer who wanders in the neighborhood the first time looking for the Marina will find the direct route out of the Marina which avoids the neighborhood streets entirely and will never go into the neighborhood again.
Concerns about the safety of the intersection for SW 25th Avenue and Davie Boulevard

The residents complained about this intersection, saying that it was confusing to some vehicles and was heavily used. They also complained about accidents at the intersection.

In response to this John McWilliams contacted FDOT, which has jurisdiction over the intersection. FDOT has agreed to study the intersection.

Safety of 21st Avenue

Some persons inquired about the safety of 21st Avenue given its narrower width. John McWilliams indicated that the roadway was adequate for the Marina traffic and that two vehicles could pass one another safely.

Since that neighborhood meeting Kimley Horn has checked on accident data and found that in the last four years there has been only one accident on 21st Avenue and that accident involved a u-turning vehicle colliding with a parked vehicle.

3. Height of the Marina

Slides were provided at the meeting providing information regarding the height of the dry stacks. The residents were told that the Marina's industrial zoning allows heights up to 150'. It was also explained that the code under neighborhood compatibility says what setback is required in an industrial zone to mitigate for heights over 40' adjacent to residential use. It was explained that when industrial zoning abuts residential use the industrial district regulations require a 30' setback and the neighborhood compatibility section of the code requires an additional 1 foot of setback for every 1 foot of height over 40 feet resulting in a required 60-foot setback.

It was explained that the height of the structure would be 70'. The setback of the structure at the ground level was explained to be 60' from the eastern property line. It was further explained that the structure would be stepped back so that the setback at the highest point would be approximately 83 1/4 feet. (That setback would be sufficient for a structure with a height of 93 1/4 feet). Bruce Wallace explained that the boats on the top level would be the smaller 20-25 foot boats and some of them could have T-tops that would extend 8 feet above the 70' height of the screening.

We explained that we have also worked diligently with City staff to create a product that is compatible with the residential neighborhood. The brushed aluminum screening on the dry stacks allows for light and air to pass through. The westernmost structure is terraced to prevent shadows and to reduce the mass of the building. We have also offered to provide the neighbors on SW 22 Avenue with a $25,000 fund to be used to install street trees that will enhance the streetscape of that street.
4. **Noise from Marina operations**

   Bruce Wallace was questioned about noise from the forklift operations. He indicated that they were purchasing state of the art Wiggins forklifts which had considerably reduced noise levels.

   We have since contacted the manufacturer who advised us that the sound levels from the forklifts at 110 feet from the source, which is the distance from the residential property line to the location of the forklift operations, is expected to 55-60 dB at full throttle and 45-50 dB when idling. Those sound levels comply with the City’s Noise Control Ordinance.

   Because of the unique circumstances relating to the 20 homes that abut the project’s western property line, the Applicant has been working with those homeowners on an individualized basis regarding the 20’ access easement that exists in the rear of these homes. The Applicant has continued to meet with each of the abutting homeowners to sign an agreement regarding the turnover of the access easement, the installation and maintenance of a wall on the Marina Property, and the restoration of the access easement area following turnover. The Applicant has agreed to remove the asphalt, grade and level the access easement area, and pay a stipend to the homeowner so that the homeowner can sod the access easement area. In addition, in particular cases, the Applicant has agreed to additional measures regarding the restoration of the access easement area within the single-family lot.
PORT 32 FORT LAUDERDALE
HURRICANE PLAN
Port 32 is located on the South Fork of the New River
1915 SW 15TH AVE.
FT. LAUDERDALE, FL. 33312
954-895-8360
Port32fortlauderdale.com

Port 32 will have a printed and/or downloaded copies of this Plan available for our guests as well as a copy of the Hurricane Manual for Marine interests provided by the Florida Inland Navigation District.
Hurricane Information

Hurricane Season begins June 1 and runs thru November 30

Hurricane Categories and wind speeds are as follows:

<table>
<thead>
<tr>
<th>Category</th>
<th>Winds</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>74-95 mph</td>
</tr>
<tr>
<td>2</td>
<td>96-110 mph</td>
</tr>
<tr>
<td>3</td>
<td>111-130 mph</td>
</tr>
<tr>
<td>4</td>
<td>131-155 mph</td>
</tr>
<tr>
<td>5</td>
<td>156+ mph</td>
</tr>
</tbody>
</table>

National Hurricane Center starts issuing Advisories as soon as a Hurricane is named, possibly to hit Florida.

- Hurricane – winds sustained of 74 mph
- Hurricane Watch- 1st alert possible 36-hour threat to coastal area
- Hurricane Warning- Storm expected to strike within 24 hours
Prior to Hurricane Season

Port 32 Marina Team members each have an inspection guideline to follow beginning in May before Hurricane season starts, with completion and checklist required before June 1st.

- Make assignments of personnel to be responsible for areas and operations of the facility. Designate team units to be responsible to key people.
- Review plans and procedures with co-tenants or subcontractors in multiple occupancy facilities.
- Consider ordering supplies, stocks, and vessel inventory items accordingly to keep exposures as low as possible.
- Consider the number of permanent, transient, new or brokered vessels that may be on hand in your care, custody and control at any period of time during the hurricane season.
- Keep a record of the home and business phone numbers and addresses of the vessel owner or their designated representative.
- Conduct a complete facility housekeeping and “field-day” or "field-week" operation sometime in the spring or just prior to the hurricane season, to police and clean up all open areas and structures within the facility.
  (a) Remove all debris, trash and unnecessary items from open areas.
  (b) Store or otherwise secure all materials and supplies.
  (c) Inspect and service as necessary all building walls, roofs, windows, doors, docks, pier, wharfing or slipfingers, pilings, electrical and lighting installations, fuel and natural gas supply and dispensing equipment, both portable and fixed fire fighting equipment, mobile lifts, hydrolifts, and railways.
- Order and stock as necessary emergency equipment and supplies the facility warrants such as extra mooring lines, lumber for fender boards, chafing gear, screw anchors, flashlights, batteries, portable generators, electrical and manual bilge pumps, and hull patching or repair supplies.
Prior to the Hurricane

- 80 hours before landfall, vessel owners must secure and remove items on the list provided to vessel owners. Employees to assist if needed.
- 80 hours before landfall, all outside contractors must secure and remove any shrink wrap/tents, secure their jobs and/or disable active service, and depart the property.
- 72 hours before landfall, all work (hauling-launching) will cease. A guard will be placed at the gate to limit all unnecessary traffic.

Marina teams will go into final action plans as follows:

- Begin facility protection preparations by policing all yards, marina and dock areas. Stow away or secure loose equipment. Take down removable items subject to wind damage.
- All vessel owners will have been contacted prior to the storm. Proper paperwork will be on file and all files will be copied and stored.
- Process and mail all paperwork that can be completed immediately. Set all new paperwork aside to be completed after the hurricane.
- All dry stack vessels on top racks will be removed and set on racks the on ground; plugs will be removed as well as any other items deemed necessary. All owners will be advised to come and remove any items of concern. Marina employees will conduct a documented final walk through of the site.
- All vessels in the water shall be secured with double lines, extra fenders, anchors and chafing gear. Vessels in the water shall be disconnected from shore power. Shut off breakers on power pedestals. Only insurance required crew will be permitted to stay on board. Port 32 shall be provided with a copy of the insurance addendum prior to permitting crew to stay on board during storm.
- All hauled (travel lift) blocked vessels will have double jacks stands placed and chained. Power should be disconnected as main power may be turned off when property is secured. Batteries should stay on so pumps kick on.
- Fuel dock will be shut down and secured. All other flammable, explosive or other hazardous materials, such as compressed gas cylinders, will be placed in a safe, protected secure area.
• All fire boxes to remain clear as fire extinguishers that hang will be removed as will anything that can be blown by the wind (all loose debris).
• Company equipment to be secured at locations that can be accessed after storm as soon as possible.
• All company equipment should be topped off with fuel.
• Reduce inventories as much as possible and delay ordering materials, stocks or supplies.
• Document with video and/or pictures once property is all secured.
• Upon return, property and power will need to be assessed and documented before customers can safety return.
After the Hurricane

• Prepare a written assessment of damages as soon as possible.
• If there has been any theft or vandalism loss or damage to the facility, other than storm related, a report should be made to local police or other law enforcement authorities so that appropriate actions can be taken.
• It is obvious that third party vessel owners, captains, caretakers and others with vessel interests will inquire as to the status of their vessel. These inquiries should be fielded as best as possible, especially if there is no damage to their property. Notification of any vessel damage should be made as soon as possible.
• While vessel owners may want to return to marinas or yard facilities as soon as possible, they should be advised as to the situation at the facility and as to the availability of berthing facilities for their vessel. If damages preclude the facility from providing a berthing space for the vessels, owners should be so notified and advised as to when the facility may be available to provide a berth.
• If the facility is relatively undamaged, then efforts should be made to become operational and provide facility services to those who are not so fortunate.
• Controlled access and/or security at a facility may be required.
# Boat Owner’s Preparation Worksheet

**Boat’s Name:** ____________  
**Length:** ______  
**Model:** ____________

**Name:** ____________________________________________

**Address:** __________________________________________

**City:** ______________________  
**State:** _____  
**Zip:** ______

**Phone Day:** ___________  
**Night:** ____________

---

**List All Equipment Needed Aboard to Prepare Boat:**

<table>
<thead>
<tr>
<th>Equipment</th>
<th>Current Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Extra Lines</td>
<td></td>
</tr>
<tr>
<td>2. Chafe Protectors</td>
<td></td>
</tr>
<tr>
<td>3. Fenders</td>
<td></td>
</tr>
<tr>
<td>4. Anchors</td>
<td></td>
</tr>
<tr>
<td>5. Swivels</td>
<td></td>
</tr>
<tr>
<td>6. Shackles</td>
<td></td>
</tr>
<tr>
<td>7. Duct Tape</td>
<td></td>
</tr>
<tr>
<td>8. Plugs(Exhaust Port)</td>
<td></td>
</tr>
<tr>
<td>9. _________________________</td>
<td></td>
</tr>
<tr>
<td>10. _________________________</td>
<td></td>
</tr>
</tbody>
</table>

---

**List Equipment to Be Stripped From Boat**

<table>
<thead>
<tr>
<th>Equipment</th>
<th>Storage Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Electronics</td>
<td></td>
</tr>
<tr>
<td>2. Dinghy</td>
<td></td>
</tr>
<tr>
<td>3. Outboard/Fuel</td>
<td></td>
</tr>
<tr>
<td>4. Sails</td>
<td></td>
</tr>
<tr>
<td>5. Bimini</td>
<td></td>
</tr>
<tr>
<td>6. Galley Fuel</td>
<td></td>
</tr>
<tr>
<td>7. Ship's Papers</td>
<td></td>
</tr>
<tr>
<td>8 __________________________</td>
<td></td>
</tr>
<tr>
<td>9 __________________________</td>
<td></td>
</tr>
<tr>
<td>10 __________________________</td>
<td></td>
</tr>
</tbody>
</table>
SUMMARY

Important Points to Remember!

