DEPARTMENT OF SUSTAINABLE DEVELOPMENT-URBAN DESIGN & PLANNING
SITE PLAN APPLICATION
Rev: 2 | Revision Date: 3/27/2019 | I.D. Number: DSD.UDP.SP

DEVELOPMENT REVIEW COMMITTEE (DRC)
SITE PLAN APPLICATION

PRE-APPLICATION MEETING REQUEST: Prior to formal submittal of a Development Review Committee site plan application, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals, rezoning and right-of-way vacation requests, as well as any other considerable development projects. This meeting provides the applicant with an opportunity to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

DEADLINE: Submittals must be received by 12:00 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.

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.

- Planned Development District (PDD) $12,760.00
- Site Plan Level IV $4,590.00
- Site Plan Level III $3,500.00
- Site Plan Level II in Regional Activity Center $2,470.00
- Change of Use (requiring Development Review) $930.00
- Parking Reduction (in addition to Site Plan fee) $970.00
- Flexibility Units/Acreage (in addition to Site Plan fee) $60.00

NOTES: 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 954-828-5020 latest by Friday at 12:00 noon prior to the meeting date.

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. To obtain information on a property such as land use, zoning, ownership, folio, lot size, etc., please visit http://gis.fortlauderdale.gov/zoninggis.

Approved by: Ella Parker, Urban Design and Planning Manager
Uncontrolled in hard copy unless otherwise marked
A. DEPARTMENT INFORMATION: (FOR STAFF USE ONLY)

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Submittal Date</th>
<th>Intake By</th>
<th>City Commission District</th>
</tr>
</thead>
</table>

B. OWNER/APPLICANT CONTACT INFORMATION: For purpose of identification, the PROPERTY OWNER is the APPLICANT

<table>
<thead>
<tr>
<th>Property Owner's Name</th>
<th>Bank of America Corp. Real Estate Asset</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address, City, State, Zip</td>
<td>101 N. Tryon St., Charlotte, NC, 28246</td>
<td></td>
</tr>
<tr>
<td>Phone Number</td>
<td>954-491-3848 Ext. 114</td>
<td>Email</td>
</tr>
<tr>
<td>Proof of Ownership</td>
<td>Warranty Deed</td>
<td></td>
</tr>
</tbody>
</table>

C. AGENT CONTACT INFORMATION: If AGENT is to represent OWNER, notarized letter of consent is required

<table>
<thead>
<tr>
<th>Agent's Name</th>
<th>Shoppes at Rio Vista, LLC Kenneth T. Barber, Manager</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address, City, State, Zip</td>
<td>PO Box 552170. Davie, FL, 33335</td>
<td></td>
</tr>
<tr>
<td>Phone Number</td>
<td>954-491-3848 Ext. 114</td>
<td>Email</td>
</tr>
<tr>
<td>Letter of Consent Submitted</td>
<td>Yes</td>
<td>No</td>
</tr>
</tbody>
</table>

D. DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Shoppes at Rio Vista</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Address</td>
<td>(Provide Address Verification) 1901, 921, 941 S.E. 17th St.</td>
</tr>
<tr>
<td>Legal Description</td>
<td>Sixteen Subdivision 69-30 B All Parcel A</td>
</tr>
<tr>
<td>Tax ID Folio Numbers</td>
<td>5042-14-31-0010</td>
</tr>
<tr>
<td>Description of Project</td>
<td>THE PROJECT INCLUDES THE DEMOLITION OF THE EXISTING BANK OF AMERICA BUILDING, AND THE CONSTRUCTION OF A NEW BANK BUILDING ALONG WITH TWO ADDITIONAL COMMERCIAL BUILDINGS.</td>
</tr>
<tr>
<td>Total Estimated Cost of Project</td>
<td>$16,261,000</td>
</tr>
<tr>
<td>Site Adjacent to Waterway</td>
<td>No</td>
</tr>
</tbody>
</table>

E. PROPERTY USE INFORMATION

<table>
<thead>
<tr>
<th>Land Use Designation</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning Designation</td>
<td>B1</td>
<td>B1</td>
</tr>
<tr>
<td>Use of Property</td>
<td>Bank</td>
<td>Bank + Commercial + Resturant</td>
</tr>
<tr>
<td>Number of Residential Units</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Non-Residential SF (and Type)</td>
<td>8,881 SF (Bank)</td>
<td>5,540 SF (Bank), 17,498 (Commercial), 2,205 SF (Restaurant)</td>
</tr>
<tr>
<td>Bldg Sq.Ft. (Include structured parking)</td>
<td>8,881 SF</td>
<td>25,243 SF (Total of 3 Proposed Buildings)</td>
</tr>
</tbody>
</table>

F. DIMENSIONAL REQUIREMENTS

<table>
<thead>
<tr>
<th>Lot Size (SF / Acreage)</th>
<th>Required Per ULDR</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Density (Units/Acre)</td>
<td>NA / NA</td>
<td>NA / NA</td>
</tr>
<tr>
<td>Lot Width</td>
<td>NA</td>
<td>261 FT</td>
</tr>
<tr>
<td>Building Height (Feet / Floors)</td>
<td>150 FT /</td>
<td>32 FT / 2 STORY</td>
</tr>
<tr>
<td>Structure Length</td>
<td>NA</td>
<td>86.31 FT, 117.24 FT, 84.5 FT</td>
</tr>
<tr>
<td>Floor Area Ratio (F.A.R.)</td>
<td>NA</td>
<td>1, 1, 1.3</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>NA</td>
<td>22.953 SF (0.53 AC) / 20.54 %</td>
</tr>
<tr>
<td>Vehicular Use Area</td>
<td>NA</td>
<td>56.657 SF (1.30 AC) / 50.20%</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>119 Spaces</td>
<td>137 Spaces</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Setbacks (Indicate direction N.S.E.W)</th>
<th>Required Per ULDR</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>20 FT.</td>
<td>150 FT.</td>
</tr>
<tr>
<td>Side</td>
<td>0 FT.</td>
<td>66 FT.</td>
</tr>
<tr>
<td>Side</td>
<td>0 FT.</td>
<td>5 FT.</td>
</tr>
<tr>
<td>Rear</td>
<td>0 FT.</td>
<td>10 FT.</td>
</tr>
</tbody>
</table>

ID Number: DSD.UDP.SP
Revision Number: 3
Revision Date: 5/2/2019
Approved by: Ella Parker, Urban Design and Planning Manager
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WE BUILD COMMUNITY
Required Documentation / Submittal Checklist

One (1) copy of the following documents:

☐ COMPLETED APPLICATION with all pages filled out as applicable;
☐ PROOF OF OWNERSHIP (warranty deed or tax record), including corporation documents and SunBiz verification if applicable;
☐ PROPERTY OWNER’S SIGNATURE and/or agent letter signed by the property owner;
☐ PROJECT DESCRIPTION NARRATIVE describing project specifics. Please provide as much detail as possible. These project specifics may include: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, multi-modal experience, site improvements, etc.;
☐ ULDR CODE NARRATIVE response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Reference ULDR language that requires project to go through the Development Review Committee process. Narratives must be on letterhead, dated, and with author indicated;
☐ ADDRESS VERIFICATION FORM (To obtain for please contact Devon Anderson at 954-828-5233 or DAnderson@fortlauderdale.gov); and.

Additional documentation required for specific projects
☐ TRAFFIC STATEMENT/STUDY for projects that trigger vehicular trip threshold (See ULDR Section 47-24)
☐ PUBLIC PARTICIPATION ORDINANCE acknowledgement for Site Plan Level III or IV
☐ COLOR PHOTOGRAPHS of the property and surrounding properties, dated, labeled and identified as to orientation, may be submitted by applicant to aid in project analysis.

The following number of Plans:

☐ One (1) original set, signed and sealed at 24” x 36”
☐ Seven (7) copy sets, with plans at 11” x 17”

NOTE: For initial submittal one signed and sealed set is required. Copied sets will be requested after review for completion. All copy sets must be clear and legible and should include any graphic material in color. 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:

☐ PLANS “A” thru “I” with all elements as listed under Technical Specifications.
  A. Cover Sheet
  B. Survey
  C. Site Plan
  D. Details
  E. Floor Plans
  F. Building Elevations
  G. Additional Renderings
  H. Landscape Plan
  I. Photometric Diagram
  J. Civil Plans

ONE DIGITAL SUBMITTAL (CD OR USB) OF THE FOLLOWING:

☐ DOCUMENTS containing the signed application, proof of ownership, property owners signature or agent authorization letter, and address verification form combined into one PDF file named the following: "InsertProjectName"Documents.pdf
☐ NARRATIVES containing the project description narrative and Unified Land Development Regulations (ULDR) Narrative combined into one PDF file named the following: "InsertProjectName"Narratives.pdf
☐ PLANS containing the cover sheet, survey, site plan, details, floor plans, building elevations, renderings, landscape plan, photometric diagram, and civil plans combined into one PDF file named the following: "InsertProjectName"Plans.pdf

ID Number: DSD.UDP.SP 3
Revision Number: 5/2/2019
Page: 3 of 6
Approved by: Ella Parker, Urban Design and Planning Manager
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WE BUILD COMMUNITY
Technical Specifications For Plan Submittal

A. COVER SHEET
1. Project Name
2. Location map including section, township and range
3. Index of plans submitted including sheet name and number
4. List of all consultants including contact information
5. List of franchise and utility service providers for project

B. SURVEY
1. Signed and sealed boundary and topographic survey
   - Show existing conditions of project site alone excluding adjacent properties or portions of land not in proposal
   - Existing above ground improvements including valve boxes, manholes, and other similar utility features
   - Existing easements and referencing of recorded documents
   - This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale.
   - Provide spot elevations on site, at property corners, along property lines (50′ min. interval), existing roadway crowns and pavement edges adjacent to property as appropriate. Elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD 88).

C. SITE PLAN
1. Title Block including project name and design professional’s address, email, and phone number
2. Scale (1″ = 30′ minimum, must be engineer’s scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
   - Current use of property and intensity
   - Land Use designation
   - Zoning designation
   - Water/wastewater service provider
   - Site area (sq. ft. and acres)
   - Building footprint coverage
   - Residential development; number of dwelling units, type, floor area(s), site density (gross and net)
   - Non-residential development; uses, gross floor area
   - Parking data: parking required (#), parking provided (#), loading zones (if applicable), ADA spaces, bicycle 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 by ULDR and Design Standards vs. provided)
   - Open space
   - Vehicular use area (as defined by ULDR Section 47-58.2, in sq. ft.)
   - Open space (in sq. ft.)
   - Landscape area (in sq. ft.)

8. Site Plan Features (graphically indicated)
   - Municipal boundaries (as applicable)
   - Zoning designation of adjacent properties with current use listed
   - Adjacent rights-of-way to opposite property lines (indicate all nearby curb cuts)
   - Waterway width, if applicable
   - Outline of adjacent buildings (indicate height in stories and approximate feet)
   - Proper line (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 handicapped spaces as applicable)
   - On-site light fixtures
   - Proposed right of way improvements (i.e. bus stops, curbs, tree plantings, etc.)
   - Pedestrian walkways (including public sidewalks and onsite 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)
D. DETAILS
1. Provide details of: (Scale 1/4" = 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, hardcape ground cover material
   - Line of sight from sidewalk to roof (if mechanical equipment is on roof)

E. FLOOR PLANS (TYPICAL FLOOR PLAN MAY BE SUBMITTED FOR LIKE FLOORS)
1. Delineate and dimension, indicating use of spaces
2. Show property lines and setbacks on all plans
3. Typical floor plan for multi-level structure
4. Floor plan for every level of parking garage
5. Roof plan with mechanical equipment depicted

F. BUILDING ELEVATIONS (IN COLOR)
1. All building facades in color 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
7. Building cross section with dimensions and use type per level

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

NOTE: Please provide the .KMZ, .KML or .DAE files with submittal when providing renderings.

