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) $970.00
- 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>Submittal Date</th>
<th>Intake By</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td></td>
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</table>

<table>
<thead>
<tr>
<th>Civic Association</th>
<th>City Commission District</th>
</tr>
</thead>
<tbody>
<tr>
<td></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>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Croissant TH II, LLC</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address, City, State, Zip</th>
<th>Phone Number</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>201 SE 12th Street, Suite 100, Ft. Lauderdale, Florida 33316</td>
<td>954-914-8109</td>
<td><a href="mailto:keith@tdondevelopment.com">keith@tdondevelopment.com</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Proof of Ownership</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Warranty Deed</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Agent's Name</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>n/a</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address, City, State, Zip</th>
<th>Phone Number</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Letter of Consent Submitted</th>
<th>[ ] Yes or [ ] No</th>
</tr>
</thead>
</table>

**D. DEVELOPMENT INFORMATION**

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Project Address</th>
<th>Legal Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Croissant Park II Townhomes</td>
<td>1400-1412 SW 4th Avenue</td>
<td>Lots 19-24, Block 46, Re-subdivision of Blocks 45, 46, 66 &amp; 67 of Lauderdale, Plat Book 6, Pg 18 BCR</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tax ID Folio Numbers</th>
<th>Description of Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>504215-03-0370 &amp; 504215-03-0360</td>
<td>Seven (7) 2-story townhouse units</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Estimated Cost of Project</th>
<th>Site Adjacent to Waterway</th>
</tr>
</thead>
<tbody>
<tr>
<td>$2,800,000 (and costs)</td>
<td>No</td>
</tr>
</tbody>
</table>

**E. PROPERTY USE INFORMATION**

<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use Designation</td>
<td>medium-15</td>
</tr>
<tr>
<td>Zoning Designation</td>
<td>RM-15</td>
</tr>
<tr>
<td>Use of Property</td>
<td>Vacant</td>
</tr>
<tr>
<td>Number of Residential Units</td>
<td>0</td>
</tr>
<tr>
<td>Non-Residential SF (and Type)</td>
<td>0</td>
</tr>
<tr>
<td>Bldg. Sq.Ft. (Include structured parking)</td>
<td>0</td>
</tr>
</tbody>
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**F. DIMENSIONAL REQUIREMENTS**

<table>
<thead>
<tr>
<th>Required Per ULDR</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size (SF / Acre)</td>
<td>0.172 / 0.172</td>
</tr>
<tr>
<td>Lot Density (Units/Acre)</td>
<td>acre / acre</td>
</tr>
<tr>
<td>Lot Width</td>
<td>20</td>
</tr>
<tr>
<td>Building Height (Feet / Floors)</td>
<td>3 / 3</td>
</tr>
<tr>
<td>Structure Length</td>
<td>200</td>
</tr>
<tr>
<td>Floor Area Ratio (F.A.R.)</td>
<td>n/a</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>n/a</td>
</tr>
<tr>
<td>Vehicular Use Area</td>
<td>n/a</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>15.75 = 16</td>
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</table>

**Setbacks (Indicate direction N,S,E,W)**

<table>
<thead>
<tr>
<th>Front</th>
<th>Side</th>
<th>Side</th>
<th>Rear</th>
</tr>
</thead>
<tbody>
<tr>
<td>15' sec 47-18.33</td>
<td>10'</td>
<td>15'</td>
<td>20</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Required Per ULDR</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Front</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**ID Number:** DSD.JDP.SP  
**Revision Number:** 4  
**Revision Date:** 5/20/2019  
**Approved by:** Ella Parker, Urban Design and Planning Manager  
**Uncontrolled In hard copy unless otherwise marked**
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

ID Number: DSD.UDP.SP
Revision Number: 4
Revision Date: 5/20/2019
Approved by: Ella Parker, Urban Design and Planning Manager
Uncontrolled in hard copy unless otherwise marked
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 (ie. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required setbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Indicate architectural elements, materials and colors
6. Include proposed signage
7. Building cross section with dimensions and use type per level

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

- Context site plan indicating proposed development and outline of nearby properties with uses and height labeled

