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 Districts (PUD/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 $4,290.00
- Site Plan Level II $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.
A. DEPARTMENT INFORMATION: (FOR STAFF USE ONLY)

<table>
<thead>
<tr>
<th>Case Number</th>
<th>219051</th>
</tr>
</thead>
<tbody>
<tr>
<td>Submittal Date</td>
<td>7/1/19</td>
</tr>
<tr>
<td>Intake By</td>
<td>2019</td>
</tr>
<tr>
<td>Civic Association</td>
<td>TAMPA RIVER AS societ</td>
</tr>
<tr>
<td>City Commission District</td>
<td></td>
</tr>
</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>IMPACT INVESTMENTS 1 LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address, City, State, Zip</td>
<td>7800 W OAKLAND PARK BLVD # C306 SUNRISE, FL 33314</td>
</tr>
<tr>
<td>Phone Number</td>
<td>828-585-7239</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:joseph@impact-realestate.com">joseph@impact-realestate.com</a></td>
</tr>
<tr>
<td>Proof of Ownership</td>
<td>Warranty Deed</td>
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</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>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address, City, State, Zip</td>
<td></td>
</tr>
<tr>
<td>Phone Number</td>
<td>Email</td>
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<tr>
<td>Letter of Consent Submitted</td>
<td>[ ] Yes or [ ] No</td>
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</table>

D. DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Hotel d'Arts</th>
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</thead>
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<tr>
<td>Project Address</td>
<td>(Provide Address Verification Letter) 301 NW 7 AVENUE</td>
</tr>
<tr>
<td>Legal Description</td>
<td>FT LAUDERDALE LAND &amp; DEV CO SUB OF BLK 6 FT LAUD 1-57 D LOTS 24-25, 25-36 &amp; S/S OF ABUT VAC ALLEY DESC IN OR 13946/94 RAS A</td>
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<tr>
<td>Tax ID Follno Numbers</td>
<td>504210120560, 504210120560, 504210120560, 504210120550, 504210120540, and 504210120520</td>
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<td>Site Adjacent to Waterway</td>
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E. PROPERTY USE INFORMATION

<table>
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<tr>
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<tbody>
<tr>
<td>Land Use Designation</td>
<td>Northwest Regional Activity Center</td>
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<tr>
<td>Zoning Designation</td>
<td>NWRAC-MUw</td>
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<tr>
<td>Non-Residential SF (and Type)</td>
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<tr>
<td>Bldg Sq. Ft. (include structured parking)</td>
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F. DIMENSIONAL REQUIREMENTS

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<tr>
<td>Lot Size (SF / Acreage)</td>
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<tr>
<td>Lot Density (Units/Acres)</td>
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<tr>
<td>Lot Width</td>
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<tr>
<td>Building Height (Feet / Floors)</td>
</tr>
<tr>
<td>Structure Length</td>
</tr>
<tr>
<td>Floor Area Ratio (F.A.R.)</td>
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<tr>
<td>Lot Coverage</td>
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<tr>
<td>Vehicular Use Area</td>
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<td>Parking Spaces</td>
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<table>
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<th>Proposed</th>
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<td>Lot Size (SF / Acreage)</td>
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<tr>
<td>Floor Area Ratio (F.A.R.)</td>
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<td>Lot Coverage</td>
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<tr>
<td>Vehicular Use Area</td>
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<table>
<thead>
<tr>
<th>Setbacks (Indicate direction N.S.E.W)</th>
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</thead>
<tbody>
<tr>
<td>Front</td>
</tr>
<tr>
<td>Side</td>
</tr>
<tr>
<td>Side</td>
</tr>
<tr>
<td>Rear</td>
</tr>
</tbody>
</table>

Approved by: Elia Parker, Urban Design and Planning Manager
Uncontrolled in hard copy unless otherwise marked
1. All fill material is to be in place and compacted before installation of proposed utilities.
2. Contractor shall notify the utility authorities inspectors 72 hours before connecting to any existing line.
3. Sanitary sewer laterals shall be 6" PVC Schedule 40.
4. Minimum trench width shall be 2 feet.
5. Contractor shall maintain a minimum of 3 ft. of cover on all water mains.
6. Existing utilities shall be verified in field prior to installation of any new lines.
7. Refer to interior plumbing drawings for tie-in of all utilities.
8. Contractor is responsible for complying to the specifications of the local authorities (City of Fort Lauderdale) with regards to materials and installation of the water and sewer lines.
9. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. The contractor must call the appropriate utility companies at least 72 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
10. Contractor is responsible for all necessary inspections and/or certifications required by codes and/or utility service companies.
11. Contractor shall coordinate with all utility companies for installation requirements and specifications.
12. Refer to building plans for site lighting electrical plan.
13. Any road cuts for utilities or curb cuts within 50 ft. in the city rights-of-way shall be restored to full lane width, and provide final resurface of 25 ft. in each direction of cut, per city code of ordinances section 25-108.
14. If the city's roadway system is utilized for material delivery/construction activities, contractor may be required to mill and resurface roadway to the city's satisfaction upon completion of the construction.

Utility Notes:

100 ROOM HOTEL
67,466± SF
5-STORY

Prop. Hose Bib
Prop. 6" Tapping - Service and Valve
Prop. Electro. and Cable Lines (See MEP Plans for Conduit Size and Design)
Prop. 6" Clean Out At Roof And Building
Prop. 12± LF 4" DIP And FDC
Prop. 6" DDCV
Prop. 6" D.C. (See Irrigation Plan For Continuation)
Prop. 4" Meter and 4" RPZ-BFP
Prop. 120± LF 6" DIP
Prop. 6"x4" TEE And 4" GV
Prop. 30± LF 6" PVC Sewer Lateral, 40% Maximum Trench Into Existing 8" Main

Keen Engineering, Inc.
7280 W Palmetto Park Rd., Suite 105, Boca Raton, FL 33433
Phone: 561-325-6700 CA#31195
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This item has been digitally signed and sealed by ERIK WILCZEK, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CITY OF FORT LAUDERDALE
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
FORT LAUDERDALE, FLORIDA

301 NW 7 AVENUE
Engineering Inc.

3080 W PALMETTO PARK RD., SUITE 105, BOCA RATON, FL 33433
PHONE: 561-325-6700 CA#31195

SHEET NUMBER
301 NW 7 AVENUE
Engineering Inc.

