DEVELOPMENT REVIEW COMMITTEE (DRC)
Site Plan Application

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

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

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

Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre-City Commission and Final DRC plans) from all representatives at one time, in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-6831 latest by Friday at 12:00 noon prior to the meeting date.

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

☐ Innovative Development (ID) $12,760.00
☐ Site Plan Level IV $ 4,590.00
☐ Site Plan Level III $ 3,500.00
☒ Site Plan Level II $ 2,470.00
☐ Site Plan Level II in DRAC/SRAC-SA $ 4,290.00
(DRAC – Includes all requests for residential units and/or new construction only; SRAC-SA – Includes all new construction and/or changes to existing structures subject to 47-3.6)

☐ Change of Use $ 930.00
   Requiring DRC review

☐ Parking Reduction $ 970.00
   (In addition to above site plan fee)

☐ Request for Flexibility Units/ Acreage $ 60.00
   (In addition to above site plan fee)
INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number: 

Date of Complete Submittal: 

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

Property Owner's Name: BH3 DJ Flagler, LLC

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

Address: 21500 Biscayne Boulevard, Suite 302, Aventura, Florida 33180

Email: Avram@bh3llc.com

Phone Number: 661-315-8871

Proof of Ownership: 

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

Applicant: Agent's Name: Keith Pollakoff, Esq.

Address: 200 East Las Olas Boulevard, Ste 1000, Fort Lauderdale 33301

Email: keith.pollakoff@ssul.com

Letter of Consent Submitted: attached

Development/Project Name: Flagler 2

Development/Project Address: Existing: 801-819 NE 2nd Avenue

Legal Description: New: Same

Progresso 2-16 D Lots 13-22 BLK 257

Tax ID Folio Numbers: 494234062610, 494234062591, 94234062580, 94234062570

Request/Description of Project: Site Plan Level II. Renovate/reposition the Property, which is currently vacant, to a lifestyle-oriented retail & commercial asset.

Total Estimated Cost of Project: $1,350,000 (including land costs)

Current Land Use Designation: Commercial & Industrial/Warehouse

Proposed Land Use Designation: Mixed Use Retail/Commercial

Current Zoning Designation: NWRAC-MU

Proposed Zoning Designation: Same

Current Use of Property: Abandoned Warehouse

Non-Residential SF (and Type): 24,120 - Commercial/Retail

Total Bldg. SF: 24,120

Site Adjacent to Waterway: Yes

Current Lot Size (SF) (in Acres): 

Lot Density: 

Lot Width: 

Building Height (Feet): 

Setback Length: 

Floor Area Ratio: 

Lot Coverage: 

Open Space: 

Landscape Area: 

Paving Spaces: 

Setbacks (Residential/Commercial/Lot): 

Frnt: 

Sft: 

Sid: 

Rr: 

Update 3/20/2015
Page 2: Required Documentation / Submittal Checklist

One (1) copy of the following documents:

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

The following number of Plans:

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

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

Plan sets should include the following:

☑ Narrative describing project specifics, to include: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, etc. Narrative response referencing all applicable sections of the ULD, with point-by-point responses of how project complies with criteria. Narratives must be on letterhead, dated, and with author indicated.

☑ Cover sheet including project name and table of contents.

☑ Land Use and Zoning maps indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.

☑ Current survey(s) of property, signed and sealed, showing existing conditions. The survey should consist of the proposed project site alone excluding adjacent properties or portions of lands not included in the proposal.

☑ Most recent recorded plat including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. Note: Not required for Change of Use applications.

☑ Aerial photo indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.

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

<p>| | |</p>
<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>A. Site Plan</td>
<td>E. Additional Renderings*</td>
</tr>
<tr>
<td>B. Details*</td>
<td>F. Landscape Plans*</td>
</tr>
<tr>
<td>C. Floor Plans (typical floor plan may be submitted for like floors)</td>
<td>G. Photometric Diagram*</td>
</tr>
<tr>
<td>D. Building Elevations*</td>
<td>H. Engineering Plans*</td>
</tr>
</tbody>
</table>

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

**NOTES:**
- All plans and documents must be bound, stapled and folded to 8 1/2" x 11";
- All copy sets must be clear and legible and should include any graphic material in color;
- For examples of project narratives, site plan data tables, and renderings required as part of the application, please refer to the "Submittal Reference Book" available at the Urban Design & Planning office or on the City’s website: http://www.fortlauderdale.gov/planning_zoning/sub_applications.htm;
- Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details;
- If proposing residential, public School Concurrency Verification Letter from the Broward County School Board (754-321-8350) will be required prior to Planning & Zoning Board, City Commission or final DRC submittal.

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Applicant’s Affidavit

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

Print Name: ____________________________  Staff Intake Review

Keith Ponte

Date: ____________________________  For Urban Design & Planning Division use only:

Received By: ____________________________

Tech Specs Reviewed By: ____________________________

Date: 3/19/19  Case No. ____________________________

Updated: 3/23/2015

DRC_SitePlanApp
A. SITE PLAN
1. Title Block including project name and design professional's address and phone number
2. Scale (1" = 30' min., must be engineer's scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
   - Current use of property and intensity
   - Land use designation
   - Zoning designation
   - Water/wastewater service provider
   - Site area (sq. ft. and acres)
   - Building footprint coverage
   - Residential development: number of dwelling units, type, floor area(s), site density (gross and net)
   - Non-residential development: uses, gross floor area
   - Parking data: parking required (#), parking provided (#), loading zones (if applicable), AOA spaces
   - Floor Area Ratio (FAR) (total building square footage, including structured parking, divided by site area)
   - Building height (expressed in feet above grade)
   - Structure length
   - Number of stories
   - Setback table (required vs. provided)
   - Open space
   - Vehicular use area (as defined by Sec. 47-58.2, in sq. ft.)
   - Open space (in sq. ft.)
   - Landscape area (in sq. ft.)
   - Linear feet of sidewalk proposed
8. Site Plan Features (graphically indicated)
   - Municipal boundaries (as applicable)
   - Zoning designation of adjacent properties with current uses listed
   - Adjacent rights-of-way to opposite property lines (indicate all nearby curb cuts)
   - Waterway width, if applicable
   - Outline of adjacent buildings (indicate height in stories and approximate foot)
   - Property lines (dimensioned)
   - Building outlines of all proposed structures (dimensioned)
   - Ground floor plan
   - Dimension of grade at center line of road, at curb, and finished floor elevation
   - Dimension for all site plan features (i.e., sidewalks, building lengths and widths, balconies, parking spaces, street widths, etc.)
   - Mechanical equipment dimensioned from property lines
   - Setbacks and building separations (dimensioned)
   - Driveways, parking areas, pavement markings (including parking spaces delineated and dimensioned as well as landscaped spaces as applicable)
   - On-site light fixtures
   - Proposed ROW improvements (i.e., bus stops, curbs, tree plantings, etc.)
   - Pedestrian walkways (including public sidewalks and on-site pedestrian paths)
   - Project signage
   - Traffic control signage
   - Catch basins or other drainage control devices
   - Fire hydrants (including on-site and adjacent hydrants)
   - Easements (as applicable)