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

H. LANDSCAPE PLAN (PREPARED BY A CERTIFIED LANDSCAPE ARCHITECT)
1. Landscape plan drawn at a scale no less than one (1) inch equals thirty (30) feet. (ULDR Section 47-21). An overall project plan may be provided at a smaller scale when using it to reference section sheets provided. Landscape plan to be designed so that landscaping shall not be adversely affected by salt exposure, prevailing winds, deep shadows, unusual soil conditions, tidal fluctuations, etc.
2. Landscape plan must provide:
   - Title block including name and address of project, RLA contact information, RLA seal and dated signature, original and sequential revision delta with revision date and narrative
   - North indicator, plans oriented to correctly correspond with survey and site plan
   - Site information and landscape information, in tabular form, sorting required vs. provided calculations
   - Property boundaries and dimensions, depth of landscape islands and perimeters and buffers, property easements, adjacent right or way with street tree planting and parallel parking if applicable, existing and proposed structures, vehicular use areas, location of site amenities, dumpster, walls and fencing, location of plantings, adjacent hardscape, curbing, walls, 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 details 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.
Warranty Deed

(STATUTORY FORM - SECTION 589.02, F.S.)

This Indenture made this 23rd day of April, 2018 between CK Walsh Enterprises, LLC, a Florida Limited Liability Company whose post office address is 757 SE 17 Street, Fort Lauderdale, FL 33316 of the County of Broward, State of Florida, grantor*, and Croissant TH II, LLC, a Florida limited liability company whose post office address is 201 SE 12th Street, Suite 100, Fort Lauderdale, FL 33316 of the County of Broward, State of Florida, grantee*.

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:

Lots 19, 20, 21, 22, 23, and 24, Block 46, RE-SUBDIVISION OF BLOCKS 45, 46, 66 and 67 of LAUDERDALE, according to the Plat thereof, as recorded in Plat Book 6, Page 18, Public Records of Broward County, Florida.

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

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land,

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Witness Name: Patricia DeSousa

CK Walsh Enterprises, LLC, a Florida Limited Liability Company

By: ___________________________

Christopher Walsh, Manager

Witness Name: Alvin LaFrance

By: ___________________________

Karen Walsh, Manager

Witness Name: Patricia DeSousa

Witness Name: Alvin LaFrance

(Corporate Seal)
State of Florida  
Count of Broward

The foregoing instrument was acknowledged before me this 23rd day of April, 2018 by Christopher Walsh and Karen Walsh of CK Walsh Enterprises, LLC, a Florida Limited Liability Company, on behalf of the corporation. They [ ] are personally known to me or [X] have produced a driver's license as identification.

[Notary Seal]

Notary Public
Printed Name: Linda B. Diaz

My Commission Expires:  

[Notary Seal]

LINDA B DIAZ  
Notary Public - State of Florida  
Commission # FF 93126 
My Comm. Expires Oct 27, 2019  
Bonded through National Notary Assn.
CITY OF FORT LAUDERDALE
DEPARTMENT OF SUSTAINABLE DEVELOPMENT • BUILDING SERVICES DIVISION

ADDRESS VERIFICATION

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

PROJECT ADDRESS: 1400,1402,1404,1406,1408,1410,1412 SW 4 AVE

PREVIOUS ADDRESS: 1404,1406,1408,1410 SW 4 AVE
326,330 SW 14 ST

NOTES: NEW MULTI UNIT TOWNHOUSE

ZONING: RM-15

FOLIO #: 504215030360, 504215030361, 504215030362, 504215030363
504215030364, 504215030365

LEGAL DESCRIPTION: RESUB BLK 45,46,66,67 LAUDERDALE 6-18 B POR LOTS 19 – 24 BLK 46 DESC AS: COMM NE COR LOT 24 BLK 46 OF SAID PLAT,S 127.54 TO POB,S 36.96,W 125,N 36.89,E 125 TO POB

DRC #: ____________________________

AUTHORIZED SIGNATURE: ____________________________

DATE: 09/12/2019
The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
SITE PLAN
SBBC-2461-2018
County Number: Municipality Number: R18049
Croissant Park II Townhomes

September 26, 2019

Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com
# Preliminary School Capacity Availability Determination