- Develop your hurricane plan early. Only you can be responsible for your plan.
- Make all arrangements for moving and securing your vessel prior to hurricane season.
- There are insufficient safe havens for all vessels in the county. Those who act early will fare the best.
- Do not stay on your vessel, or attempt to move or secure your vessel after small craft warnings have been posted.
- Do not be fooled by the lull or calm as the eye passes. The second half of the storm will soon strike with full intensity.
- Marine agencies will pull their vessels from the water when wind and seas warrant. They will not risk their lives to rescue careless boaters.
- Stay tuned to all broadcasts and official bulletins until the storm has fully abated.
- Do not return to your vessel until the hurricane has cleared your area and you are told its OK to return.
- Your life is more valuable than your property. Do not allow yourself to become a hurricane statistic!
Important Contact Numbers

You should obtain the following contact numbers in advance so that you have them when they are needed.

Insurance Agent ____________________________
Marina Dockmaster ____________________________
U.S. Coast Guard ____________________________
Local Marine Unit ____________________________
Emergency Management Office ____________________________
Local Fire Department ____________________________
Local Police Department ____________________________
Florida Fish and Wildlife ____________________________
Conservation Commission ____________________________
Towing Company ____________________________

Port 32’s local Fire Station is Station #47 at 1000 SW 27th Ave., just North of Davie Blvd. The fire station will be provided with a copy of Port 32’s Hurricane plan and emergency phone numbers. Port 32 is serviced by Ft. Lauderdale Police Dept.
Joe & said, "No not this time!!"

FEBRUARY 12, 2019 @ 6:30 P.M.
NEIGHBORHOOD MEETING
TRYP HOTEL
SIGN-IN SHEET

<table>
<thead>
<tr>
<th>PRINT NAME</th>
<th>PREFERRED METHOD OF CONTACT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ybrim Tomasini</td>
<td><a href="mailto:ytomasinio8@yahoo.com">ytomasinio8@yahoo.com</a></td>
</tr>
<tr>
<td>Jose Velarde</td>
<td><a href="mailto:gixerpunk1@aol.com">gixerpunk1@aol.com</a></td>
</tr>
<tr>
<td>Cynthia Bargil</td>
<td><a href="mailto:hendersonc22@gmail.com">hendersonc22@gmail.com</a> (716)506-8180</td>
</tr>
<tr>
<td>Larry Brown</td>
<td></td>
</tr>
<tr>
<td>Viviana Porteiles</td>
<td><a href="mailto:vivivwbug@aol.com">vivivwbug@aol.com</a> 954-298-8326</td>
</tr>
<tr>
<td>Michael Steettel</td>
<td><a href="mailto:msteetle238@gmail.com">msteetle238@gmail.com</a></td>
</tr>
</tbody>
</table>
**FEBRUARY 12, 2019 @ 6:30 P.M.**  
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<thead>
<tr>
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<tbody>
<tr>
<td>Tadeo Crespo</td>
<td>US Mail</td>
</tr>
<tr>
<td>Philip Menniti</td>
<td>EMAIL - <a href="mailto:PHMenniti@Yahoo.com">PHMenniti@Yahoo.com</a></td>
</tr>
<tr>
<td>Terry Peters</td>
<td>US Mail</td>
</tr>
<tr>
<td>William P. Song</td>
<td>3160 SW 16th</td>
</tr>
<tr>
<td>Tom Gibbons (GMSA)</td>
<td>954-681-8218</td>
</tr>
<tr>
<td>x EJ Murphy</td>
<td>954 856-3609</td>
</tr>
<tr>
<td>PRINT NAME</td>
<td>PREFERRED METHOD OF CONTACT</td>
</tr>
<tr>
<td>----------------------------</td>
<td>-----------------------------------</td>
</tr>
<tr>
<td>Mike Scalisi</td>
<td><a href="mailto:scalisimarine@hotmail.com">scalisimarine@hotmail.com</a></td>
</tr>
<tr>
<td>GERARD Hedrick</td>
<td></td>
</tr>
<tr>
<td>Sonia Hedrick</td>
<td></td>
</tr>
<tr>
<td>Diane &amp; Frank Ventimiglia</td>
<td><a href="mailto:ventinge@bellsouth.net">ventinge@bellsouth.net</a></td>
</tr>
<tr>
<td>Jim Mileto</td>
<td><a href="mailto:jmileto@aol.com">jmileto@aol.com</a></td>
</tr>
<tr>
<td>Steve Beauleau</td>
<td><a href="mailto:steve@FLBLUEGROUP.COM">steve@FLBLUEGROUP.COM</a></td>
</tr>
<tr>
<td>PRINT NAME</td>
<td>PREFERRED METHOD OF CONTACT</td>
</tr>
<tr>
<td>-------------------------</td>
<td>--------------------------------------</td>
</tr>
<tr>
<td>Travis Schultz</td>
<td><a href="mailto:Travass1111@Gmail.com">Travass1111@Gmail.com</a></td>
</tr>
<tr>
<td>Pam + Bob Blanchette</td>
<td><a href="mailto:bobpam311@bellsouth.net">bobpam311@bellsouth.net</a></td>
</tr>
<tr>
<td>Kim Vaughan</td>
<td><a href="mailto:Kvoghanxc620@gmail.com">Kvoghanxc620@gmail.com</a></td>
</tr>
<tr>
<td>Tina &amp; Mark Edwards</td>
<td><a href="mailto:Tina4187@bellsouth.net">Tina4187@bellsouth.net</a></td>
</tr>
<tr>
<td>Teresa Garcia</td>
<td><a href="mailto:real+2@comcast.net">real+2@comcast.net</a></td>
</tr>
<tr>
<td>J. David Shep herd</td>
<td><a href="mailto:dtshep@comcast.net">dtshep@comcast.net</a></td>
</tr>
<tr>
<td>PRINT NAME</td>
<td>PREFERRED METHOD OF CONTACT</td>
</tr>
<tr>
<td>----------------</td>
<td>------------------------------------------</td>
</tr>
<tr>
<td>David Hand</td>
<td><a href="mailto:dhand90@yahoo.com">dhand90@yahoo.com</a></td>
</tr>
<tr>
<td>Brian Douglass</td>
<td><a href="mailto:bdouglass03@gmail.com">bdouglass03@gmail.com</a></td>
</tr>
<tr>
<td>Michael Roell</td>
<td><a href="mailto:michaelroell03@gmail.com">michaelroell03@gmail.com</a></td>
</tr>
<tr>
<td>Mandy Montalvo</td>
<td>954-593-6063</td>
</tr>
<tr>
<td>Ericka Helmick</td>
<td><a href="mailto:ehelmicke@comcast.net">ehelmicke@comcast.net</a></td>
</tr>
<tr>
<td>Anthony Castor</td>
<td><a href="mailto:castor@cmail.com">castor@cmail.com</a></td>
</tr>
<tr>
<td>PRINT NAME</td>
<td>PREFERRED METHOD OF CONTACT</td>
</tr>
<tr>
<td>-------------------------</td>
<td>--------------------------------------</td>
</tr>
<tr>
<td>Mark Ercolin</td>
<td>Phone 954-321-1915</td>
</tr>
<tr>
<td>Jim Linney</td>
<td>954 540-8431</td>
</tr>
<tr>
<td>Natalie Wallace</td>
<td><a href="mailto:natalee.kwallace@gmail.com">natalee.kwallace@gmail.com</a></td>
</tr>
<tr>
<td>Ralph Gutierrez &amp; Tracy</td>
<td><a href="mailto:captainralph@comcast.net">captainralph@comcast.net</a></td>
</tr>
<tr>
<td>Jim &amp; Debi Donovan</td>
<td><a href="mailto:donto83@gmail.com">donto83@gmail.com</a></td>
</tr>
<tr>
<td>Alice &amp; Carlos Marrelo</td>
<td>luft@995@bellsouthnet</td>
</tr>
</tbody>
</table>
# NEIGHBORHOOD MEETING

**TRYP HOTEL**

**SIGN-IN SHEET**

**FEBRUARY 12, 2019 @ 6:30 P.M.**

<table>
<thead>
<tr>
<th>PRINT NAME</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Kelsi Canavan</td>
<td><a href="mailto:Kcanavan3@mac.com">Kcanavan3@mac.com</a></td>
</tr>
<tr>
<td>Gene Barnes</td>
<td>954-725-5651</td>
</tr>
<tr>
<td>Regina &amp; Robert Zinkers</td>
<td>954-257-7630</td>
</tr>
<tr>
<td>Fred &amp; Garner</td>
<td><a href="mailto:flatkat@gmail.com">flatkat@gmail.com</a></td>
</tr>
<tr>
<td>Ryan Feldman</td>
<td><a href="mailto:ryan.sfeldman@gmail.com">ryan.sfeldman@gmail.com</a></td>
</tr>
<tr>
<td>Matt Miller &amp; Tierney Miles</td>
<td><a href="mailto:mmiller@alro.com">mmiller@alro.com</a></td>
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<tbody>
<tr>
<td>Michael Feltt</td>
<td>Phone 954-578-4006</td>
</tr>
<tr>
<td>Sean Dixon</td>
<td>Cell 954-445-6580</td>
</tr>
<tr>
<td>Gigi Miles</td>
<td>786-312-0800</td>
</tr>
<tr>
<td>Romona Aidujar</td>
<td>954 600-1511</td>
</tr>
<tr>
<td>Tierney Conklin</td>
<td>TConklin <a href="mailto:499583@gmail.com">499583@gmail.com</a></td>
</tr>
<tr>
<td>Jeff Nunes</td>
<td>954-791-6760</td>
</tr>
<tr>
<td>PRINT NAME</td>
<td>PREFERRED METHOD OF CONTACT</td>
</tr>
<tr>
<td>----------------------------</td>
<td>--------------------------------------------</td>
</tr>
<tr>
<td>Dusty &amp; Sue Driller</td>
<td><a href="mailto:howard-d.riller@comcast.net">howard-d.riller@comcast.net</a></td>
</tr>
<tr>
<td>Ivan M.iles</td>
<td><a href="mailto:ImanNi1esRE@Gmai.l.Com">ImanNi1esRE@Gmai.l.Com</a> 954-829-1451</td>
</tr>
<tr>
<td>Rucy Jason-Kura</td>
<td><a href="mailto:RucyJ@aol.com">RucyJ@aol.com</a></td>
</tr>
<tr>
<td>Ruscudana</td>
<td></td>
</tr>
<tr>
<td>Mike Resta</td>
<td>954-258-7544</td>
</tr>
<tr>
<td>MaticoE Vargas</td>
<td>954-610-5437 (Text)</td>
</tr>
<tr>
<td>Brett Perry</td>
<td>602-670-0924</td>
</tr>
<tr>
<td>Stephen Harris</td>
<td>601-524-4394 <a href="mailto:StephenHarris85008@Gmail.com">StephenHarris85008@Gmail.com</a></td>
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<tbody>
<tr>
<td>John Hopson</td>
<td>954-830-5539</td>
</tr>
<tr>
<td>Corey Wicks</td>
<td>720-217-2109</td>
</tr>
<tr>
<td>Luis Martin</td>
<td>305-842-1127</td>
</tr>
<tr>
<td>Iris Martin</td>
<td>786-299-4885</td>
</tr>
<tr>
<td>REA Linley</td>
<td>954-560-9508</td>
</tr>
<tr>
<td>Bill Angiolillo</td>
<td>954-817-6373</td>
</tr>
</tbody>
</table>
PLANNING & ZONING BOARD (PZB)

Site Plan Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet
Page 2: Required Documentation / Submittal Checklist
Page 3: Sign Notification Requirements & Affidavit
Addendum: PZB Rezoning 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.