B. DETAILS
1. Provide details of the following (Scale 1/2" = 1' min.)
   - Ground floor elevation
   - Storefronts, awnings, entryway features, doors, windows
   - Fences/walls
   - Dumpster
   - Light fixtures
   - Balconies, railings
   - Trash receptacles, benches, other street furniture
   - Pavers, concrete, landscape ground cover material

C. FLOOR PLANS
1. Define and dimension, indicating use of spaces
2. Show property lines and setbacks on all plans
3. Typical floor plan for multi-level structure
4. Floor plan for every level of parking garage
5. Roof plan

D. BUILDING ELEVATIONS
1. All building facades with directional labels (i.e., North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required setbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Indicate architectural elements, materials and colors
6. Include proposed signage

E. ADDITIONAL RENDERINGS (as applicable)
For projects subject to Sec. 47-25.3 Neighborhood Compatibility, and/or new buildings 55' or five stories or more in height, the following are required:
   - Street-level perspective renderings of project in context of surroundings, as viewed from a pedestrian level, with ground elements and reference to depict and determine appropriate scale of project
   - Oblique aerial perspectives from opposing views, which indicate the mass outline of all proposed structures, including the outlines of adjacent existing structures
   - Context site plan indicating proposed development and outline of nearby properties with uses and height labeled

F. LANDSCAPE PLAN
1. Site Plan Information (in tabular form on plans)
2. Title block including project name and design professional’s address and phone number
3. Scale (1" = 30' min, must be engineer’s scale)
4. North indicator
5. Drawing and revision dates, as applicable
6. Landscape Plan Information (in tabular form on plans)
   - Site area (sq. ft. and acres)
   - Vehicular use area (as defined by Sec. 47-58.2, in sq. ft.)
   - VUA landscape area (minimum 20% of VUA – in sq. ft. and percentage of VUA)
   - Perimeter landscape area (including buffers adjacent to ROW)
   - Interior landscape area (30 sq. ft. per space)
   - Total trees required/provided (1 per 1,000 sq. ft. net lot area)
   - VUA trees required/provided (1 per 1,000 sq. ft. VUA)
   - VUA shade trees required/provided (3 caliper)
   - VUA shade trees required/provided (2-3 caliper)
   - VUA flowering trees required/provided
   - VUA palms required/provided
   - VUA shrubs required/provided (6 per 1,000 sq. ft. VUA)
   - Buffertree (if applicable)
7. Landscape Plan Features (graphically indicated)
   - Property lines
   - Easements (as applicable)
   - Landscape areas with dimensions
   - Existing trees and palms, their names and sizes (indicate whether they are to remain, be relocated, or removed)
   - Names and locations for all proposed trees, shrubs and groundcover, with quantities noted at each location
   - Plant list (note species, sizes, quantities and any appropriate specifications)
   - Site elements (buildings, parking areas, sidewalks, signs, fire hydrants, light fixtures, drainage structures, curbing, all utilities both above and below ground)
   - Grading (swales, retention areas, berms, etc.)

G. PHOTOMETRIC DIAGRAM
Foot-candle readings must extend to all property lines
**LEGEND:**
- PROPOSED ASPHALT
- PROPOSED GRASS
- PROPOSED ROADWAY RECONSTRUCTION

**TYPICAL CROSS SECTION A-A**

**SCALE:** 1"=10'

**NOTE:** PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.
CATCH BASIN W/P.R.B. AND EXFILTRATION TRENCH

CATCH BASIN W/P.R.B. AND EXFILTRATION TRENCH DETAIL

EXFILTRATION TRENCH SECTION

POLLUTION RETARDANT BAFFLE DETAIL

BRACKET DETAIL

BAFFLE DETAIL

PLAN VIEW

SAWCUT & STRAIGHT LINE PARALLEL OR PERPENDICULAR TO RUN OF ROAD

EXISTING PAVEMENT

EXISTING BASE

EXISTING SUB-BASE

PROPOSED SUB-BASE

SAWCUT & WIDENING DETAIL

PROPOSED BASE

PROPOSED PAVEMENT

EXISTING EDGE OF PAVEMENT

EXISTING SUB-BASE

EXISTING BASE

EXISTING PAVEMENT

PROPOSED PAVING, GRADING & DRAINAGE DETAILS

EXFILTRATION TRENCH SECTION

CATCH BASIN W/P.R.B. AND EXFILTRATION TRENCH

1/2" ASPHALT LIFT 1/2"
2ND ASPHALT LIFT 1"

BAFFLE DETAIL

BRACKET DETAIL

PLAN VIEW

POLLUTION RETARDANT BAFFLE DETAIL

ASPHALTIC CONCRETE VEHICULAR:
FIRST LIFT: 1/2" FDOT - SP 9.5 (FINE MIX)
SECOND LIFT: 1" FDOT - SP 9.5 (FINE MIX)

ASPHALT SURFACE COURSE SHALL CONFORM TO THE REQUIREMENTS OF FDOT STANDARDS SPECIFICATIONS SECTIONS 330 AND 331.
SECOND LIFT OF ASPHALT SHALL NOT BE PLACED UNTIL FINAL LANDSCAPE/HARDSCAPE HAS BEEN INSTALLED.

PRIME AND TACK COAT:
PRIME COAT - 0.10 GALLONS PER SQ. YD.
TACK COAT - 0.08 GALLONS PER SQ. YD.