## Site Plan

<table>
<thead>
<tr>
<th>Project Information</th>
<th>Number &amp; Type of Proposed Units</th>
<th>Other Proposed Uses</th>
<th>Student Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date:</td>
<td>Single-Family:</td>
<td></td>
<td>Elementary: 1</td>
</tr>
<tr>
<td>Name:</td>
<td>Townhouse:</td>
<td></td>
<td>Middle: 1</td>
</tr>
<tr>
<td>SBBC Project Number:</td>
<td>SBBC-2461-2016</td>
<td></td>
<td>High: 1</td>
</tr>
<tr>
<td>County Project Number:</td>
<td>Mid-Rise:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Municipality Project Number:</td>
<td>R18049</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owner/Developer:</td>
<td>Croissant TH II, LLC</td>
<td></td>
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<tr>
<td>Jurisdiction:</td>
<td>Fort Lauderdale</td>
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</tr>
</tbody>
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| Total:             |                                  |                     |                |

## Short Range - 5-Year Impact

<table>
<thead>
<tr>
<th>Currently Assigned Schools</th>
<th>Gross Capacity</th>
<th>LOS Capacity</th>
<th>Benchmark Enrollment</th>
<th>Over/Under LOS</th>
<th>Classroom Equivalent Needed to Meet LOS</th>
<th>% of LOS Capacity</th>
<th>Cumulative Reserved Seats</th>
</tr>
</thead>
<tbody>
<tr>
<td>Croissant Park</td>
<td>846</td>
<td>882</td>
<td>771</td>
<td>-111</td>
<td>-6</td>
<td>89.2%</td>
<td>16</td>
</tr>
<tr>
<td>New River</td>
<td>1,493</td>
<td>1,511</td>
<td>1,574</td>
<td>63</td>
<td>3</td>
<td>104.4%</td>
<td>3</td>
</tr>
<tr>
<td>Parkway</td>
<td>2,192</td>
<td>2,411</td>
<td>1,502</td>
<td>-909</td>
<td>-41</td>
<td>63.7%</td>
<td>35</td>
</tr>
<tr>
<td>Stranahan</td>
<td>2,375</td>
<td>2,613</td>
<td>1,411</td>
<td>-1,202</td>
<td>-48</td>
<td>54.6%</td>
<td>17</td>
</tr>
</tbody>
</table>

## Adjusted Benchmark

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Croissant Park</td>
<td>787</td>
<td>-95</td>
<td>89.2%</td>
<td>765 763 761</td>
</tr>
<tr>
<td>New River</td>
<td>1,577</td>
<td>66</td>
<td>104.4%</td>
<td>1,545 1,521 1,488</td>
</tr>
<tr>
<td>Parkway</td>
<td>1,537</td>
<td>-874</td>
<td>63.7%</td>
<td>1,519 1,499 1,488</td>
</tr>
<tr>
<td>Stranahan</td>
<td>1,428</td>
<td>-1,185</td>
<td>54.6%</td>
<td>1,444 1,455 1,470</td>
</tr>
</tbody>
</table>

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: [http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml](http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml). The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

School Capacity Availability Determination - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida
**CHARTER SCHOOL INFORMATION**

<table>
<thead>
<tr>
<th></th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Charter School Of Excellence</td>
<td>310</td>
<td>302</td>
<td>-8</td>
<td>302 302 302</td>
</tr>
</tbody>
</table>

**PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN**

<table>
<thead>
<tr>
<th>School(s)</th>
<th>Description of Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Croissant Park</td>
<td>There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.</td>
</tr>
<tr>
<td>New River</td>
<td>There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.</td>
</tr>
<tr>
<td>Parkway</td>
<td>There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.</td>
</tr>
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The application was previously reviewed and issued a Preliminary SCAD, which vests the project for public school concurrency requirements for the student impact associated with 6 townhouse units, which was determined to generate 2 (1 elementary and 1 high school) students. The application modifies the development to add an additional townhouse unit for a total of 7 units, which generates an additional middle school student for a total of 3 (1 elementary, 1 middle and 1 high school) students.

Please be advised that this application was reviewed utilizing 2018/19 school year data because the current school year (2019/20) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count. The school Concurrency Service Areas (CSA) serving the project site in the 2018/19 school year include Croissant Park Elementary, New River Middle and Stranahan High Schools. Based on the Public School Concurrency Document (PSCPD), the elementary and high schools are currently operating below the Level of Service Standard (LOS), which is established as the higher of: 100% gross capacity or 110% permanent capacity. The middle school exceeds the Adopted LOS. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2018/19-2020/21), these schools are expected to maintain their current status through the 2020/21 school year. Therefore, the School District's Capacity Allocation Team convened on September 24, 2019 and determined to allocate the needed middle school capacity to Parkway Middle School, which is adjacent to New River Middle School and projected to operate within the adopted LOS for the next three years. Additionally, the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

Charter schools located within a two-mile radius of the site in the 2018/19 school year are depicted above. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2018/19 to 2022/23 regarding pertinent impacted schools are depicted above.