H. LANDSCAPE PLAN (PREPARED BY A CERTIFIED LANDSCAPE ARCHITECT)
1. Landscape plan drawn at a scale no less than one (1) inch equals thirty (30) feet. (ULDR Section 47-21). An overall project plan may be provided at a smaller scale when using it to reference section sheets provided. Landscape plan to be designed so that landscaping shall not be adversely affected by salt exposure, prevailing winds, deep shadows, unusual soil conditions, tidal fluctuations, etc.
2. Landscape plan must provide:
   - Title block including name and address of project, RLA contact information, RLA seal and dated signature, original and sequential revision delta with revision date and narrative
   - North indicator, plans orientated to correctly correspond with survey and site plan
   - Site information and landscape information, in tabular form, sorting required vs. provided calculations
   - Property boundaries and dimensions, depth of landscape islands and perimeters and buffers, property easements, adjacent right or way with street tree planting and parallel parking if applicable, existing and proposed structures, vehicular use areas, location of site amenities, dumpster, walls and fencing, location of plantings, adjacent hardcape, curbing, walks, etc.
   - All underground and overhead utilities, light poles, ground mounted signs, billboards, transformers, generators, fire hydrants, Siamese connections, adjacent or existing photovoltaic systems for photovoltaic systems, etc.
   - Site and right of way grading including swales, retention areas, berms, bio swales, rain gardens, etc.
   - Structural soil, silva cell, or similar, illustrated and labeled
   - Appropriate clear sight distance areas at intersections, cross section of street tree planting showing pedestrian clearance and underground soil structure and overhead obstructions, etc.
   - Landscape material schedule listing all plants and material. This will include key, botanical name, common name, quantity, overall height for hardwood and clear trunk for palms, plant spacing, native and/or Florica Friendly Landscaping indicator, existing vs. proposed, etc.
   - Hydrozone plantings illustrated and labeled
   - Installation, planting, staking, pruning, grading, protection, root pruning, relocation, etc. details and specification for trees, palms, shrubs, groundcover, hydrozone, mulch, structural soil or similar, etc.
3. ISA Certified Arborist report for specimen trees. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc.: and a written assessment of existing tree characteristics.

I. PHOTOMETRIC DIAGRAM
1. Title Block including project name and design professional's address, email, and phone number
2. Date of initial plan preparation and any amendments
3. Site plan indicating the location of property lines and improvements
4. Location and description of all existing over story landscaping
5. Location and height of all lighting on the property
6. Lighting control description and schedule
7. Foot-candle readings must extend to all property lines
8. Note on plan stating that proposed lighting will be designed and installed so as to reflect the light away and prevent any glare or excessive light on any adjacent property

J. CIVIL PLANS
1. Engineering Site Plan
   - Investigate existing utilities to determine any proposed conflicts with site improvements. Contact Engineering Records Tech - Steve Plummer at SteveP@fortlauderdale.gov or (954) 828-5051 for as-built information
   - Driveway connections - dimension to established survey reference points (i.e., property corners)
   - Concrete, pavers, and asphalt clearly differentiated
   - Identification of all existing easements and referencing of recorded documents (i.e., OR book & page)
   - Right-of-way adjacent to parcel including labels, width, and referencing of recorded documents
   - Abbreviated legal descriptions for adjacent parcels
   - Finished floor elevation for all buildings, including all existing buildings referenced in NAVD 88
   - Location of existing and proposed fire hydrants
   - Inclusion of monument sign note: "Approved under separate permit."
   - Impervious and pervious areas, both area and percentage are identified
   - Relationship of existing above ground features with site improvements
   - Location of dumpster with relationship to easements and existing underground utilities

Details for accessible parking spaces and ramps
Accessible ramps on adjacent sidewalk
Compliance with applicable accessibility code including accessible parking, accessible path from parking, and accessible path from adjacent ROW
Location of accessible parking signs - located at back of sidewalk if possible
Sight triangles are identified and clear of obstructions
Outside turning radii (50-feet) and adequate vehicular circulation for fire trucks
All site related details shall be located on a separate sheet
All drainage must be maintained on site. The minimum landscape buffer may not be sufficient to achieve this

2. Pavement Marking & Signage Plan
   - Inclusion of signage details for nonstandard signs
   - Inclusion of Manual on Uniform Traffic Control Devices (MUTCD) sign names (i.e., R1-1) and sign size
   - Inclusion of note: "All traffic signage and pavement markings to be provided on the site plan in conformance with Broward County Traffic Engineering Division (BCHTED) and MUTCD Standards."
   - All offsite pavement marking and signage shall be approved by BCHTED.
Limited Letter of Authorization

May 21, 2019

To: Ms. Ella Parker, Urban Design & Planning Manager  
Sustainable Development – Urban Design & Planning  
Development Review Committee  
City of Fort Lauderdale

Re: Permit Application for 901 S.E. 17th Street, Fort Lauderdale, Florida (the “Property”)

Bank of America, National Association, the owner of the above-referenced Property, is under contract to sell the Property to Shoppes at Rio Vista, LLC, a Florida limited liability company, formerly known as 901 SE 17th St., LLC. It is my understanding that Shoppes at Rio Vista, LLC (“SRV”) intends to submit its application permits for its planned redevelopment of the Property, and that the City requires proof that SRV is authorized to do so on behalf of the current owner of the property.

Accordingly, Bank of America, National Association, as owner of the Property, hereby authorizes SRV to act as its agent solely for the limited purpose of submitting its application for permits for its planned redevelopment of the Property, provided that SRV will be responsible for all costs associated with the application.

If you have any questions concerning this letter of authorization, please contact the Bank’s counsel, Amelia L. Martin, Assistant General Counsel, at 980.387.5895.

BANK OF AMERICA, NATIONAL ASSOCIATION

By: Sherry C. Watts, Vice President

STATE OF NORTH CAROLINA  )
COUNTY OF MECKLENBURG  )

On this 21st day of May, 2019, before me, Donna D. Monks, personally appeared Sherry C. Watts, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in her authorized capacity as Vice President of Bank of America, National Association, and that by her signature on the instrument the entity on behalf of which she acted executed the instrument.

WITNESS my hand and official seal.

Donna D. Monks  
Notary Public, State of North Carolina, County of Mecklenburg

T 980.386.3084  F 980.337.8411  
sherry.c.watts@bankofamerica.com  
NC2-418-011-01  
1235 East Blvd. Ste 130 Charlotte NC 28203

DONNA D. MONKS  
Notary Public  
Mecklenburg Co., North Carolina  
My Commission Expires April 21, 2024
WARRANTY DEED

THIS INDENTURE, made the 16th day of December, 1994, between GLENDALE FEDERAL BANK, F.S.B., f/k/a FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF BROWARD COUNTY, a corporation existing under the laws of the United States of America, whose principal place of business is 700 N. Brand Avenue, Glendale, of the County of Los Angeles, State of California, Grantor, and BARNETT BANK OF BROWARD COUNTY, N.A., a National Banking Association, Grantee, whose address is c/o Barnett Technologies, Inc., 2000 Southside Boulevard, Building 300, Jacksonville, Florida 32256, Attention: Real Estate Manager.

WITNESSETH that said Grantor, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the same Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED

Subject to assessments, restrictions and reservations of record, if any (without the intention of repositioning the same) and taxes for the year 1994 and subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

And said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

(CORPORATE SEAL)

Signed, sealed and delivered in our presence:

[Signature]

[Signature]

By:
John B. Haynes, Executive Vice President, Chief Financial Officer

Richard H. Breslauer, President, Manager Corporate Facilities

Grantor's Address:
700 N. Brand Street
Glendale, CA 91203
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles

On 12/11/94 before me, Teresa Smith, Notary Public
personally appeared John E. Haynes and Richard H. Bressler

☐ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) are subscribed to the within instrument and ac-
knowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☒ CORPORATE OFFICER

Exec.V.P., CEO/Sr.V.P., Mgr., Corp. Fac.

☐ PARTNER(S)
☐ LIMITED
☐ GENERAL

☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER:

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

☐ GLENDALE FEDERAL BANK

DESCRIPTION OF ATTACHED DOCUMENT

WARRANTY DEED

TITLE OR TYPE OF DOCUMENT

3

NUMBER OF PAGES

12/11/94

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

©1993 NATIONAL NOTARY ASSOCIATION • 8238 Remmet Ave., P.O. Box 7184 • Canoga Park, CA 91309-7184
EXHIBIT "A"

LEGAL DESCRIPTION

All of the Subdivision known as SIXTEEN SUBDIVISION, according to the Plat thereof, recorded in Plat Book 69, Page 30, of the Public Records of Broward County, Florida.

#808.lgl
ADDRESS VERIFICATION

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

PROJECT ADDRESS: 901 SE 17 ST / 921 SE 17 ST / 941 SE 17 ST, 33316

PREVIOUS ADDRESS: 901 SE 17 ST
#201/217/218/100/200/203/205/206/209/210/202, 33316

NOTES: 3 NEW COMMERCIAL RETAIL BUILDINGS

ZONING: B-1

FOLIO #: 0214310010

LEGAL DESCRIPTION: SIXTEEN SUBDIVISION 69-30 B ALL PARCEL A

DRC #: ____________________________

AUTHORIZED SIGNATURE: ____________________________

DATE: 05/20/2019
1 - I  
2 - I  
3 - I  
4 - I  
5 - I  
6 - I  

EX 6'' WM  
EX 6'' WM  
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EX 6'' WM  
EX 6'' WM  
EX 6'' WM  
EX 8'' WM  
EX 8'' WM  
EX 8'' WM  
EX 8'' WM  
EX 8'' WM  
EX 8'' WM  

PROPOSED BANK  
(5,540 S.F.)  
1 STORY  
HEIGHT = 20'-0"  
F.F. ELEV. = 13.90  

PROPOSED RETAIL  
(7,254 S.F.)  
1 STORY  
HEIGHT = 20'-4"  
F.F. ELEV. = 13.90  

PROPOSED RESTAURANT  
(2,205 S.F.)  
1 STORY  
HEIGHT = 20'-4"  
F.F. ELEV. = 13.90  
OUTDOOR SEATING  
(311 S.F.)  

PROPOSED RETAIL  
(7,995 S.F.)  
2 STORY  
HEIGHT = 32'-0"  
F.F. ELEV. = 13.90  

PROPOSED MEZZANINE STORAGE  
(2,249 S.F.)  
24'.+/+0#4;5+6'2.#0  

SQ. FT. ACRES PERCENTAGE  

Total Boundary Area: 112,859  2.59 100.00  
ROW Easement Area: 381  0.01  0.39  
Net Lot Area: 112,478  2.58 99.61  
Building Footprint Coverage: 22,953  0.53 20.54  
Vehicular Use Area: 56,657  1.30  50.20  
Sidewalks (incl. Outdoor Seating & Dumpster Enclosure) 6,363  0.15  5.79  
Total Length of Proposed Sidewalk: 696 l.f.  
Total Impervious 85,973  1.97 76.06  
Open Space Within 10' of VUA: 18,994  0.44 16.99  
Remainder of Open Space: 7,511  0.17  6.59  
Total Pervious 26,505  0.61 23.94  

COMMERCIAL CRITERIA  
ALLOWABLE/REQUIRED PROVIDED  
MAX. BLDG. HEIGHT 150 FT. 32 FT.  
MIN. LOT SIZE N/A 112,960 S.F.  
SETBACKS:  
FRONT 20'  150'  
SIDE (If Not Contiguous to Residential) 0'  66' (E) , 5' (W)  
REAR (If Not Contiguous to Residential) 0'  10'  
CORNER 5 FT.  8 FT. - 2 IN. (W), 65 FT.- 6 IN. (E)  

VUA LANDSCAPING AREA S.F. 56,657 S.F. x 20% = 18,994 S.F.  
(20% of VUA S.F.) 11,331 S.F.  
TOTAL LANDSCAPING AREA 11,331 S.F. 26,505 S.F.  

