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 47-24.11, 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 Unit Development District (PUD) $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 $4,290.00
- Site Plan Level II $2,470.00
- Change of Use (requiring Development Review) $230.00
- Parking Reduction (in addition to Site Plan Fee) $770.00
- 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 properly such as land use, zoning, ownership, folio, lot size, etc., please visit http://gis.fortlauderdale.gov/zoninggis.
A. DEPARTMENT INFORMATION: (FOR STAFF USE ONLY)

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Submittal Date</th>
<th>Intake By</th>
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<tbody>
<tr>
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<table>
<thead>
<tr>
<th>Civic Association</th>
<th>City Commission District</th>
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</tbody>
</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>Broward Board of County Commissioners c/o Alan Cohen</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Address, City, State, Zip</th>
<th>115 South Andrews Avenue, Room 409, Fort Lauderdale, FL, 33301</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Phone Number</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>954-357-7364</td>
<td><a href="mailto:ALCOHEN@broward.org">ALCOHEN@broward.org</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Proof of Ownership</th>
<th>Tax Record</th>
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<tbody>
<tr>
<td></td>
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</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>Joe Handley, Craven Thompson &amp; Associates</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td></td>
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</table>

<table>
<thead>
<tr>
<th>Address, City, State, Zip</th>
<th>3563 NW 53 Street, Fort Lauderdale, FL, 33309</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Phone Number</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>(954) 739-6400</td>
<td><a href="mailto:jhandley@craventhompson.com">jhandley@craventhompson.com</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Letter of Consent Submitted</th>
<th>Yes or No</th>
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<tr>
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D. DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Broward County Convention Center - West Expansion</th>
</tr>
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<table>
<thead>
<tr>
<th>Project Address</th>
<th>[Provide Address]</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>1950 Eisenhower Boulevard, FTI, FL, 33316</td>
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<table>
<thead>
<tr>
<th>Legal Description</th>
<th>See Attached</th>
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</table>

| Tax ID Filla Numbers | (For all parcels in dave) | 504214360010, 504214360020, 504214360030 |
|----------------------|---------------------------|

<table>
<thead>
<tr>
<th>Description of Project</th>
<th>Expansion of the convention center to the west</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Total Estimated Cost of Project</th>
<th>$ (incl. 133,000,000)</th>
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</thead>
</table>

E. PROPERTY USE INFORMATION

<table>
<thead>
<tr>
<th>Land Use Designation</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transportation</td>
<td>Transportation</td>
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<table>
<thead>
<tr>
<th>Zoning Designation</th>
<th>PEDD</th>
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<table>
<thead>
<tr>
<th>Use of Property</th>
<th>Existing</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>Warehousing facility</td>
<td>Convention Center</td>
<td></td>
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<table>
<thead>
<tr>
<th>Number of Residential Units</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
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<table>
<thead>
<tr>
<th>Non-Residential SF (and Type)</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>24,240 SF Warehouse</td>
<td>24,240 SF</td>
<td>24,845 SF Convention Center</td>
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<table>
<thead>
<tr>
<th>Bldg Sq.Ft. (include structured parking)</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>24,240 SF</td>
<td>24,240 SF</td>
<td>24,845 SF</td>
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</table>