NOTE: If your development site is separated by any public right-of-way (alley, alley reservation, or ROW easement) you must complete a separate application for each parcel.

NOTE: Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, for general project inquiries or 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) $ 7,580.00
  ____ Site Plan Level IV $ 2,730.00
  ____ Site Plan Level III $ 2,110.00
  ____ Change of Use $ 550.00
      Requiring PZB review
  ____ Parking Reduction $ 750.00
      In addition to above site plan fee
  ____ Site Plan Deferral $ 510.00
  ____ Appeal of DRC Review $ 950.00

Page 1 of 1
**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.

### Case Number
Case R17072

### Date of Complete Submittal
12/13/10

### Property Owner's Name
Fl. Lauderdale Marina Partners LLC

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

### Address, City, State, Zip
33 Lockwood Drive, Charleston, SC 29401

### E-mail Address
Hami@gflaw.com

### Phone Number
954-768-8236

### Proof of Ownership
[X] Warranty Deed  
[ ] Tax Record

### Applicant / Agent's Name
Barbara Hall, Esq.

### Applicant / Agent's Signature

### Address, City, State, Zip
401 East Las Olas Boulevard, Suite 2000, Ft. Lauderdale, FL 33301

### E-mail Address

### Phone Number

### Letter of Consent Submitted
Yes

### Development / Project Name
Ft. Lauderdale Marina

### Development / Project Address
Existing: 1015 SW 21st Avenue  
New: [ ]

### Legal Description
See provided Warranty Deed

### Tax ID Folio Numbers
5042 17 01 0393

### Request / Description of Project
Redevelopment of an existing marina.  (Site Plan III and Conditional Use Approval)

### Applicable ULDR Sections
See Narrative

### Total Estimated Cost of Project
$  
(including land costs)

### Estimated Park Impact Fee
$  
[ ] Fee Calculator: http://oic.flaud.fl.us/building_services/park_impact_fee_calc.htm

### Future Land Use Designation
Industrial

### Proposed Land Use Designation
Industrial

### Current Zoning Designation
I-1 Industrial General

### Proposed Zoning Designation
I-1 Industrial General

### Current Use of Property
Marina/Shipyards

### Residential SF (and Type)
N/A

### Number of Residential Units
N/A

### Non-Residential SF (and Type)
63,246.02 (Misc. Marina Facilities)

### Total Bldg. SF (excluding rental parking)
63,246.02

### Site Adjacent to Waterway
[ ] Yes  
[ ] No

### Dimensional Requirements

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size (SF / Acreage)</td>
<td>None (30.123 x 10,394.51 acres)</td>
<td>30.123 x 10,394.51 acres</td>
</tr>
<tr>
<td>Lot Density</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Lot Width</td>
<td>None (381.57')</td>
<td>71'</td>
</tr>
<tr>
<td>Building Height (first / levels)</td>
<td>150 ft.</td>
<td>N/A</td>
</tr>
<tr>
<td>Structure Length</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>None</td>
<td>N/A</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Open Space</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Landscape Area</td>
<td>20% VUA 12,907 sf</td>
<td>23,026 sf</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>144 spaces</td>
<td>150 spaces</td>
</tr>
</tbody>
</table>

### Setback/Yards

<table>
<thead>
<tr>
<th>Type / Yard</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front (S.F.)</td>
<td>30 ft.</td>
<td>140.8 ft.</td>
</tr>
<tr>
<td>Side (E.)</td>
<td>5 ft.</td>
<td>14 ft.</td>
</tr>
<tr>
<td>Side (L.W.)</td>
<td>30 ft. ( Plus '30' for height)</td>
<td>50 ft.</td>
</tr>
<tr>
<td>Rear (S.F.)</td>
<td>5 ft.</td>
<td>480 ft.</td>
</tr>
</tbody>
</table>

**NOTE:** State north, south, east or west for each yard.

Updated: 3/20/2015

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**Case R17072  
Exhibit 2  
Page 2 of 3**
Page 2: Required Documentation / Submittal Checklist

One (1) copy of the following documents:

- Original Pre-PZB signed-off set of plans and all supplemental documentation (i.e., narratives, photos, etc.)
- Completed application (all pages must be filled out where applicable)
- One (1) electronic version of complete application and plans in PDF format

Two (2) original sets, signed and sealed, of Pre-PZB plans at 24” x 36”
Thirteen (13) copy sets, of Pre-PZB half-size scaled plans at 12” x 18”

- Narrative describing project specifics, to include but not be limited to: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, dock facilities, etc. Narratives must be on letterhead, dated, and with author indicated.
- Narrative querying all applicable sections of the ULDOR, with point-by-point responses of how project complies with such criteria. Narratives must be on letterhead, dated, and with author indicated.
- 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.
- Cover sheet on plan set to state project name and table of contents.
- Current survey(s) of property, signed and sealed, showing existing conditions; survey must be As-Builts and Topographic with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City.
- Most current recorded plat including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. Note: for Change of Use applications, this is not required.
- Aerial photo indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- Plans “A” thru “H”. Note, for Change of Use applications, items asterisked (*) are only required if proposed changes affect these plans. Otherwise, these items should be obtained from Property Records if showing current conditions:
  - A. Site Plan
  - B. Details*
  - C. Floor Plans
  - D. Building Elevations*
  - E. Additional Renderings*
  - F. Landscape Plans*
  - G. Photometric Diagram*
  - H. Engineering Plans*

Note: All copy sets must be clear and legible. If original set is in color, copy sets must also be in color.

Note: Plans must be bound, stapled and folded to 8 ½” x 11”. All non-plan documents should be 8 ½” x 11” and stapled or bound.

Note: Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details.

Note: For examples of project narratives, site plan data tables, and renderings required with your application, please refer to the “Submittal Reference Book” available at Urban Design & Planning.

Applicant’s Affidavit
I acknowledge that the Required Documentation and Technical Specifications of the application are met.

Print Name: Barbara Havel
Signature: Barbara Havel
Date: 12/13/18

Staff Intake Review
For Urban Design & Planning staff use only:

Date: 12/13/18
Received By: [Signature]
Tech Spec: Reviewed By: [Signature]
Case No.: R17072

Updated: 3/20/2015 PZB_SitePlanApp
December 6, 2018

Alfonso Orellana
KEITH
301 East Atlantic Boulevard
Pompano Beach, Florida 33060

Subject: WATER AND WASTEWATER CAPACITY AVAILABILITY LETTER
Fort Lauderdale Marina, DRC #R17072
1915 SW 21st Avenue, Fort Lauderdale, Florida 33312

Dear Mr. Orellana,

The Fort Lauderdale Marina project consists of redeveloping an existing working marina to modernize the property. The redevelopment will contain 630 dry slips and 35 wet slips as well as additional office space and storage. Water connections to City of Fort Lauderdale (City) utilities already exist near the southwest corner of the property near SW 22nd Avenue. A sewer connection will be made along the north side of the property via a private lift station. The property was previously on a septic tank. According to the information submitted, the project will decrease water demand by 0.001 million gallons per day (MGD) and increase sewer demand by 0.005 MGD. The Department of Sustainable Development (DSD) will review and approve such flow calculations. Furthermore, if DSD staff issues comments on the proposed flow calculations after the issuance of this capacity availability letter, the consultant shall request a revised letter with the correct approved flow calculations.

The determination of capacity availability is based upon tools and data analysis as of the date of this letter. Availability of capacities, as calculated in the attached analysis, is not guaranteed and no existing system capacity shall be considered “committed” for this project until a permit has been issued and all fees have been paid. The City reserves the right to re-evaluate the availability of capacities at the time of permit application. If sufficient capacities are not available, the City may deny the permit application or ask the Owner/Developer to submit an alternate design prior to approval. Information contained in this letter will expire one year from the date issued.

Should you have any questions or require any additional information, please contact me at (954) 828-6126.

Sincerely,

Thomas Lawrence, P.E.
Project Manager II

Enclosures: Water and Wastewater Capacity Analysis

cc: Nancy Gassman, Ph.D., Interim Deputy Public Works Director
    Joe Kenney, P.E., Assistant Public Works Director
    Talal Abi-Karam, P.E. Assistant Public Works Director
    Dennis Girisgen, P.E., City Engineer
    File: Water and Sewer Capacity Letters
Fort Lauderdale Marina, DRC #R17072  
1915 SW 21st Avenue, Fort Lauderdale, Florida 33312

PROJECT AND DESCRIPTION
Redevelopment of an existing working marina to include 630 dry slips, 35 wet slips, storage, and office space.

DESCRIPTION OF EXISTING UTILITIES
Water: The site is currently served by a 2-inch water meter at the southwestern portion of the property along the SW 22nd Avenue. See Figure 1.

Wastewater: The site is currently served by a septic tank system. There is a sanitary manhole and 8-inch gravity sewer main along the north side of the property. See Figure 2.

Pumping Station: The site is served by Pump Station (PS) C-12 which is located just north of the property.

SUMMARY OF ANALYSIS AND REQUIRED ACTION
The existing water and wastewater infrastructure has sufficient capacity to serve the project with no improvements required.
Figure 1 – City Water Atlas
WATER CAPACITY ANALYSIS

Requested Demand: Based on the applicant’s site plan and building use information, the estimated potable water demand is 5,350 gallons per day (GPD), which equates to approximately 0.005 million gallons per day (MGD). This is a decrease of approximately 0.001 MGD from the existing water demand. Water use demands are calculated based on the City’s “Guidelines for the Calculations of Sanitary Sewer Connection Fees”.

Evaluation of impact on existing distribution pipe (flow & capacity): According to the site plan, the applicant is proposing to utilize the existing 2-inch water meter connection at the southwest corner of the property. The InfoWater hydraulic model was analyzed to determine the impact of this project on the existing water main connection. The existing water main has capacity to serve the project.

Evaluation of impact of Permitted Water Plant Capacity: The Fiveash and the Peele Dixie Water Treatment Plants are designed to treat 70 MGD and 12 MGD of raw water respectively (82 MGD total). The total permitted Biscayne aquifer water withdrawals for these plants is limited to 52.55 MGD per the South Florida Water Management District (SFWMD) permit number 06-00123-W.

The current twelve-month production at the two plants is 39.24 MGD. The previously committed demand from the development projects in the permitting or the construction stage is 4.529 MGD. Combining these figures with the reduction in water demand of 0.001 MGD, the required production would be 43.77 MGD. This is less than the allowable withdrawal limit of 52.55 MGD. Therefore, the water plants have sufficient capacity to serve this project.

Recommended Water Infrastructure Improvements: No improvements required.
WASTEWATER CAPACITY ANALYSIS

Requested Demand: Based on the applicant's site plan and building use information, the estimated additional potable water demand is 5,350 GPD, which equates to approximately 0.005 MGD (although wastewater is usually 80% of the potable water, a higher, conservative figure has been used for calculations). Sewer use demands are calculated based on the City’s “Guidelines for the Calculations of Sanitary Sewer Connection Fees”.

Evaluation of impact on existing collection pipes: The existing site is served by a septic tank system. The redevelopment of the marina entails installing a private pump station that will discharge to the 8-inch gravity sewer main north of the site.

Manual of Practice (MOP) 60, published by American Society of Civil Engineers (ASCE) for the gravity sewer design and used by the City staff, recommends that pipe diameters 15-inch or less be designed to flow half full during peak flows. Based on the tools and information available to the City staff, it has been calculated that the 8-inch diameter pipe will flow 7% full, which is less than the ASCE-recommended 50%. Therefore, the 8-inch gravity main is adequate to serve the project.