LAND DESCRIPTION:  
PARCEL "A" OF "SIXTEEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 69, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  

Proposed Bank:  
Criteria: 1 SP. / 250 S.F.  
Required: 5,540 S.F. @ 1 SP / 250 S.F. = 23 Spaces  

Proposed Retail:  
Criteria: 1 SP. / 250 S.F.  
Required: 17,499 S.F. @ 1 SP / 250 S.F. = 70 Spaces  

Proposed Restaurant:  
Criteria: 1 SP. / 100 S.F.  
Required: 2,516 S.F. @ 1 SP / 100 S.F. = 26 Spaces  

Total Parking Required: 119 Spaces  
Total Parking Provided: 137 Spaces (Incl. 6 Handicap)  

PRELIMINARY NOT FOR CONSTRUCTION  
LOCATION MAP
KEY NOTES:

STUCCO FINISH (OFF WHITE PAINT)

STUCCO FINISH (TAN PAINT)

STUCCO FINISH (DARK TAN PAINT)

STUCO FINISH (LIGHT BROWN PAINT)

STUCCO FINISH (BROWN PAINT)

STUCCO FINISH (DARK BROWN PAINT)

STUCCO FINISH (LIGHT TAN COLOR)

STOREFRONT SYSTEM (DARK BRONZE FINISH)

IMPACT RESISTANT METAL DOORS (DARK TAN)

IMPACT RESISTANT METAL DOORS AND STOREFRONT (DARK CROWN FINISH)

STUCCO FINISH (WHITE PAINT)

METAL CANOPY (WHITE COLOR)

METAL (DARK BROWN COLOR)

METAL TRIM (SILVER COLOR)

METAL AWNING (COPPER BROWN COLOR)

NOT USED

METAL AWNING (COPPER/BROWN COLOR)

TILE BAND TRIM (DARK BROWN COLOR)

STOREFRONT SYSTEM (DARK BROWN FINISH)

IMPACT RESISTANT METAL DOORS AND WINDOWS (WHITE FINISH)

IMPACT RESISTANT METAL DOORS AND STOREFRONT (DARK CROWN FINISH)

FUTURE RETAIL TENANT SIGN TO COMPLY WITH FORT LAUDERDALE ULDR 47.22.4

ADDRESS SIGNAGE

CLEAR GLASS

SPANDREL PANEL

RAILING - PAINTED TO MATCH WALL

COMPOSITE WOOD PANEL (DARK BROWN - ASH)

WOOD TRIM BOARD (MAPLE STAIN)

TILE BAND TRIM (DARK BROWN COLOR)

IMPACT RESISTANT METAL DOORS AND WINDOWS (WHITE FINISH)

STANDING STEAM METAL ROOF (COPPER/BROWN COLOR)

STANDING STEAM METAL ROOF (COPPER/BROWN COLOR)

SPORTS FIELD SYSTEM (DARK BROWN FINISH)

FOOTBALL FIELD SYSTEM (DARK BROWN FINISH)

FUTURIST RETAIL TENANT SIGN TO COMPLY WITH FORT LAUDERDALE ULDR 47.22.4
KEY NOTES:

- STUCCO FINISH (OFF WHITE PAINT)
- STUCCO FINISH (TAN PAINT)
- IMPACT RESISTANT METAL DOORS (DARK TAN)
- STOREFRONT SYSTEM (DARK BRONZE FINISH)
- STUCCO FINISH (LIGHT BROWN PAINT)
- IMPACT RESISTANT METAL DOORS AND STOREFRONT (DARK CROWN FINISH)
- FABRIC AWNINGS (DARK GREEN)
- IMPACT RESISTANT METAL DECORS (DARK TAN)
- STOREFRONT SYSTEM (DARK BRONZE FINISH)
- IMPACT RESISTANT METAL DECORS AND WINDOWS (WHITE FINISH)
- IMPACT RESISTANT METAL DECORS AND STOREFRONT (DARK CROWN FINISH)
- FUTURE RETAIL TENANT SIGN TO COMPLY WITH FORT LAUDERDALE ULDR 47.22.4
- STANDING STREAM METAL ROOF (COPPER BROWN COLOR)

1/16" = 1'-0"

NORTH ELEVATION BUILDING "B"

WEST ELEVATION BUILDING "B"

EAST ELEVATION BUILDING "B"

SOUTH ELEVATION BUILDING "B"
KEY NOTES:

1A. STUCCO FINISH (OFF WHITE PAINT)
1B. STUCCO FINISH (DARK TAN PAINT)
1C. STUCCO FINISH (LIGHT BROWN PAINT)
1D. IMPACT RESISTANT METAL DOORS (DARK TAN)
1E. STOREFRONT SYSTEM (DARK BRONZE FINISH)
1F. STUCCO FINISH (BROWN PAINT)

2A. STRIP STONE FINISH (LIGHT TAN COLOR)
2B. STRIP STONE FINISH (DARK TAN COLOR)
2C. STRIP STONE FINISH (DARK BROWN COLOR)
2D. STRIP STONE FINISH (LIGHT TAN COLOR)
2E. STRIP STONE FINISH (DARK TAN COLOR)
2F. STRIP STONE FINISH (DARK BROWN COLOR)

3A. STUCCO FINISH (LIGHT BROWN PAINT)
3B. STUCCO FINISH (DARK BROWN PAINT)

4A. METAL CANOPY (WHITE COLOR)
4B. METAL CANOPY (DARK BRONZE COLOR)
4C. METAL CANOPY (COPPER BROWN COLOR)
4D. METAL CANOPY (STANDING SEAM METAL ROOF)
4E. METAL CANOPY (COMPOSITE WOOD PANEL)
4F. METAL CANOPY (SPANDREL PANEL)

5A. FABRIC AWNINGS (DARK GREEN)
5B. IMPACT RESISTANT METAL DOORS AND STOREFRONT (DARK TAN)
5C. IMPACT RESISTANT METAL DOORS AND WINDOWS (WHITE FINISH)
5D. IMPACT RESISTANT METAL DOORS AND WINDOWS (DARK BROWN FINISH)
5E. IMPACT RESISTANT METAL DOORS AND STOREFRONT (DARK BRONZE FINISH)
5F. IMPACT RESISTANT METAL DOORS AND STOREFRONT (COPPER BROWN FINISH)

6A. ADDRESS SIGNAGE
6B. METAL CANOPY (WHITE COLOR)
6C. METAL CANOPY (DARK BROWN COLOR)
6D. METAL CANOPY (SILVER COLOR)
6E. METAL CANOPY (COPPER BROWN COLOR)
6F. METAL CANOPY (NOT USED)

7A. STANDING SEAM METAL ROOF (COPPER BROWN COLOR)
7B. STANDING SEAM METAL ROOF (COPPER BROWN COLOR)
7C. STANDING SEAM METAL ROOF (COPPER BROWN COLOR)
7D. STANDING SEAM METAL ROOF (COPPER BROWN COLOR)
7E. STANDING SEAM METAL ROOF (COPPER BROWN COLOR)
7F. STANDING SEAM METAL ROOF (COPPER BROWN COLOR)

8A. IMPACT RESISTANT METAL DOORS (DARK TAN)
8B. IMPACT RESISTANT METAL DOORS (DARK TAN)
8C. IMPACT RESISTANT METAL DOORS (DARK TAN)
8D. IMPACT RESISTANT METAL DOORS (DARK TAN)
8E. IMPACT RESISTANT METAL DOORS (DARK TAN)
8F. IMPACT RESISTANT METAL DOORS (DARK TAN)

9A. STOREFRONT SYSTEM (DARK BRONZE FINISH)
9B. STOREFRONT SYSTEM (DARK BRONZE FINISH)
9C. STOREFRONT SYSTEM (DARK BRONZE FINISH)
9D. STOREFRONT SYSTEM (DARK BRONZE FINISH)
9E. STOREFRONT SYSTEM (DARK BRONZE FINISH)
9F. STOREFRONT SYSTEM (DARK BRONZE FINISH)

10A. CLEAR GLASS
10B. CLEAR GLASS
10C. CLEAR GLASS
10D. CLEAR GLASS
10E. CLEAR GLASS
10F. CLEAR GLASS

11A. RAILING - PAINTED TO MATCH WALL
11B. RAILING - PAINTED TO MATCH WALL
11C. RAILING - PAINTED TO MATCH WALL
11D. RAILING - PAINTED TO MATCH WALL
11E. RAILING - PAINTED TO MATCH WALL
11F. RAILING - PAINTED TO MATCH WALL

12A. ADDRESS SIGNAGE
12B. ADDRESS SIGNAGE
12C. ADDRESS SIGNAGE
12D. ADDRESS SIGNAGE
12E. ADDRESS SIGNAGE
12F. ADDRESS SIGNAGE

13A. METAL TRIM (SILVER COLOR)
13B. METAL TRIM (SILVER COLOR)
13C. METAL TRIM (SILVER COLOR)
13D. METAL TRIM (SILVER COLOR)
13E. METAL TRIM (SILVER COLOR)
13F. METAL TRIM (SILVER COLOR)

14A. SPANDREL PANEL
14B. SPANDREL PANEL
14C. SPANDREL PANEL
14D. SPANDREL PANEL
14E. SPANDREL PANEL
14F. SPANDREL PANEL

15A. FRAMELESS GLASS
15B. FRAMELESS GLASS
15C. FRAMELESS GLASS
15D. FRAMELESS GLASS
15E. FRAMELESS GLASS
15F. FRAMELESS GLASS

16A. COMPOSITE WOOD PANEL (DARK BROWN - ASH)
16B. COMPOSITE WOOD PANEL (DARK BROWN - ASH)
16C. COMPOSITE WOOD PANEL (DARK BROWN - ASH)
16D. COMPOSITE WOOD PANEL (DARK BROWN - ASH)
16E. COMPOSITE WOOD PANEL (DARK BROWN - ASH)
16F. COMPOSITE WOOD PANEL (DARK BROWN - ASH)
**Legend of Existing Trees**

**Tree Disposition Plan**

**The Shoppes at Rio Vista**

901 SE 17th St., Ft. Lauderdale
<table>
<thead>
<tr>
<th>Local Name</th>
<th>Scientific Name</th>
<th>DBH (Feet)</th>
<th>Height (Feet)</th>
<th>Condition</th>
<th>Root System</th>
<th>Girdling Roots</th>
<th>Root Pruning</th>
<th>Stem Defects</th>
<th>Foliage &amp; Fruits</th>
<th>Storm Damage</th>
</tr>
</thead>
<tbody>
<tr>
<td>69C Solitaire Palm</td>
<td>Ptychosperma elegans</td>
<td>32</td>
<td>32</td>
<td>Good</td>
<td>Palm</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
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<tr>
<td>69B Solitaire Palm</td>
<td>Ptychosperma elegans</td>
<td>32</td>
<td>32</td>
<td>Good</td>
<td>Palm</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>69A Solitaire Palm</td>
<td>Ptychosperma elegans</td>
<td>32</td>
<td>32</td>
<td>Good</td>
<td>Palm</td>
<td>No</td>
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</tr>
<tr>
<td>63A Live Oak Quercus virginiana</td>
<td>23</td>
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<tr>
<td>56A Solitaire Palm</td>
<td>Ptychosperma elegans</td>
<td>22</td>
<td>22</td>
<td>Good</td>
<td>Palm</td>
<td>No</td>
<td>No</td>
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<tr>
<td>13B Areca Palm Chrysalidocarpus lutescens</td>
<td>23</td>
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<td>71 Washingtonia Palm Washingtonia robusta</td>
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<tr>
<td>69 Live Oak Quercus virginiana</td>
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<tr>
<td>66 GUMBO LIMBO Bursera simaruba</td>
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<tr>
<td>64 GUMBO LIMBO Bursera simaruba</td>
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<tr>
<td>58 Crape Myrtle Lagerstroemia indica</td>
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<tr>
<td>55 Sabal Palm Sabal palmetto</td>
<td>22</td>
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<td>54 Live Oak Quercus virginiana</td>
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<tr>
<td>47 Solitaire Palm (double) Ptychosperma elegans</td>
<td>23</td>
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<tr>
<td>46 Montgomery Palm, Dbl Veitchia arecina</td>
<td>22</td>
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<tr>
<td>45 Solitaire Palm (double) Ptychosperma elegans</td>
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<tr>
<td>44 ADONIDIA PALM (Triple) Veitchia merrillii</td>
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<tr>
<td>41 BLACK OLIVE Bucida buceras</td>
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<tr>
<td>39 MAHOGANY Swietenia mahagoni</td>
<td>22</td>
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<tr>
<td>38 Silver Buttonwood Conocarpus erectus var. sericeus</td>
<td>20</td>
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<tr>
<td>37 Green Buttonwood Conocarpus erectus</td>
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<tr>
<td>33 Live Oak Quercus virginiana</td>
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<tr>
<td>9 MAHOGANY Swietenia mahagoni</td>
<td>21</td>
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<tr>
<td>7 Sabal Palm Sabal palmetto</td>
<td>22</td>
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</tbody>
</table>

Mitigation Quantities

TOTAL DBH INCHES OF TREES TO BE REMOVED = 497
TOTAL NUMBER OF PALM TREES TO BE REMOVED = 33

73 total new plus 21 existing = 94 Trees
(49 natives trees and 4 as sabals = 51 natives)
**Groundcover/Annuals Planting Detail**

**Shrub Planting Details**

**Sod Planting Details**

**Palms Detail**

**Landscape Calculations**

**Tree Protection Detail**

---

**Site Data**

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<th>Service Line Capacity</th>
<th>Elevation</th>
<th>92,950</th>
<th>100</th>
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<td>114,600</td>
<td>1,064</td>
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<td>2,535</td>
<td>24</td>
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</table>

**Planted Trees**

- **Redwood Deadman**
  - 2"x4"x24" buried 2 feet in ground or black nylon strapping
- **Backfill Mixture**
- **Fertilizer Tablets**
- **Backfilled Subgrade**
- **Compacted Crushed Base**

**Planting Notes**

1. **Compaction**
   - The compaction of the base and subgrade shall be carried out using a suitable compactor. The compaction shall be done to a depth of 12 inches (30 cm).

2. **Top of Rootball**
   - The top of the rootball shall be no more than 10% of the tree height above the finished grade and the root flare and top of the water basin.

3. **Redwood Deadman**
   - Redwood deadman should be 2"x4"x24" and buried 2 feet in the ground or black nylon strapping.