This application satisfies public school concurrency on the basis that there is adequate school capacity anticipated to be available to support the project as proposed. This preliminary determination shall be valid for 180 days for a maximum of 7 (three or more bedroom) townhouse units and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on March 23, 2020. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the preliminary SCAD, notification of final approval to the District has been provided and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall minimally specify the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.
SBBC-2461-2018 Meets Public School Concurrency Requirements  

☑️ Yes ☐ No

Reviewed By: 

[Signature]

Lisa Wight
Name

Planner
Title
October 11, 2019

City of Fort Lauderdale
Department of Sustainable Development
Urban Design & Planning

Re: Croissant Park II Townhomes
1400-1412 SW 4th Avenue
Project Narrative

To Whom it May Concern:

The proposed development located at 1400-1412 SW 4th Avenue was originally site planned for six (6) townhouse units and obtained DRC Site Plan approval in December 2018 (City Case Number R18049). The original development provided for two units with garages facing SW 14th Street and four units having garages facing the adjacent City platted alley. The property was approved for six units, but the underlying zoning allows the development for seven units.

Due to changes in the “for sale” Townhouse market, it is necessary to increase the development density to the maximum allowed at seven units. The new proposed development will consist of seven (7) 3 bedroom, 3 ½ bath townhouses with a minimum of 2,099 square feet of living space per townhouse. All seven units will have garages facing towards the City platted alley which is encouraged within City Code Sec. 47-18.33 (Townhouses) which governs the proposed development. The property and adjoining properties are located within the RM-15 Zoning District.

Each townhome will include 3 bedrooms, 3 ½ baths and a two-car garage. Each townhome will provide two on-site brick paver parking spaces for guest parking located in front of its garage and first floor front porches. The second floors will include balconies.

We offer the following property and proposed development information:

1. Property is currently vacant and is located at the southeast corner of SW 4th Avenue and SW 14th Street in the Croissant Park area;
2. The property is 20,562 square feet (0.47 acres);
3. Future Land Use Designation: Medium-15;
4. Existing Zoning Designation: RM-15 (15 DU/AC);
5. Permitted density is 15 du/ac x 0.47 acres = 7.05 DU. 7 DU are proposed;
6. Permitted Use per Section 47-5.16 (RM-15) and Specific Use for Townhouse per Section 47-18.33 ULDR;
7. Dimensional Requirements will be consistent with Section 47-5.34 and 47-18.33 ULDR;
8. Generally, Parking and Loading Requirements will be consistent with Section 47-20 ULDR;
9. Specifically, parking will be consistent with Section 47-20.2. A. Table 1 - 2 per dwelling unit + 0.25/dwelling unit designated for guest parking where 16 required and 28 provided;
10. Landscaping will be consistent with Section 47-21;

If you have any questions or require any additional information, please do not hesitate to contact me at 954-914-8109 or at jkeith@tdondevdevelopment.com.

Best Regards,

CROISSANT TH II, LLC

[Signature]

Jonathan Keith, P.E.
CROISSANT TH II, LLC
201 SE 12TH STREET, SUITE 100,
FORT LAUDERDALE, FLORIDA 33316

October 11, 2019

City of Fort Lauderdale – Department of Sustainable Development
700 NW 19th Avenue
Fort Lauderdale, Florida 33311

Re: CROISSANT PARK II TOWNHOMES
Development Adequacy Analysis and Service Demand Calculations ULDR 47-25.2
Neighborhood Compatibility Requirements ULDR 47-25.3
1400-1412 SW 4th Avenue, Fort Lauderdale

The proposed development located at 1400-1412 SW 4th Avenue was originally site planned for six (6) townhouse units and obtained DRC Site Plan approval in December 2018 (City Case Number R18049). The original development provided for two units with garages facing SW 14th Street and four units having garages facing the adjacent City platted alley. The property was approved for six units, but the underlying zoning allows the development for seven units.