Evaluation of impact on pumping station: PS C-12 has a capacity of 562 gallons per minute (GPM) and has a Nominal Average Pumping Operating Time (NAPOT) of approximately 1.8 hours per day. Based on projected sewer flows, the run time would increase approximately 10 minutes per day for a total of approximately 2.0 hours per day. This is significantly less than the recommended threshold of 10 hours per day, therefore, the pumping station has capacity to serve the project.

Evaluation of impact of Permitted Wastewater Plant Capacity: The City of Fort Lauderdale owns and operates the George T. Lohmeyer Regional Wastewater Treatment Plant (GTL), which provides wastewater treatment for the City of Fort Lauderdale. The Broward County’s Environmental Protection and Growth Management Department’s (EPGMD) Environmental Licensing & Building Permitting Division’s licensed capacity for GTL is 48 MGD-AADF (Million Gallons per Day – Annual Average Daily Flow). The annual average daily flow (AADF) to the plant is 38.082 MGD. Combining the committed flows for previously approved projects of 4.529 MGD, plus the 0.005 MGD net sewage contribution from the project, provides a total projected flow of 42.62 MGD. This is less than the permitted treatment plant capacity of 48 MGD. Therefore, the treatment plant has sufficient capacity to serve this project.

Recommended Wastewater Infrastructure Improvements: No improvements required.
Executive Summary

Fort Lauderdale Marine Partners, LLC is proposing to reconstruct an existing marina located at 1915 SW 21 Avenue in Fort Lauderdale, Florida. The proposed marina will replace an existing marina at the end of SW 21 Avenue.

The existing marina currently on the site that has 230 dry dock slips and 90 wet slips for a total of 320 slips/berths. The redevelopment of the site will result in 658 dry dock slips and 35 wet slips for a total of 693 slips/berths.

The trip generation analysis indicates that the net new trips anticipated to be generated by the redeveloped marina will be 705 Daily trips, 29 AM Peak Hour trips and 71 PM Peak Hour trips. The proposed marina will not generate over 1,000 daily trips.

Per the City of Fort Lauderdale’s code requirements, a traffic impact analysis is not required for this proposed development application. The redevelopment of the existing marina will not have a significant impact on the surrounding roadways.
Addendum: PZB Public Participation Notification <<if applicable>>

Applicant must provide notification according to the procedure listed below for projects listed in Sec. 47-27.4.A.2.c.

- A minimum of 21 days prior to the Development Review Committee (DRC) meeting, a notice from the applicant via letter or e-mail shall be provided to any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the DRC meeting.
- Prior to submittal of application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant’s project presentation meeting to take place prior to the PZB hearing.
- The applicant shall conduct a public participation meeting(s) a minimum of 30 days prior to the PZB hearing.
- After the public participation meeting(s), the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s) has taken place a minimum of 30 days prior to the PZB hearing. The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record.
- The applicant shall, ten (10) days prior to DRC and again for the PZB, execute and submit to the department an affidavit of proof of public notice according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF PUBLIC PARTICIPATION NOTIFICATION

STATE OF FLORIDA
BROWARD COUNTY

RE: PLANNING AND ZONING BOARD, CASE NO R17072

APPLICANT: Ft. Lauderdale Marine Partners, LLC

PROPERTY: Fort Lauderdale Marina

PUBLIC HEARING DATE: January 16, 2019

BEFORE ME, the undersigned authority, personally appeared Barbara Hall, Esq. (Agent), who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale Development Review Case.

2. The Affiant/Applicant has mailed or has caused to be mailed, via postal service or electronic mail, a letter to any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the Public Participation meeting(s) has taken place a minimum of 30 days prior to the PZB hearing.

3. That the letter referenced in Paragraph two (2) above was mailed prior to the submittal of the PZB application meeting cited above.

4. That the public participation meeting was held at least thirty (30) days prior to the date of the PZB meeting cited above.

5. Affiant has prepared a summary of the public participation meeting cited above that documents the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion and comments expressed during the process.

6. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office ten (10) days prior to the date of the Planning and Zoning Board meeting and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.

7. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.
Addendum: PZB Public Participation Notification <<if applicable>>

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 12th day of December 2018

(SEAL)

MARY M. KNIGHT
Notary Public - State of Florida
Commission # FF 201167
My Comm. Expires Feb 27, 2019
Bonded through National Notary Assn.

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. (Initial here)

_____________ Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)
December 14, 2018

Jim Hetzel, AICP, LEED Green Associate
Principal Planner
Department of Sustainable Development
Urban Design & Planning Division
City of Fort Lauderdale
700 N.W. 19th Avenue
Fort Lauderdale, Florida 33311

Re: Public Participation Report - Ft Lauderdale Marina
Case No. R 17027

Dear Jim:

The Public Participation Ordinance requires an applicant to have a neighborhood meeting with all City-recognized Neighborhood Associations within 300 feet of the project. Attached as Exhibit 1 is a map showing the Neighborhood Associations in the general vicinity of the project. As you can see from the graphic the closest neighborhoods to the east are beyond 300 feet and are separated from the Marina by I-95. The closest neighborhood to the west is Oak River which is over 1,000 feet away and the closest neighborhood to the north is Flaming Park Civic Association which is within 300 feet but does not include the closest residents to the Marina.

In view of this information our approach was to have a meeting first for the persons whose homes back up to the Marina and whose property contains a 20’ access easement that has been used by the Marina for more than 50 years; next to meet with the only Association within 300 feet; and last to have a meeting with all residents within 300 feet and with the Association.

The following formal meetings have been held:

1. September 10, 2018. A meeting was held at the Tryp Hotel at State Road 84 and I-95 for all of the residents whose homes back up to the west
side of the Marina. The notices were sent by UPS Overnight. Owners of 8 of the 17 homes attended. An outline of that meeting is attached as Exhibit 2.

2. September 13, 2018. A meeting was noticed for the Tryp Hotel at State Road 84- and I-95 for the Flamingo Park Civic Association. A copy of the letter that was sent to the Association at the address provided on the City website is attached as Exhibit 3. No one from the Association attended. The only persons who attended were Mike and Sharon Resta, who are not part of the Association, but who live adjacent to the Marina and had not been able to attend the meeting on September 10th for residents whose homes back up to the Marina. They viewed the renderings that were in the meeting room and indicated that they were in favor of the plan for the Marina redevelopment.

3. October 29, 2018. This meeting was also scheduled for the Tryp Hotel. Invitations were sent to all homeowners within 300 feet of the Marina and to the Flamingo Park Civic Association. Approximately 20 people attended the meeting. A sign-in sheet was provided and individuals signed in but the sheet was missing at the end of the meeting. An outline of the meeting is attached as Exhibit 4.

In addition to those formal meetings, during the course of this application process members of the project team have had numerous email conversations, phone conversation and informal meetings with the residents in the neighborhood. It is our intention to continue those conversations between now and the Planning and Zoning Board hearing.

Yours truly,

Barbara Hall

Encl.
Exhibit 1
Map of Neighborhood Associations
MEASUREMENT OF SEPARATION TO NEIGHBORHOOD ASSOCIATIONS
Exhibit 2

Outline of September 10, 2018 Meeting
Meeting with Neighbors Adjacent to Marina's Western Property Line
September 10, 2018 at 7PM
Tryp Hotel (2161 Maritime Boulevard, Fort Lauderdale FL)

10 neighbors in attendance (representing 8 out of the 17 properties).

Meeting began at 7:09PM with introductions from the development team:
- Barbara Hall – Greenberg Traurig
- Susan Engle – Envirocare
- Adam Licht – Envirocare
- Eduardo Colon – Architectural Alliance
- Cushia Talbut – Greenberg Traurig

The neighbors introduced themselves. Neighbors attending included:

Dianne Sue and Douglas Conley
Jose E. Velarde
Alejandro Lopez
Belinda Nguyen
Noreen C. ("Pepper") Bryon
Jodi P. Lawrence
Natalee K. Wallace and husband Justin
Joseph Grano

Barbara and Susan introduced the project, showed renderings of the project, including a rendered site plan.

An open discussion with the residents followed; during which the following issues were raised.

1. Safety
   a. Concerned that people will drive through the parking lot on the property and potentially jump the wall.
   b. Property needs to be secured; ask that the parking area be gated off as well.
   c. Susan said we would explore adding a gate.
2. Size of the project will cast shadows. Explained that with the agreement of the city staff the building has been kept open so light and air can pass through.
3. Concerned that repair work in service bays would be loud – explained that the service bays are fully enclosed.
4. Landscaping Concerns
   a. Losing mature existing trees (including Oaks) at the northwest corner of the site – discussed landscape plan and mitigation.
   b. One person (Natalee Wallace) does not want Gumbo Limbo because the impact to her pool. Agreed that different tree type would be used adjacent to her property.
   c. Wanted to understand the maximum height of the trees to be planted and height once they have reached full maturity.
5. Wall Concerns
a. Height of Wall
   i. Most seemed ok with 6’
   ii. Dianne Conley wanted 10’ wall but appeared to be willing to agree with what everyone else wants
   iii. Susan explained that wall on neighbor side would be 8’

b. Showed pictures of how wall would look and the response was favorable

c. Who will maintain wall advised that the wall would belong to the Marina and the Marina would be responsible for maintenance

6. Concerns RE Returning 20’ Easement to Homeowners
   a. Generally –
      i. All homeowners attending want the 20’ area back
      ii. Barbara and Susan explained that road would be torn up and removed and the easement area would be graded. Each owner would be given a stipend equal to the cost of laying soil and sod based on the size of their lot. They could do whatever they choose with the stipend.

7. Concerns
   i. Want commitments in writing
   ii. Want to know stipend amount
   iii. How about extending fences?
   iv. Some felt like because they had individual circumstances (such as a concrete wall – Dianne Conley) they should get more of a stipend

8. Timing
   a. Advised that project would begin around March/April and would need engineering permits to begin
   b. Asked if they could have the road torn up first – said it would be done with the project
   c. Many homeowners did not understand that there was no obligation on the part of the Marian to return the 20’ easement and that the Marina owners could have chosen to integrate the easement into the project.

9. Hurricane Concerns
   a. Prior owner did not maintain the building – lots of debris came into their lots from Hurricane Irma
   b. Concern that the boats would fall off the dry stacks into their homes (Belinda Nguyen). We promised we would research this further to understand hurricane protocol for boats

10. One person (Joseph Grano) wanted compensation for the amount of time spent discussing neighbor concerns. Was advised that there would be no compensation for attending neighborhood meetings.

Meeting concluded around 8:30PM. Homeowners provided contact information for further discussion.
Exhibit 3
Flamingo Park Civic Association Letter
August 31, 2018

OVERNIGHT DELIVERY AND EMAIL

Greater Flamingo Park Civic Association
c/o Edward Murphy, President
2361 SW 15 Street
Fort Lauderdale, FL 33312
ed@pcmurphy.com

Re: Neighborhood Meeting
Fort Lauderdale Marina (1915 SW 23 Ave, Fort Lauderdale, FL)

Dear Mr. Murphy:

We invite the residents of the Greater Flamingo Park Civic Association to a Neighborhood Meeting to discuss the proposed project at the Fort Lauderdale Marina located at 1915 SW 23 Ave. The marina owners plan to redevelop and modernize the existing marina and we would like to share the plans for the redevelopment with you.