TYPICAL WASTEWATER SERVICE CONNECTION
TYPICAL CLEANOUT INSTALLATION
NEW LATERAL ON EXISTING GRAVITY WASTEWATER MAIN
JOINT FOR DISSIMILAR GRAVITY SEWER PIPE

NOTES:
1. MATERIALS SHALL BE ADEQUATE TO WITHSTAND PIPE, WALL, AND GROUND LOADS.
2. MATERIALS AND PROPORTIONS SHALL BE IN ACCORDANCE WITH MATERIAL SPECIFICATIONS.
3. DRAWN TO SCALE OF 1/4" = 1'-0" UNLESS OTHERWISE STATED.

SCALE AS NOTED
DESIGNED BY EW
DRAWN BY EW
CHECKED BY EW
DATE
PROJECT #
038-01
06-14-2019
BROWARD COUNTY, FL
FORT LAUDERDALE
7280 W PALMETTO PARK RD., SUITE 105, BOCA RATON, FL 33433
PHONE: 561-325-6700 CA#31195
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This item has been digitally signed and sealed by ERIK WILCZEK, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

06/14/2019
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1. Place curb type silt barriers on gently sloping street segments, where water can pond and allow sediment to separate from runoff.
2. Sedimentation and debris that are removed from public street shall be legally disposed of at an authorized off-site disposal facility.
3. Leave one sandbag gap in the top row to provide a spillway for overflow.
4. Inspect barriers and remove sediment after each storm event. Sediment and gravel must be removed from the traveled way immediately.
5. Inspect and repair fence after each storm event and remove sediment when necessary.
6. Removed sediment shall be deposited to an area that will not contribute to public street ponding efficiency.
7. Removered sediment shall be deposited to an area that will not contribute to public street ponding efficiency.
8. To be located in field.
9. Streamline with dust screen (typ).
10. Equipment/material storage area.
11. Prop. stabilized construction.
12. Prop. chain link construction fence.
13. Prop. silt fence (typ.)
14. Side walk adjacent to all frontages.
15. Remove existing fence (to be located in field).
16. Remove existing power pole to remain as necessary to meet lid to traffic rated.
17. Adjust meter box to side walk adjacent to all frontages.
18. All frontages with proposed grade within new driveway.
19. Remove asphalt around ex. catch basin (to be located in field).
20. Catch basin inlet silt barrier.
22. Stabilized construction entrance tack.
STORM WATER EROSION CONTROL

A. DRAINAGE DITCHES AND SWALLOWS AND ALL OTHER SEDIMENT BASINS AND DITCHES SHALL BE BUILT AND MAINTAINED IN A MANNER THAT WILL PREVENT THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

B. EROSION CONTROL PRACTICES:

1. PROPERLY DESIGN, INSTALLATION, AND MAINTENANCE OF STORM DRAINAGE SYSTEMS TO PROTECT THE SITE FROM FLOODING.

2. PREVENTION AND CONTROL OF WATER FROM ENTERING THE SITE THROUGH THE CREATION OF A DRYWALL SYSTEM.

3. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT PRESENT, THE SEDIMENT PROTECTION OF STORM SEWER OR RECEIVING STREAM.

C. SUFFICIENT OIL AND GREASE-absorbing MATERIALS AND FLOATATION BOOMS SHALL BE MAINTAINED ON SITE AND READILY AVAILABLE FOR USE.

D. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR DISTURBANCES OF THE EROSION CONTROL FENCES.

E. THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED MONTHLY FOR DEPTH OF SEDIMENT. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS/DITCHES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SEDIMENT FENCE.

F. Silt fences shall be repaired to their original conditions if damaged. Silt shall be removed from the silt fences when it reaches one-third the height of the silt fence.

G. All maintenance operations shall be done in a timely manner but in no case later than seven (7) days after any inspection.

H. The superintendent shall be the spill prevention and cleanup coordinator and is responsible for the day-to-day implementation of these practices.

WIND EROSION CONTROL

A. Wind erosion shall be controlled by implementing the following methods as necessary and appropriate:

1. Fence spraying shall be used to plant barrows and control the drift of wind and sand.

2. Mulching shall be used to suppress the wind and sand.

3. Windbreaks shall be used to control wind and sand.

4. Wind-protected areas shall be created to provide shelter for plants and seedlings.

B. All construction sites shall be kept clean and free of debris, wood, and other materials that can cause wind erosion.

C. All trucks and equipment shall be kept clean and free of debris, wood, and other materials that can cause wind erosion.

D. All construction equipment shall be kept clean and free of debris, wood, and other materials that can cause wind erosion.

E. All construction materials shall be kept clean and free of debris, wood, and other materials that can cause wind erosion.

F. All construction sites shall be kept clean and free of debris, wood, and other materials that can cause wind erosion.

G. All construction equipment shall be kept clean and free of debris, wood, and other materials that can cause wind erosion.

H. All construction materials shall be kept clean and free of debris, wood, and other materials that can cause wind erosion.

I. All construction sites shall be kept clean and free of debris, wood, and other materials that can cause wind erosion.

J. All construction equipment shall be kept clean and free of debris, wood, and other materials that can cause wind erosion.

K. All construction materials shall be kept clean and free of debris, wood, and other materials that can cause wind erosion.

L. All construction sites shall be kept clean and free of debris, wood, and other materials that can cause wind erosion.

M. All construction equipment shall be kept clean and free of debris, wood, and other materials that can cause wind erosion.

N. All construction materials shall be kept clean and free of debris, wood, and other materials that can cause wind erosion.

O. All construction sites shall be kept clean and free of debris, wood, and other materials that can cause wind erosion.

P. All construction equipment shall be kept clean and free of debris, wood, and other materials that can cause wind erosion.

Q. All construction materials shall be kept clean and free of debris, wood, and other materials that can cause wind erosion.

R. All construction sites shall be kept clean and free of debris, wood, and other materials that can cause wind erosion.

S. All construction equipment shall be kept clean and free of debris, wood, and other materials that can cause wind erosion.

T. All construction materials shall be kept clean and free of debris, wood, and other materials that can cause wind erosion.

U. All construction sites shall be kept clean and free of debris, wood, and other materials that can cause wind erosion.

V. All construction equipment shall be kept clean and free of debris, wood, and other materials that can cause wind erosion.