LIMEROCK BASE COMPACTED TO 98% OF MAXIMUM DENSITY (AASHTO T-180), LIMEROCK BASE TO CONFORM WITH THE REQUIREMENTS OF FDOT SPECIFICATIONS SECTIONS 200 AND 911.

SUBGRADE:
12" STABILIZED SUBGRADE COMPACTED TO 98% OF MAXIMUM DENSITY (AASHTO T-180); MINIMUM LBR = 40.

(6" LIMEROCK BASE AT PARKING STALLS)

1st ASPHALT LIFT 1/2"
2nd ASPHALT LIFT 1"
LEGEND:
- PROPOSED ASPHALT
- PROPOSED GRASS

PAVEMENT MARKINGS & SIGNAGE PLAN

PROPOSED ASPHALT

PROPOSED GRASS

NE 2nd AVENUE

PROGRESSO DR.

2.33' BUFFER

GRAPHIC SCALE

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

SCALE: 1"=10'

GRAPHIC SCALE

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VERIFY SCALE USING BAR SCALE ABOVE.
SCENARIO #2
1. 1 WAY TRAFFIC.
2. PARKING SPACES ON BOTH SIDES OF THE STREET.
3. TOTAL OF 59 PARKING SPACES.
4. 20' (±) ISLE

20' TRAVEL WAY

28' CLEARANCE

25' RAIL SET BACK

11' FEC EASEMENT

SCALE: 1"=60'

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

DRAWN BY:
CHECKED BY:
DATE ISSUED:

SHEET NUMBER:
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.

1. 1 WAY TRAFFIC.
2. PARKING SPACES ON BOTH SIDES OF THE STREET.
3. TOTAL OF 59 PARKING SPACES.
4. 20' (±) ISLE
PROPOSED R.O.W. LIMITS OF WORK

PROPOSED 4x4 ABOVE-GRADE PLANTERS, TYP. SEE PRODUCT INFO. & CONSTRUCTION DETAILS ON SHEET LA-5.

SCALE: 1/16" = 1'-0"
### Proposed Row Planting Plan

**Notes:** All row plantings shall be min. watered for period of 60-90 days to ensure proper establishment installation.

#### Overall Plant Schedule

<table>
<thead>
<tr>
<th>Plant Schedule Flagler Village Warehouses</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CODE</strong></td>
</tr>
<tr>
<td>---------</td>
</tr>
<tr>
<td>BS</td>
</tr>
<tr>
<td>CD</td>
</tr>
<tr>
<td>CS4</td>
</tr>
<tr>
<td>LI</td>
</tr>
</tbody>
</table>

#### Trees

<table>
<thead>
<tr>
<th><strong>CODE</strong></th>
<th><strong>QTY</strong></th>
<th><strong>BOTANICAL NAME / COMMON NAME</strong></th>
<th><strong>CONT</strong></th>
<th><strong>SPACING</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>HL</td>
<td>112</td>
<td>Hymenocallis latifolia / Spider Lily</td>
<td>3 Gal., 18&quot; O.C.</td>
<td></td>
</tr>
<tr>
<td>IS</td>
<td>118</td>
<td>Ilex vomitoria <code>Schillings</code> / Schillings Holly</td>
<td>3 Gal., Full</td>
<td></td>
</tr>
<tr>
<td>SB</td>
<td>36</td>
<td>Sansevieria trifasciata <code>Black Gold</code> / Black Gold Sansevieria</td>
<td>3 Gal., 18&quot; Min. Ht., 24&quot; O.C.</td>
<td></td>
</tr>
<tr>
<td>TD</td>
<td>46</td>
<td>Tripsacum dactyloides nana / Dwarf Fakahatchee Grass</td>
<td>3 Gal., Full</td>
<td></td>
</tr>
</tbody>
</table>

#### Shrubs

<table>
<thead>
<tr>
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#### Ground Covers

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</tr>
</thead>
<tbody>
<tr>
<td>AG</td>
<td>1,982</td>
<td>Arachis glabrata / Perennial Peanut</td>
<td>1 Gal.</td>
<td>12&quot; o.c.</td>
</tr>
</tbody>
</table>
PROPOSED LIMITS OF WORK

PROPOSED 4x4 ABOVE-GRADE PLANTERS, TYP. SEE PRODUCT INFO. & CONSTRUCTION DETAILS ON SHEET LA-5.

TREES

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<tbody>
<tr>
<td>BS</td>
<td>5</td>
<td>Bursera simaruba / Gumbo Limbo</td>
<td>Min. 12` OA Ht., 2.5&quot; Cal., Matched Hts.</td>
</tr>
<tr>
<td>CD</td>
<td>7</td>
<td>Coccoloba diversifolia / Pigeon Plum</td>
<td>Min. 12` OA Ht., 2.5&quot; Cal., Matched Hts.</td>
</tr>
<tr>
<td>CS4</td>
<td>8</td>
<td>Conocarpus erectus <code>Sericeus</code> / Silver Buttonwood</td>
<td>Min. 12` OA Ht., 2.5&quot; Cal., Matched Hts.</td>
</tr>
<tr>
<td>LI</td>
<td>7</td>
<td>Lagerstroemia indica <code>Natchez</code> / Crape Myrtle</td>
<td>Min. 12` OA Ht., 2.5&quot; Cal., Matched Hts.</td>
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SHRUBS

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GROUND COVERS

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* DENOTES NATIVE MATERIAL
LANDSCAPE NOTES

1. Plant material shall conform to the grades and standards for Florida No. 1 or better as described in "Grades and Standards for Nursery Plants" (latest edition) by the Florida Department of Agriculture, Consumer Services Division.

2. Trees shall be installed in accordance with the Standards of the National Arborist Association.

3. All trees shall be installed in accordance with the minimum sizes shown.

4. Topsoil shall be clean and free of construction debris, weeds, rocks, noxious pests, and diseases. If necessary, amended topsoil with horticulturally acceptable organic matter.

5. Planting pits: All trees and shrubs shall be planted in a planting soil consisting of a mixture of 50% muck and 50% clean, brown sand. Planting holes will be twice the size of the root ball of the tree or shrub being planted.

6. Mulching: All trees shall be protected by a planting berm, including an edge zone. Shall be kept weed-free and mulched to a minimum three (3) inch depth. Except that no mulch shall be required in annual beds. The type of mulch shall be shredded and composted mahogany tree, grade 1B. At a minimum, provide a 24 inch ring of mulch around tree trunks located in grass areas.