The meeting will take place on Thursday, September 13, at 7PM. We have reserved a room at the new Tryp Hotel, 2161 Maritime Blvd., Ft. Lauderdale, FL 33312 to provide the presentation. Directions to the hotel from your neighborhood are attached.

If you or a neighbor is unable to attend this meeting but would like more information, please feel free to contact me, Barbara Hall, at (954) 768-8236 (hallb@gtlaw.com).

Kind Regards,

[Signature]
Barbara Hall
The hotel is at the northeast corner of the intersection of I-95 and State Road 84. Take Davie Boulevard to I-95 South. Take I-95 South to State Road 84, Marina Mile Boulevard. Head east on Marina Mile Boulevard and the hotel is the first building on your right.
Exhibit 4

Outline of Homeowners Meeting held on October 29, 2018
FORT LAUDERDALE MARINA NEIGHBORHOOD MEETING

OCTOBER 29, 2018 @ P.M.

TRYP HOTEL
2161 MARITIME BLVD
FORT LAUDERDALE, FL 33312
954-533-7846

Attending from Development Team

Barbara Hall, Greenberg Traurig, Attorney
Susan Engle, Envirocare, Project Manager
Mary Knight, Greenberg Traurig, Minutes

Attending from City

Ben Sorensen, Vice Mayor, District Commissioner
Ella Parker – Department of Sustainable Development
Jim Hetzel – Department of Sustainable Development

Neighbors Invited:

There is no active Neighborhood Association the includes the residents on the blocks adjacent to the Marina on the west and north. We therefore mailed individual overnight letters to the list of homeowners attached and made sure to include any homeowner within 300 feet. We also mailed a notice to the Flamingo Estates Homeowner Association because it includes a few homes within 300 feet of the property boundary. We received no response from that association and no one from that association attended.

Barbara Hall started the meeting around 6:15. About 20 neighbors attended and we had a sign-in sheet but it could not be found at the end of the meeting.

Barbara Hall explained that the marina had become an eyesore and was in disrepair when it was purchased by the current owners. She explained that in fact there were code violations on the water side project which required owner with permits begin that work to rebuild the docks and seawall and install new electrical. She also explained the proposed phasing of the project. She said that with the water side of the marina close to completion, the plans were in process to redevelop the upland. In explaining the two phases Barbara showed elevations of the two Phases and explained that in the first Phase there would be ground level storage and repair on the east side of the property. Barbara Hall then showed the new design for the western row of dry stacks with the
structure terraced so that the first 40 feet would be 60 feet back, the next 11 feet of height would be about 69 feet and then the remaining height would be set back 85 feet.

When questioned about shadows on the homes a swimming pool Barbara explained that the shadow studies showed only one time when the dry stacks will create a significant shadow on single family lots and that is 10 am during December. She went on to explain that by noon shadow no longer covered the rear of the single-family lots.

Resident asked if there are hours for the marina – Barbara said that the marina hours would be generally 8 am to 6 p.m.

Resident asked what days of the week and was told that was Sunday to Sunday.

One Resident complained about removing oak trees and was told that they were predominantly black olive trees and that the development team has explored relocating them and was told that because the root ball grew against a wall the tree would not relocate successfully. The resident thanked the team for looking into that.

Resident concerned with lighting on their homes from marina and was told that the City’s ordinance would not allow the light to spill onto the single-family lots

Resident is there going to be screening – Barbara explained that the screening would be made of brushed aluminum so it won’t be reflective. And does not require painting.

Barbara explains the issue of the 20-foot easement that would be returned to homeowners.

Resident asked- How about the docks with boats in water and whether the water area would be filled in. Susan Engle explained that the water area was remaining but that a portion it needed to be filled in somewhat to make room for a driveway that would replace the access easement so that it could still be given back.

Resident asked- What size vessels would be put in the dry stacks and was told that the maximum would be about 50 feet.

Resident asked – Will there be a repair facility and was told about the repair work that would take inside the service bays and the outdoor repair areas on the east side

Resident asked about fiberglass repairs and was told that any facility that engaged in that work would be required to properly enclose the facility and get the appropriate licenses from the county.

Resident said that she noticed the fuel tank and asked if that were going to be there and was told yes and that it had been licensed.

Susan Engle explained the open-air gazebo as housing a bathroom, kiosk, credit card processing for fuel.
Resident – What is the timeline for start and completion? The resident was told that construction would probably start next summer and finish in about a year.

Resident asked about the wall height and was told about the discrepancy in the finished grade between the marina and the single-family lots and that the wall would be 8’ on the resident’s side and 6’ on the marina side.

Resident commented that meant that the Marina would be raising the entire level of the marina two feet and that there raise this entire marina two feet and there would be no general public access to the Marina whatsoever.

Resident – Where is the drainage going? It was explained that the Marina would be required to retain stormwater within our site and that we were permitted to discharge drainage into the basin.

Resident – As far as access road/backroad, is it staying the same? Is that how they are coming in off Davie Blvd? It was explained that the road serving the marina would be the access road that runs off the Davie Boulevard frontage road.

Resident – complained about the narrowness of 21st Avenue. That comment was acknowledged that the road was narrow but that it had been used by the marina for years.

Residents – How many parking spots? The resident was advised that there would be 150 parking spaces.

Numerous questions and discussion ensued about 21st Avenue as to its adequacy, width and whether it can be widened and whether it was adequate for the project. One resident explained that she used 21st Avenue instead of the residential streets to avoid the speed bumps.

Vice Mayor Sorenson said that it would be investigated.

One Resident inquired about how long Phase I would exist until Phase II, how long it would be working marina until full dry storage? The resident was advised that there was no specific time frame for the conversion to Phase II.

Resident Joe wants to make a clear point – to get warm and fuzzy – due to alley access – if it’s done fairly, and they take care of cement in his yard, then he is open to the idea; overall improvement.

Byron and Linda Linder who own the house at 2150 SW 16th Court asked about whether they would continue to be able to access 21st Avenue from the rear of the house using a roadway located on the marina property.

It was explained by Barbara Hall that he was not accessing an alleyway or roadway. It was marina property and it would be closed off.

FTL 111990005v1
Another resident Marvin Long said that he has two houses, a front and a back – my back-house door is to that access road. Resident – Marina only owns three feet from the wall that is there – they own biggest part of that road. The resident went on to say that his survey says his property line goes back to the wall; trying to take their property.

Barbara Hall responded that the marina owner was not taking his property – instead they were simply giving a 20-foot easement back.

The Linders continued to question why they had received a permit for their driveway if it discharged onto City property.

Another resident commented that the residential roads needs to stay interior road for neighbors and the other road for industrial properties.

Resident – Speak about noise level re construction – hours for workers and dust 7-6 Mon – Fri – Nothing before 8, per Susan.

Resident – Hurricane preparation – What is the code for the boats being on the lifts or any kind of outside storage? Susan explained there would be a hurricane plan that would require preparations for hurricanes which require the removal of any loose objects in the boats stored in the dry stacks.

Resident – commented that right now ugly pipes on a building next to the homes and asked are they going away? The resident was told that the building would be demolished.

Resident – Is the info on a website somewhere? The resident was told that there was not a website with information but that we would look into it.

The Meeting concluded at 7:30 p.m.
PUBLIC SIGN NOTICE

JANUARY PZB MEETING
Page 3: Sign Notification Requirements and Affidavit

SIGN NOTICE

Applicant must POST SIGNS (for Planning and Zoning Board and City Commission Hearings) according to Sec. 47-27.4 —

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information should be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY

RE: BOARD OF ADJUSTMENT
HISTORIC PRESERVATION BOARD
X PLANNING AND ZONING BOARD
CITY COMMISSION

CASE NO. R17072

APPLICANT: Ft. Lauderdale Marina Partners LLC

PROPERTY: 1915 SW 21st Avenue

PUBLIC HEARING DATE: January 15, 2019

BEFORE ME, the undersigned authority, personally appeared Barbara Hall, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
2. The Applicant/Board has posted or has caused to be posted on the property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the Board or Commission.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least fifteen (15) days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the Board or Commission. Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.
5. Affiant acknowledges that this Affidavit must be executed and filed with the City’s Urban Design & Planning office five (5) calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.

Affiant

BARBARA HALL

SIGNED: 31 day of December 2020

NOTARY PUBLIC
My Commission Expires Feb 27, 2019
My Commission Expires: FF 20167

NOTE: If my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3 of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. Initials of applicant (or representative) receiving sign as per 47-27.203(A-J)

Updated: 2/22/2016

R17072 Exhibit 6 Page 2 of 11
PLANNING AND ZONING BOARD MEETING

DATE: JANUARY 16, 2019
TIME: 6:30 P.M.
CASE: R17072

PROJECT: FORT LAUDERDALE MARINA
REQUEST: SITE PLAN LEVEL III REVIEW: WATERWAY USE AND CONDITIONAL USE FOR DRY STACK STORAGE

LOCATION: CITY COMMISSION CHAMBERS
CITY HALL, 100 N ANDREWS AVENUE

INFORMATION: CONTACT (954) 828-6520
http://www.fortlauderdale.gov
CITY OF FORT LAUDERDALE
PUBLIC NOTICE

PLANNING AND ZONING BOARD MEETING

DATE: JANUARY 16, 2019
TIME: 6:30 P.M.
CASE: R17072

PROJECT: FORT LAUDERDALE MARINA
REQUEST: SITE PLAN LEVEL III REVIEW: WATERWAY USE AND CONDITIONAL USE FOR DRY STACK STORAGE

LOCATION: CITY COMMISSION CHAMBERS
CITY HALL, 100 N ANDREWS AVENUE
PUBLIC SIGN NOTICE

MARCH PZB MEETING
SIGN NOTICE

Applicant must POST SIGNS (for Planning and Zoning Board and City Commission Hearings) according to Sec. 47-27.4.

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the proper.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA  
BROWARD COUNTY

RE: BOARD OF ADJUSTMENT  
HISTORIC PRESERVATION BOARD  
PLANING AND ZONING BOARD  
CITY COMMISSION  
CASE NO. R17-072

APPLICANT: BARBARA HALL  
AGENT FOR OWNER

PROPERTY: 1915 SW 21st Avenue, Ft. Lauderdale, FL

PUBLIC HEARING DATE: MARCH 20, 2019

BEFORE ME, the undersigned authority, personally appeared BARBARA HALL who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the Board or Commission.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least fifteen (15) days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the Board or Commission. Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.
5. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office five (5) calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefore.

Affiant

MARY M. KNIGHT  
Notary Public - State of Florida  
Commission # GG 283729  
My Comm. Expires Feb 17, 2023  
Bonded through National Notary Assn.