W. All construction materials shall be kept clean and free of debris, wood, and other materials that can cause wind erosion.

X. All construction sites shall be kept clean and free of debris, wood, and other materials that can cause wind erosion.

Y. All construction equipment shall be kept clean and free of debris, wood, and other materials that can cause wind erosion.

Z. All construction materials shall be kept clean and free of debris, wood, and other materials that can cause wind erosion.

SPILL PREVENTION AND CONTROL

A. SPILL PREVENTION AND CONTROL SHALL BE INDIVIDUALLY CONSIDERED FOR EACH PHASE OF CONSTRUCTION ACTIVITY.

B. THE FOLLOWING CLAUSES OF EQUIPMENT MUST BE EXECUTED NEAR THE MATERIAL STORAGE AREA.

C. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL ADHERE TO THE FOLLOWING:

D. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR DISTURBANCES OF THE EROSION CONTROL FENCES.

E. THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY-TO-DAY IMPLEMENTATION OF THESE PRACTICES.

F. ALL DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST CONTROL SHALL NOT BE ALLOWED.

G. ALL DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST CONTROL SHALL NOT BE ALLOWED.

H. ALL DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST CONTROL SHALL NOT BE ALLOWED.

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J. ALL DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST CONTROL SHALL NOT BE ALLOWED.

K. ALL DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST CONTROL SHALL NOT BE ALLOWED.

L. ALL DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST CONTROL SHALL NOT BE ALLOWED.
Detailed planting instructions for trees and shrubs, including:
- **METAL OR WOODEN POST (PLACED AT EAST AND WEST)**
- **AMENDED PLANTING SOIL**
  - Amended planting soil shall consist of a 50-50 premixed volume ratio of clean, screened silica sand and clean, pulverized topsoil to be added at the time of planting to planting hole that is minimum twice the diameter of the rootball.
- **FINAL GRADE**
  - Compacted soil at tree ring.
- **3" LAYER OF SHREDDED BARK MULCH**
  - (Keep 12" away from trunk).
- **1 1/4" BLACK FABRIC WEBBING TAPE**
  - (Loop once around trunk).
  - Loop sisal twine loosely around trunk for connection to webbing tape.
- **MIN. 16" EXCAVATION**
  - Fabric weed barrier.
  - Amended planting soil (50-50 ratio mix of clean, screened sand and clean or organic topsoil).
  - Final grade.
  - Mulch layer (1-1/2" max. thickness on rootballs, 3" elsewhere).
  - Rotate shrubs so best face is fronting primary direction of viewing.

*Note: For poor soil conditions directly adjacent to roadways or inside roadway medians, min. excavation depth shall be 24", or 5" deeper than bottom of rootball. Top of rootball shall be slightly above surrounding soil.*

**CU STRUCTURAL SOIL SPECIFICATIONS**

12. GENERAL

12.1 The root burlap consists of striped root material to which have been attached the specified tree and soil mix.

12.2 Inch bore rubber will be used to hold the tree in place until planting.

12.3 The tree burlap will be tied to the tree with a minimum of 4 ties around the trunk.

12.4 The tree will be dug with a minimum of 24" deep by 36" wide by 36" long.

12.5 The tree will be wrapped in burlap and tied with a minimum of 4 ties around the trunk.

12.6 The tree will be placed in the planting hole and backfilled with amended soil.

12.7 The tree will be watered daily for 30 days at a minimum of 5 gallons per occurrence per palm at a slow rate.

12.8 Beyond 30 days, water at least 3 times per week for the next 3 months or until substantially acclimated and infill soil as necessary if erosion occurs.
SITE LIGHTING NOTES

1. REFER TO SIGNAGE PLANS BY OTHERS FOR DETAILS, SPECIFICATIONS, AND SIGN LOCATIONS. COORDINATE LOCATION OF ANY PULL BOXES WITH SIGNAGE PLANS.

2. IF REQUIRED, CONTRACTOR TO PROVIDE CERTIFIED DESIGN DRAWINGS SIGNED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER FOR POLE/FIXTURE/BRACKET COMBINATION TO MEET THE BUILDING CODE AND WIND LOADING REQUIREMENTS.

3. SEE MEP PLANS BY OTHERS FOR ELECTRICAL SERVICE POINT OF CONNECTION AND ELECTRICAL SERVICE AND CONDUIT DETAILS. CONTRACTOR IS REQUIRED TO VERIFY ALL WIRE SIZES AND CIRCUITS WITH ELECTRICAL PLANS PRIOR TO CONSTRUCTION.

4. BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE BUILDING TECHNOLOGY AND OTHER VARIABLES. ALL BUILDING CODES MUST BE COMPLIED WITH. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

5. ALL LIGHT POLES SHALL BE PLACED OUTSIDE OF ANY EASEMENT. CONTRACTOR TO CONFIRM PRIOR TO INSTALLATION OR RELOCATE AT CONTRACTOR'S COST.

6. THE ILLUMINATION LEVELS SHOWN ARE THE INITIAL ACTUAL LEVELS TO BE MEASURED AT THE TIME OF FINAL INSPECTION FOR A CERTIFICATE OF COMPLIANCE. NO LIGHT LOSS FACTOR WAS USED.

Luminaire Schedule

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<th>Symbol</th>
<th>Qty</th>
<th>Label</th>
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<tbody>
<tr>
<td>A</td>
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<td></td>
<td>Spaulding Cimarron CL1-60L-5K-4</td>
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<tr>
<td>B</td>
<td>8</td>
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Calculation Summary

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<th>Min</th>
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<td>PARKING AREA - EAST LOT</td>
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<td>12.5</td>
<td>0.4</td>
<td>8.8</td>
<td>30.9</td>
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</table>
Description of Proposed Development:

1. General Property Information. IMPACT Real Estate Group, Onyx Hospitality and Morpheus Group have proposed to construct a 5-story, 100-room hotel at the northwest corner of N.W. 3rd Street and N.W. 7th Avenue, Fort Lauderdale, Florida. The hotel will be a limited service hotel (Comfort Suites). In support of the development, IMPACT Real Estate Group has retained Walter Duke + Partners to model the Economic Benefits of the hotel construction and operations on the surrounding areas. For purposes of this analysis, the Primary Study Area includes the zip codes of 33301, 33304, 33305, 33306, 33311, 33312, 33315 and 33316, which generally includes the areas east of Interstate 95, South of Oakland Park Boulevard, North of Interstate 595 and west of the Atlantic Ocean and it is reflective of the study area.