4. **Deadman Installation**
   - The deadman shall be installed at 8 feet from the tree trunk and 4 feet deep in the ground.

5. **Sod Installation**
   - Sod shall be installed in a staggered manner. Sod shall be laid in a tight fit against one another without gaps.

6. **Desert Soil**
   - Deserts soil shall be used for planting areas in accordance with the landscape plan.

7. **Tree Ball Preparation**
   - Remove burlap at the top 1/3 of the plant ball.

8. **Planting Tips**
   - Newly supplied or transplanted trees shall be protected from vernal encroachment by curbing or other suitable barriers.
   - Apply 8" deep of compacted crushed base.

9. **Fertilizer Recommendations**
   - Fertilizer tablets shall be used in accordance with the landscape plan.

10. **Irrigation Water**
    - Irrigation water shall come from a rust-free source. There are no restrictions on the use of water in the landscape areas.

11. **Land Use Designation**
    - The landscape areas shall be designated as commercial, industrial, or residential.

12. **Vegetation Requirements**
    - The vegetation requirements shall be met in order to satisfy the landscape plan.

13. **Tree Replacement**
    - Any additional charges to the owner shall be calculated based on the number of trees required for the project.

14. **Landscape Area**
    - The landscape area shall be calculated in square feet (SF) for each plant species.

15. **Planting Trees**
    - The planting trees shall be done in accordance with the landscape plan.

16. **Planting Plants**
    - All planting plants shall be done in accordance with the landscape plan.

---

**Landscape Details**

- **Project Name**: The Shoppes at River Vista
- **Location**: 901 SE 17th St., Ft. Lauderdale, FL 33305
- **Contact**: James Santiago, Landscape Architect & Designer
- **Phone**: 305-699-7898
- **Email**: j.santiago@blackrock.com

---

**Tree Protection Detail**

- **Tree Species**: Various
- **Diameter at Breast Height (DBH)**
- **Planting Depth**: Standard for nursery plants, Part I & II, State Plant
- **Spacing**: As per landscape plan
- **Protection**: Tree guard, burlap, or other suitable protection

---

**Sod Planting Detail**

- **Type**: Bahia sod
- **Thickness**: Solid sod
- **Installation**: Solid sod shall be laid in a tight fit against one another without gaps.

---

**Shrub Planting Detail**

- **Type**: Various
- **Spacing**: As per landscape plan
- **Protection**: Tree guard, burlap, or other suitable protection

---

**Redwood Deadman**

- **Size**: 2"x4"x24"
- **Installation**: Buried 2 feet in ground or black nylon strapping.

---

**Groundcover/Annuals Planting Detail**

- **Top of Rootball**: Shall be no more than 10% of the tree height above the finished grade and the root flare and top of the water basin.
- **Deadman**: Redwood deadman should be 2"x4"x24" and buried 2 feet in the ground or black nylon strapping.
- **Fertilizer Tablets**: Fertilizer tablets shall be used in accordance with the landscape plan.
- **Backfilled Subgrade**: The subgrade shall be compacted.
- **Compacted Crushed Base**: The crushed base shall be compacted.

---

**Sod Application**

- **Kind**: Bahia sod
- **Thickness**: Solid sod
- **Installation**: Solid sod shall be laid in a tight fit against one another without gaps.

---

**Tree Protection**

- **Type**: Various
- **Diameter at Breast Height (DBH)**
- **Planting Depth**: Standard for nursery plants, Part I & II, State Plant
- **Spacing**: As per landscape plan
- **Protection**: Tree guard, burlap, or other suitable protection

---

**Landscape Calculations**

- **Typical Structural Soil Layout**
- **Govenor 1**: Structural Soil Detail
- **Typical Section of Curb, Gutter and Sidewalk**
- **DeepRoot UB 24-2**: Optional use of UB 18-2.
- **Minimum 6 panels or 12 linear feet (3.66m)**

---

**Planted Trees**

- **Redwood Deadman**
  - 2"x4"x24" buried 2 feet in ground or black nylon strapping
- **Backfill Mixture**
- **Fertilizer Tablets**
- **Backfilled Subgrade**
- **Compacted Crushed Base**

---

**Vegetation Requirements**

- **Sod**: Bahia sod
- **Thickness**: Solid sod
- **Installation**: Solid sod shall be laid in a tight fit against one another without gaps.

---

**Installation Sequence**

1. Prepare base and subgrade
2. Trench to appropriate depth for installation of root barrier
3. Place root barrier in trench, vertical
4. burial depth 4" deeper
5. 6" clearance radius to trunk base typical
6. 30" long 3/4" PVC
7. (4) 2"x4" pressure treated wood braces
8. (5) 2"x4"x16" battens to protect growing tip
9. Do not trim ends, leave fronds tied plumb & set palms true to grade.
10. Remove burlap at top 1/3 of plant ball.

---

**Planting Notes**

1. **Compaction**
2. **Top of Rootball**
3. **Redwood Deadman**
4. **Sod Application**
5. **Tree Protection**
6. **Fertilizer Tablets**
7. **Irrigation Water**
8. **Land Use Designation**
9. **Vegetation Requirements**
10. **Tree Replacement**
11. **Planting Trees**
12. **Planting Plants**
13. **Tree Protection**
14. **Sod Planting**
15. **Shrub Planting**
16. **Compacted Crushed Base**

---

**Site Data**

- **Total Landscape Area**: 58,835 SF
- **VUA Landscape Area**: 24,627 SF
- **Total Pervious Area**: 6,063 SF
- **Total Linear Length of Proposed Sidewalk**: 643 l.f.
- **Vehicular Use Area**: 58,835 SF
- **Dumpster Enclosure**: 1399 SF
- **Outdoor Seating & Vehicular Use Area**: 113 SF
- **Vehicular Use Area**: 6,063 SF
- **Outdoor Seating Area**: 1399 SF
- **Existing Subsoil**: 1259 SF
- **Backfill Mixture**: 46 SF
- **MIN. 3" Layer Mulch in Entire Bed**: 23 SF
- **EXISTING SUBSOIL**: 560 SF
- **Backfill Between Plants**: 6,063 SF
- **6" Beyond 52 SF
- **MIN. 3" Layer Mulch in Entire Bed**: 23 SF
- **MIN. 4" DEEPER**: 8"
ACCORDING TO THE SPEC FOR A SLEEVING.

Pressure Regulator Module.

1" 1-1/2" 2" Electric Remote Control Valve, Globe. With valves shown and installed according to the manufacturer's PREVENTER 1" BACK-FLOW HEADS TO BE PRESSURE COMPENSATING Radius as required to span areas shown

The contractor shall mark stations on the controller panel to correspond high voltage of a disconnect and provide the direct wiring of the clock.

Irrigation Electrical Note

SIGN

10.88
PVAE
PAINT
611
10.79
733
10.93
10.58
9.55 SN

SET PIPE
671
DEP
CONC
WMB
CABBAGE D13IN C18 H45
HH
VPBVPB
9.29
9.23
9.89
9.92
1
CONC
WMB
WMB

The main shall be located in landscape areas s TO THE HARDSCAPE.

STRICTLY FOR GRAPHIC CLARITY.

ALL WORK TO BE ACCOMPLISHED WITHIN

85 3-4" 107 A

0-8 GPM = 3/4" (minimum size of pipe)

according to schedule below.

SYSTEM DESIGN NOTE

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE HEADS SHOWN AND SHOWN THE PIPES ACCORDING TO THE SPECIFICATIONS FOR PIPE SIZING AND SLEEVING. PROVIDED ON THIS SHEET.

THE PIPES ARE TO BE DESIGNED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION AND SHALL PROVIDE 100% COVERAGE WITHIN, WIDE, OVERLAP.

THE DESIGNS SHALL BE SHOWN ON SHEET PROJECT, AND FLOW TO SATISFY THE WATER BUDGET SPECIFICATIONS FOR THE EQUIPMENT SPECIFIED.

WHERE THE WATER SYSTEM IS ELEVATED ON CONCRETE PIPING TOWARDS TREATMENT, THE TREATMENT IS IN PLACE AND OPERATIONAL.

WHERE POSSIBLE THE ZONES SHOWN ARE TO BE RESPECTED ON THE DESIGN SPRAY HEADS, BUBBLERS AND ROTORS ARE TO BE ON SEPARATE ZONES

NOTES FOR THE MAIN

ALL MAINS TO BE APPROVED AS PER SYSTEM PLANS WITHIN PROJECT LIMITS. PIPE SIZES ARE STRUCTURED FOR OPERATIONAL CLARITY. THE LINES SHOULD BE MARKED AT THE MAIN SOURCE.

3" PIPES SHALL BE BURIED 36" AT NIGHT, 80" WITHIN THE AREA OF CONCRETE.

INSTALLATION NOTE:

1. Irrigation Contractor shall not be responsible for the installation of the landscape or any other materials and equipment that the contractor may install as a condition of the agreement.

2. The contractor shall be responsible for the installation of all materials and equipment that the contractor may install as a condition of the agreement.

3. The contractor shall be responsible for the installation of all materials and equipment that the contractor may install as a condition of the agreement.

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7. The contractor shall be responsible for the installation of all materials and equipment that the contractor may install as a condition of the agreement.

8. The contractor shall be responsible for the installation of all materials and equipment that the contractor may install as a condition of the agreement.

9. The contractor shall be responsible for the installation of all materials and equipment that the contractor may install as a condition of the agreement.
Main and Laterals

- Install a Brass Gate Valve, size to match meter size, as the beginning of the main line.
- Contractor shall supply and install equipment as required to meet local codes.
- Contractor shall supply and install all check valves, back flow preventers, and air valves as required.
- Install a mainline 4" Brass Gate Valve for each zone or at the ends of system if zone valves are not used. Adapters required for 2" brass gate valve at each end of system. Install control valve so it will be accessible for all zones. (Example 6 valves will require one in the middle and two at each end.)
- Install a mainline 2" Brass Gate Valve, size to match meter size, to begin the system.
- Contractor shall supply and install equipment as required to meet local codes.
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I. Project Overview

This application requests Level II DRC site plan approval. The applicant, Trion Ventures 1 proposes to re-develop an existing commercial site into a new commercial / retail development project known as Shoppes at Rio Vista (“Project”). The project is located at 901 SE 17th St and extends from Miami Rd. on the west to SE 10th Ave. on the east and from SE 17th St. on the south to SE 16th Ct. on the north. The site currently contains a single 2 story building. Bank of America occupies the first floor with 6 associated drive-through lanes and a single ATM lane. The second story of the building contains office space.

The proposed redevelopment plan calls for demolition of the existing building, drive through lanes and parking areas and construction of a new Bank of America building with drive through lanes to be located on the east side of the site, a multi-tenant retail building with restaurant located in the center of the site and a single tenant retail building to be located on the western side of the site. The proposed buildings are single story with the exception of the westernmost building which will include a mezzanine area.

The proposed uses are consistent with the current Commercial land use designation and B-1 zoning district.

II. Site Circulation / Access

The site currently has driveways on each of the four surrounding streets. The proposed plan calls for a right in- right out driveway to the south, and full turning movement driveways to the east and west. Driveways proposed along the north property line are limited to exit only from the bank drive-through and an escape exit from the restaurant drive – through lane. The site layout provides for full vehicular circulation throughout with no dead ends. Driveway, drive aisle and parking geometry will provide access for delivery vehicles, fire trucks and garbage trucks to service the site. Trash pickup and deliveries will occur on the south side of the buildings, screened from the residential use on the north side of SE 16th Ct..

Two drive-through facilities will be located on the site. The bank drive through will contain 3 ATM lanes with 4 inbound vehicle reservoir spaces per lane and a minimum of 1 outbound vehicle reservoir space per lane within the vehicular use area reserved for drive through use. The restaurant drive through lane provides in excess of 6 inbound vehicle reservoir spaces and 1 outbound vehicle reservoir space.

Accessible pedestrian access is provided from the south, west and east public rights of way as well as between buildings within the site. A 7 ft. wide
sidewalk has been provided from the buildings to the main pedestrian access at SE 17th St. New public sidewalk within the right of way is proposed for the east side of Miami Rd. and the south side of SE 16th Ct. which will provide pedestrian access to the site from the neighborhoods to the north.

III. Architectural Style
The proposed buildings are designed to allow expression of corporate identities for the two single-user buildings at the east and west ends as well as individual tenants in the multi-tenant building in the middle. A variety of shade structure is provided along a ten-feet walkway to offer weather protection and animate building façade.

Exterior finishes include generous use of glass storefront, natural stones with stucco painted with complementing colors, standing seam metal roof, composite wood panel, wood, metal and tile trim, metal and fabric awning.

All rooftop mechanical equipment is screened from view.