F. DIMENSIONAL REQUIREMENTS

<table>
<thead>
<tr>
<th>Lot Size (SF / Acreage)</th>
<th>Required Per ULD R</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
<td>7.63 AC</td>
<td>7.63 AC</td>
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<table>
<thead>
<tr>
<th>Lot Density (Units/Acres)</th>
<th>Required Per ULD R</th>
<th>Proposed</th>
</tr>
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<tbody>
<tr>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
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<table>
<thead>
<tr>
<th>Lot Width</th>
<th>Required Per ULD R</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>None</td>
<td>925'</td>
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<table>
<thead>
<tr>
<th>Building Height (Feet / Floors)</th>
<th>Required Per ULD R</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td>None (as permitted by FAA)</td>
<td>77'-8&quot;</td>
<td>77'-8&quot;</td>
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<table>
<thead>
<tr>
<th>Structure Length</th>
<th>Required Per ULD R</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>None</td>
<td>844'</td>
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<table>
<thead>
<tr>
<th>Floor Area Ratio (F.A.R.)</th>
<th>Required Per ULD R</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>None</td>
<td>.75</td>
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<table>
<thead>
<tr>
<th>Lot Coverage</th>
<th>Required Per ULD R</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>None</td>
<td>177,383 SF</td>
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<table>
<thead>
<tr>
<th>Vehicular Use Area</th>
<th>Required Per ULD R</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>None</td>
<td>76,412 SF</td>
<td></td>
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<table>
<thead>
<tr>
<th>Parking Spaces</th>
<th>Required Per ULD R</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>684</td>
<td>To be accommodated in Southern Garage</td>
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<table>
<thead>
<tr>
<th>setbacks (Indicate direction N,S,E,W)</th>
<th>Required Per ULD R</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>Front [W]</td>
<td>None</td>
<td>145'</td>
</tr>
<tr>
<td>Side [N]</td>
<td>None</td>
<td>0'</td>
</tr>
<tr>
<td>Side [S]</td>
<td>None</td>
<td>0'</td>
</tr>
<tr>
<td>Rear [E]</td>
<td>None</td>
<td>0'</td>
</tr>
</tbody>
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ID Number: DSDUDPSP
Revision Number: 2
Revision Date: 3/27/2019
Page: Page 2 of 6
Pending Approval by: Ella Parker, Urban Design and Planning Manager
Uncontrolled in hard copy unless otherwise marked
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 “J” 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
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 or land not in proposal
   - Existing above ground improvements including valve boxes, manholes, grates, 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 or 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 professionals’ 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 47-58.2.1, 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)
   - Property lines (dimensioned)
   - Building outlines of all proposed structures (dimensioned)
   - Ground floor plan
   - Dimension of grade at center line of road, at curb, and finished floor elevation
   - Dimension for all site plan features (i.e., sidewalks, building lengths and widths, balconies, parking spaces, street widths, etc.)
   - Mechanical equipment dimensioned from property lines
   - Setbacks and building separations (dimensioned)
   - Driveways, parking areas, pavement markings (including parking spaces delineated and dimensioned as well as 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 ¼" = 1' min.)
   - Ground floor elevation
   - Storefronts, awnings, entryway features, doors, windows
   - Fences/walls
   - Dumpster
   - Light fixtures
   - Balconies, railings
   - Trash receptacles, benches, other street furniture
   - Pavers, concrete, landscaping 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 (ie. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required stepbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Indicate architectural elements, materials and colors
6. Include proposed signage
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 .KML, .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 oriented 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, silica 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 hardcape and clear trunk for palms, plant spacing, native and/or Florida 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 pions, 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) 828-3051 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.
WEST EXPANSION LEGAL DESCRIPTION:

DESCRIPTION: (PROPOSED DRI BOUNDARY)

A PORTION OF: DESCRIPTION: (PROPOSED DRI BOUNDARY)