7. Plant list quantities are provided for convenience. In the event of quantities discrepancies, the drawee shall take precedence. It is the contractors responsibility to verify plant material quantities, including sod, soil, and mulch.

8. Trees and palms shall be guided or staked as per the details.

9. Existing irrigation system to be adjusted so that it provides 100 percent coverage, free with 100 percent minimum overlap, and an automatic rain sensor. Provide use of bubblers on all trees and palm installation.

10. The irrigation system shall include a rain sensor device which will limit the operation of the system if sufficient rainfall has occurred.

11. Soil: The species of grass for lawns shall be St. Augustine, Floratam, and shall be installed as solid sod.

12. Coordinate the final placement of trees with the placement of lamp post lighting.

13. Contractor shall ensure that adequate water is sufficiently established plant material until irrigation is 100 percent operational.

14. No substitutions shall be made without written authority. Authorization necessary for any changes in the plan.

15. In areas where paved surfaces abut sod or mulch, the final grade level of both surfaces should be even.

16. No street tree shall be planted less than (25) feet from any street corner, measured from the point of intersecting curbs or roadway pavement edges.

17. All material shall be fertilized with the appropriate fertilizer or tablets immediately upon installation.

18. Landscape areas, including landscaped islands, within or abutting vehicular use areas shall be excavated to a depth of two and a half feet (2 1/2') to ensure that adequate planting soil exists. Parking lot base course material, ungraded asphalt, and other similar material shall be removed to a depth of two and a half feet (2 1/2').

19. Existing trees and palms remaining must be structurally relaid by professionally licensed tree company.

20. All trees should be planted so that the trunk of the tree is clearly visible at the top of the root ball. The top of the root ball shall be planted so that it is 5% to 10% above finish grade. Soil must not be placed over the root ball.

SHRUB AND GROUNDCOVER DETAIL

TURF/MULCH DETAIL

SHRUB/GROUNDCOVER SPACING DETAIL

TREE DETAIL

PALM DETAIL

TYPICAL STREET PLANTING IN PLANTER IN-FILL DETAIL

NOT FOR CONSTRUCTION

THESE PLANS HAVE NOT BEEN APPROVED

BY THE GOVERNING AGENCY

AND ARE SUBJECT TO CHANGE.
March 14, 2019

Ms. Yvonne Redding  
Urban Planner III  
Urban Design and Planning Division  
City of Fort Lauderdale  
700 NW 19th Avenue  
Fort Lauderdale, FL 33311

Re: Barkan Investment, LLC – Flagler 2 – 801, 805, 807, 815, 819 NE 2nd Avenue  
Plan Level II – Change of Use Application

Dear Yvonne:

In accordance with the City of Fort Lauderdale Land Development Code, we are pleased to submit the following Site Plan Level I application for your review.

As presented to Staff, Barkan Investment, LLC, this Site Plan Level II application seeks to change the existing warehouses to a mixed use lifestyle-oriented retail and commercial establishment (e.g. gourmet market, fitness, art galleries, food and beverage and entertainment) offering to service the submarket’s robust growth. The proposed use is consistent with the uses intended for the NWRAC-MUne zoning district. There are ample public parking spaces available within walking distance from the project site by way of a lease with the FEC Right of Way on Progresso Dr. (across the street for the subject property) in order to accommodate the peak parking demands of the mixed use development, as well. Changing and renovating the dilapidated warehouse structures to the proposed use will provide a desirable amenity to the neighborhood and enhance the pedestrian experience along 2nd Avenue.

The proposed change in use will provide a continuation of the much-needed enhancement in the Mass District from dilapidated warehouses to resident and visitor serving entertainment uses. Thereby, activating and enhancing what was once passive warehouse uses with no pedestrian connectivity.

The project will consist of a full gray box interior build-out of the existing site structure, as well as enhanced landscaping. The renovation of the dilapidated warehouses will provide for an active amenity for visitors and locals alike.
Fees.

The fee for the Site Plan Level II Change of Use Application is $2,470.00. A check is attached.

1. **Completed Application.**

The Site Plan Level II Change of Use Application is attached.

2. **Owner’s Letter of Consent.**

An Owner’s letter of consent is attached.

3. **Certified Survey.**

The survey is attached.

4. **Proof of Ownership.**

Warranty Deeds indicating ownership are attached.

5. **Address Verification.**

The address verification letter provided by Devon Anderson is attached.

6. **Narrative.**

The subject location 801,805,807,815,819 NE 2nd Avenue (the “Property”), is located in the North West Regional Activity Center – Mixed Use Northeast District (“NWRAC-MUné), and consists of four contiguous vacant warehouses in the area commonly referred to as the “Music & Arts South of Sunrise” or “Mass” District. Flagler 2 is seeking City site plan approval to revitalize four shuttered contiguous warehouses to create a sustainable and well-planned community by working with the City Department of Sustainable Development to meet the goals of the stakeholders and city alike.

This Site Plan Level II application seeks to change the existing warehouses to a mixed use lifestyle-oriented retail and commercial establishment (e.g. gourmet market, fitness, art galleries, food and beverage and entertainment) offering to service the submarket’s robust growth. The proposed use is consistent with the uses intended for the NWRAC-MUné zoning district per ULDR Section 47-13.10. A narrative is attached.
7. Parking Study.

The parking study is provided for your review.

8. Plans.

The site plan, engineering plan, and landscape plan sets are folded and provided for review.

In conclusion, the proposed Change of Use meets all the City’s requirements. The proposed project complies with the redevelopment and vision plans for the City as it relates to the North West Regional Activity Center – Mixed Use Northeast District.

Please let me know if there are any comments or questions. We look forward to working with the City on this project.

Very truly yours,

Richard J. Dewitt
7/26/2018

Keith Poliakoff
Saul Ewing Arnstein & Lehr LLP
200 E. Las Olas Blvd.
Suite 1000
Fort Lauderdale, FL 33301

BH3 DJ Flagler, LLC
21500 Biscayne Blvd.
Suite 302
Aventura, FL 33180

Re: Owner Representation for the City of Fort Lauderdale

Mr. Poliakoff,

Please consider this letter complete authorization to serve as Owner representation on the application for the City of Fort Lauderdale.