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.1 of the City of Fort Lauderdale UDR, I will forfeit my sign deposit. (initial here) Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)

Updated 3/20/2015
CITY OF FORT LAUDERDALE
PUBLIC NOTICE

PLANNING AND ZONING BOARD MEETING

DATE: MARCH 20, 2019
TIME: 6:30 P.M.
CASE: R17072
PROJECT: FORT LAUDERDALE MARINA
REQUEST: SITE PLAN LEVEL III REVIEW: WATERWAY USE AND CONDITIONAL USE FOR DRY STACK STORAGE

LOCATION: CITY COMMISSION CHAMBERS
CITY HALL, 100 N ANDREWS AVENUE

INFORMATION: CONTACT (954) 828-6520
http://www.fortlauderdale.gov
P&Z SUBMITTAL FOR

FT. LAUDERDALE MARINA REDEVELOPMENT

1915 SW 21 AVENUE
CITY OF FORT LAUDERDALE,
BROWARD COUNTY, FLORIDA 33312

LEGAL DESCRIPTION

All that tract or parcel of land located in Broward County, State of Florida, more particularly described as follows:

LOTS 1 and 2, in BLOCK 9 of the BRICKELL'S SUBDIVISION of Section 17, Township 50 South, Range 42 East, according to the Plat thereof, recorded in Book 1, Page 72, of the Public Records of Dade County, Florida,

LESS RIGHT-OF-WAY of the Seaboard All-Florida Railway over and across the said land, described as follows: Begin at the intersection of the East line of Section 17, Township 50 South, Range 42 East, and the East and West quarter line of said Section 17; thence Westerly along the said East and West quarter line of said Section 17 a distance of 88.6 feet; thence Southerly by a line at an angle of 90°03' East to South with the said East and West quarter line of said Section 17, a distance of 1,075.00 feet, more or less, to the North bank of the South fork of New River; thence Easterly along the said North bank of the South fork of New River to the intersection of the said North Bank of the South fork of New River and the said East line of said Section 17, thence Northerly along the said East line of said Section 17 to the Point of the Beginning.
P&Z SUBMITTAL
FOR
FT. LAUDERDALE MARINA REDEVELOPMENT
1915 SW 21 AVENUE
CITY OF FORT LAUDERDALE,
BROWARD COUNTY, FLORIDA 33312

LEGAL DESCRIPTION

All that tract or parcel of land located in Broward County, State of Florida, more particularly described as follows:

LOTS 1 and 2, in BLOCK 9 of the BROOKS'S SUBDIVISION of Section 17 Township 50 South, Range 42 East, according to the Plat thereof, recorded in Book 1, Page 72, of the Public Records of Dade County, Florida, LESS RIGHT-OF-WAY of the Seaboard All-Florida Railway over and across the said land, described as follows: Begin at the intersection of the East line of Section 17, Township 50 South, Range 42 East, and the East and West quarter line of said Section 17, thence Westerly along the said East and West quarter line of said Section 17 a distance of 88.6 feet; thence Southerly by a line at an angle of 90°03' East to South with the said East and West quarter line of said Section 17, a distance of 1,075.00 feet, more or less, to the North bank of the South fork of New River; thence Easterly along the said North bank of the South fork of New River to the intersection of the said North Bank of the South fork of New River and the said East line of said Section 17, thence Northerly along the said East line of said Section 17 to the Point of the Beginning.

PREPARED FOR:
FT. LAUDERDALE MARINA PARTNERS, LLC.
1915 SW 21 AVENUE CITY OF FORT LAUDERDALE,
BROWARD COUNTY, FLORIDA 33312

THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION
THIS MAY BE CONSIDERED WHEN OBTAINING SCALED DATA.

LEVEL DESCRIPTION


ALL ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON NAVD 1988 DATUM.

SCALE: 1" = 1000'

THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

COVER

SURVEY

OVERALL SITE PLAN

SITE PLAN

VEHICULAR CIRCULATION PLAN

EASEMENT EXHIBIT

PHASING PLAN I & II

STORMWATER POLLUTION PREVENTION PLAN

STORMWATER POLLUTION PREVENTION DETAILS

DEMOLITION PLAN

PAVING, GRADING AND DRAINAGE PLAN

PAVING, GRADING AND DRAINAGE SECTIONS

PAVING, GRADING AND DRAINAGE DETAILS

WATER AND SEWER PLAN

SEWER PROFILE

WATER AND SEWER DETAILS

WATER AND SEWER DETAILS

WATER AND SEWER DETAILS

WATER AND SEWER DETAILS

WATER AND SEWER DETAILS

TREES DISPOSITION PLAN

OVERALL LANDSCAPE PLAN

MARINA PLAN

LANDSCAPE PLAN

LANDSCAPE NOTES AND DETAILS

LANDSCAPE SITE SECTION

ARCHITECTURAL FLOOR PLANS

ARCHITECTURAL EXTERIOR ELEVATIONS

ARCHITECTURAL DOCK MASTER ELEVATION

ARCHITECTURAL SCREENING PANEL ELEVATION

ARCHITECTURAL SCREENING PANEL ELEVATION

LIGHTING PHOTOMETRIC

PROJECT No. 09941.00 - NOVEMBER 01, 2017

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER - 7028

KEITH ASSOCIATES INC.
COUNCIL TECHNOLOGY
1. SEE BOAT SLIP SUMMARY TABLE FOR SLIP COUNT AND TYPE.

2. ALL EXISTING BUILDING LOCATIONS, INDICATED HEIGHTS, AND SETBACK Dimensions SHOWN OUTSIDE OF PROPERTY LINE ARE APPROXIMATE AND BASED ON AERIAL IMAGERY. SIZE AND SCALE OF THE SITE AND PROPOSED IMPROVEMENTS ASSOCIATED WITH THIS APPLICATION. SEE ABOUT OTHER PORTIONS OF THE SITE AND SURROUNDING PROPERTIES.
NO PARKING

20' R10'

20' R30'

20' MOUNTABLE CURB

RELOCATED EXIST. P.P.

EXIST. P.P.

EXIST. P.P.

TO BE RELOCATED

8.67'

18'

18'

8.67'

18'

8.67'

18'

12'

5'

7.67'

18'

8.67'

24'

24'

39.67'

26.72'

24'

19.49'

36'

R40'

R18'

R10'

12'

18'

5'

24'

DRY STORAGE ROW 'A'

DRY STORAGE ROW 'E'

DRY STORAGE ROW 'B'

DRY STORAGE ROW 'C1' & 'D1'

DRY STORAGE ROW 'C2' & 'D2'

DRY STORAGE ROW 'F'

PROPERTY LINE

10'

15'

6'

20'

6'

20'

10'

F.P.L. EASEMENT (PER O.R. 15346, PG. 366, B.C.R.) TO BE MODIFIED BY AMENDMENT IN PHASE 2.

PROPOSED 10' FPL EASEMENT

10'X20' LEASE PARCEL PER O.R. 29898, PG. 213, B.C.R. TO BE RELOCATED BY AMENDMENT OR RELEASED

PROPOSED 20' ACCESS EASEMENT

PROPOSED 20' CELL TOWER EASEMENT

EXISTING EASEMENT

PROPOSED EASEMENT

1. FOR EXISTING EASEMENT INFORMATION, REFER TO 2016 RECORD LAND SURVEY BY MCLAUGHLIN ENGINEERING COMPANY FILE NO.: I-1-47(16)
NOTES:
1. STRUCTURES TO BE CONSTRUCTED IN PHASE I:
   - ROW A: (THREE STRUCTURES AT WESTERN SIDE OF PLAN AS SHOWN ON APPLICATION PACKAGE)
   - ROW C2 & D2 (AS SHOWN IN APPLICATION PACKAGE)
   - GUARD OFFICE WITH GOLF CART STORAGE AND BATHROOMS 50'x30'
   - DRY STACK OFFICE WITH STORAGE WITH STORAGE 50'x30'
2. STORAGE AND REPAIR AREAS AT GRADE TO BE UTILIZED DURING PHASE I INCLUDING WATCHED AREAS ON THIS PLAN LABELLED 1, 1a, 2, & 2a.
3. ALL LANDSCAPE BUFFERS TO BE CONSTRUCTED DURING PHASE I.
4. UTILITIES TO SERVE PHASE I CONSTRUCTION
5. ALL PROPOSED DRAINAGE TO BE CONSTRUCTED DURING PHASE I.
6. WALL OR FENCE BETWEEN EAST PROPERTY LINE FENCE AND WATERCRAFT STORAGE OR BOUNDARY TO EAST TO BE CONSTRUCTED IN PHASE I.
7. WALL BETWEEN WEST PROPERTY LINE AND ADJACENT PROPERTY OWNER TO BE CONSTRUCTED IN PHASE I.
8. WALL AND FENCE ALONG NORTHERN PROPERTY LINE TO BE CONSTRUCTED IN PHASE I.
9. SECURITY FENCING AS SHOWN ON PLAN TO BE CONSTRUCTED IN PHASE I.
10. EXISTING MARINA NOT PART OF PROPOSED PROJECT LIMITS AND IS NOT INCLUDED IN PHASE I.
11. EASEMENT CREATION AND DISPOSITION AS INDICATED ON SHEET GC-101 WILL BE COMPLETED DURING PHASE I.

PHASE I STORAGE AREAS

<table>
<thead>
<tr>
<th>NO.</th>
<th>SQ. FT.</th>
<th>USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>12,593</td>
<td>OUTDOOR REPAIR &amp; STORAGE</td>
</tr>
<tr>
<td>1A</td>
<td>4,740</td>
<td>OUTDOOR REPAIR &amp; STORAGE</td>
</tr>
<tr>
<td>2</td>
<td>13,750</td>
<td>OUTDOOR REPAIR &amp; STORAGE</td>
</tr>
<tr>
<td>2A</td>
<td>11,000</td>
<td>OUTDOOR REPAIR &amp; STORAGE</td>
</tr>
<tr>
<td></td>
<td>42,083</td>
<td>TOTAL</td>
</tr>
</tbody>
</table>

PHASE I VEHICLE USE AREAS

<table>
<thead>
<tr>
<th>NO.</th>
<th>SQ. FT.</th>
<th>USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>64,534</td>
<td>PARKING LOT &amp; DRIVE AISLES</td>
</tr>
</tbody>
</table>
NOTES:

1. STRUCTURES TO BE CONSTRUCTED IN ONE OR MORE PHASES:
   - ROW 'C1 & D1' (AS SHOWN IN APPLICATION PACKAGE)
   - ROW 'E' (AS SHOWN IN APPLICATION PACKAGE)

2. PHASE I STORAGE AND REPAIR AREAS AT GRADE TO BE DISCONTINUED IN PHASE II, AS APPROPRIATE

3. PHASE II PLAN INCLUDES ALL USES, STRUCTURES, AND COMPONENTS INCLUDED IN THE APPROVED SITE PLAN AND APPLICATION PACKAGE

4. ALL LANDSCAPE BUFFERS TO BE CONSTRUCTED DURING PHASE I

5. UTILITIES TO SERVE PHASE II CONSTRUCTION

6. ALL PROPOSED DRAINAGE TO BE CONSTRUCTED DURING PHASE I

7. EXISTING MARINA SOUTH OF PROJECT LIMIT LINE NOT PART OF PROPOSED PROJECT LIMITS AND IS NOT INCLUDED IN PHASING PLAN

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.
FIGURE 4.3b. SOL TRACKING PREVENTION DEVICE
SOURCE: FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTORS MANUAL

FIGURE 4.4a. SILT FENCE
SOURCE: FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTORS MANUAL

FIGURE 4.4b. INSTALLING A FILTER FABRIC SILT FENCE
SOURCE: FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTORS MANUAL

IF ANY OF THE NOTES OR DETAILS IN THESE PLANS ARE IN CONFLICT WITH THE CITY OF FT. LAUDERDALE OR BROWARD COUNTY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO TIMELY NOTIFY THE ENGINEER AND/OR CITY. HOWEVER, AT A MINIMUM THE MORE STRINGENT STANDARD SHALL CONTROL.
CONCRETE DRIVEWAY/ ASPHALT PAVEMENT TRANSITION

SAWCUT DETAIL

CONCRETE PAVEMENT DETAIL

ASPHALT PAVEMENT DETAIL

ASPHALT DRIVEWAY/ EXIST. PAVEMENT TRANSITION

CONCRETE DRIVEWAY/ ASPHALT PAVEMENT TRANSITION

SAWCUT DETAIL
THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.
WATER AND SEWER DETAILS

DATE ISSUED: OCTOBER, 2017

DESIGNED BY: THOMAS F. DONAHUE, P.E.