A PORTION OF PARCEL "A", "PORT EVERGLADES PLAT NO. 2" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 42 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 14, TOWNSHIP 50 SOUTH, RANGE 42 EAST, SAID CORNER ALSO BEING ON A WESTERLY LINE OF SAID PARCEL "A" AND ON THE WEST LINE OF GOVERNMENT LOT 2; THENCE NORTH 01°07'30" WEST, ALONG SAID WESTERLY LINE OF PARCEL "A", A DISTANCE OF 1081.00 FEET; THENCE NORTH 88°23'00" EAST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°07'30" WEST, ALONG A LINE PARALLEL WITH AND 80.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO SAID WESTERLY LINE OF PARCEL "A", A DISTANCE OF 168.61 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A"; THENCE NORTH 88°20'00" EAST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 1611.85 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 14°02'34" EAST, A DISTANCE OF 243.79 FEET; THENCE NORTH 89°45'59" WEST, A DISTANCE OF 198.54 FEET; THENCE NORTH 90°22'44" WEST, A DISTANCE OF 99.82 FEET; THENCE SOUTH 88°24'34" WEST, A DISTANCE OF 101.60 FEET TO A POINT ON AN EASTERLY LINE OF SAID PARCEL "A", THE LAST FOUR (4) COURSES AND DISTANCES BEING ALONG THE EASTERLY AND SOUTHERLY BOUNDARY OF SAID PARCEL "A", THE LAST SIX (6) COURSES AND DISTANCES BEING ALONG THE WESTERLY, NORTHERLY, EASTERLY AND SOUTHERLY LINES OF THAT CERTAIN DRI BOUNDARY DESCRIBED IN OFFICIAL RECORDS BOOK 24129, PAGE 0924 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 01°37'50" EAST, ALONG THE WATER'S EDGE OF THE EAST BULKHEAD OF PIER 4, A DISTANCE OF 285.37 FEET TO A POINT 1321.00 FEET NORTH OF THE WATERS EDGE OF THE SOUTH BULKHEAD OF PIER 4; THENCE SOUTH 88°22'10" WEST, A DISTANCE OF 75.00 FEET, THENCE SOUTH 01°37'50" EAST, PARALLEL WITH AND 75.00 FEET WEST OF THE SAID EAST BULKHEAD OF PIER 4, A DISTANCE OF 355.94 FEET; THENCE SOUTH 88°21'51" WEST, ALONG A LINE PARALLEL WITH AND 60.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE NORTH WALL OF TERMINAL BUILDING NO. 2 AND THE EASTERLY AND WESTERLY PROJECTION THEREOF, A DISTANCE OF 250.29 FEET TO A POINT ON THE EAST WALL OF THE EXISTING PARKING GARAGE; THENCE SOUTH 01°32'48" EAST, ALONG SAID EAST WALL A DISTANCE OF 61.94 FEET; THENCE NORTH 88°27'12" EAST, A DISTANCE OF 12.79 FEET; THENCE SOUTH 01°32'48" EAST, A DISTANCE OF 22.64 FEET; THENCE SOUTH 88°27'12" WEST, A DISTANCE OF 12.79 FEET TO A POINT ON SAID EAST WALL OF THE EXISTING PARKING GARAGE; THENCE SOUTH 01°32'48" EAST, ALONG SAID EAST WALL A DISTANCE OF 356.51 FEET; THENCE NORTH 88°27'12" EAST, A DISTANCE OF 12.79 FEET; THENCE SOUTH 01°32'48" EAST, A DISTANCE OF 22.64 FEET; THENCE SOUTH 88°27'12" WEST, A DISTANCE OF 12.79 FEET TO A POINT ON SAID EAST WALL OF THE EXISTING PARKING GARAGE; THENCE SOUTH 01°32'48" EAST, ALONG SAID EAST WALL A DISTANCE OF 402.17 FEET; THENCE NORTH 88°24'48" WEST, A DISTANCE OF 91.06 FEET, THE LAST TWO (2) COURSES AND DISTANCES BEING ALONG THE SOUTHERLY LINE OF SAID DRI BOUNDARY AND ITS WESTERLY EXTENSION THEREOF; THENCE NORTH 88°24'48" WEST, A DISTANCE OF 364.02 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 109.00 FEET, A CENTRAL ANGLE OF 71°41'57" FOR A DISTANCE OF 116.91 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID DRI BOUNDARY; THENCE NORTH 88°24'48" WEST, A DISTANCE OF 1184.03 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 36.213 ACRES (1,577,422 SQUARE FEET) MORE OR LESS.
### Property Assessment Values

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building / Improvement</th>
<th>Just / Market Value</th>
<th>Assessed / SOH Value</th>
<th>Tax</th>
</tr>
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<tbody>
<tr>
<td>2019</td>
<td>$37,290,450</td>
<td>$103,240,670</td>
<td>$140,531,120</td>
<td>$106,359,060</td>
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<tr>
<td>2018</td>
<td>$37,290,450</td>
<td>$103,240,670</td>
<td>$140,531,120</td>
<td>$96,690,060</td>
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<td>2017</td>
<td>$38,145,310</td>
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#### 2019 Exemptions and Taxable Values by Taxing Authority

<table>
<thead>
<tr>
<th>Exemption</th>
<th>County</th>
<th>School Board</th>
<th>Municipal</th>
<th>Independent</th>
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<tr>
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<td>$140,531,120</td>
<td>$140,531,120</td>
<td>$140,531,120</td>
<td>$140,531,120</td>
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<td>0</td>
</tr>
<tr>
<td>Add. Homestead</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Wid/Vet/Dis</td>
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<td>0</td>
<td>0</td>
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<td>0</td>
<td>0</td>
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</table>

### Sales History

<table>
<thead>
<tr>
<th>Date</th>
<th>Type</th>
<th>Price</th>
<th>Book/Page or CIN</th>
</tr>
</thead>
</table>

### Land Calculations

<table>
<thead>
<tr>
<th>Price</th>
<th>Factor</th>
<th>Type</th>
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<tbody>
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<td>$9.00</td>
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<tr>
<td>$7.25</td>
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*Adj. Bldg. S.F. (Card, Sketch) 1814736
Eff./Act. Year Built: 1990/1979*

### Special Assessments

<table>
<thead>
<tr>
<th>Fire</th>
<th>Garb</th>
<th>Light</th>
<th>Drain</th>
<th>Impr</th>
<th>Safe</th>
<th>Storm</th>
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building / Improvement</th>
<th>Just / Market Value</th>
<th>Assessed / SOH Value</th>
<th>Tax</th>
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<tr>
<td>2019</td>
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<td>$2,999,590</td>
<td>$4,582,600</td>
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<td>2018</td>
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<tr>
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### 2019 Exemptions and Taxable Values by Taxing Authority