Best Regards,

Jarret Freedman
A.P.
7/26/2018

Keith Poliakoff
Saul Ewing Arnstein & Lehr LLP
200 E. Las Olas Blvd.
Suite 1000
Fort Lauderdale, FL 33301

DDJG Flagler, LLC
21500 Biscayne Blvd.
Suite 302
Aventura, FL 33180

Re: Owner Representation for the City of Fort Lauderdale

Mr. Poliakoff,

Please consider this letter complete authorization to serve as Owner representation on the application for the City of Fort Lauderdale.

Best Regards,

Jarret Freedman
A.P.
STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED made this 29 day of November, 2017, by Holman Automotive, Inc., a Florida corporation (the “Grantor”), whose mailing address is 911 NE 2nd Avenue, Fort Lauderdale, FL 33304, to BH3 DJ Flagler LLC, a Delaware limited liability company (the “Grantee”), whose mailing address is 21500 Biscayne Boulevard, Suite 302, Aventura, Florida 33180.

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt, adequacy, and sufficiency whereof are hereby acknowledged, does hereby grant, bargain, sell, alien, remise, transfer, release, convey and confirm unto Grantee and Grantee’s successors and assigns the real property located in Broward County, Florida, and more particularly described as follows (the “Property”):

Lots 13 through 22, inclusive, Block 257, and all of that part of Block 257 lying South of said Lot 22 and East of alley in the Township of Progresso, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida; said lands lying and being in Broward County, Florida.

SUBJECT ONLY TO the matters set forth in Exhibit “A” attached hereto and made a part hereof, provided that nothing contained herein shall be deemed to re impose same.

TOGETHER with all the tenements, hereditaments, easements and appurtenances belonging or in any way appertaining to the Property,

TOGETHER with all of the Grantor’s right, title and interest in and to all strips and gores, any existing or proposed streets, roadways, alley and/or adjacent rights of way and any land lying in the bed of any street, road or alley, open or proposed, adjoining the Property, if any.

TO HAVE AND TO HOLD the same in fee simple forever.
AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seised of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

[SIGNATURE ON FOLLOWING PAGE]
IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed on the day and year first above written.

SIGNED AND SEALED IN THE PRESENCE OF:

B. Schwertfeger
Print: Brittany Smith

A. Roelberg
Print: Sash Isenberg

GRANTOR:

Holman Automotive, Inc.
a Florida corporation

By: __________________________
Name: Glenn A. Gardner
Title: Vice President

ACKNOWLEDGMENT

STATE OF Florida )
COUNTY OF Broward )

The foregoing instrument was acknowledged before me this 27th day of November, 2017, by Glenn A. Gardner, as Vice President of Holman Automotive, Inc., a Florida corporation, on behalf of the corporation. He [✓] is personally known to me or [ ] presented a _________ driver's license as identification.

Notary Stamp/Seal: __________________________

Notary Signature: __________________________
Notary Print: __________________________
Notary Public, State of Florida
Commission No.: FF411157
My Commission Expires: April 5, 2020
Exhibit “A”

1. Taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable.

2. Resolution No. 95-86 of the City Commission of the City of Fort Lauderdale, recorded November 16, 2004 in Official Records Book 38544, Page 1743, of the Public Records of Broward County, Florida.


4. Plat of Progresso, recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida, now Broward County, Florida.

5. Existing applicable governmental building and zoning ordinances and other applicable governmental regulations.
CERTIFICATE

The undersigned, being the duly elected Secretary of HOLMAN AUTOMOTIVE, INC., a Florida corporation (the "Corporation") organized and existing under the laws of the State of Florida, certifies that, at a special meeting of all of the shareholders and the board of directors of the Corporation, the following Resolutions were adopted:

WHEREAS, the Corporation is authorized to sell, assign, transfer, convey and empowered and directed to execute any and all documents necessary and related to document(s) pertaining to the Agreement (as hereinafter defined) by and between the Corporation, as seller, and BH3 DJ FLAGLER LLC, a Delaware limited liability company, as purchaser ("Purchaser"), in connection with the sale of the property located at 801, 807, 815 AND 819 N.E. 2nd Avenue, Fort Lauderdale, FL 33304, more particularly described on Exhibit A attached hereto ("Property").

RESOLVED, that GLENN A. GARDNER, as Executive Vice President of the Corporation, is hereby authorized and directed on behalf of the Corporation, to execute all documents in connection with the sale and conveyance of the Property to Purchaser, as described in the Commercial Contract with an effective date of August 9, 2017, by and between Holman Automotive, Inc., as Seller, and DDJG FLAGLER LLC, as subsequently amended and assigned to BH3 DJ FLAGLER LLC, a Delaware limited liability company, as Purchaser, (collectively, the "Agreement"); and

RESOLVED, FURTHER, that GLENN A. GARDNER, as Executive Vice President of the Corporation, is authorized and directed to execute any and all other documents as may be necessary to consummate the transaction as contemplated in the Agreement, including, without limitation, the Statutory Warranty Deed conveying the Property from the Corporation to Purchaser.

I further certify that the above Resolution is in full force and effect and that the same has not been in any manner modified, changed or rescinded.

This Certificate may be relied upon by (i) BH3 DJ FLAGLER LLC, a Delaware limited liability company; (ii) Fidelity National Title Insurance Company; and (iii) Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.

The execution and delivery of this Certificate and delivery thereof by facsimile or other electronic transmission shall be sufficient for all purposes and shall be binding upon any party who so executes.

Executed this 27th day of November, 2017.

[END OF TEXT - SIGNATURES APPEAR ON FOLLOWING PAGE]
STATE OF New Jersey

COUNTY OF Burlington

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Kathy A. Mullin, the Secretary of HOLMAN AUTOMOTIVE, INC., a Florida corporation, freely and voluntarily under authority duly vested in her by said corporation. She is personally known to me or has produced

as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of November, 2017.