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DEVELOPMENT ADEQUACY ANALYSIS AND SERVICE DEMAND CALCULATIONS ULDR 47-25.2

Pursuant to ULDR Section 47-25.2, adequacy requirements have been met for the proposed development as follows:

Communications Network – The proposed development is residential that will not interfere with City communication networks.

Drainage Facilities – The proposed development will be designed to maintain the required storm water storage on-site (2.5’ of runoff storage at a minimum) and designed to meet the requirements of the SFWMD, Broward County and the City of Ft. Lauderdale.

Environmentally Sensitive Lands – There are no environmentally sensitive wetlands within the property. There are no wellfield zones within the property.

Fire Protection – The property is served by two City fire hydrants: one is located within the center median of SW 4th Avenue within 50’ of the subject property and the other is located on the south side of SW 14th Street approximately 50’ east of the subject property. Both fire hydrants are connected to City 8’
diameter water mains. Building materials and methods shall be in accordance with the Florida Building Code and other applicable fire protection standards.

**Parks and Open Space** – City Park Impact Fees will be paid as required by Section 47-38A ULDR.

**Police Protection** – The development will utilize front and rear lighting and follow C.P.T.E.D. principles for townhouse type development.

**Potable Water and Facilities** – The property is serviced by a City 8” DIP water main running within NW 4th Avenue and NW 14th Street where those streets abut this development. These water mains served the previous development(s) within the property which were removed in 2007. Existing water meters and fire hydrants are still in place to serve this property. The City has adequate water treatment and supply facilities to serve this development.

**Sanitary Sewer** - The property is serviced by a City 10” gravity sewer main running within NW 14th Street and a 8” gravity sewer main running within SW 4th Avenue. This sewer main served the previous development(s) within the property which were removed in 2007. Existing sewer lateral services are still in place to serve this property. The City has adequate sewage treatment and disposal facilities to serve this development.

Please find itemized below the Service Demand Calculations for the above referenced project based upon the following proposed 6-Unit Townhouse development:

<table>
<thead>
<tr>
<th>Service Demand Calculations based upon BCEPD Design Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Service Demand Type</strong></td>
</tr>
<tr>
<td>Water &amp; Waste Water Use</td>
</tr>
</tbody>
</table>

**Schools** – Please find attached the Broward County School Board SCAD report indicating that adequate school capacity exists for this development and has been determined to be exempt from public school concurrency requirements.

**Solid Waste** - Solid waste (and recycle) pickup and disposal for the seven (7) fee simple Townhouse units will be provided by the City's contracted trash company. Each townhouse unit will be provided with a roll out trash can and recycle containers for curbside pickup. The trash cans and recycling containers will be stored within the garages of each townhouse unit between trash pickup days.

**Storm Water** - The proposed development will be designed to maintain the required storm water storage on-site (2.5’ of runoff storage at a minimum) and designed to meet the requirements of the SFWMD, Broward County and the City of Ft. Lauderdale.

**Transportation Facilities, Local Streets and Traffic Impact Studies** - The development will be primarily served by SW 4th Avenue with is a 4-lane divided Broward County Trafficway. This road also includes bike lanes and is primary Broward County Transit Bus Route. There will be no direct driveway access to SW 4th Avenue from the subject property. The townhouses will have driveways connecting to the abutting 10’ Alley. In accordance with ULDR Section 47-25.2M.a., the proposed traffic volume is not expected to
approach the 1,000 vpd threshold nor is the 20% criteria approached. No further Traffic Impact Analysis is required.

**Dedication of Right-of-Way** – The property is platted and sufficient right-of-way for SW 4th Avenue and SW 14th Street was previously dedicated. A 10’ wide platted alley R/W abuts the east side of the subject property was dedicated at that time.

**Pedestrian Facilities** – ADA accessible sidewalks and ramps are already provided within the adjoining SW 4th Avenue R/W and a new 5’ sidewalk will be constructed within SW 14th Street where it abuts the subject property.

**Primary Arterial Street Frontage** – The development abuts SW 4th Avenue which is a 4-lane divided Broward County Trafficway. This road also includes bike lanes and is primary Broward County Transit Bus Route. There will be no direct driveway access to SW 4th Avenue from the subject property. The townhouses will have driveways connecting to the abutting 10’ Alley.