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<tr>
<th>Exempt Type</th>
<th>County</th>
<th>School Board</th>
<th>Municipal</th>
<th>Independent</th>
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<tbody>
<tr>
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<td>$4,582,600</td>
<td>$4,582,600</td>
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<td>Assessed/SOH</td>
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<td>$4,582,600</td>
<td>$4,582,600</td>
<td>$4,582,600</td>
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<td>0</td>
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<tr>
<td>Senior</td>
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<tr>
<td>Exempt Type</td>
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### Sales History

<table>
<thead>
<tr>
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### Land Calculations

<table>
<thead>
<tr>
<th>Price</th>
<th>Factor</th>
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<tr>
<td>$9.00</td>
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Adj. Bldg. S.F. (Card, Sketch) 31358
Eff./Act. Year Built: 1968/1963
The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

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<tr>
<th>Year</th>
<th>Land</th>
<th>Building / Improvement</th>
<th>Just / Market Value</th>
<th>Assessed / SOH Value</th>
<th>Tax</th>
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</thead>
<tbody>
<tr>
<td>2019</td>
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2019 Exemptions and Taxable Values by Taxing Authority

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<tr>
<th>County</th>
<th>School Board</th>
<th>Municipal</th>
<th>Independent</th>
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<tbody>
<tr>
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<td>$14,893,620</td>
<td>$14,893,620</td>
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<tr>
<td>Portability</td>
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<td>Assessed/SOH</td>
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Sales History

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<th>Book/Page or CIN</th>
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Land Calculations

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Adj. Bldg. S.F. (Card, Sketch) 97919


Special Assessments

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<th>Garb</th>
<th>Light</th>
<th>Drain</th>
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</tbody>
</table>
May 6, 2019

To Whom It May Concern:

Subject: Authorized Agent for DRC & Site Plan Review Process
Project No: RFP/RLI # N1337414R3
Project Title: Broward County Convention Center Expansion and Headquarters Hotel

AUTHORIZATION

Joseph D. Handley R.L.A. of Craven Thompson & Associates, Inc. is authorized to act as “Agent” on behalf of Broward County before the City of Fort Lauderdale’s Development Review Committee and City Commission and as might otherwise be required during the site plan approval process in regard to the Broward County Convention Center West Expansion Project.

If you need additional information, please contact me at (954) 357-7762 or via e-mail at shammond@broward.org.

Thank you for your assistance.

Sincerely

[Signature]

Steve Hammond, AIA
Assistant Director

Copies:
Alan Cohen, Assistant County Administrator
Derrick Bixby, The Weitz Company
Glenn Guthrie, Matthews Southwest Holdings
Project File
ADDRESS VERIFICATION

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

PROJECT ADDRESS: 1950 EISENHOWER BLVD, 33316

PREVIOUS ADDRESS: 1950,1850 EISENHOWER BLVD, 33316

NOTES: EXPANSION OF BROWARD COUNTY CONVENTION CENTER

ZONING: PEDD

FOLIO #: 0214360020, 0214360010

LEGAL DESCRIPTION: PORT EVERGLADES PLAT NO 2 108-31 B PARCEL A LESS POR DESC:COMM
SW COR OF NE1/4 OF SE1/4 OF SEC 14-50-42,NLY 289,ELY 95 TO POB,ELY
220,NLY 792,WLY 220,SLS 411, WLY 15,SLS 110,ELY 15,SLS 271 TO POB,& LESS
POR PAR A DESC AS COM NW COR PAR A,E 80 TO POB,CONT E 832,S
288.81,W 114.03,N 88.96,W 475.01,N 29.73,W 235,N 168.61 TO POB
POR OF PAR A DESC AS:COMM SW COR OF NE1/4 OF SE1/4 OF SEC 14-50
42,NLY 289,ELY 95 TO POB,ELY 220 NLY 792,WLY 220,SLS 411,WLY 15, SLY
110,ELY 15,SLS 271 TO POB

DRC #: 

AUTHORIZED SIGNATURE: 

DATE: 05/29/2019
NOTE:
The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, right-of-way, setback lines, reservations, agreements and other similar matters, and this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and further, confirmed by others through appropriate title verification.

NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.