Notary Public

Typed, printed or stamped name of Notary Public

My Commission Expires:

CHRISTOPHER D. BOWERS
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES APRIL 29, 2019

Kathy A. Mullin, Secretary
EXHIBIT A

Lots 13 through 22, inclusive, Block 257, and all of that part of Block 257 lying South of said Lot 22 and East of alley in the Township of Progresso, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida; said lands lying and being in Broward County, Florida.
CITY OF FORT LAUDERDALE
DEPARTMENT OF SUSTAINABLE DEVELOPMENT • BUILDING SERVICES DIVISION

ADDRESS VERIFICATION

CONTACT: Devon Anderson
Phone: 954-828-5233
Email: DAnderson@fortlauderdale.gov

PROJECT ADDRESS: 801,805,807,815,819 NE 2 AVE, 33304

PREVIOUS ADDRESS: 801,805,807,815,819 NE 2 AVE, 33304

NOTES: SITE PLAN II

ZONING: NWRAC-MUNE

FOLIO #: 494234062570, 494234062580, 494234062591, 494234062610

LEGAL DESCRIPTION:

DRC #:  

AUTHORIZED SIGNATURE:  

DATE: 02/25/2019
Flagler 2
Administrative Review Site Plan Level 2-NARRATIVE
801,805,807,815,819 NE 2nd Avenue, Fort Lauderdale
Change of Use in Existing Structure:
Warehouse to Mixed Use, Retail and Commercial

The subject location 801,805,807,815,819 NE 2nd Avenue (the “Property”), is located in the North West Regional Activity Center – Mixed Use Northeast District (“NWRAC-MUne”), and consists of four contiguous vacant warehouses in the area commonly referred to as the “Music & Arts South of Sunrise” or “Mass” District. The Mass District came to fruition by the vision of a group of creatives & businesses with a vested interest in the community & economic development of Fort Lauderdale through the arts. The popularity of this unique grass roots arts and music area has started to draw additional investment to stabilize and grow this eclectic community. Flagler 2 is seeking City site plan approval to revitalize four shuttered contiguous warehouses to create a sustainable and well-planned community by working with the City Department of Sustainable Development to meet the goals of the stakeholders and city alike.

This Site Plan Level II application seeks to change the existing warehouses to a mixed use lifestyle-oriented retail and commercial establishment (e.g. gourmet market, fitness, art galleries, food and beverage and entertainment) offering to service the submarket’s robust growth. The proposed use is consistent with the uses intended for the NWRAC-MUne zoning district. There are ample public parking spaces available within walking distance from the project site by way of a lease with the FEC Right of Way on Progresso Dr. (across the street for the subject property) in order to accommodate the peak parking demands of the mixed use development, as well.
Changing and renovating the dilapidated warehouse structures to the proposed use will provide a desirable amenity to the neighborhood and enhance the pedestrian experience along 2nd Avenue.

This proposed change will provide a continuation of the much-needed change in the Mass District from dilapidated warehouses to resident and visitor serving retail and commercial entertainment uses. Thereby, activating and enhancing what was once passive warehouse uses with no pedestrian connectivity.

The project will consist of a full gray box interior build-out of the existing site structures, including enhanced landscaping. The renovation of the dilapidated warehouses will provide for an active amenity for visitors and locals alike.
ULDR Sections:

PERMITTED USES:

Commercial and retail uses are permitted in the NWRAC-MUne per ULDR Section 47-13.10.

CHANGE IN USE:

Sec. 47-3.5.- This change in use is permitted under ULDR Sec.: 47-3.5.B.

The proposed use is a use that is contemplated and encouraged by the Downtown Master Plan for this area. The proposed commercial and retail uses will bring a pedestrian level experience and replace the sterile – inactive – current warehouse uses. Further, the proposed commercial and retail uses will provide a walkable amenity to the ever-increasing residential population in the area.

PARKING:

There are ample public parking spaces available within walking distance from the project site by way of a lease with the FEC Right of Way on Progresso Dr. (across the street for the subject property) in order to accommodate the peak parking demands of the mixed use development.

Additionally, there is an expectation that the majority of patrons to the Mass District will arrive via alternate methods of transportation and not require parking spaces. Specifically, Flagler 2 expects – based on other similar establishments – that a majority of its patrons will arrive via a ride service such as Uber or Lyft.

Very truly yours,

Richard J. Dewitt, III
801 – 819 NE 2nd Avenue

parking study

preparing for:
BH3 Management LLC

Traf Tech
ENGINEERING, INC.

July 2018
July 23, 2018

Mr. Gino Tentori  
BH3 Management LLC  
21500 Biscayne Boulevard  
Suite 302  
Miami, Florida 33180

Re: 801 – 819 NE 19th Avenue – Parking Reduction Study

Dear Gino:

Traf Tech Engineering, Inc. is pleased to provide you with the results of the parking reduction study conducted for the proposed commercial development to be located on NE 2nd Avenue near Downtown Fort Lauderdale. As indicated in the attached parking analysis, ample public parking spaces is available within walking distance from the project site in order to accommodate the peak parking demands of the proposed commercial building.

It has been a pleasure working with BH3 Management on this project.

Sincerely,

TRAFF TECH ENGINEERING, INC.

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

Traf Tech Engineering, Inc. was retained by BH3 Management LLC to conduct a parking reduction study in connection with a proposed commercial building located on the west side of NE 2nd Avenue just north of Progresso Drive in Flagler Village near Downtown Fort Lauderdale, Broward County, Florida. More specifically, the proposed project will be housed within an existing building located at 801 – 819 NE 2nd Avenue. The location of the project site is illustrated in Figure 1 on the following page.

The study addresses the parking needs associated with the proposed development and the availability of on-street public parking spaces located within walking distance from the subject development.

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

1. Inventory and Parking Needs
2. Nearby Public Parking Spaces
3. Parking Counts
4. Parking Reduction Analysis and Summary
INVENTORY AND PARKING NEEDS

Existing Land Use

The subject site currently contains one un-occupied building. Off-street parking is provided on the east, south and west sides of the building with an area that can park 52 vehicles.

Proposed Land Use

The proposed land uses and intensities for the site include:

First 10,000 square feet at 60% Parking Requirement
- Restaurant: 6,000 square feet (first 2,500 sf exempt from parking = 3,500 sf)
- Retail Space: 4,000 square feet

After 10,000 square feet at 100% Parking Requirement
- Retail Space: 14,120 square feet

Appendix A contains a copy of the proposed site plan for the project site.