The Property is located on the Eastern border of the Dorsey-Riverbend HOA, a neighborhood that is considered a focus area of the Northwest-Progresso-Flagler Heights CRA. The CRA is dedicated to eliminate slum and blight. Although several developers have started acquiring land in this corridor, no significant commercial development projects have broken ground in recent years. IMPACT Real Estate Group, Onyx Hospitality and Morpheus Group are pioneering development into this area with the first large scale hotel project this far West of the Florida East Coast Railway (FEC) tracks in Downtown Fort Lauderdale. The Hotel d’Arts Project will bring needed jobs to the area and serve as a catalyst for both redevelopment in the immediate vicinity of the hotel and the area West of the FEC rail. The Applicant understands that the development of a hotel on the Property presents unique risks, because to date, no one has attempted to develop a Project of this size this far West of the Downtown core.
2. **Project Details.** The proposed hotel is to be franchised as a Comfort Suites by Choice Hotels as a limited service hotel consisting of 100 suites. The building is 5 stories in height and designed with a contemporary architectural style exemplified by the simple clean lines of the structure, and geometric features along the facade. The facade of the building is well articulated; providing visual variety and interest without being overwhelming. The street level facade enhances the pedestrian environment by incorporating architectural features into its design; which add special interest of being located on Avenue of the Arts

In addition; the Hotel has been designed with the following design criteria:

(1) Surface parking and ground level with floor to ceiling glass. (2) active uses and amenities on the first floor; (3) internal vehicle circulation; (4) internal building services; The streetscape improvements include installation of new curbing; pavers; landscaping; lighting; wide sidewalks, benches. These improvements are focused on creating a pedestrian friendly environment and an overall neighborhood aesthetic.

3. **Project Construction Schedule:** Hotel D’Arts FLL, LLC expects to break ground in 2019 and expects construction to last for approximately 12-16 months.

4. **Conclusion:** The proposed Project is consistent with and furthers the objectives of the Northwest-Progresso-Flagler Heights Redevelopment Plan.
SUBJECT: Hotel d’Arts
301 NW 7th Avenue, Fort Lauderdale, Florida 33311

FOLIO: 504210120590, 504210120580, 504210120560, 504210120550, 504210120540, and 504210120520

The proposed project to be located at the corner of NW 7th Avenue (North Avenue of Arts) and NW 3rd Street will be a contemporary architectural style, 5 story, 100 room Comfort Suites Hotel. The contemporary style is exemplified by the simple clean lines of the structure and geometric features along the facade. The facade of the building is well articulated, providing visual variety and interest without being overwhelming. The street level facade enhances the pedestrian environment by incorporating architectural features into its design, which add special interest of being located on Avenue of the Arts.

The ground floor will feature the hotel lobby and reception, breakfast area and meeting room, all of which will have floor to ceiling glass street exposure. The accessory business center, sundries marketplace, and hotel operations offices are also located on the ground floor. Back of house activities will be internal. A gated trash enclosure is located in the NW corner of the property.

The second floor will feature a pool deck with landscaping, a fitness center and 22 guest suites. Floors 3, 4 and 5 will be typical with 26 guest suites each.

Parking for 45 vehicles will be provided on the ground floor under the structure. Traffic will circulate internally off both NW 7th Avenue and NW 3rd Street. Additionally, parking for 14 cars will be provided in the west parcel and 4 parking spaces will be available on NW 3rd Street.

In addition, the Hotel has been designed with the following design criteria:

(1) Surface parking and ground level with floor to ceiling glass; (2) Active uses and amenities on the first floor; (3) Internal vehicle circulation; (4) Internal building services; The streetscape improvements include installation of new curbing, pavers, landscaping, lighting, wide sidewalks and benches. These improvements are focused on creating a pedestrian friendly environment and an overall neighborhood aesthetic.

Sincerely,

Erik Wilczek
Keen Engineering Inc.
ADEQUACY REQUIREMENTS

Sec. 47-25.2. Adequacy requirements.
A. Applicability. The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.
B. Communications network. Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.
This Development will not interfere with any of the city’s communication network. The new building does not exceed the code allowed height of 5 stories.

C. Drainage facilities. Adequacy of storm water management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2 1/2) inches of runoff from the impervious surface whichever is greater.
Proper drainage will be provided by use of exfiltration trenches.

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.
2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.
The site is not considered environmentally sensitive land.

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.
Adequate water supply and fire hydrants exist or will be added as required. A fire pump will be included to provide adequate pressure.

F. Parks and open space.
1. For all residential plats, a minimum of three (3) acres property per anticipated one thousand (1,000) residents, or cash equivalent value, or combination thereof as determined by the department shall be provided by the applicant to meet the needs for additional parks. In addition, contribution to sub regional and regional parks in accordance with the Broward County Land Development Code is required, and an applicant shall provide documentation to the department that such contribution has been satisfied.
2. If there is adequate acreage available to service the proposed residential development, the city shall reserve the capacity necessary to serve the development.
3. Open space requirements provided in the ULDR shall be in addition to and shall not replace the park and open space required by this subsection F.
Not applicable.

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. 

**This development will have adequate police protection by the use of proper site lighting, all new glazing and doors will be impact resistant, and CCTV and alarm system will be included.**

**H. Potable water.**
1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.
2. Potable water facilities.
   a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
   b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
   c. Where the county is the projected service provider, a similar written assurance will be required.

Adequate potable water facilities to serve the development exist.

**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 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.

Adequate sanitary sewer facilities exist within the vicinity of the site.

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

Not applicable.

**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.

Provisions made for space to store the sanitation and recycling carts inside an enclosure at the NW corner of the site. Bulk trash will be handled by the city.

**L. Storm water.** Adequate storm water facilities and systems shall be provided so that the removal of storm water will not adversely affect adjacent streets and properties or the public storm water facilities and
systems in accordance with the Florida Building Code, city engineering standards and other acceptable engineering standards.

**Storm water disposal to be provided to meet code with use of exfiltration trenches.**

**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.

**Site is not located within a Compact Deferral Area.**

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. Avenues nearby.