NOTE: THIS SURVEY IS IN A PRELIMINARY FORMAT, CRAVEN-THOMPSON & ASSOCIATES, INC. HAS NOT BEEN PROVIDED A BOUNDARY DESCRIPTION OF THE PROPERTY TO BE SURVEYED. NO BOUNDARY MONUMENTATION HAS BEEN SET IN CONJUNCTION WITH THIS SURVEY.
NOTE: BROWARD COUNTY CONVENTION CENTER
EXPANSION AND HOTEL
Balfour Beatty
BOUNDARY INFORMATION
SEE SHEET V-1 FOR LOCATION AND KEY SHEET, LEGAL DESCRIPTION, SURVEYORS NOTES, SURVEYORS CERTIFICATION, SYMBOL LEGEND, ABBREVIATION LEGEND AND FIELD BOOK REFERENCES.
SEE SHEET V-3 THRU V-17 FOR SITE IMPROVEMENT LOCATIONS.
SEE SHEET V-18 THRU V-20 FOR TREE LOCATIONS AND TREE LIST.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.
NOTE: The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, right-of-way, setback lines, reservations, agreements and other similar matters, and this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and further, confirmed by others through appropriate title verification.

NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.
8'-0" MAX SPACING

POST TOP
GALVANIZED
ROUND END &
CORNER POST
GALVANIZED
CHAIN LINK FABRIC,
#9 GAUGE, 2" MESH SIZE
(TOP SELVAGE- KNUCKLED)

RAIL TIE
1.66" (1 5/8") OD

BRACE RAIL
GALVANIZED

BOTTOM SELVAGE
KNUCKLED
CHAIN LINK FABRIC
BELOW GRADE.
MINIMUM 6"

BOTTOM RAIL
GALVANIZED

TENSION BAR
GALVANIZED

LINE POST LOOP CAP
GALVANIZED
1.66" (1 5/8") OD - TOP RAIL
GALVANIZED
LINE POST (ROUND)
GALVANIZED
LINE POST TIE

CONTACT:  Carlos Espinoza
MASTER HALCO
Ph: (305)401-7761

MANUFACTURER: Anchor
Fence Wholesalers
or Approved Equal

SIZE: 8' Height
COLOR: Black Vinyl
Coated (Fabric)
COLOR: Galvanized (Posts,Caps, Hardware, etc.)

G.C. IS TO SUBMIT
STRUCTURAL SHOP
DRAWINGS FOR FENCE
POST ANCHORING FOR
REVIEW AND TO THE CITY
FOR PERMIT APPROVAL

NOTE:
1. PLEASE FIELD VERIFY
DIMENSIONS
2. TRUSS BARS ARE REQUIRED FOR
THE FIRST SPAN ON EACH SIDE OF
A CORNER POST.
3. MIDDLE BRACE BAR REQUIRED AS
NECESSARY DEPENDING ON HEIGHT
OF FENCE AND MANUFACTURER'S
SPECIFICATIONS.

4. CONTRACTOR TO SUBMIT SHOP
DRAWINGS.
5. FOOTING WIDTH TO BE (4)X POST
WIDTH, MINIMUM DEPTH 36".
6. FENCE ANCHORING TO BE
SPECIALTY ENGINEERED.
CONTRACTOR TO SUBMIT SIGNED
SEALED STRUCTURAL DRAWINGS
FOR REVIEW.
7. POSTS, FRAMING, AND
HARDWARE TO BE BLACK POWDER
COATED.

7. FENCE FABRIC TO BE BLACK
VINYL COATED GALVANIZED CHAIN
LINK

18' HT CHAIN LINK SECURITY FENCE

28' HT CHAIN LINK SECURITY FENCE ON WALL

CRAVEN   THOMPSON AND ASSOCIATES, INC.
ENGINEERS       PLANNERS       SURVEYORS
Justin L. Rietema
Florida R.L.A. No. 6667055
87-0028-102-11 BROWARD COUNTY
CONVENTION CENTER
WEST EXPANSION
STANTEC
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.

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www.stantec.com

1/32" = 1'-0"
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.

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Copyright Reserved

Drawing No. 219420648

Project No. 1950 EISENHOWER BLVD

Title FLOOR PLAN LEVEL 2

Revision 2

Scale 1/32" = 1'-0"

1/3/2019 11:38:19 AM

Stantec Architecture Inc - AA26000733

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
Two South Biscayne Blvd
Miami, Fl 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

www.stantec.com
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DRC-5
219420648
1950 EISENHOWER BLVD
FORT LAUDERDALE, FL 33316

FLOOR PLAN LEVEL 3

Scale: 1/32" = 1'-0"
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Drawing No. 219420648
Project No. DRC-4
Title ROOF PLAN

BROWARD COUNTY CONVENTION CENTER & HEADQUARTER HOTEL
1155 S EISENHOWER BLVD
FORT LAUDERDALE, FL 33316

Preliminary
Not for Construction
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Stantec Architecture Inc. - AA26000733