IV. Landscaping / Buffers
The landscape buffer has been designed to comply with the ordinances of the City. Much of the existing perimeter tree cover has been preserved in order to maintain the effect the site has had on the community and to buffer the new parking from the streets and buildings surrounding it. The landscape plan will unify the existing landscape with the new landscape and the new buildings that will be built.

Irrigation of the site has been designed with a combination of surface sprays where required and shrub bubblers which water at the surface level wherever shrubbery and ground covers are planted. These areas will be zoned to accommodate the water needs of the various landscape areas. The controller will be a 2 wire computer controlled system with rain sensing for additional water conservation which allows for very specific watering times and water use.

V. Parking
Surface parking is proposed in accordance with City of Ft. Lauderdale requirements. Curbing will be used in lieu of wheel stops. Code requires a minimum of 119 parking spaces based on the proposed uses. The site plan provides 137 spaces. Handicapped parking spaces are situated immediately adjacent to the buildings and are in conformance with the Florida Accessibility Code.
VI. Solid Waste
The owner will contract for solid waste collection services by a private contractor. A dumpster is provided at the southwest corner of the site, away from the residential use located on the north side of SE 16th Ct. The dumpster will be located in a dumpster enclosure and will be fully screened with landscape materials from adjacent pedestrian and vehicular use areas.

VII. Stormwater Drainage Facilities
The existing site provides no treatment of stormwater and discharges all runoff to the adjacent rights of way. The redeveloped site will provide treatment of runoff in accordance with the water quality treatment requirements of the City and county. In addition, runoff will be attenuated and the volume of off-site runoff will be reduced following redevelopment.

VIII. Potable Water and Wastewater
Potable water and wastewater connections are serving the existing building. Additional potable water service connections are proposed from the water main on SE 10th Ave. Additional sanitary sewer connections are proposed from the existing gravity main located on SE 16th Ct.

IX. Traffic
A traffic study has been prepared by KBP Consulting Inc. and included with this application.

X. Neighborhood Compatibility
The north project boundary is located across SE 16th Ct., 50 ft. from an existing multifamily residential development. Although not contiguous with the residential use, some of the Design and Performance Standards (Section 47-25.3 A. 3) of the neighborhood compatibility requirements will apply since the separation distance from the proposed commercial use is less than 100 ft.

The requirements of Neighborhood Compatibility have been addressed in the redevelopment of the site as follows:

47-25.3A.3a – Lighting
i. Glare
Not applicable since the site does not abut residential however, the 50 ft. separation from residential together with landscape planting of trees and hedge along the north property line will ensure no glare.

ii. Control of effects of lights from automobiles or other sources.
Vehicular use on the north side of the site is limited to the bank atm drive-thru and the restaurant drive-through. Landscape planting of trees and hedge along the north property line will control glare from automobile lights. All other parking and drive
lanes will be located on the south side of the buildings. The buildings will shield this area from the residential use.

iii Provisions of Section 47-20.14
Lighting requirements of this section have been met. Refer to the submitted photometric plan.

47-25.3A.3b Control of Appearance
Not applicable since the residential site does not abut the subject property.

47-25.3A.3c Setbacks
Not applicable since the residential site is not contiguous with the subject property.

47-25.3A.3d Bufferyard Requirements
Not applicable since the residential site is not contiguous with the subject property.

47-25.3A.3e Neighborhood compatibility and preservation
a) Mitigating Improvements
   • Construction of sidewalk on Miami Rd. and SE 16th Ct. will provide for safe pedestrian access to the site from the neighborhoods to the north.
   • Building placement results in setbacks to the north property line far exceeding the minimum of 0 ft..
   • There are no entryways to the site located on SE 16th Ct.. Vehicular traffic from the site to SE 16th Ct. is limited to a single exit lane from the Bank drive-through and an escape only exit from the restaurant drive-through. An additional bank drive-through exit lane is provided which leads back into the parking area on the south side of the buildings further reducing traffic exiting the site onto SE 16th Ct. The escape only exit from the restaurant drive-through will provide an exit only for those restaurant customers who decide to leave the queue.
   • Trees and hedging will be provided in a landscape buffer along the north property line
   • All parking areas have been placed to the south away from the residential area. The buildings will provide a visual and noise buffer from the residential area.

b) Neighborhood Master Plan
Not applicable.
<table>
<thead>
<tr>
<th>SHOPPES AT RIO VISTA ULDR CODE NARRATIVE</th>
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<tbody>
<tr>
<td><strong>ULDR CODE SECTION</strong></td>
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<tr>
<td>47-6.11</td>
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<td>47-6.20</td>
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<td>47-18.43</td>
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determined that garbage, liquid waste, or food will be accumulated, shall have a raised concrete slab, a drain, and cleaning water facilities for said receptacles and containers and be constructed in accordance with the provisions of the Florida Building Code (Broward Edition).

| 47-19.4.E.2 | Plastic lumber. Lumber shall be plastic members of new or recycled materials able to withstand the climatic and ultraviolet conditions of the region and of a quality and design acceptable to the director or designee. In making this determination, the director or designee shall consider the following:
|            | a. Whether the material is coated or has a finish that protects the plastic from the elements;
|            | b. Adequacy of supporting in-ground posts;
|            | c. That the lumber be a minimum of nominal one (1) inch by nominal six (6) inch boards and shall have a maximum spacing between boards of one (1) inch; and
|            | d. Compatibility of materials with existing materials on subject property and the surrounding environment.

| 47-19.4.E.3 | Masonry walls. All exterior faces of enclosure walls conform with the criteria noted.
walls shall have a finish such as stucco, prefinished block, stacked block with struck joints, shadow blocks, painted or similar, installed according to industry standards and meeting with the approval of the director or designee.

| 47-19.4.F.3 | Within parking areas. Enclosures may be located within or immediately adjacent to parking areas, regardless of building setback lines and shall be landscaped. Such landscaping may be reduced as the enclosure is located toward the rear or low visibility areas of the property away from the public streets, as long as a continuous visual barrier between the enclosure and the street is maintained. Applicants shall be permitted to reduce in size up to twenty (20) existing parking spaces from the standard eight (8) feet, eight (8) inches width to eight (8) feet, six (6) inches in width, or reduce the total number of spaces required by one (1), if shown to be necessary to provide space for the enclosure, which determination shall be made by the director or designee. The overall parking ratio, however, shall not be reduced to less than one (1) space for each dwelling unit. | Landscaping has been placed along dumpster enclosure to provide screening. Please refer to enclosed landscaping plans. |

<p>| 47-20.2 | Project must provide the following parking:  1 SP / 250 S.F. Retail / Bank | Project proposes a total of 137 parking spaces, including 6 handicap spaces. No loading zones are |</p>
<table>
<thead>
<tr>
<th>47-20.5.C.2</th>
<th>47-20.5.B.2</th>
<th>47-20.4.D.3</th>
<th>47-20.4.A.1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Internal circulation within the parking area must be maintained on site and shall not be blocked by parking spaces.</td>
<td>Entries and exits must be from or to an improved right-of-way a minimum of twenty (20) feet in width or an improved right-of-way designated by the city as one-way, in accordance with engineering standards as defined in Section 47-35, Definitions.</td>
<td>All required signs which identify spaces shall indicate the amount of the fine assessed for illegal parking in the disabled/handicapped space.</td>
<td>Parking shall not be permitted in the landscape buffer as required pursuant to Section 47-25.3, Neighborhood Compatibility Requirements.</td>
</tr>
<tr>
<td>Proposed internal circulation is not blocked by any parking spaces. Please refer to enclosed site plan.</td>
<td>Proposed right-of-way connections are to/from improved ROW areas greater than 20', please refer to attached site plan.</td>
<td>Required handicapped signs have been placed adjacent to each handicap stall. Please refer to attached site plan.</td>
<td>No parking is proposed within a landscape buffer.</td>
</tr>
</tbody>
</table>

Use and SP/100 S.F. Restaurant required for retail uses, or restaurants with a use, total parking required = 119 S.F. total building S.F. less than 15,000 S.F. Please refer to enclosed site plan.
| 47-20.5.C.3.A.1 | For all development except for multifamily, townhouse, or cluster development:

A minimum of twenty (20) feet in width shall be provided, except as provided in c. below, and sections of the two-way access drive may be reduced to eighteen (18) feet in width if necessary to preserve an existing tree classified as C or higher with a minimum diameter measurement of eight (8) inches as determined by the City Landscape Inspector. | Proposed access drives are 24' in width which conforms with noted criteria. Please refer to enclosed site plan. |
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<tbody>
<tr>
<td>47-20.5.C.5</td>
<td>A sight triangle shall be provided in a parking area that abuts the intersection of two (2) streets or where a street intersects with a driveway on the parking area.</td>
<td>Site triangles have been provided as applicable. Please refer to enclosed site plan.</td>
</tr>
<tr>
<td>47-20.5.C.6.C</td>
<td>Adjacent to trafficway. The number of vehicles required to be accommodated within a stacking area adjacent to a trafficway shall be in conformance with the stacking requirements as follows: 2 inbound spaces or 1% of the parking total, whichever is greater up to 5 spaces. 1 outbound stacking space</td>
<td>Three inbound, and three outbound stacking space have been provided. Please refer to the enclosed site plan.</td>
</tr>
<tr>
<td>47-20.7.A</td>
<td>All parking spaces headed into landscaping or waterways shall be provided with a wheelstop or continuous curbing acting as a wheelstop of no more than five and one-half (5½) inches high.</td>
<td>All proposed parking headed into landscape areas has 6&quot; type d curbing to act as a wheelstop. Please refer to the enclosed site plan.</td>
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<tr>
<td>47-20.8</td>
<td>Pavement markings for parking facilities shall be provided in conformance with the Manual on Uniform Traffic Control Devices, latest edition.</td>
<td>All proposed pavement markings and signage comply with the current edition of MUTCD. Please refer to enclosed site plan.</td>
</tr>
<tr>
<td>47-20.11.A</td>
<td>A standard parking space shall be a minimum of eight (8) feet, eight (8) inches in width and the length shall meet the parking geometric layout by parking angle (30, 45, 60 or 90 degrees) as shown on the Table of Parking Geometrics as follows or unless as otherwise stated herein: 90deg = 24'-0&quot; aisle width, 18'-0&quot; stall depth</td>
<td>All proposed parking is 90 deg, 8'-8&quot; wide, 16' deep (with a 2' overhang over type d curbing), with 24'-0&quot; drive aisles. Please refer to enclosed site plan.</td>
</tr>
<tr>
<td>47-20.11.C</td>
<td>Stalls for parking for the disabled/handicapped shall be designed in accordance with the requirements of the regulatory authorities with jurisdiction over disabled/handicapped parking.</td>
<td>All proposed handicap parking is in conformance with current ADA codes. Please refer to enclosed site plan.</td>
</tr>
<tr>
<td>Code</td>
<td>Description</td>
<td>Details</td>
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<tr>
<td>47-20.13.B</td>
<td>Paving. Except as provided in subsections B and C, off-street parking facilities and spaces, including aisles and driveways, shall at a minimum be surfaced with a hard, dust free material, at least one (1) inch thick asphaltic cement on at least six (6) inch compacted limerock base course compacted to an average density not less than ninety-eight percent (98%) of the maximum density obtainable under the test provided pursuant to engineering standard (AASHTO T-180) or an equivalent test. The minimum density which will be acceptable at any location within the base shall be ninety-six percent (96%) of such maximum density and, in the determination of average density, the maximum density which shall be used in the calculation shall be one hundred two percent (102%). Other equivalent pavement systems which will support the intended use may be approved by the city engineer. All pavement systems shall be maintained in a smooth, well-graded condition.</td>
<td>All proposed parking areas will have 1-1/2&quot; of asphalt pavement, 6-8&quot; of compacted limerock to 98% AASHTO.</td>
</tr>
<tr>
<td>47-20.13.D</td>
<td>On-site stormwater retention shall be provided in accordance with the requirements of the regulatory authority with jurisdiction over stormwater retention.</td>
<td>Proposed stormwater design is in accordance with current criteria from SFWMD and BCEPD.</td>
</tr>
<tr>
<td>47-20.13.E</td>
<td>Grading and sodding swale area. Swale areas shall comply with the following standards: 1. Grading and sodding of the swale area shall be required in conjunction with any swale reconstruction, any construction of right-of-way</td>
<td>Grading within the public ROW swale areas complies with the criteria noted. Please refer to enclosed grading plan.</td>
</tr>
</tbody>
</table>
improvement permit or when a building permit is issued for work on abutting property for which the cost of the work exceeds fifty (50) percent of the value of the property.

2.

Swale areas shall be graded in accordance with the City of Fort Lauderdale Minimum Construction Standards and Standard Details issued by the office of the city engineer.