**The existing road infrastructure is adequate.**

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.

**Dedications of ROW will be provided for 10' on NW 7th Avenue and 5' on NW 3rd Street.**

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 (1/2) 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 (1/2) 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.

**Traffic study is not applicable (813 DT per 8th Edition ITE use code 310).**

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 Traffic ways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

**Dedications of ROW will be provided for 10’ on NW 7th Avenue and 5’ on NW 3rd Street.**

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.

**Adequate pedestrian facility will be provided for the development. Safe pedestrian circulation can be accomplished by the use of walkways on site, the walkways that will also connects to the city sidewalks. Project proposes to increase sidewalk width in the adjacent ROW.**

7. Primary arterial street frontage. Where a proposed development abuts a primary arterial street either existing or proposed in the traffic ways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a no access 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.

**Not applicable.**

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.

**Will be provided as needed.**

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.

**Street trees will be provided and will be in compliance to the City of Ft. Lauderdale’s landscape ordinance.**

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.
Wastewater service is located in adjacent streets. 6” service lateral is anticipated.

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.

Not applicable.

P. Historic and archaeological resources.

1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the 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.

Not a historic site.

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.

Not applicable.

End of the narrative.
PREPARED BY AND RETURN TO:
Cynthia A. Everett, Esq.
City Attorney's Office
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, Florida 33301

Folio Number: 504210-12-0550

QUIT CLAIM DEED

This QUITCLAIM DEED, made December 19, 2017, by and between:

CITY OF FORT LAUDERDALE, A FLORIDA MUNICIPAL CORPORATION, whose Post Office address is 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereinafter referred to as "GRANTOR",

and

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, a Community Redevelopment Agency created in accordance with Part III, Chapter 163, Florida Statutes, whose address is 914 Sistrunk Blvd., Fort Lauderdale FL 33311 hereinafter "GRANTEE".

WITNESSETH: That the Grantors, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby remise, release, convey and quitclaim unto the Grantee all the right, title, interest, claim and demand which the Grantors have in and to that certain land situate in County of Broward, State of Florida, viz:

Lots 29 and 30, Block A, of SUBDIVISION FOR FT. LAUDERDALE LAND AND DEVELOPMENT CO. BLOCK 6, according to the Plat thereof as recorded in Plat Book 1, Page 57, of the Public Records of Dade County, Florida, together with the South 1/2 of vacated alley abutting to the North thereto. Said land situate, lying and being in Broward County, Florida

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO OUTSTANDING TAXES, LIENS AND ENCUMBRANCES, AND OTHER ADVERSE MATTERS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY, WHICH ARE NOT INTENDED TO BE REIMPOSED BY THIS DEED

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK
Signed, sealed and delivered in the presence of:

Sarea Ali
Witness Signature: Sarea Ali
Printed Name: Sarea Ali

Aria Rizzuti Smith
Witness Signature: Aria Rizzuti Smith
Printed Name: Aria Rizzuti Smith

CITY OF FORT LAUDERDALE, a municipal corporation of Florida

John P. "Jack" Seiler, Mayor

Lee R. Feldman, City Manager

ATTEST:

Name: Jeffrey A. Modaroli, City Clerk
Approved as to form:
Cynthia A. Everett, City Attorney

Name: Lynn Solomon, Assistant City Attorney

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 20th day of December 2017, by John P. "Jack" Seiler, Mayor, on behalf of the City of Fort Lauderdale, a Florida Municipal Corporation who is personally known to me or who has produced as identification.

Sarea A. Maloney
Notary Public - State of Florida
My Comm. Expires Dec 4, 2018
Commission # FF 151992
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 20th day of Dec 2017, by Lee R. Feldman, City Manager, on behalf of the City of Fort Lauderdale, a Florida Municipal Corporation who is personally known to me or who has produced as identification.

Kerry Arthurs
Notary Public - State of Florida
My Commission # 19953035
Expires: January 24, 2020

Signature of Notary
Printed Name:
My commission expires:
PREPARED BY AND RETURN TO:
Cynthia A. Everett, Esq.
City Attorney's Office
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, Florida 33301

Folio Number: 504210-12-0540

QUIT CLAIM DEED

This QUITCLAIM DEED, made December 19, 2017, by and between:

CITY OF FORT LAUDERDALE, A FLORIDA MUNICIPAL CORPORATION, whose Post Office address is 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereinafter referred to as "GRANTOR",

and

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, a Community Redevelopment Agency created in accordance with Part III, Chapter 163, Florida Statutes, whose address is 914 Sistrunk Blvd., Fort Lauderdale FL 33311 hereinafter "GRANTEE".

WITNESSETH: That the Grantors, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby remise, release, convey and quitclaim unto the Grantee all the right, title, interest, claim and demand which the Grantors have in and to that certain land situate in County of Broward, State of Florida, viz:

Lot 28, Block A, of SUBDIVISION FOR FT. LAUDERDALE LAND AND DEVELOPMENT CO. BLOCK 6, according to the Plat thereof as recorded in Plat Book 1, Page 57, of the Public Records of Dade County, Florida, together with the South 1/2 of vacated alley abutting to the North thereto. Said land situate, lying and being in Broward County, Florida

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO OUTSTANDING TAXES, LIENS AND ENCUMBRANCES, AND OTHER ADVERSE MATTERS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY, WHICH ARE NOT INTENDED TO BE REIMPOSED BY THIS DEED

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Page 1 of 2
Signed, sealed and delivered in the presence of:

Saheela Ali
Witness Signature: Saheela Ali
Printed Name: Saheela Ali

Omea Rizzuti-Smith
Witness Signature: Omea Rizzuti-Smith
Printed Name: Omea Rizzuti-Smith

CITY OF FORT LAUDERDALE, a municipal corporation of Florida

John P. "Jack" Seiler, Mayor

Lee R. Feldman, City Manager

ATTEST:

Name: Jeffrey A. Modarolla, City Clerk

Approved as to form:

Cynthia A. Everett, City Attorney

Name: Lynn Solomon, Assistant City Attorney

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 26th day of December, 2017, by John P. "Jack" Seiler, Mayor, on behalf of the City of Fort Lauderdale, a Florida Municipal Corporation who is personally known to me or who has produced ______________________ as identification.