Stantec Architecture Inc.
One Biscayne Tower Suite 1670
Two South Biscayne Blvd
Miami, Fl 33131-1804
Tel: (305) 482-8700 / Fax: (305) 482-8770

5/31/2019 11:43:06 AM

1/32" = 1'-0"

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www.stantec.com

Broward County Convention Center & Headquarters Hotel
1155 Eisenhower Blvd
Fort Lauderdale, Fl 33316

Section/Elevations

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Current Condition

Projected Condition

Street View

PRELIMINARY
NOT FOR
CONSTRUCTION

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<table>
<thead>
<tr>
<th>Key</th>
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<th>Drought Tolerance</th>
<th>Size/Root Sp/Contour</th>
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**MEDIUM SCALES & VINES**

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**LOW SCALES / GROUND COVERS**

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**PRELIMINARY NOT FOR CONSTRUCTION**

*Note: This document is subject to change. The information is intended to provide a general overview of the landscape plant list for the project.*

**BROWARD COUNTY**

**BROWARD COUNTY CONVENTION CENTER**

**LANDSCAPE PLANT LIST**

Prepared by: [Name]

Drawing No.: L611A
EXISTING CONVENTION CENTER

LIMITS OF EXISTING TO REMAIN checked and is for general information or
This document has not been completed or
CONSTRUCTION

CONTENTS OF UTIL. ROOM: (TO BE RE-FED FROM NEW C.E.P.)

12'x14' FPL VAULT

3. PHASING OF DEMOLITION SHALL BE COORDINATED WITH ENGINEER, CITY, AND PERMITTING AGENCIES TO ENSURE CONTINUOUS OPERATIONS AND COMPLIANCE

SERVICE TO EXISTING FACILITIES TO BE MAINTAINED AS NECESSARY THROUGH EITHER TEMPORARY OR PERMANENT MEANS.

18" R.C.P. EX. FENCE

GRUB. WATER, SANITARY SEWER, STORMWATER AND OTHER UNDERGROUND UTILITIES TO REMAIN IF NOT NOTED FOR REMOVAL. THROUGHOUT DEMOLITION,

4" SAN.

EXFILTRATION TRENCH

4.80

O.R.B. 25458, PG. 354

O.R.B. 16475, PG. 360

10" P.V.C. S.S.

10" D.I.P. W.M.
Preliminary

Not for Construction

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Exposed/concealed
Exposed

to the public

54" D.I.P. F.M.

10" P.V.C. S.S.

7.68

8" SAN.

7.26

10"  D.I.P. W.M.

7.41

STRM

OHW

7.46

T497

T493

FM

6.23

FM

6.25

FM

6.90

FM

6.92

105 LF OF 30" HP PIPE W/ 97 LF OF 30" R.C.P.

STANTEC

PREPARED FOR:

6.78

18" P.C.A.P. w/ 185 L.F. EXFILTRATION TRENCH

6.28

24" P.C.A.P. w/ 200 L.F. EXFILTRATION TRENCH

6.40

30" R.C.P.

7.25

260 LF 10" D.I.P.

7.07

8" SAN.

7.33

7.13

6.91

6.96

7.32

7.16

7.44

6.40

6.90

6.87

7.29

6.78

7.35

7.33

7.44

6.91

6.96

7.29

7.35

7.33

7.44

6.91

6.96
Convnation Center West Expansion Narrative
Stantec – Fentress Architects | 20180073 | 31 May 2019

As Broward County’s premier waterfront convention facility, the Greater Fort Lauderdale - Broward County Convention Center draws thousands of guests to Fort Lauderdale each year. The versatile center is designed to offer an ideal venue for conventions, trade shows, meetings, and other events. To ensure that the Convention Center can continue to grow in its convention market, Broward County is proposing an expansion to the Convention Center and a future Headquarters Hotel. Together, these elements will create a spectacular regional destination and elevate the stature of the convention center in its national market.

The primary functional spaces in the Broward County Convention Center West Expansion are:

- **Existing Pre-Function Space:** The Convention Center Expansion showcases its the waterfront location with pre-function areas on each level that have views of the water. The pre-function areas have full-height glazed walls with views of the Intercostal Waterway, the spectacular drawbridge, and the port where huge cruise ships dock.

  Convention Center guests and exhibitors will arrive on the east side pre-function area of the existing building and will register for events and enjoy concessions here. From the pre-function area, they will proceed into the east side of the exhibit hall to view exhibits and events.