FLORIDA REG. NO. 60529

FOR THE FIRM

FT. LAUDERDALE MARINA PARTNERS, LLC.

THOMAS F. DONAHUE, P.E.

PH: (954) 788-3400

301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643

Florida Certificate of Authorization # - 7928

2160 NW 82nd Avenue
Doral, Florida 33122

NOTE: THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

Drawing name: N:\09941.00 - Ft. Lauderdale Marina Partners - Atlantic Marina Holdings\Engineering\Cadd\09941.00-CU-501-504 W&S DETAILS.dwg

Layout Name: CU-501

Plotted by: ORodriguez

Plotted on: Dec 06, 2018 - 3:15pm

SHEET TITLE

SHEET NUMBER

FT. LAUDERDALE MARINA PARTNERS, LLC.

SHEET NUMBER

WATER AND SEWER DETAILS

SHEET NUMBER

CU-501

PROJECT NO. 09941.00
**Tree Disposition Legend**

- **Trees/Palms to Remain**
- **Trees/Palms to Be Relocated**
- **Trees/Palms to Be Removed**

**Tree Protection Zone Detail**

**Notes:**
1. See Sheet TD-1 for Tree Disposition Plan.
2. See Sheet LP-1 for Landscape Key Plan.
4. See Sheet LP-3 for Upland Planting Plans.
5. See Sheet LP-4 for Planting Schedule and Calculations.
6. See Sheet LP-4 for Landscape Details and Notes.
7. A pre-planting meeting shall be scheduled with the City Forester or Landscape Inspector and the Landscape Contractor prior to any installation on the site.

**NOTE:**
This portion of site under a separate permit.
LP-2

NOTES:

1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR.
3. SEE SHEET LP-1 FOR TREE DISPOSITION PLAN.
4. SEE SHEET LP-2 FOR MARINA PORTION OF SITE.
5. SEE SHEET LP-3 FOR UPLAND PLANTING PLAN
6. SEE SHEET LP-4 FOR PLANTING SCHEDULE AND CALCULATIONS.
7. A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.

LP-3
NOTES:
1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR.
3. SEE SHEET TD-1 FOR TREE DISPOSITION PLAN.
4. SEE SHEET LP-1 FOR KEY PLAN.
5. SEE SHEET LP-2 FOR MARINA PORTION OF SITE.
6. SEE SHEET LP-3 FOR UPLAND PLANTING PLAN.
7. SEE SHEET LP-4 FOR LANDSCAPE DETAILS AND NOTES.
8. SEE SHEET LP-5 FOR PLANTING SCHEDULE AND CALCULATIONS.
9. A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.
A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY.

SEE SHEET LP-4 FOR LANDSCAPE DETAILS AND NOTES.

SEE SHEET TD-1 FOR TREE DISPOSITION PLAN.

NOTES:
1. ALL 50% AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE
2. BRICK RAIN GUTTER GUTTER SYSTEM SHALL BE EQUIPPED WITH RAIN SENSOR
3. SEE SHEET TD-1 FOR TREE DISPOSITION PLAN
4. SEE SHEET LP-2 FOR LANDSCAPE SOIL SOURCES
5. SEE SHEET LP-2 FOR MARINA PORTION OF SITE
6. SEE SHEET LP-3 FOR UPLAND PLANTING PLAN
7. SEE SHEET LP-3 FOR UPLAND PLANTING SCHEDULE AND CALCULATIONS
8. SEE SHEET LP-3 FOR LANDSCAPE NOTES
9. A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.
NOTES:

GENERAL PLANTING REQUIREMENTS

All data shown for plant materials on the plans are to be considered minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or as noted on the plans will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida S1 or better as established by the "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant materials included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lean areas for 90 days after final acceptance by the owner or owner’s representative.

All plant material shall be planted in planting soil that is delivered to the site in clean, loose, free of debris. All plant materials shall be properly prepared and installed according to the plans or as directed by Architectural Alliance.

The plan takes precedence over the plant list.

All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lean areas for 90 days.

Fertilizer Tabs or Eq.

5-6" Water Ring

2x4" Wood Battens Nailed

Banding Wire Around

Into the Wood Battens

FORT LAUDERDALE MARINA PARTNERS / LLC

50/50 Topsoil / sand mix

Backfill with 6" Planting Soil

All plant material shall be thoroughly watered in at the time of planting by dry planting method. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to provide 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insures that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizers which shall be State approved as a complete fertilizer containing the required minimum of three elements in addition to 64 ft-lb of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All designs, plans and plans indicated or represented by this drawing are owned by and are the exclusive property of Architectural Alliance.

The plans take precedence over the plant list.

SPECIAL INSTRUCTIONS

Generically born germinating to 1-1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative borders shall be provided by the landscape contractor.

All soil areas as indicated on the planting plan shall receive Sterilume sterilization at the rate of 1 lb. of Agaricute Palatino solid and it shall be the responsibility of the landscape contractor to include in the bid the total cost of any soil sterilization which may be damaged from the landscape installation operations.

NOTES:

1. ALL SOIL AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.

2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR.

3. SEE SHEET IP-1 FOR TREE DISPOSITION PLAN.

4. SEE SHEET IP-3 FOR BULK PLANTING SCHEDULE.

5. SEE SHEET IP-4 FOR BULK PLANTING SCHEDULE.

6. SEE SHEET IP-5 FOR BULK PLANTING SCHEDULE.

7. SEE SHEET IP-6 FOR BULK PLANTING SCHEDULE.

8. SEE SHEET IP-7 FOR BULK PLANTING SCHEDULE.

9. A PRE-RUN MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.
VIEW ELEVATION FROM I-95 TO WEST

SECTION A-A
SCALE: 1/16" = 1'-0"
ALL DESIGNS AND DETAILS INDICATED OR REPRESENTED BY THIS DRAWING ARE FOR THE USE ON AND IN CONJUNCTION WITH THE SPECIFIED PROJECT. THIS IS THE PROPERTY OF BULTMAN ARCHITECTURE, INC. AND SHALL NOT BE USED OR REPRODUCED WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OR BE LIABLE FOR THE FULLEST LEGAL RECOURSE. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE EXECUTION OF THE WORK.

EXAMPLE OF SIMILAR PERFORATED PANELS

PERFORATED PANEL
3/16" Round on 3/8" Staggered Centers

PERFORATED PANEL
5/16" Round on 5/8" Staggered Centers

PERFORATED PANEL
3/4" Round on 1" Staggered Centers
1. SEE BOAT SLIP SUMMARY TABLE FOR SLIP COUNT AND TYPE.

2. ALL EXISTING BUILDING LOCATIONS, INDICATED HEIGHTS, AND SIZE AND SCALE OF THE SITE AND PROPOSED IMPROVEMENTS ASSOCIATED WITH THIS APPLICATION. SEE OTHER APPROVED PERMITS FOR FURTHER INFORMATION ABOUT OTHER PORTIONS OF THE SITE AND SURROUNDING PROPERTIES.

LEGAL DESCRIPTION:

[Text describing the legal description of the property]

LEASE DESCRIPTION:

[Text describing the lease description]

LANDSCAPE CALCULATIONS:

[Table listing the landscape calculations]

NOTES:

[Text listing notes and additional information]
MATCHLINE - SEE SHEET SP-103

- Proposed 6' Aluminum Fence with Gate
- Proposed 6' Aluminum Picket Fence with Gate
- Proposed 6' Aluminum Picket Fence or Wall
- Proposed 6' Aluminum Picket Fence W/ Gate
- Existing FPL Transformer Location (Refer to Electrical Plans)
- Recorded 10' FPL Easement (See Sheet EA-101)
- Proposed 6' x 45' Type II Loading Zone
- 12' x 36' Launch Pad Area Under Separate Permit
- Existing Seawall to Be Extended Under Separate Permit

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

GRAPHIC SCALE

SCALE: 1"=20'

DRAWN BY:

CHECKED BY:

DESIGNED BY:

PROJECTIONS:

SHEET NUMBER:

SHEET TITLE:

SITE PLAN

SP-104

DESCRIPTION DATE

NO.

REVISIONS

BID / CONTRACT NO. :

PROJECT NO.

09941.00

DESIGNED BY:

FT. LAUDERDALE MARINA PARTNERS, LLC.

SHEET NUMBER:

SHEET TITLE:

SITE PLAN

SP-104

DESCRIPTION DATE

NO.

REVISIONS

BID / CONTRACT NO. :

PROJECT NO.

09941.00

DESIGNED BY:

THOMAS F. DONAHUE, P.E.

SHEET NUMBER:

SHEET TITLE:

SITE PLAN

SP-104

DESCRIPTION DATE

NO.

REVISIONS

BID / CONTRACT NO. :

PROJECT NO.

09941.00

DESIGNED BY:

THOMAS F. DONAHUE, P.E.

SHEET NUMBER:

SHEET TITLE:

SITE PLAN

SP-104

DESCRIPTION DATE

NO.

REVISIONS

BID / CONTRACT NO. :

PROJECT NO.

09941.00

DESIGNED BY:

THOMAS F. DONAHUE, P.E.

SHEET NUMBER:

SHEET TITLE:

SITE PLAN

SP-104

DESCRIPTION DATE

NO.

REVISIONS

BID / CONTRACT NO. :

PROJECT NO.

09941.00

DESIGNED BY:

THOMAS F. DONAHUE, P.E.
1. Structures to be constructed in one or more phases:
   - Row C1 & D1 (as shown in application package)
   - Row F (as shown in application package)
   - Row E (as shown in application package)
   - Row A (as shown in application package)

2. Phase I storage and repair areas at grade to be discontinued in Phase II, as appropriate.

3. Phase II plan includes all uses, structures, and components included in the approved site plan and application package.

4. All landscape buffers to be constructed during Phase I.

5. Utilities to serve Phase II construction.

6. All proposed drainage to be constructed during Phase I.

7. Existing marina south of project limit line not part of proposed project limits and is not included in phasing plan.

---

Notes:

1. Structures to be constructed in one or more phases:
   - Row C1 & D1 (as shown in application package)
   - Row F (as shown in application package)
   - Row E (as shown in application package)
   - Row A (as shown in application package)

2. Phase I storage and repair areas at grade to be discontinued in Phase II, as appropriate.

3. Phase II plan includes all uses, structures, and components included in the approved site plan and application package.

4. All landscape buffers to be constructed during Phase I.

5. Utilities to serve Phase II construction.

6. All proposed drainage to be constructed during Phase I.

7. Existing marina south of project limit line not part of proposed project limits and is not included in phasing plan.
FIGURE 4.3b. SOIL TRACKING PREVENTION DEVICE
SOURCE: FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTORS MANUAL

FIGURE 4.3c. Construction Entrenchment with Wash Rock
DSC Image

Location

The excavation should be located to provide maximum utility by all construction.