Parking Needs

According to City of Fort Lauderdale Land Development Regulations, the proposed project requires 117 parking spaces, as outlined below:
- Restaurant (1:30 customer service assumed at 60% of 3,500 sf = 2,100 sf): 70.0 parking spaces required
- Restaurant (1:250 gross sf = 3,500 sf): 14.0 parking spaces required
- Retail (1:250 – for 4,000 square feet): 16.0 parking spaces required
  Subtotal of 100 parking spaces required (60% of 100 = 60 parking spaces)
- Retail (1:250 – for 14,120 square feet): 56.5 parking spaces

- Total Parking Required = 117 parking spaces (60 + 57)
Since the site can only accommodate up to 52 parking spaces (21 adjacent to the building on the east side, seven parking stalls on the south side of the building and 24 parking spaces on the west side of the structure), a parking reduction study is required, per Section 47-20.3.A.5(b). The purpose of this parking reduction study is to demonstrate that the 117 required parking spaces can be accommodated at the site plus within walking distance from the project site.
NEARBY PUBLIC PARKING SPACES

An inventory of nearby public parking spaces was undertaken for purposes of this parking reduction study. In accordance with the City of Fort Lauderdale’s acceptable walking distance requirements, 700 feet is the maximum walking distance for purposes of documenting available public parking spaces. The 700-foot criterion is graphically illustrated in Figure 1. As shown in the figure, the theoretical maximum walking distance for the 801 – 819 NE 2nd Avenue site extends from NE 9th Street on the north to Progresso Drive on the south and between the FEC Railroad on the east to Andrews Avenue on the west.

Within the practical walking area, as described above, all existing public parking spaces were documented. Additionally, existing swale areas with sufficient dimensions to accommodate on-street parking were also identified as part of this effort. Areas with either NO PARKING signs or where insufficient dimensions exist were not identified as areas where public parking can be accommodated.

A total of five (5) areas were identified where existing public parking is currently provided. These five (5) areas are described below:

**ZONE 1** = NE 8th Street from Andrews Avenue to NE 1st Avenue (both sides of the street) - Estimated based on dimension provided along swale

**ZONE 2** = NE 1st Avenue between Progresso Drive and NE 8th Street (east side only) - Estimated based on dimension provided along swale

**ZONE 3** = Progresso Drive between NE 1st Avenue and NE 8th Street (northwest side only) - Estimated based on dimension provided along swale

**ZONE 4** = Progresso Drive between Andrews Avenue and NE 2nd Avenue (FEC Railroad side only) - Estimated based on dimension provided along swale

**ZONE 5** = Progresso Drive between NE 2nd Avenue and NE 3rd Avenue (FEC Railroad side only) - Estimated based on dimension provided along swale
PARKING COUNTS

Traf Tech Engineering, Inc. recorded the number of parked vehicles within 700 feet of the subject site. The parking counts were undertaken every on-half hour between 11:00 AM and 9:00 PM on Saturday and Tuesday, July 14 and 17, 2018. Tables 1 and 2 present the results of the parking counts within 700 feet from the project site. The results of the 700-foot parking counts are summarized below:

- As indicated in Table 1, there are at least 73 public parking spaces available during a typical Saturday.

- As indicated in Table 2, at least 66 public parking spaces are available for the proposed commercial building on a typical weekday.
### Table 1 - Weekly Parking Survey - East Site

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<thead>
<tr>
<th>Time</th>
<th>ZONE 1</th>
<th>ZONE 2</th>
<th>ZONE 3</th>
<th>ZONE 4</th>
<th>ZONE 5</th>
<th>ALL ZONES</th>
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**Source:** Traf Tech Engineering, Inc.

### Table 2 - Weekly Parking Survey - West Site

<table>
<thead>
<tr>
<th>Time</th>
<th>ZONE 1</th>
<th>ZONE 2</th>
<th>ZONE 3</th>
<th>ZONE 4</th>
<th>ZONE 5</th>
<th>ALL ZONES</th>
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<td></td>
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**Source:** Traf Tech Engineering, Inc.

**Notes:**
- **ZONE 1** = NE 8th Street from Andrews Avenue to NE 1st Avenue (both sides of the street) - Estimated based on dimension provided along same
- **ZONE 2** = NE 1st Avenue between Progress Drive and NE 8th Street (east side only) - Estimated based on dimension provided along same
- **ZONE 3** = Progress Drive between NE 1st Avenue and NE 8th Street (northwest side only) - Estimated based on dimension provided along same
- **ZONE 4** = Progress Drive between Andrews Avenue and NE 2nd Avenue (NE Railroad side only) - Estimated based on dimension provided along same
- **ZONE 5** = Progress Drive between NE 2nd Avenue and NE 3rd Avenue (CV Railroad side only) - Estimated based on dimension provided along same

**Traf Tech Engineering, INC.**
PARKING REDUCTION ANALYSIS AND SUMMARY

As documented on Page 3, a total of 117 parking spaces are required for the proposed 801 – 819 NE 2nd Avenue project. However, it is anticipated that approximately 65 public on-street parking spaces will be required to satisfy the parking needs of this project. Only 65 on-street parking spaces are required since the site can accommodate approximately 52 parking stalls. As indicated previously, at least 66 public on-street parking areas are provided within walking distance of this project.

Given the vast amount of existing and future public transportation available for this area, and the many residential developments located within walking distance from the project site, it is anticipated that a large percentage of future customers will arrive by public transportation or walking/bicycling. Along North Andrews Avenue, Broward County Transit (BCt) Routes 40 and 60 travel north and south and bus stops are available within walking distance for the project site. BCt Route 40 also travels along NW 6th Street (Sistrunk Boulevard), which is also located within walking distance from the site.

Additionally, the future WAVE project will have a rail line during Phase 1(A) within walking distance from the subject site. With good pedestrian features provided within this area (sidewalks along North Andrews Avenue, NE 6th Street, and NE 3rd Avenue), pedestrian traffic is expected for this project.

Given the above-listed wealth of multi-modal options available within and near the project site, it is anticipated that a significant percentage of the 801 – 819 NE 2nd Avenue patrons will not use the automobile to access this facility.