- **Exhibit Space:** The West Expansion adds 150,000 sf to the existing exhibit hall, bringing the total exhibit space to 350,000 sf. The exhibit hall will have a clear height of 30 feet, and it will supply utility floor boxes on 30-foot centers. The exhibit hall is designed for function, and it will have concrete floor and open structure. This design enables the Convention Center customers optimal flexibility to stage their shows and exhibits. No public access to the west core and docks areas (aside from the public toilets) is expected.

  Conventions, meetings, and assemblies may take place in the exhibit hall, and these events may last for several days or several weeks and may take place from early in the morning to late at night.

- **Service Spaces:** New service spaces will be located on the west side of the expansion. Outside the building, trucks will enter on the north end of the site and exit on the south end. The entrance to the truck dock will be gated, and security personnel will staff a guard house on the north end. The security fence will continue along the west side of the truck dock apron, securing the area, and the small streetscape area between the fence and the Eisenhower sidewalk will be heavily planted to attempt to screen the dock from view.

  Within the dock, there will be spaces for 25 tractor trailers and areas for trash and recycling containers, so circulation for tractor trailers and recycling and trash pickup will occur in this service area. Deliveries for Convention Center shows may happen at any time, as in addition to the show times, there are extended set-up and take-down times required. In a very large show, trucks will marshal in a remote yard and will be called to the Convention Center as dock space becomes available. Once unloaded, the truck will return to the marshaling yard. This process may be extensive during big shows.

  The core between the truck dock and the exhibit hall houses support spaces for the hall, including storage, toilets, and mechanical and electrical spaces.
The Broward County Convention Center West Expansion is an enlargement of the existing exhibit hall with associated support space. The public is not expected to approach the building from this side. The building will be finished in a cream-colored cement plaster that matches the precast concrete and cement plaster of the existing Convention Center, with reveal patterns that align and duplicate the patterns that currently exist. A standing seam metal roof will cover the rear of the parked tractor trailers so that they can load and unload in rainy weather without damage to the materials that they are carrying.

The Broward County Convention Center West Expansion is expected to be a valuable asset to the County. It will allow the Center to host larger shows, thus increasing its customer base and contributing positively to the area economy.

By:

[Signature]
Catherine H. Dunn, AIA
Florida License #AR99107
The subject site is one parcel (folio number 504214360020) with a portion of two other parcels (folios 504214360010 and 504214360030).

The applicant proposes to add onto the existing Convention Center with approximately 150,000 SF of exhibition hall and support facilities. The site plan process for properties within the PEDD is not required, however the applicant is submitting these plans for a courtesy review.

**Sec. 47-25.2 Adequacy Requirements**

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

*Response: Acknowledged.*

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

*Response: Applicant understand this requirement. The proposed project will not adversely affect the City’s communication network.*

C. Drainage facilities. Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2½) inches of runoff from the impervious surface whichever is greater.

*Response: Applicant understand this requirement. The storm water management facilities implemented into the proposed project will meet the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2½) inches of runoff from the impervious surface whichever is greater.*

D. Environmentally sensitive lands.

1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:
a. Broward County Ordinance No. 89-6.
b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
c. Broward County Ordinance No. 84-60.
   Response: Acknowledged.

2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.
   Response: The project exists as a fully developed parcel. There are no environmentally sensitive lands within the project limits.

E. Fire protection. Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.
   Response: The proposed project will be designed to ensure that fire protection services shall be adequate to protect occupants and property in the proposed project. Specifically, adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

F. Parks and open space.
   1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.
   2. No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.
      Response: This requirement is not applicable since this project does not include any residential uses.

G. Police protection. Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention Through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.
   Response: Police protection services will be adequate to protect people and property in the proposed project. The development shall incorporate CPTED design principals into the design. The project will include adequate CCTV and security controls and monitoring, as well as natural surveillance to protect the building’s residents, employees and visitors.

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

Response: The water distribution is owned and maintained by the Port Everglades Department of Broward County. Water supply is by City of Fort Lauderdale through a large user agreement. Improvements shall comply with applicable standards.

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

Response: Adequate potable water service systems will be designed to meet the needs of the proposed project, in accordance with City engineering standards, the South Florida Building Code, and applicable health and environmental regulations.

I. Sanitary sewer.
   1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
   2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.
   3. Where the county is the projected service provider, a written assurance will be required.
   4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

Response: Adequate sanitary sewer service systems will be designed to meet the needs of the proposed project, in accordance with City engineering standards, the South Florida Building Code, and applicable health and environmental regulations. Septic tanks will not be utilized for the project.