SAFEEA A. MALONEY
Notary Public - State of Florida
My Comm. Expires Dec 4, 2018
Commission # FF 161992
Bonded through National Notary Assn.

Signature of Notary
Printed Name: Saheela A. Maloney
My commission expires:

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 20th day of Dec., 2017, by Lee R. Feldman, City Manager, on behalf of the City of Fort Lauderdale, a Florida Municipal Corporation who is personally known to me or who has produced ______________________ as identification.

KERRY ARTHURS
MY COMMISSION # PF995555
EXPIRES: January 24, 2020

Signature of Notary
Printed Name: Kerry Arthurs
My commission expires:
QUIT CLAIM DEED

This QUIT CLAIM DEED, made December 19, 2017, by and between:

CITY OF FORT LAUDERDALE, A FLORIDA MUNICIPAL CORPORATION, whose Post Office address is 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereinafter referred to as “GRANTOR”,

and

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, a Community Redevelopment Agency created in accordance with Part III, Chapter 163, Florida Statutes, whose address is 914 Sistrunk Blvd., Fort Lauderdale FL 33311 hereinafter “GRANTEE”.

WITNESSETH: That the Grantors, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby remise, release, convey and quitclaim unto the Grantee all the right, title, interest, claim and demand which the Grantors have in and to that certain land situate in County of Broward, State of Florida, viz:

Lots 24 and 25, Block A, of SUBDIVISION FOR FT. LAUDERDALE LAND AND DEVELOPMENT CO. BLOCK 6, according to the Plat thereof as recorded in Plat Book 1, Page 57, of the Public Records of Dade County, Florida, together with the South 1/2 of vacated alley abutting to the North thereto. Said land situate, lying and being in Broward County, Florida

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO OUTSTANDING TAXES, LIENS AND ENCUMBRANCES, AND OTHER ADVERSE MATTERS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY; WHICH ARE NOT INTENDED TO BE REIMPOSED BY THIS DEED

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK
Signed, sealed and delivered in the presence of:

Saeeda Ali
Witness Signature
Printed Name: Saeeda Ali

Lee R. Feldman, City Manager

CITY OF FORT LAUDERDALE, a municipal corporation of Florida

John P. "Jack" Seiler, Mayor

ATTEST:

Name: Jeffrey A. Modena, City Clerk

Approved as to form:
Cynthia A. Everett, City Attorney

Name: Lynn Solomon, Assistant City Attorney

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 25th day of December, 2017, by John P. "Jack" Seiler, Mayor, on behalf of the City of Fort Lauderdale, a Florida Municipal Corporation who is personally known to me or who has produced __________________ as identification.

Saeeda A. Maloney
Signature of Notary
Printed Name: Saeeda A. Maloney

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 25th day of December, 2017, by Lee R. Feldman, City Manager, on behalf of the City of Fort Lauderdale, a Florida Municipal Corporation who is personally known to me or who has produced __________________ as identification.

Kerry Arthur
Signature of Notary
Printed Name: Kerry Arthur

Page 2 of 2
Warranty Deed

This Warranty Deed made this 12th day of February, 2016 between JGP Investment Properties, LLC, a Florida limited liability company whose post office address is P.O. Box 950, Fort Lauderdale, FL 33302, grantor, and Impact Investments I, LLC, a Florida limited liability company whose post office address is 7800 West Oakland Park Blvd., Bldg C, Suite 306, Fort Lauderdale, FL 33351-674, grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) 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 said 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 hereto and made a part hereof as if fully set forth herein.

Parcel Identification Number(s): 504210-12-0590 and 504210-12-0580 and 504210-12-0560

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 the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: ALICE GADDIS PEECH

[Signature]
Witness Name: SANDRA J. BLACK

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 12th day of February, 2016 by Jesse P. Gaddis, Managing Member of JPG Investment Properties, LLC, a Florida limited liability company, on behalf of the corporation. He is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

SANDRA J. BLACK
Commission # 2E 877916
Expires April 14, 2017
Notary Public

Printed Name: SANDRA J. BLACK
My Commission Expires: 4/14/2017
EXHIBIT A

Lots 31, 32, 33, 34, 35 and 36, Block A, Subdivision for Ft. Lauderdale Land and Development Co Block 6, according to the plat thereof, recorded in Plat Book 1, Page(s) 57, of the Public Records of Miami-Dade County, Florida; said lands situate, lying and being in Broward County, Florida. Less the East 20 feet of Lot 36 for street right of way.

The South one-half (S 1/2) of that portion of vacated alley lying immediately north of and adjacent to Lots 31 and 32, Block A, Subdivision for Ft. Lauderdale Land and Development Co Block 6, according to the plat thereof, recorded in Plat Book 1, Page(s) 57, of the Public Records of Miami-Dade County, Florida; said lands situate, lying and being in Broward County, Florida.

and the South one-half (S 1/2) of the portion of said vacated alley between said Lots 1, 2, 3, 4, 33, 34, 35 and 36, Block A, Subdivision for Ft. Lauderdale Land and Development Co Block 6, according to the plat thereof, recorded in Plat Book 1, Page(s) 57, of the Public Records of Miami-Dade County, Florida; said lands situate, lying and being in Broward County, Florida,
Prepared by:
David R. Roy, Esq.
David R. Roy, P.A.
4209 N. Federal Highway
Pompano Beach, FL 33064
954-784-2961
File No: 15-DR-340

Return to:
Sheri E. Nott d/b/a Nott Law Group
6751 N Federal Highway, Suite 200
Boca Raton, FL 33487
561-314-4860
File No: 15-53326

Warranty Deed

This Warranty Deed made this 12th day of February, 2016 between JPG Investment Properties, LLC, a Florida limited liability company whose post office address is P.O. Box 950, Fort Lauderdale, FL 33302, grantor, and Impact Investments I, LLC, a Florida limited liability company whose post office address is 7800 West Oakland Park Blvd., Bldg C, Suite 306, Fort Lauderdale, FL 33351-674, grantee:

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) 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 said 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 hereto and made a part herof as if fully set forth herein.

Parcel Identification Number(s): 504210-12-0590 and 504210-12-0580 and 504210-12-0560

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 the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whosoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

JPG Investment Properties, LLC, a Florida limited liability company

By:  

Jesse P. Gaddis, Managing Member

Witness Name:  

Witness Name:  SANDRA J. BLACK

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 12th day of February, 2016 by Jesse P. Gaddis, Managing Member of JPG Investment Properties, LLC, a Florida limited liability company, on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.