In short, sufficient parking is available at and near the project site in order to accommodate the peak parking demands of the 801 – 819 NE 2nd Avenue commercial development.
APPENDIX A

Site Plan
801 – 819 NE 2nd Avenue
## North Flagler from Andrews Ave to NE 2nd Avenue

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S-SIDEWALK PARKING  D-DRIVEWAY PARKING  G-GRASS PARKING
### Date: Tuesday, July 17, 2018 11AM-9PM

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S-Sidewalk Parking  D-Driveway Parking  G-Grass Parking
# Date: Tuesday, July 17, 2018 11AM-9PM

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S-Sidewalk Parking  D-Driveway Parking  G-Grass Parking
## PROGRESSO DRIVE FROM ANDREWS AVE TO NE 3rd AVENUE

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S-SIDEWALK PARKING D-DRIVEWAY PARKING G-GRASS PARKING
STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED made this 29 day of November, 2017, by Holman Automotive, Inc., a Florida corporation (the "Grantor"), whose mailing address is 911 NE 2nd Avenue, Fort Lauderdale, FL 33304, to BIH DJ Flagler LLC, a Delaware limited liability company (the "Grantee"), whose mailing address is 21500 Biscayne Boulevard, Suite 302, Aventura, Florida 33180.

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt, adequacy, and sufficiency whereof are hereby acknowledged, does hereby grant, bargain, sell, alien, remise, transfer, release, convey and confirm unto Grantee and Grantee's successors and assigns the real property located in Broward County, Florida, and more particularly described as follows (the "Property"):

Lots 13 through 22, inclusive, Block 257, and all of that part of Block 257 lying South of said Lot 22 and East of alley in the Township of Progresso, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida; said lands lying and being in Broward County, Florida.

SUBJECT ONLY TO the matters set forth in Exhibit "A" attached hereto and made a part hereof, provided that nothing contained herein shall be deemed to re impose same.

TOGETHER with all the tenements, hereditaments, easements and appurtenances belonging or in any way appertaining to the Property,

TOGETHER with all of the Grantor's right, title and interest in and to all strips and gores, any existing or proposed streets, roadways, alleys and/or adjacent rights of way and any land lying in the bed of any street, road or alley, open or proposed, adjoining the Property, if any,

TO HAVE AND TO HOLD the same in fee simple forever.
AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

[SIGNATURE ON FOLLOWING PAGE]
IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed on the day and year first above written.

SIGNED AND SEALED IN THE PRESENCE OF:

[Signature]
Print: [Signature]

GRANTOR:

Holman Automotive, Inc.
a Florida corporation

By:
Name: Glenn A. Gardner
Title: Vice President

ACKNOWLEDGMENT

STATE OF Florida )
COUNTY OF Broward )

The foregoing instrument was acknowledged before me this 27th day of November, 2017, by Glenn A. Gardner, as Vice President of Holman Automotive, Inc., a Florida corporation, on behalf of the corporation. He [✓] is personally known to me or [ ] presented a [ ] driver’s license as identification.

Notary Seal/Stamp:

[Notary Seal]

Notary Signature: [Signature]
Notary Print: [Print]
Notary Public, State of Florida
Commission No.: FF941157
My Commission Expires: April 5, 2029
Exhibit “A”

1. Taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable.

2. Resolution No. 95-86 of the City Commission of the City of Fort Lauderdale, recorded November 16, 2004 in Official Records Book 38544, Page 1743, of the Public Records of Broward County, Florida.


4. Plat of Progresso, recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida, now Broward County, Florida.

5. Existing applicable governmental building and zoning ordinances and other applicable governmental regulations.
CERTIFICATE

The undersigned, being the duly elected Secretary of HOLMAN AUTOMOTIVE, INC., a Florida corporation (the "Corporation") organized and existing under the laws of the State of Florida, certifies that, at a special meeting of all of the shareholders and the board of directors of the Corporation, the following Resolutions were adopted:

WHEREAS, the Corporation is authorized to sell, assign, transfer, convey and empowered and directed to execute any and all documents necessary and related to document(s) pertaining to the Agreement (as hereinafter defined) by and between the Corporation, as seller, and BH3 DJ FLAGLER LLC, a Delaware limited liability company, as purchaser ("Purchaser"), in connection with the sale of the property located at 801, 807, 815 AND 819 N.E. 2nd Avenue, Fort Lauderdale, FL 33304, more particularly described on Exhibit A attached hereto ("Property").

RESOLVED, that GLENN A. GARDNER, as Executive Vice President of the Corporation, is hereby authorized and directed on behalf of the Corporation, to execute all documents in connection with the sale and conveyance of the Property to Purchaser, as described in the Commercial Contract with an effective date of August 9, 2017, by and between Holman Automotive, Inc., as Seller, and DDJG FLAGLER LLC, as subsequently amended and assigned to BH3 DJ FLAGLER LLC, a Delaware limited liability company, as Purchaser, (collectively, the "Agreement"); and

RESOLVED, FURTHER, that GLENN A. GARDNER, as Executive Vice President of the Corporation, is authorized and directed to execute any and all other documents as may be necessary to consummate the transaction as contemplated in the Agreement, including, without limitation, the Statutory Warranty Deed conveying the Property from the Corporation to Purchaser.

I further certify that the above Resolution is in full force and effect and that the same has not been in any manner modified, changed or rescinded.

This Certificate may be relied upon by (i) BH3 DJ FLAGLER LLC, a Delaware limited liability company; (ii) Fidelity National Title Insurance Company; and (iii) Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.

The execution and delivery of this Certificate and delivery thereof by facsimile or other electronic transmission shall be sufficient for all purposes and shall be binding upon any party who so executes.

Executed this 22 day of November, 2017.

[END OF TEXT - SIGNATURES APPEAR ON FOLLOWING PAGE]

1
STATE OF New Jersey
COUNTY OF Burlington

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Kathy A. Mullin, the Secretary of HOLMAN AUTOMOTIVE, INC., a Florida corporation, freely and voluntarily under authority duly vested in her by said corporation. She is personally known to me or has produced identification.

WITNESS my hand and official seal in the County and State last aforesaid this 27 day of November, 2017.

Notary Public

My Commission Expires:

CHRISTOPHER D. BOWERS
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES APRIL 29, 2019
EXHIBIT A

Lots 13 through 22, inclusive, Block 257, and all of that part of Block 257 lying South of said Lot 22 and East of alley in the Township of Progresso, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida; said lands lying and being in Broward County, Florida.