Construction Specifications

The excavation area should be cleaned of all materials, such that the site is in a condition that will prevent soil erosion, thereby ensuring stability and negligible maintenance when placed in use. The site should be at least 2 feet below the water table to prevent erosion.

Maintenance

The constructed excavation area shall be maintained in a condition that will prevent soil erosion, thereby ensuring stability and negligible maintenance when placed in use. The site should be at least 2 feet below the water table to prevent erosion.

FIGURE 4.4a. SILT FENCE
SOURCE: FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTORS MANUAL

FIGURE 4.4b. INSTALLING A FILTER FABRIC SILT FENCE
SOURCE: FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTORS MANUAL

IF ANY OF THE NOTES OR DETAILS IN THESE PLANS ARE IN CONFLICT WITH THE CITY OF FT. LAUDERDALE OR BROWARD COUNTY, IT IS THE CONTRACTOR’S RESPONSIBILITY TO TIMELY NOTIFY THE ENGINEER AND/OR CITY. HOWEVER, AT A MINIMUM THE MORE STRINGENT STANDARD SHALL CONTROL.
**PEST CONTROL INSPECTION REPORT INDICATING THAT EXIST. CONCRETE EXIST. 12" WIDE PRECAST WALL PANEL SEAWALL W/ 12"X12" CAP TO BE REMOVED**

**BUILDING DEMOLITION NOTES**

PRIOR TO ANY BUILDING DEMOLITION:
- REGARDING ASBESTOS MUST BE FILLED OUT AND COMPLIED WITH PRIOR TO ANY BUILDING DEMOLITION.
- THE BUILDING DEMOLITION IS SUBJECT TO FEDERAL, STATE AND COUNTY RULES RELATING TO THE DEMOLITION AND THE HANDLING OF ASBESTOS CONTAINING MATERIAL. THE BROWARD COUNTY STATEMENT OF RESPONSIBILITIES HANDLING OF ASBESTOS CONTAINING MATERIAL.
- THE CONTRACTOR MUST OBTAIN / PRODUCE THE FOLLOWING WITH PRIOR TO ANY BUILDING DEMOLITION.
  - FPL DISCONNECT LETTER FROM FP&L
  - GAS DISCONNECT LETTER FROM GAS SUPPLIER
  - NOTARIZED LETTER FROM DEMOLITION CONTRACTOR
  - BUILDING DEMOLITION DAILY WORK SCHEDULE - LIST OF ALL EQUIPMENT USED FOR DEMOLITION OF BUILDINGS REQUIRED WITH A PASSED BUILDING DEPARTMENT INSPECTION PERMIT
  - COPY OF EPA LICENSE AND/OR LETTER FROM LICENSED SEWER CAP OR SEPTIC TANK ABANDONMENT PERMIT
  - FIRE SERVICE WATER METER REMOVAL LETTER FROM ULTILITY PROVIDER
  - TREE PROTECTION PLAN:
    - MANHOLE LOCATION OF TREES/PALMS ON THE SURVEY AND PROVIDE A CORRESPONDING LIST OF TREE NUMBER, BOTANICAL NAME, COMMON NAME, OVERALL HEIGHT, TRUNK DBH FOR TREES, CLEAR THAT ALL EXISTING TREES/PALMS ARE TO BE PROTECTED AND WILL REMAIN ON SITE.
    - IF NO TREES EXIST ON SITE, PROVIDE A LETTER STATING SUCH.
    - FOR EXISTING TREES ON SITE TO REMAIN. THIS PROTECTED AND WILL REMAIN ON SITE.
    - TREE PROTECTION BARRICADE DETAIL FOR TREES THAT MUST BE REMOVED TO ACCESS DEMO AREAS, OBTAIN PERMIT FOR TREE REMOVAL.
    - PROVIDE A CORRESPONDING LIST OF TREE NUMBER, BOTANICAL NAME, COMMON NAME, OVERALL HEIGHT, TRUNK DBH FOR TREES, CLEAR THAT ALL EXISTING TREES/PALMS ARE TO BE PROTECTED AND WILL REMAIN ON SITE.
    - FOR TREES THAT MUST BE REMOVED TO ACCESS DEMO AREAS, OBTAIN PERMIT FOR TREE REMOVAL.
    - IF NO TREES EXIST ON SITE, PROVIDE A LETTER STATING SUCH.
- BUILDING DEMOLITION DAILY WORK SCHEDULE - LIST OF ALL EQUIPMENT USED FOR DEMOLITION OF BUILDINGS MORE THAN ONE STORY.
SECTION A-A

- Prop. Trench Drain
- El. = 5.00' NAVD
- See Plans for Elevations

SECTION B-B

- Prop. Enclosed Utility/Serv Bay Floor
  - El. = 7.00' NAVD
- Conc. Pavement Design by Others
- 12" Limerock Base
- 12" Stabilized Subgrade
- 2% Min.

SECTION C-C

- 9' Median
- 16' Parking
- 12' Drive
- 16' Parking
- 10' Landscape

SECTION D-D

- Prop. Enclosed Storage Bay Floor
  - El. = 7.00' NAVD
- Conc. Pavement Design by Others
- 12" Limerock Base
- 12" Stabilized Subgrade
- 0.3% Min.

- Varies (Prop. Concrete)
NOTE 2

12" MIN. OVERLAP SEE NOTE 2

MANATEE GRATE (FOOT INDEX 280)

EXTRAVEL TRENCH SYSTEM B20

SOUTHERN CROSS SECTION

LETTERHEAD: KEITH ENGINEERING

PRELIMINARY PLAN

NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

Drawing name: N:\99\99941.00 - Ft. Lauderdale Marina Partners - Atlantic Marina Holdings\Engineering\Cadd\9941.00-CP-501-502 PGD DETAILS.dwg
Layout Name: CP-502
Plotted by: ORodriguez
Plotted on: Dec 06, 2018 - 3:14pm

DESIGNED BY:
THOMAS F. DONAHUE, P.E.
Florida Certificate of Authorization # - 7928

301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643

Scale: AS NOTED

DATE ISSUED: OCTOBER, 2017

NOTwithstanding any other provisions of law, no person shall, before obtaining a permit from the appropriate governmental entity, construct, alter or maintain any structure, or engage in any other activity in or upon any government-owned submerged lands, or cause the same to be done, except in accordance with any permit issued under this chapter, or any regulations promulgated thereunder, or any permit issued under any other state or federal law that applies to such activities.
1. SEE SHEET TD-1 FOR TREE DISPOSITION PLAN.
2. SEE SHEET LP-1 FOR LANDSCAPE KEY PLAN
3. SEE SHEET LP-2 FOR MARINA PLANS.
4. SEE SHEET LP-3 FOR UPLAND PLANTING PLANS
5. SEE SHEET LP-3 FOR PLANTING SCHEDULE AND CALCULATIONS.
6. SEE SHEET LP-4 FOR LANDSCAPE DETAILS AND NOTES.
7. A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.

NOTE:
1. All height and canopy numbers are in feet.
2. Disturbed Area = Clear Area height (DF) + 15 ft = Actual to be disturbed into Tree Canopy Trust Fund.
3. Inclusive canopy = Total Canopy Diameter (ICD) + 15 ft = Actual to be disturbed into Tree Canopy Trust Fund.
4. Numbers to be multiplied on site. Draw canopy here.

TREES/PALMS TO REMAIN
TREES/PALMS TO BE RELOCATED
TREES/PALMS TO BE REMOVED

NOTE:
TREE PROTECTION ZONE ENCOMPASSES THE TRUNK OF THE TREE AND EXTENDS TO A RADIUS OF FIVE (5) FEET FOR PALMS, EIGHT (8) FEET FOR TREES WITH A DBH OF 2.5" TO 18" AND FIFTEEN (15) FEET FOR TREES WITH A DBH GREATER THAN 18". THE FENCE SHOULD BE INSTALLED EVEN IF SOME PORTION OF THE FENCE CANNOT DUE TO EXISTING CONDITIONS (EXISTING WALL) OR ADJACENT PROPERTY LINE. EVERY EFFORT NEEDS TO MADE TO COMPLETELY ENCLOSE FENCE SURROUNDING TREES.

4'-0" ELEVATION

SCALE: 1"=50'-00"
1. All sod and landscape receive 100% coverage from an automatic irrigation system using an approved water source.
2. Irrigation system shall also be equipped with rain sensor.
3. See Sheet TD-1 for tree disposition plan.
4. See Sheet LP-1 for key plan.
5. See Sheet LP-2 for marina portion of site.
6. See Sheet LP-3 for upland planting plan.
7. See Sheet LP-3 for planting schedule and calculations.
8. See Sheet LP-4 for landscape details and notes.
9. A pre-planting meeting shall be scheduled with the city forester or landscape inspector and the landscape contractor prior to any installation on the site.
NOTES:

1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR.
3. SEE SHEET TD-1 FOR TREE DISPOSITION PLAN.
4. SEE SHEET LP-1 FOR KEY PLAN.
5. SEE SHEET LP-2 FOR MARINA PORTION OF SITE.
6. SEE SHEET LP-3 FOR UPLAND PLANTING PLAN.
7. SEE SHEET LP-4 FOR LANDSCAPE DETAILS AND NOTES.
8. SEE SHEET LP-5 FOR PLANTING SCHEDULE AND CALCULATIONS.
9. A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.
9. A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH
8. SEE SHEET LP-4 FOR LANDSCAPE DETAILS AND NOTES.
7. SEE SHEET LP-2 FOR MARINA PORTION OF SITE.
6. SEE SHEET LP-1 FOR KEY PLAN
5. SEE SHEET LP-2 FOR MARINA PORTION OF SITE.
4. SEE SHEET LP-1 FOR KEY PLAN
3. TYPICAL ASPHALT ROADWAY
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH
1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE

A six-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

It is the sole responsibility of the landscape contractor to ensure that all new plantings receive adequate water during the installation and until all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizers, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 25% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All sizes shown for plant materials on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or size as noted on the plans will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by the "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All materials shall be installed as per CSI specifications.

All plant material as indicated herein, shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all screen areas for 90 days after final acceptance by the owner or owner’s representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well-drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/30 sand/silt mix is required around and beneath the root ball of all trees and palms, and 12" deep per plan for groundcover

Notices:

1. All sod and landscape receive 100% coverage from an automatic irrigation system using an approved water source.
2. Irrigation system shall also be equipped with rain sensor
3. See Sheet LP-2 for tree disposition plan
4. See Sheet LP-2 for key plan
5. See Sheet LP-2 for marina portion of site
6. See Sheet LP-2 for upland planting plan
7. See Sheet LP-2 for planting schedule and calculations
8. See Sheet LP-2 for landscape details and notes
9. A pre-planting meeting shall be scheduled with the city forester or landscape inspector and the landscape contractor prior to any installation on the site.
VIEW FROM NORTH RESIDENTIAL HOME

SECTION A-A
SCALE: 1" = 10'-0"
VIEW ELEVATION FROM I-95 TO WEST
All designs and details indicated or represented by this drawing are for the use on and in conjunction with the specified project. This is the property of Bultman Architecture, Inc. and shall not be used or reproduced whole or in part without written permission or be liable for the fullest legal recourse. The contractor shall verify all existing conditions and dimensions and notify the architect of any discrepancies prior to the execution of the work.