**Other Roadway Improvements** – No roadway improvements are necessary or anticipated.

**Street Trees** – Street trees shall be planted just outside the SW 4th Avenue R/W due to utility conflicts within the ROW and within SW 14th Street R/W where they abut the subject property at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements.

**Historic and Archaeological Resources** – There are no Historic and Archaeological Resources located within the development property although an Archeological Consultant will be retained for site inspections in case historic artifacts are encountered during construction.

**Hurricane Evacuation** – The development is not located east of the Intracoastal Waterway.

**NEIGHBORHOOD COMPATIBILITY REQUIREMENTS ULDR 47-25.3**

1. **Adequacy Requirements** – See above

2. **Smoke, Odor, Emissions and noise** – The proposed development will consist of residential uses that will not generate smoke, odors, emissions or noise.

3. **Design and Performance Standards** –
   
a. Lighting will consist of front and rear entry and porch lights meeting the requirements of City Lighting Code requirements.

   b. Control of Appearance –
      i. Architectural Features including stone work, roof tile and wall exterior paint schemes, windows, banding and treatments will be incorporated to create architectural harmony. Use patio railings are also incorporated into the architectural design of the buildings. Porches and patios are utilized for all units.
      ii. The buildings include elevation projection and articulation in the roof line. 4-sided architecture is utilized.
iii. Loading Facilities are not required for the proposed development, however, access to each unit for deliveries, etc. will be from either SW 14th Street or the adjacent City Alley.
iv. Rooftop equipment will be screened with all A/C equipment installed at ground level and screened with landscaping.

c. Setback Requirements – The buildings meet setback requirements as dictated for RM-15 zoning District.
d. Bufferyard Requirements
   i. Landscaping Strip Requirements meet the requirements as dictated for RM-15 zoning District.
   ii. Parking Restrictions meet the requirements as dictated for RM-15 Districts.
   iii. Dumpster Regulations – No dumpsters are proposed for this development.
   iv. Wall Requirements – N/A
   v. Application to Existing Uses – N/A

e. Neighborhood compatibility and preservation –
   i. The proposed development is compatible with the surrounding neighborhood in mass, height and residential in nature. Buildings are orientated to concentrate parking facilities towards the abutting City Alley and SW 14th Street in accordance with the ULDR. Front elevation architecture faces SW 14th Street and SW 4th Avenue. Patios and porches are provided for each unit.

If you have any questions or require any additional information, please do not hesitate to contact me at (954) 914-8109 or jkeith@tdondevelopment.com.

Sincerely,
Croissant TH II, LLC

Jonathan Keith, P.E.
CROISSANT PARK II TOWNHOMES
1400-1412 S.W. 4TH AVENUE
CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA
CROISSANT TH II, LLC

SITE IMPROVEMENTS

JONATHAN W. KEITH, P.A.
Consulting Engineers
P.O. Box 1017, Boynton Beach, Florida 33425
(954) 914-8109  AUTH. NO. EB-26425

811
Know what's below.
Call before you dig.

CITY DRC CASE NO. R18049
CROISSANT PARK II TOWNHOMES
CROISSANT TH II, LLC
JONATHAN W. KEITH, P.A.
Consulting Engineers

WORK IS PROHIBITED WITHOUT A PERMIT FROM THE ENVIRONMENTAL PROTECTION AGENCY.

811
Know what's below.
Call before you dig.

1400-1410
SW 4 AVE

Location Sketch

SEC. 15 - TWP. 50S - RGE 42E
PLANT NOTES

1. All planting to be trimmed to fit the PLANTING GROOVE.
2. All planting to be trimmed to fit the PLANTING GROOVE.
3. All planting to be trimmed to fit the PLANTING GROOVE.
4. All planting to be trimmed to fit the PLANTING GROOVE.
5. All planting to be trimmed to fit the PLANTING GROOVE.
6. All planting to be trimmed to fit the PLANTING GROOVE.

LARGE TREE PLANTING DETAIL

LARGE TREE PLANTING DETAIL

TREE PLANTING DETAIL

TREE PLANTING DETAIL

SHRUB/GROUND COVER DETAIL

SHRUB/GROUND COVER DETAIL

N.B.

N.B.

N.B.

N.B.

N.B.

N.B.

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