Notary Public

SANDRA J. BLACK

Printed Name:  SANDRA J. BLACK

My Commission Expires:  4/11/2017
EXHIBIT A

Lots 31, 32, 33, 34, 35 and 36, Block A, Subdivision for Ft. Lauderdale Land and Development Co Block 6, according to the plat thereof, recorded in Plat Book 1, Page(s) 57, of the Public Records of Miami-Dade County, Florida; said lands situate, lying and being in Broward County, Florida. Less the East 20 feet of Lot 36 for street right of way.

The South one-half (S 1/2) of that portion of vacated alley lying immediately north of and adjacent to Lots 31 and 32, Block A, Subdivision for Ft. Lauderdale Land and Development Co Block 6, according to the plat thereof, recorded in Plat Book 1, Page(s) 57, of the Public Records of Miami-Dade County, Florida; said lands situate, lying and being in Broward County, Florida,

and the South one-half (S 1/2) of the portion of said vacated alley between said Lots 1, 2, 3, 4, 33, 34, 35 and 36, Block A, Subdivision for Ft. Lauderdale Land and Development Co Block 6, according to the plat thereof, recorded in Plat Book 1, Page(s) 57, of the Public Records of Miami-Dade County, Florida; said lands situate, lying and being in Broward County, Florida,
Prepared by:
David R. Roy, Esq.
David R. Roy, P.A.
4209 N. Federal Highway
Pompano Beach, FL 33064
954-784-2961
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See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Parcel Identification Number(s): 504210-12-0590 and 504210-12-0580 and 504210-12-0560

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.

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In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: [Name]

[Signature]
Witness Name: SANDRA J. BLACK

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 12th day of February, 2016 by Jesse P. Gaddis, Managing Member of JPG Investment Properties, LLC, a Florida limited liability company, on behalf of the corporation. He is personally known to me or I have produced a driver's license as identification.

[Notary Seal]

SANDRA J. BLACK
Commission # BE 877916
Expires April 14, 2017

Notary Public
Printed Name: SANDRA J. BLACK

My Commission Expires: 4/14/2017
EXHIBIT A

Lots 31, 32, 33, 34, 35 and 36, Block A, Subdivision for Ft. Lauderdale Land and Development Co Block 6, according to the plat thereof, recorded in Plat Book 1, Page(s) 57, of the Public Records of Miami-Dade County, Florida; said lands situate, lying and being in Broward County, Florida. Less the East 20 feet of Lot 36 for street right of way.

The South one-half (S 1/2) of that portion of vacated alley lying immediately north of and adjacent to Lots 31 and 32, Block A, Subdivision for Ft. Lauderdale Land and Development Co Block 6, according to the plat thereof, recorded in Plat Book 1, Page(s) 57, of the Public Records of Miami-Dade County, Florida; said lands situate, lying and being in Broward County, Florida,

and the South one-half (S 1/2) of the portion of said vacated alley between said Lots 1, 2, 3, 4, 33, 34, 35 and 36, Block A, Subdivision for Ft. Lauderdale Land and Development Co Block 6, according to the plat thereof, recorded in Plat Book 1, Page(s) 57, of the Public Records of Miami-Dade County, Florida; said lands situate, lying and being in Broward County, Florida,
ADDRESS VERIFICATION

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

PROJECT ADDRESS: 301 NW 7 AVE, 33311

PREVIOUS ADDRESS: 703,705,711,713,717,723 NW 3 ST, 33311

NOTES: NEW COMMERCIAL BUILDING

ZONING: NERAC-MUw

FOLIO #: 504210120590,504210120580,504210120560,504210120550,
504210120540,504210120520

LEGAL DESCRIPTION: FT LAUDERDALE LAND & DEV CO SUB OF BLK 6 FT LAUD 1-
57 D LOTS 24-25, 25-36 & S 5 OF ABUT VAC 10 ALLEY DESC
IN OR 13946/94 BLK A

DRC #: K

AUTHORIZED SIGNATURE: [Signature]

DATE: 06/21/2019
Motion Authorizing the CRA Executive Director or His Designee to Sign City of Fort Lauderdale Development Review Committee Applications for Community Redevelopment Agency Property to Allow for Review of Projects Proposed by Developers on CRA Owned Property

Mover: Dean J. Trantalis  Seconder: Bruce G. Roberts
Result: Pass

In response to Commissioner Trantalis's question, Mr. Brown stated this would need to be addressed soon due to the number of properties purchased by the CRA from the City that will be used for infill housing. The CRA is selling the properties based on housing designs. Mr. Brown explained the background and intent of this strategy is to begin the Development Review Committee (DRC) application process. Further discussions continued on this item.

Commissioner Trantalis moved this item and was seconded by Vice Chair Roberts.

Action: APPROVED
Action text: APPROVED

<table>
<thead>
<tr>
<th>Person Name</th>
<th>Vote</th>
</tr>
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<tbody>
<tr>
<td>Robert L. McKinzie</td>
<td>Aye</td>
</tr>
<tr>
<td>Romney Rogers</td>
<td>Aye</td>
</tr>
<tr>
<td>Bruce G. Roberts</td>
<td>Aye</td>
</tr>
<tr>
<td>Dean J. Trantalis</td>
<td>Aye</td>
</tr>
<tr>
<td>John P. &quot;Jack&quot; Seiler</td>
<td>Aye</td>
</tr>
</tbody>
</table>
TO: CRA Chairman & Board of Commissioners  
Fort Lauderdale Community Redevelopment Agency

FROM: Lee R. Feldman, ICMA-CM, Executive Director

DATE: June 20, 2017

TITLE: Motion Authorizing the CRA Executive Director or His Designee to Sign  
City of Fort Lauderdale Development Review Committee Applications for  
Community Redevelopment Agency Property to Allow for Review of  
Projects Proposed by Developers on CRA Owned Property

Recommendation
It is recommended that the Community Redevelopment Agency (CRA) Board of Commissioners approve a motion authorizing the CRA Executive Director or his designee to sign City of Fort Lauderdale Development Review Committee applications for Community Redevelopment Agency property to allow for review of projects proposed by developers on CRA owned property with the understanding that execution of the application shall be deemed a ministerial act for purposes of processing the application but shall not be considered approval of the application or the proposed development or construed as a waiver of the City's police or regulatory authority.