3.

Sod shall not project above the paved surface of the roadway so as to inhibit drainage into the depressed swale.

4.

The addition of sand, gravel, or other material to any sodded swale area shall not be permitted for the purposes of decreasing the minimum swale depth specified, nor shall it inhibit drainage into depressed

47-20.14.A-C A parking lot for a nonresidential use shall provide an average maintained horizontal footcandle illumination of a minimum of 2.0, with a minimum horizontal maintained footcandle illumination of 1.0. A 12 to 1 maximum to minimum uniformity ratio shall be maintained. The average maintained horizontal footcandle measurement shall be measured using a ten-foot by ten-foot grid. A vehicular use area for a residential use shall provide an average maintained horizontal footcandle illumination of a minimum of 1.0, with a minimum horizontal maintained footcandle illumination of .5. A 12 to 1 maximum to minimum uniformity ratio shall be maintained. The average maintained horizontal footcandle measurement shall be

Site photometrics comply with the criteria noted. Please refer to enclosed site photometric plan.
measured using a ten-foot by ten-foot grid.

B.

When lighting fixtures greater than ten (10) feet in height are used, they shall be located a minimum of fifteen (15) feet away from shade trees.

C.

Parking garage facilities shall provide an average intensity of illumination as follows:

| 47-20.17.A-D | A. A vehicular reservoir space ("VRS") is a space within a vehicular use area for the temporary stopping of a vehicle awaiting service as provided in this section. A VRS shall be twenty (20) feet long by ten (10) feet wide. A VRS shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading. |
| A total of 9 VRS spaces (in-bound) and 3 VRS spaces (out-bound) have been provided for the bank building, and 6 VRS spaces (in-bound) and 1 VRS (out-bound) has been provided for the drive-thru restaurant. Please refer to the enclosed site plan. |
| B. The minimum number of VRSs shall be provided on-site inclusive of the vehicle being served as follows, except as provided for outbound vehicles: Automatic Bank Tellers - 3 per service position (1 outbound), Drive-thru Restaurant - 6 per service position (1 outbound) |
| C. Each VRS shall be clearly defined on the site plan and shall be in a location that does not conflict or interfere with other traffic entering, using or leaving the site. Design configuration shall be such that there shall be no backing into the street permitted. |
D.

Reservoir spaces shall be measured from the front of the service position to the rear of the VRS.

<table>
<thead>
<tr>
<th>47-21.6.A.1-11</th>
<th>All landscaping and irrigation plans must contain (at a minimum) the information listed within these sections.</th>
<th>The proposed landscape and irrigation plans provide the required information listed in these code sections.</th>
</tr>
</thead>
<tbody>
<tr>
<td>47-21.8.A</td>
<td>Plant selection should be based on the plant's adaptability to the existing conditions present at the landscaped area and native plant communities, particularly considering appropriate hardiness zone, soil type and moisture conditions, light, mature plant size, desired effect, color, and texture. Plant species that are tolerant to drought, wind, and/or salt are preferred. Determinations of prohibited and controlled plant species shall be pursuant to the Department of Agriculture and Consumer Services, Chapter 5B-57, Florida Administrative Code (&quot;F.A.C.&quot;), as amended, and the Florida Exotic Pest Plant Council (&quot;FLEPPC&quot;) Invasive Plant Species list. Plant species identified as prohibited and controlled according to Chapter 5B-57, F.A.C., and the FLEPPC Invasive Plant Species list may not be used, except as specifically allowed therein.</td>
<td>Proposed plant selection is in accordance with listed criteria. Please refer to enclosed landscaping plans.</td>
</tr>
<tr>
<td>47-21.8.B</td>
<td>Plants shall be grouped in accordance with their respective water and maintenance needs. Plants with similar water and cultural (soil, climate, sun, and light) requirements shall be grouped together. Consideration should be given to plantings that require minimal or no use of gasoline-powered maintenance equipment. Where natural conditions are such that irrigation is not required, the presence of site appropriate plants shall not be considered a high water use hydrozone.</td>
<td>Proposed plants have been grouped in accordance with listed criteria. Please refer to enclosed landscaping plans.</td>
</tr>
<tr>
<td>Code</td>
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<tr>
<td>47-21.8.D</td>
<td>Plants used in accordance with this article shall conform to the</td>
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<td>standards for Florida Grade One, or better, as provided for in the</td>
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<td>most current edition of Grades and Standards for Nursery Plants, by</td>
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<td>the Division of Plant Industry, Department of Agriculture and</td>
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<td>Consumer Affairs, State of Florida. Sod shall be clean and visibly</td>
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<td>free of weeds, noxious pests, and diseases. Proposed plants are in</td>
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<td>accordance with the criteria noted. Please refer to enclosed landscape plans.</td>
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<tr>
<td>47-21.8.E</td>
<td>Fifty percent (50%) of all vegetation, excluding all turfgrass,</td>
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<td>required to be planted by this section shall be vegetation native</td>
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<td>to Florida that will thrive in South Florida, consistent with</td>
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<td>Florida-Friendly Landscaping™ principles. Proposed plants are in</td>
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<td>accordance with the criteria noted. Please refer to enclosed landscape plans.</td>
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</tr>
<tr>
<td>47-21.8.F</td>
<td>Shade Trees shall be of a species having an average mature crown spread of greater than twenty (20) feet and shall have trunks that can be maintained with over six (6) feet of clear trunk. Trees or palms having an average mature crown spread of less than twenty (20) feet may be substituted by grouping the same so as to create the equivalent of a twenty (20) foot crown spread in areas where shade trees cannot be planted, such as under overhead utilities. Such a grouping shall count as one (1) tree towards meeting tree requirements for any provision herein. If palms are used, they shall constitute no more than twenty percent (20%) of the total tree requirements for any provision herein, and shall have a minimum of six (6) feet of clear trunk/gray wood at installation. On projects requiring six (6) to ten (10) trees, a minimum of two (2) species shall be utilized; for eleven (11) to twenty (20) trees required, a minimum of three (3) species shall be utilized; for twenty-one (21) to fifty (50) trees required, a minimum of four (4) species shall be utilized; and for fifty-one (51) or more trees required, a minimum of five (5) species shall be utilized.</td>
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<tr>
<td>Proposed shade trees are in accordance with the criteria noted. Please refer to enclosed landscape plans.</td>
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</table>

| 47-21.8.H | Trees used in the required landscaping adjacent to a public street or swale are subject to approval by the City so that the sustainable character, biological diversity of tree species, and safety of the public street can be maintained. and the reduction of the |
| Proposed trees adjacent to the ROW are in accordance with the criteria noted. Please refer to enclosed landscape plans. |
urban heat island effect shall be encouraged, and "walkable" communities shall be promoted. All large trees installed within six (6) feet of public infrastructure shall utilize a root barrier system, as approved by the City. Tree root barriers shall be installed at the sidewalk edge in those circumstances where tree roots are causing, or may potentially cause, a trip hazard because of lifting of some portions of a public sidewalk.

47-21.8.1 Tree and plant species on the Florida Exotic Pest Plant Council, ("FLEPPC") Invasive Plant Species list, as amended, shall not be planted as required or optional landscaping, and invasive plant species listed therein shall be removed from construction sites. Any tree not listed as an invasive tree shall require a Tree Removal Permit prior to removal.

Proposed trees are in accordance with the criteria noted. Please refer to enclosed landscape plans.
<table>
<thead>
<tr>
<th>47-21.8.J</th>
<th><strong>Tree species shall have a minimum height of ten (10) feet at time of installation. Minimum canopy spread shall be characteristic of the species at such height. Credit for existing native and non-invasive trees preserved on a site shall be granted toward meeting the tree requirements of any landscaping provisions of this article. No credit shall be granted for preserved trees which are in poor condition or declining health.</strong></th>
</tr>
</thead>
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<td><strong>Proposed trees are in accordance with the criteria noted. Please refer to enclosed landscape plans.</strong></td>
</tr>
</tbody>
</table>
47-21.8.I. Shrubs used as hedges shall be a minimum height of two (2) feet at installation, full to base, and planted two (2) feet on center when measured immediately after planting. When shrubs are used as a screen around vehicular use area, said shrubs shall be a minimum of two (2) feet in height at installation above the vehicular use area that directly abuts the shrubs at time of planting. All shrubs should be placed a minimum of two and one-half (2½) feet on center from structures.

Proposed shrubs are in accordance with the criteria noted. Please refer to enclosed landscape plans.
| 47-21.8.M | Required buffer hedges shall be planted and maintained so as to form a continuous, unbroken solid visual screen, with a minimum height of three (3) feet, to be attained within one (1) year after planting. | Proposed hedges are in accordance with the criteria noted. Please refer to enclosed landscape plans. |
| 47-21.8.O | Groundcover shall be planted with a minimum of fifty percent (50%) coverage, with one hundred percent (100%) coverage occurring within six (6) months of installation. | Proposed groundcover is in accordance with the criteria noted. Please refer to enclosed landscape plans. |
| 47-21.8.P | Topsoil shall be clear and free of construction debris, weeds, rocks, noxious pests, and diseases. The topsoil for all planting areas shall be composed of a minimum of fifty percent (50%) muck or horticulturally-acceptable organic material. | Proposed top soil specification is in accordance with the criteria noted. Please refer to enclosed landscape plans. |
| 47-21.9.B | All landscape material shall be installed in accordance with sound landscaping practices, following all applicable Florida-Friendly Landscaping TM principles. All landscape materials shall be graded at least Florida Number One. Florida-Friendly Landscaping TM may include the use of soil amendments to increase the water holding capacity of sandy soils or improve | Proposed landscaping installation conforms with the criteria noted. Please refer to enclosed landscape plans. |
the drainage of heavy soils, or other applicable principles or techniques. The use of turf that does not need supplemental irrigation, such as Bahia, is encouraged. Alternatives to the use of turf are also encouraged, such as drought resistant shrubs and ground cover. Cedominant (V-crotchted) trees are not acceptable.

47-21.9.C Unless stated otherwise, required trees shall be a species designated class "C" or higher, as defined in the table of tree evaluation compiled by the department. Existing trees which are healthy, well maintained and are in class "C" or higher may be used to meet tree planting requirements and no approval shall be given for trees in poor or damaged condition regardless of classification.

Proposed trees are in accordance with the criteria noted. Please refer to enclosed landscape plans.

47-21.9.D New trees required to be installed shall be planted so normal growth and aesthetic appearance will not be impaired nor shall potentially large trees be planted under utility lines or lighting, too close to structures or in an area where they will obstruct emergency vehicle access.

Proposed trees are in accordance with the criteria noted. Please refer to enclosed landscape plans.
| 47-21.9.F | Trees shall be installed as follows:

1. Shade trees shall be located a minimum of fifteen (15) feet away from structures.

2. Nonshade trees and palms shall be located a minimum of seven and one half (7½) feet away from structures. Palms may be planted closer to each other to form multiples or clusters.

3. No large trees shall be located closer than twelve (12) feet to street lights. No palms may be closer than seven (7) feet from street lights. The spacing of trees from electric utility lines must follow "Right Tree, Right Place" guidelines as established by Florida Power and Light.

4. Where a conflict in spacing or canopy spread occurs between required trees and existing offsite or onsite trees, the requirements of this section may be modified as determined by the director. |

| 47-21.9.G | Each tree shall have pervious area surrounding it sufficient to support the species, as determined by the department. The minimum planting area shall be for:

1. Proposed tree locations conform with the criteria noted. Please refer to enclosed landscape plans. |
Shade species with a minimum caliper of three (3) inches, two hundred twenty-five (225) square feet with fifteen (15) feet being the smallest dimension.

2.

Shade species with a minimum caliper of two (2) inches, ninety (90) square feet with eight (8) feet being the smallest dimension.

3.

Other dicot tree species, sixty-four (64) square feet with eight (8) feet being the smallest dimension.

4.

Palm types, twenty-five (25) square feet with five (5) feet being the smallest dimension, except Areca, Carpentaria, Cocothrinax, Phychosperma, Rhaps, and Sabal, sixteen (16) square feet with four (4) feet being the smallest dimension.

47-21.9.H Trees when braced shall be braced in such a fashion as to not girdle, scar, perforate or otherwise inflict damage to the tree.

Proposed trees are in accordance with the criteria noted. Please refer to enclosed landscape plans.

47-21.9.1 Shrubbery, when installed to screen a VUA, shall be a minimum of twenty-four (24) inches high at time of installation, be full to base, and be spaced a maximum of thirty (30) feet.