J. Schools. For all development including residential units, the applicant shall be required to mitigate the impact of such development on public school facilities in accordance with the Broward County Land Development Code or section 47-38C. Educational Mitigation, as applicable and shall provide documentation to the city that such education mitigation requirement has been satisfied.

Response: This requirement is not applicable since the project does not include any residential units.

K. Solid waste.
   1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.
   2. Solid waste facilities. Where the city provides solid waste collection service and adequate service can
be provided, an adequacy finding shall be issued. Where there is another service provider, a written
assurance will be required. The impacts of the proposed development will be determined based on
Table 4, Solid Waste, on file with the department.

Response: The applicant will procure adequate solid waste collection facilities and services in
connection with the proposed project and will provide evidence to the City demonstrating that all
solid waste will be disposed of in a manner that complies with all governmental requirements.

L. Stormwater. Adequate stormwater facilities and systems shall be provided so that the removal of
stormwater will not adversely affect adjacent streets and properties or the public stormwater
facilities and systems in accordance with the Florida Building Code, city engineering standards and
other accepted applicable engineering standards.

Response: The Applicant will provide adequate stormwater facilities and systems to ensure that
the removal of stormwater will not adversely affect adjacent streets and properties or the public
stormwater facilities and systems in accordance with the Florida Building Code, city engineering
standards and other accepted applicable engineering standards.

M. Transportation facilities.
1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level
of Service Maximum Volumes, on file with the department. If a development is within a compact
deferral area, the available traffic capacity shall be determined in accordance with Table 2,
Flowchart, on file with the department.

2. Regional transportation network. The regional transportation network shall have the adequate
capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate
capacity and safe and efficient traffic circulation shall be determined by using existing and site-
specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans,
and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to
be made and paid for by the applicant when the city determines such a study is needed in order to
evaluate the impacts of the proposed development on proposed or existing roadways as provided
for in subsection M.4. An applicant may submit such a study to the city which will be considered by
the DRC in its review. Roadway improvements needed to upgrade the regional transportation
network shall be made in accordance with the city, the county, and Florida Department of
Transportation traffic engineering standards and plans as applicable.

3. Local streets. Local streets shall have adequate capacity, safe and efficient traffic circulation, and
appropriate functional classification to serve the proposed development. Adequate capacity and safe
and efficient traffic circulation shall be determined by using existing and site-specific traffic studies,
the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific
traffic studies may be required to be made and paid for by the applicant when the city determines
such a study is required in order to evaluate the impact of the proposed development on proposed
or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a
study to be considered as part of the DRC review. Street improvements needed to upgrade the
capacity or comply with the functional classification of local streets shall be made in accordance with
the city engineering standards and acceptable applicable traffic engineering standards. Local streets
are those streets that are not classified as federal, state or county roadways on the functional
classification map adopted by the State of Florida.
Response: The traffic impacts are being addressed under the ongoing DRI Amendment process.

4. Traffic impact studies.
   a. When the proposed development may generate over one thousand (1,000) daily trips; or
   b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (½) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (½) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:
      i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.
      ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.
      iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
      iv. A further detailed analysis and any other information that the review committee considers relevant.
      v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.
      vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

Response: A Traffic Impact Analysis is provided as the project is to be expected to generate over 1,000 daily trips. Any improvements will be determined during the site plan review and approval process.

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

Response: Acknowledged, but no dedication of Right-of-Way is anticipated.

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

Response: Sidewalks, pedestrian crossing and other pedestrian facilities will be provided and designed to meet City requirements, as applicable.

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

Response: Acknowledged.

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

Response: This requirement is being addressed with the ongoing DRI Amendment process.

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

Response: Trees have been provided in accordance with the above-requirement. See the landscape plans included with the application documents.

N. Wastewater.

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

Response: Applicant understands this requirement. The proposed development will provide adequate wastewater services for the needs of the proposed project, including adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards.

O. Trash management requirements. A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing
non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

Response: Applicant will ensure that all trash collection is appropriately provided for.

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

Response: Not applicable. No structure has been identified on the property as having archaeological or historical significance by any entity with the State of Florida authorized by law to do the same.

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

Response: The subject site is not located east of the Intracoastal Waterway.

Prepared by:

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JDH/tg
Broward County Convention Center

West Expansion

View into site from the North

View from the site looking North

June 3, 2019
View into the site from the West (Eisenhower Boulevard)

View from the site looking West (Eisenhower Boulevard)
View from the site looking West (Eisenhower Boulevard)

View from the site looking West (Eisenhower Boulevard)

June 3, 2019
View into the site from the South
(Entrance drive to Parking Garage and Convention Center)

View from the site looking South
(Entrance drive to Parking Garage and Convention Center)