Background
The CRA receives inquiries from developers and individuals interested in developing CRA owned property; some are as a result of solicitations issued by the CRA while others are unsolicited proposals. In both instances, it is often advantageous to have proposed projects undergo various levels of development review to determine whether a project meets the City of Fort Lauderdale Unified Land Development Regulations (ULDR) and to gauge the estimated project cost before going to the CRA Advisory Board or CRA Board for a funding recommendation, approval and before conveyance of CRA property. Since a Development Review Committee (DRC) application or Pre-DRC application must be signed by the property owner, proposed developers of CRA property cannot get their projects reviewed unless the CRA consents.

Article 4.1 of the CRA By-Laws (Exhibit 1) requires that legal instruments of the CRA be executed by the Chair and Executive Director, attested to by the Secretary and that the form of any instrument be previously approved by the General Counsel or the General Counsel's Designee, unless the execution of instruments by Motion or Resolution of the Board of Commissioners is delegated to another person, in which case the instrument may be executed in the manner provided by such resolution.

06/20/2017

CAM #17-0686
This proposed action allows the CRA Executive Director or his designee, who will be the Northwest Progresso Flagler Heights (NPF) CRA Manager, to sign DRC applications without further action by the CRA Board and as may be deemed necessary to further implement the Northwest Progresso Flagler Heights Community Redevelopment Plan. It will also significantly expedite the processing of Development Reviews so that the CRA can move forward with the business of redeveloping the area. Signing the DRC application does not commit the CRA to the sale of the property. All properties will require CRA Board approval before transfer.

CONSISTENCY WITH NPF CRA REDEVELOPMENT PLAN
This action is consistent with the NPF CRA Community Redevelopment Plan by providing the resources bundled around a basic improvement program designed to stimulate, foster and provide the proper physical foundation necessary to promote and achieve redevelopment within the NPF CRA and to afford maximum feasible opportunities for private participation in undertaking the redevelopment of the NPF CRA.

The CRA 5 Year Program, which is incorporated as part of the Plan, identifies strategic objectives, goals and measurements that include targeting and attracting businesses, retail uses and industries to establish a presence in the redevelopment area and create jobs for area residents. In addition, it calls for investing in development projects that create job opportunities for area residents, promote public private partnerships and investment in the redevelopment area.

The Plan states that from time to time, the CRA may identify opportunities to acquire properties that can be conveyed or assembled for redevelopment. When those opportunities are identified, with approval of the CRA Board, the CRA shall proceed with such acquisitions and dispositions using funds available to the CRA. The CRA shall dispose of property that it acquires to private or public persons for redevelopment purposes and may enter into agreements with such persons to ensure that the redevelopment occurs as provided in Section 163.380, Florida Statutes.

Resource Impact
There is no budgetary impact to the CRA associated with this action.

Strategic Connections
This item is consistent with the Community Redevelopment Plan for the Northwest Progresso Flagler Heights Area, as it addresses the Neighborhood Housing Improvement Program efforts discussed in Section 5 Article B and it addresses the Sistrunk Corridor Area Improvement Programs outlined in Section 5 Article D.

This item is a Press Play Fort Lauderdale Strategic Plan 2018 initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:
- Goal 5: Be a community of strong, beautiful and healthy neighborhoods.
- Goal 6: Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.

This item advances the Fast Forward Fort Lauderdale 2035 Vision Plan: We Are
Community.

Attachment
Exhibit 1 – CRA By-Laws Article 4.1

Prepared by: NPF CRA Manager: Jonathan Brown, Fort Lauderdale Community Redevelopment Agency

Executive Director: Lee R. Feldman, ICMA-CM, City Manager
majority of the Commissioners present, unless otherwise provided by law or these By-Laws. If any meeting cannot be conducted because a quorum is not present, the Commissioners who are present may adjourn the meeting to a time certain, and notice of such adjourned meeting shall be given to each Commissioner, unless waived.

3.6 **Recessed and Continued Meetings.** Where a meeting having been set and noticed under the provisions of these By-Laws and during the course of said meeting is recessed to a future time and place certain, there shall be no requirement for giving of notice of the time and place of continuation of said meeting other than the announcement thereof at said meeting, unless otherwise provided by law.

3.7 **Rules of Order.** All meetings shall be conducted in accordance with the procedures approved and utilized by the City Commission of the City of Fort Lauderdale, provided, however, in the absence of any applicable procedure of the City Commission, then the most recent Edition of Robert’s Rules of Order, Revised, shall apply.

**ARTICLE 4**

**CONTRACTS**

4.1 **Execution of Instruments.** Legal instruments of the CRA shall be executed by the Chair and the Executive Director, attested to by the Secretary and the form of any such instrument shall be previously approved by the General Counsel or the General Counsel’s designee provided; however, that where by Motion or Resolution of the Board of Commissioners, the execution of instruments is delegated to another person, such instrument may be executed in the manner provided by such resolution. In the absence of the Chair, such instruments may be executed by the Vice-Chair.

4.2 **Real Property Acquisition and Disposition.** The acquisition, conveyance and leasing of real property by the CRA shall be done in accordance with Chapter 163, Part III, Florida Statutes, as amended and revised, and CRA policies and procedures as adopted by the Board of Commissioners. In the event of a conflict, Chapter 163, Part III, Florida Statutes shall control.

4.3 **Purchasing Procedures.** In the absence of CRA procurement policies, the CRA adopts the purchasing procedures of the City, as may be amended or revised.

**ARTICLE 5**

**FISCAL MATTERS**

5.1 **Fiscal Year.** The fiscal year of the CRA shall begin on October 1 and end on September 30 of each year.

5.2 **Budget.** The Area Managers shall prepare an annual budget and work program for approval by the Board of Commissioners for each fiscal year, and such other budgets as the Board of Commissioners may determine. The CRA shall not expend any funds other than those in the budget or otherwise authorized by the Board of Commissioners, provided that the Board of Commissioners shall have the power to amend its budget as may from time to time be necessary.
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 acknowledgment 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.
- FOR PUD AND PDD (See ULDR Sections 47-37 and 47-37A for specific application requirements)

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 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)
   ▪ 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, hardscape 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 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 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 hardcpace, 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 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 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.