Proposed shrubbery conforms with the criteria noted. Please refer to enclosed landscape plans.
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<tr>
<td>47-21.9.J</td>
<td>All plant beds shall be excavated to a minimum depth of twenty-four (24) inches and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material. Planting beds shall be free from construction debris and planted with ground cover or lawn or when not otherwise provided in these regulations, mulched with an appropriate organic material to a minimum depth of two</td>
</tr>
<tr>
<td></td>
<td>Proposed plant beds conform with the criteria noted. Please refer to enclosed landscape plans.</td>
</tr>
<tr>
<td>Proposed landscaping installation conforms with the criteria noted. Please refer to enclosed landscape plans.</td>
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<tr>
<td>47.21.9.1</td>
<td>Finished grade of landscape areas shall be at or below the grade of adjacent VUA or public sidewalks except for mound or other surface aesthetics. Grade shall be designed to receive roof and surface runoff and to assist Florida-Friendly landscaping plantings and then any overflow routed as necessary underground. Mounding or other retention or percolation from a VUA.</td>
</tr>
<tr>
<td>47-21.10.B.1-27</td>
<td>All irrigation systems shall meet the irrigation standards developed pursuant to Section 373.228, Florida Statutes, as amended. All landscape areas, excluding single-family residences and duplex dwellings, shall be provided with an automatically operating, underground irrigation system designed to have head-to-head one hundred percent (100%) coverage. Drip, trickle, or other low-volume or micro-irrigation systems shall be required for non-turf areas unless the owner demonstrates and the City agrees that the size of the area makes such systems financially infeasible or a tripping hazard associated with these systems has been identified. Irrigation systems shall be designed to minimize application of water to impervious areas.</td>
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<td>Section</td>
<td>Description</td>
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<tr>
<td>47-21.12.A.1</td>
<td>Vehicular use areas. On the site of a building or structure or on an open lot providing a VUA, landscaping shall be provided in a square footage area equal to a minimum of twenty percent (20%) of the gross VUA. This square footage shall abut and extend no further than ten (10) feet away from a VUA. The landscape area required from a VUA shall consist of perimeter, peninsular and interior landscape areas as follows.</td>
</tr>
<tr>
<td>47-21.12.A.2</td>
<td>Perimeter landscape area.</td>
</tr>
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<td>Section</td>
<td>Text</td>
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<tr>
<td>A.3</td>
<td>The proposed landscaping conforms with the criteria noted. Please refer to the enclosed landscaping plans.</td>
</tr>
<tr>
<td>47.21.12.D</td>
<td>Interior landscape area. At least thirty (30) square feet of interior space and shall not be part of any perimeter landscape area.</td>
</tr>
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<td>When a perimeter landscape area is required pursuant to other provisions of this Code or as a condition of plat, site plan or other development approval, the greatest depth required shall prevail.</td>
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<td>Along the perimeter of a parcel of land which does not abut a street or vehicular access point, a perimeter landscape area shall be provided. The depth of the perimeter landscape area shall be a minimum of five (5) feet, a maximum of twenty-eight (28) feet, and an average of ten (10) feet. The ten (10) feet of perimeter landscape area closest to the VUA may be counted as part of the twenty percent (20%) minimum VUA landscape requirement.</td>
</tr>
</tbody>
</table>

Legend:
a. Along the perimeter of a parcel of land which abuts a street, exclusive of vehicular access points, a perimeter landscape area shall be provided. The depth of the perimeter landscape area shall be a minimum of five (5) feet, a maximum of twenty-eight (28) feet, and an average of ten (10) feet.
Peninsular and island landscape areas.

a.

Peninsular and island areas shall be located at the end of a row of more than two (2) consecutive parking spaces where the row terminates at an aisle or driveway and either:

i.

Intermittently at least every ten (10) parking spaces in a row; or

ii.

Intermittently at no more than a maximum of every twenty (20) parking spaces in a row when a minimum width of eight (8) feet plus one (1) foot for every extra parking space over ten (10) is added to one or both of the adjacent islands in the row.

b.

When a row of parking spaces is located in a manner where motor vehicles back out directly onto a public right-of-way or alley, as allowed by Section 47-20, Parking and Loading Requirements, backout parking spaces for residential uses and motels and hotels shall have one (1) peninsular landscape area for every two (2) spaces. For all other uses there shall be one (1) peninsular landscape area for every four (4) spaces.

c.

Peninsular and island areas shall be a minimum of three-quarters (¾) the length of the adjacent parking space by a minimum of eight (8) feet in width.

d.

The proposed landscaping conforms with the criteria noted. Please refer to the enclosed landscaping plans.
All pensular and island landscape areas shall be planted with at least one (1) tree.

Peninsular and island landscape areas placed intermittently every ten (10) parking spaces are not necessary when the landscape area adjacent to the front of the parking space is sixty (60) feet.

| 47-21.12.B.1 | VUAs shall be visually separated from streets, waterways and abutting properties. A continuous visual barrier a minimum of thirty (30) inches in height is required. Visual barriers may consist of any of the following or combination thereof: a masonry wall, mounding, berm, and groupings of shrub plants. | The proposed landscaping conforms with the criteria noted. Please refer to the enclosed landscaping plans. |
| 47-21.12.B.3 | Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed in or under required tree planting areas. Lighting fixtures with an overall height of more than ten (10) feet shall be located a minimum of fifteen (15) feet away from shade trees. | The proposed landscaping conforms with the criteria noted. Please refer to the enclosed landscaping plans. |
| 47-21.12.B.4 | All landscape areas shall be protected from vehicle encroachment, including the nose of pensular and island landscape areas. | The proposed landscaping conforms with the criteria noted. Please refer to the enclosed landscaping plans. |
| 47-21.12.C.1-3 | 1. One (1) tree and six (6) shrubs shall | The proposed landscaping conforms with the criteria noted. Please refer to the enclosed landscaping plans. |
be required for every one thousand (1,000) square feet, or fraction thereof, of VUA.

a.

The first twenty-five percent (25%), or fraction thereof, of the required trees shall be shade species with a three and one-half (3 ½) inch minimum trunk caliper, and shall be evenly distributed between interior and perimeter landscape areas.

b.

Twenty-five percent (25%) of the required trees shall be shade species with a two and one-half (2 ½) inch minimum trunk caliper.

c.

Twenty percent (20%) of the required trees shall be conspicuously flowering species.

d.

Twenty percent (20%) of the required trees shall be palm species.

e.

Ten percent (10%) of the required trees shall be optional species.

2.

The types of trees and the percentage requirements provided in this subsection C may be varied by the department if it is found that installation of a different type of tree would create a more compatible image with trees located on adjacent sites.

3.

Where a business uses a VUA as display area, the first twenty-five percent (25%) of the width of the
<table>
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<tr>
<th>Code</th>
<th>Requirement</th>
<th>Compliance</th>
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<tr>
<td>47-21.13.B.1.A</td>
<td>There shall be at least one (1) tree for each one thousand (1,000) square feet of net lot area or portion thereof. This tree planting requirement is in addition to the VUA landscaping requirements. Twenty (20) percent of the trees shall be shade trees.</td>
<td>The proposed landscaping conforms with the criteria noted. Please refer to the enclosed landscaping plans.</td>
</tr>
<tr>
<td>47-21.13.B.3</td>
<td>A minimum of thirty-five percent (35%) of the gross lot square footage shall be in landscaping, maintained by an irrigation system. The minimum twenty percent (20%) VUA landscaping may be used toward fulfilling the gross thirty-five percent (35%) minimum. Sandy beach on oceanfront parcels of land may be included in the gross minimum, but need not be planted nor maintained by an irrigation system.</td>
<td>The proposed landscaping conforms with the criteria noted. Please refer to the enclosed landscaping plans.</td>
</tr>
<tr>
<td>47-21.13.B.5</td>
<td>A minimum of forty percent (40%) of the gross lot square footage shall be in landscaping, maintained by an irrigation system. The minimum twenty percent (20%) VUA landscaping may be used toward fulfilling the gross forty percent (40%) minimum. Sandy beach on oceanfront parcels of land shall be included in the gross minimum, but need not be planted nor maintained by an irrigation system. When no fences, walls or planter boxes having an overall height of more than thirty-six (36) inches, walks wider than five (5) feet, or parking areas or circle driveways are between the front property line and the front building set back line, the minimum gross lot</td>
<td>The proposed landscaping conforms with the criteria noted. Please refer to the enclosed landscaping plans.</td>
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landscape requirement may be reduced to thirty percent (30%) of the total square footage of the parcel of land.

47-21.13.B.6 The first twenty (20) feet of the yard fronting on those streets subject to the Interdistrict corridor requirements as provided in Section 47-23.9 shall be in landscaping. No paving, parking, or walkway shall be allowed in said twenty-foot area.

The proposed landscaping conforms with the criteria noted. Please refer to the enclosed landscaping plans.
other than necessary access from a right-of-way, unless otherwise specifically permitted in Section 47-23.9, Interdistrict corridor requirements.

47-21.13.B.10 To reduce exposure to epidemic tree loss and maximize genetic diversity, a wide variety of trees should be planted in the urban forest. Variety also minimizes the number of trees having the same growth speed and ultimate mature age. This diversity or tree mix is based on the overall number of trees required with not more than one-half (½) of the required tree count being in one (1) genus. At least forty percent (40%) of all required trees shall consist of native species. In nonresidential zoning districts lying east of the Intracoastal Waterway, if any portion of a development site is across a right-of-way from a development site with residential zoning or a residential use, shade trees shall be required along the right-of-way abutting the side of the development site across from the residential zoned or used site. The location and number of the shade trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirement for shade trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way. This requirement may be varied as approved by the department based on existing or proposed physical conditions which may prevent the ability to comply with the requirements of this subsection. This requirement shall be in addition to the requirements provided in Section 47-25.2., Adequacy Requirements.

The proposed landscaping conforms with the criteria noted. Please refer to the enclosed landscaping plans.
47-21.13.B.16 Street trees. In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. Required street trees shall be planted in an area located between the roadway and the property line. Where such a planting strip does not exist or is impractical to provide, street trees may be located in a perimeter planting area where this perimeter landscaping area adjoins the street right-of-way.

A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. Street trees shall be provided at a ratio of one street tree per forty (40) feet of street frontage, or greater fraction thereof, not subtracting ingress and egress dimensions. Where overhead utilities exist, required street trees may be small trees provided at a ratio of one street tree per twenty (20) feet of street frontage.

The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except...
Preservation requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements.

47-22.3.D.1 Detached freestanding signs and pylon signs. The leading edge of a detached freestanding sign located in any zoning district shall be located a minimum of five (5) feet from the property line of the lot or plot on which the sign is located. Detached signs located within any zoning district abutting those trafficways subject to the Specific Location Requirements, Interdistrict Corridor Requirements as specified in Section 47-23.9 shall be located a minimum of twenty (20) feet from the property line of the lot or plot on which the sign is located, except for ground signs which shall have a five-foot setback, and shall not be located in the sight triangle.

The proposed free standing sign conforms with the criteria noted. Please refer to the enclosed architectural plans.
Business zones. Size and height of freestanding, detached signs. A sign with multiple surfaces shall be limited to an aggregate size of one (1) square foot for each lineal foot of the designated frontage abutting the right-of-way with an aggregate maximum of three hundred (300) square feet and each surface of identical size. A single-face, detached, freestanding sign shall be limited to one (1) square foot of surface for each two (2) lineal feet of the designated frontage abutting the right-of-way with a maximum size of one hundred fifty (150) square feet. No more than one (1) detached, freestanding sign on any one (1) lot or plot shall be permitted, unless otherwise specifically provided in this section. Except as provided herein, a detached, freestanding sign shall not exceed a height of ten (10) feet above the grade of the street closest to the sign, except a fourteen-foot height similarly measured shall be permitted on the following streets:

a.

Broward Boulevard, east and west;

b.

Commercial Boulevard, east and west;

c.

Federal Highway, north and south;

d.

Oakland Park Boulevard;

e.

Sunrise Boulevard, east and west;
No sign shall exceed a 10:1 ratio of width to height. Notwithstanding any provision to the contrary, signs to be located on a site where development of such site requires approval by the development review committee site plan level II or by the planning and zoning board by site plan level III, or conditional use permit as provided in Section 47-24, Development Permits and Procedures, signs may be permitted at a height or ratio less than the maximum height or ratio permitted by this Section 47-22, but in no instance shall the height or ratio of a sign be permitted to exceed the maximum height or ratio provided in this subsection.

47-22.3.D.3

Landscaping requirements.

a.

All detached freestanding signs shall be landscaped underneath the sign. The landscaping shall consist of suitable vegetation and a sufficient irrigation system acceptable to the department. The dimensions of the landscaping shall be at least three (3) feet in width and extend at least the same length as the greatest dimension of the sign when measured parallel to the surface of the ground below the sign.

b.

Where the required landscaping area reduces the number of parking spaces required by applicable city regulations for existing buildings, the landscaping area shall be reduced to the extent necessary to accommodate the required parking spaces.

The proposed free standing sign conforms with the criteria noted. Please refer to the enclosed architectural plans.
The proposed signage conforms with the criteria noted. Please refer to the enclosed architectural plans.

The upper surface of the sign shall be located at least eighteen (18) inches below the surface of the ground, provided that a portion of the foundation may be exposed above the surface of the ground in order to expose anchor bolts. The sign shall be surrounded by a curb, railroad ties, or other vehicular barrier when determined by the department to be necessary to protect the sign structure and adjacent landscaping.

Flat signs/wall signs: A flat sign is a painted sign or any sign erected flat against the face of or not more than nine (9) feet to a horizontal direction, nor shall it exceed twenty-four (24) inches in width. No projecting portion of such sign shall be nearer than nine (9) inches from the face of the wall or any area where there is pedestrian traffic, nor shall it extend beyond the wall in a horizontal direction, nor shall it exceed twenty-four (24) inches in width.
Five percent (5%) of the size of the wall or a maximum of three hundred (300) square feet; providing, however, that a sign placed on a mansard fascia shall be permitted to be erected vertically if the bottom section of this sign does not extend more than eighteen (18) inches from the mansard fascia. Such signs in RM-15, RML-25, RMM-25 and RMH-25 zones shall not exceed twenty-four (24) square feet.

<table>
<thead>
<tr>
<th>47-22.3.O</th>
<th>Shopping center or strip store signs. Shopping center or strip store signs shall be limited to one (1) detached, freestanding sign.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>The proposed signage conforms with the criteria noted. Please refer to the enclosed architectural plans.</td>
</tr>
</tbody>
</table>
Freestanding sign for each street front as regulated by this section. The maximum number of detached, freestanding signs shall be two (2) for any single lot or plot. Each store, office or place of business shall be permitted no more than one (1) flat sign (excluding freestanding detached signs and eight-inch lettering on awning signs), except when a store, office or place of business faces two (2) street fronts or vehicle travelways, then one (1) flat sign facing on each street front shall be permitted. If two (2) flat signs are to be erected, then the total aggregate area of the two (2) flat signs shall not exceed three hundred (300) square feet. All flat signs may only be permitted when associated with the ground floor tenants or for dedicated ground floor entrances for upper level tenants where the structure exceeds one (1) level. No sign shall be permitted at a height greater than four (4) feet above the ground floor level where the structure exceeds one (1) level in a shopping center or strip store.
47-23.9.A A twenty-foot yard shall be required for any development on property which abuts one (1) of the following rights-of-way. No parking shall be permitted within the required yard unless specified herein.

1.
North Federal Highway—between Sunrise Boulevard and the northern city limits.

2.
East Sunrise Boulevard—between Federal Highway and one hundred (100) feet east of Bayview Drive.

3.
S.E. 17th Street—between Federal Highway and Eisenhower Boulevard.

4.
The following shall be permitted within the twenty-foot yard:

a.
Landscaping;

b.

Outdoor dining;

c.
Enhanced pedestrian amenities such as, but not limited to: plazas, benches, shade structures, pedestrian access, bus shelters,
bicycle racks, multi-modal pathways.

5.

The Planning and Zoning Board shall upon written application for site plan level III approval, as provided for in Section 47-24.2, Development permits and procedures, consider a request to modify the required twenty-foot landscape yard provided, however, that the following additional criteria for such approval is met:

a.

By adjusting the location of the structure on the site, an architectural and/or engineering study can graphically demonstrate that a superior site development will result from such adjustment; or

b.

By adjusting the location of the structure there is continuity of architectural features with adjacent properties which encourages public pedestrian interaction between the proposed development and the public sidewalk; or

c.

By adjusting the location of the structure there is a demonstrable urban scale in terms of height, proximity to the street front and pedestrian sidewalks and relationship to building size to the lot size.
Bank & Retail Development

901 SE 17th Street
Fort Lauderdale, Florida

Traffic Study

November 2017

Prepared for:
901 SE 17th St., LLC

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Phone: (954) 560-7103

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Florida Registration Number 49897
KBP Consulting, Inc.
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CA # 29939
INTRODUCTION

There is an existing drive-in bank (Bank of America) and office building located on the north side of SE 17th Street (State Road A1A) between SE 10th Avenue and Miami Road in Fort Lauderdale, Broward County, Florida. More specifically, the subject site is located at 901 SE 17th Street. The location of this project site is illustrated in Figure 1 on the following page.

KBP Consulting, Inc. has been retained by 901 SE 17th St., LLC to prepare a traffic study in connection with the proposed redevelopment of the subject site. This study addresses the anticipated trip generation characteristics of the subject facility and the projected turning movement volumes at the project access driveways on SE 17th Street, SE 10th Avenue, Miami Road, and SE 16th Court.

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

1. Inventory
2. Trip Generation
3. Trip Distribution and Traffic Assignment
4. Summary & Conclusions
Existing Land Uses and Access
The subject site currently consists of a two-story building with a drive-in bank on the first floor and general office space on the second floor. The drive-in bank occupies approximately 10,836 square feet and has six (6) drive-through lanes and one (1) ATM lane. The office space on the second floor occupies approximately 13,498 square feet. Vehicular access to the subject site is provided by one (1) right-turn in / right-turn out only driveway on SE 17th Street, one (1) full access driveway on SE 10th Avenue, one (1) ingress only driveway on Miami Road, and one (1) full access driveway on SE 16th Court.

Proposed Land Uses and Access
The subject site will be redeveloped with a 6,102 square foot drive-in bank with four (4) drive-through lanes and 21,867 square feet of general retail space. Vehicular access to the subject site will be provided by one (1) right-turn in / right-turn out only driveway on SE 17th Street, one (1) full access driveway on SE 10th Avenue, one (1) full access driveway on Miami Road, and one (1) egress only driveway (serving the bank drive-through lanes) on SE 16th Court. There will also be a service only driveway on SE 16th Court for the retail portion of the development. Appendix A contains the conceptual site plan for the project.

Roadway System
SE 17th Street (State Road A1A) is located on the south side of the site. This facility is oriented in the east-west direction and consists of a six-lane divided principal arterial roadway with three (3) lanes in each direction. The posted speed limit is 35 miles per hour (mph) and the access classification is five (5). The remaining roadways surrounding the site (SE 10th Avenue, Miami Road, and SE 16th Court) are local, two-way roadways with one (1) lane in each direction.
TRIP GENERATION

A trip generation analysis has been conducted for the existing drive-in bank and office development and the proposed drive-in bank and retail development. The analysis was performed using the trip generation rates and equations published in the Institute of Transportation Engineer’s (ITE) *Trip Generation Manual (10th Edition)*. The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. According to the ITE report, the most appropriate “land use” categories and rates / equations for the existing and proposed development are as follows:

**ITE Land Use #912 – Drive-In Bank**

- **Weekday:** \( T = 100.03 \times (X) \)
  
  *where* \( T = \) number of trips and \( X = 1,000 \) square feet of gross floor area

- **AM Peak Hour:** \( T = 9.50 \times (X) \) (58% in / 42% out)

- **PM Peak Hour:** \( T = 20.45 \times (X) \) (50% in / 50% out)

- **Pass-By:** Daily: 32%, AM Peak: 29%, PM Peak: 35%

**ITE Land Use #710 – General Office**

- **Weekday:** \[ \ln(T) = 0.97 \ln(X) + 2.50 \]
  
  *where* \( T = \) number of trips and \( X = \) square feet of gross floor area

- **AM Peak Hour:** \( T = 0.94 \times (X) + 26.49 \) (86% in / 14% out)

- **PM Peak Hour:** \[ \ln(T) = 0.95 \ln(X) + 0.36 \] (16% in / 84% out)

**ITE Land Use #820 – Shopping Center**

- **Weekday:** \[ \ln(T) = 0.68 \ln(X) + 5.57 \]
  
  *where* \( T = \) number of trips and \( X = 1,000 \) square feet of gross leasable area

- **AM Peak Hour:** \( T = 0.50 \times (X) + 151.78 \) (62% in / 38% out)

- **PM Peak Hour:** \[ \ln(T) = 0.74 \ln(X) + 2.89 \] (48% in / 52% out)

- **Pass-By:** Daily: 34%, AM Peak: 34%, PM Peak: 34%

Utilizing these trip generation rates and equations from the referenced ITE document, a trip generation analysis was undertaken for the subject bank and retail development site. The results of this effort are documented in Table 1 on the following page.
<table>
<thead>
<tr>
<th>Land Use</th>
<th>Size</th>
<th>Daily Trips</th>
<th>AM Peak Hour Trips</th>
<th>PM Peak Hour Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>In</td>
<td>Out</td>
</tr>
<tr>
<td>Existing Development</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Drive-In Bank</td>
<td>10,836 SF</td>
<td>1,084</td>
<td>60</td>
<td>43</td>
</tr>
<tr>
<td>- Pass-by (32%/29%/35%)</td>
<td>(347)</td>
<td>(17)</td>
<td>(11)</td>
<td>(30)</td>
</tr>
<tr>
<td>General Office Building</td>
<td>13,498 SF</td>
<td>1,52</td>
<td>34</td>
<td>5</td>
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<tr>
<td>Total</td>
<td>24,334 SF</td>
<td>889</td>
<td>77</td>
<td>35</td>
</tr>
<tr>
<td>Proposed Development</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Drive-In Bank</td>
<td>6,102 SF</td>
<td>610</td>
<td>34</td>
<td>24</td>
</tr>
<tr>
<td>- Pass-by (32%/29%/35%)</td>
<td>(195)</td>
<td>(10)</td>
<td>(7)</td>
<td>(17)</td>
</tr>
<tr>
<td>Shopping Center</td>
<td>21,867 SF</td>
<td>2,138</td>
<td>101</td>
<td>62</td>
</tr>
<tr>
<td>- Pass-by (34%)</td>
<td>(727)</td>
<td>(34)</td>
<td>(21)</td>
<td>(55)</td>
</tr>
<tr>
<td>Total</td>
<td>27,969 SF</td>
<td>1,826</td>
<td>91</td>
<td>58</td>
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<td>Difference (Proposed - Potential)</td>
<td>937</td>
<td>14</td>
<td>23</td>
<td>37</td>
</tr>
<tr>
<td>Driveway Volumes</td>
<td>2,748</td>
<td>135</td>
<td>86</td>
<td>221</td>
</tr>
</tbody>
</table>


As indicated in Table 1, the proposed bank and retail development is anticipated to generate approximately 1,826 daily vehicle trips, approximately 149 AM peak hour vehicle trips (91 inbound and 58 outbound) and approximately 197 vehicle trips (96 inbound and 101 outbound) during the typical afternoon peak hour. When considering the existing development on this site, the proposed project is projected to result in an increase of 937 daily vehicle trips, an increase of 37 AM peak hour vehicle trips (14 inbound and 23 outbound), and an increase of 36 PM peak hour vehicle trips (21 inbound and 15 outbound).
Based upon the driveway locations and configuration as well as the surrounding roadway network and land use patterns, the projected driveway assignment has been developed. Figure 2 on the following page presents the resulting AM and PM peak hour driveway volumes. (Note that the driveway volumes presented in this figure include the pass-by traffic associated with these proposed land uses.) As indicated in Figure 2, the projected driveway volumes do not warrant the installation of dedicated turn lanes at any of the project driveways.
SUMMARY & CONCLUSIONS

There is an existing drive-in bank (Bank of America) and office building located on the north side of SE 17th Street (State Road A1A) between SE 10th Avenue and Miami Road in Fort Lauderdale, Broward County, Florida. The subject site will be redeveloped with a 6,102 square foot drive-in bank with four (4) drive-through lanes and 21,867 square feet of general retail space. Vehicular access to the subject site will be provided by one (1) right-turn in / right-turn out only driveway on SE 17th Street, one (1) full access driveway on SE 10th Avenue, one (1) full access driveway on Miami Road, and one (1) egress only driveway (serving the bank drive-through lanes) on SE 16th Court.

The proposed bank and retail development is anticipated to generate approximately 1,826 daily vehicle trips, approximately 149 AM peak hour vehicle trips (91 inbound and 58 outbound) and approximately 197 vehicle trips (96 inbound and 101 outbound) during the typical afternoon peak hour. When considering the existing development on this site, the proposed project is projected to result in an increase of 937 daily vehicle trips, an increase of 37 AM peak hour vehicle trips (14 inbound and 23 outbound), and an increase of 36 PM peak hour vehicle trips (21 inbound and 15 outbound).

Based upon the trip generation and distribution characteristics for this site, the projected driveway volumes do not warrant the installation of dedicated turn lanes along the adjacent street network.
APPENDIX A

Bank & Retail Development Site Plan

901 SE 17th Street