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) $920.00
- 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>
<td></td>
<td></td>
</tr>
</tbody>
</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>STKR Sistrunk, 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:jkeith@tdondevelopment.com">jkeith@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>Address, City, State, Zip</th>
<th>Phone Number</th>
<th>Letter of Consent Submitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>n/a</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### D. DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Project Address</th>
<th>Legal Description</th>
<th>Tax ID Folio Numbers</th>
<th>Description of Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townhomes at River Gardens WEST PARCEL</td>
<td>2150-2184 NW 6th Street and 534-538 NW 22nd Avenue</td>
<td>Lot 1-6 and 25, Block 2, River Gardens, Plat Book 19, page 23 BCR</td>
<td>504205-07-0190 - 0040</td>
<td>nineteen (19) 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>$4,560,000 (and costs)</td>
<td>No</td>
</tr>
</tbody>
</table>

### E. PROPERTY USE INFORMATION

<table>
<thead>
<tr>
<th>Land Use Designation</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regional Activity Center &amp; Medium-15</td>
<td>Regional Activity Center</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Zoning Designation</th>
<th>Use of Property</th>
<th>Number of Residential Units</th>
<th>Non-Residential SF (if any and type)</th>
<th>Bldg Sq.Ft. (include structed parking)</th>
</tr>
</thead>
<tbody>
<tr>
<td>NWRAC-MUw &amp; RMS-15</td>
<td>Vacant</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### F. DIMENSIONAL REQUIREMENTS

<table>
<thead>
<tr>
<th>Lot Size (SF / Acreage)</th>
<th>Required Per ULDR</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>7500</td>
<td>/</td>
<td>56,093</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lot Density (Units/Acres)</th>
<th>Required Per ULDR</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>50</td>
<td>/</td>
<td>14.75</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lot Width</th>
<th>Required Per ULDR</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>none</td>
<td>340'</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Height (Feet / Floors)</th>
<th>Required Per ULDR</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>65 / 65</td>
<td>25</td>
<td>25</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Structure Length</th>
<th>Required Per ULDR</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>150</td>
<td>148.67'</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Floor Area Ratio (F.A.R.)</th>
<th>Required Per ULDR</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>none</td>
<td>0.68</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lot Coverage</th>
<th>Required Per ULDR</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>none</td>
<td>n/a</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Vehicular Use Area</th>
<th>Required Per ULDR</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>none</td>
<td>17,317</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking Spaces</th>
<th>Required Per ULDR</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>43</td>
<td></td>
<td>64</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Required Per ULDR</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front [W] 0'</td>
<td>15'</td>
</tr>
<tr>
<td>Side [S] 15'</td>
<td>15'</td>
</tr>
<tr>
<td>Side [E] 5'</td>
<td>15' per sec 47-18.33</td>
</tr>
<tr>
<td>Rear [N] 15'</td>
<td>66.82'</td>
</tr>
</tbody>
</table>

---

**Approved by:** Ella Parker, Urban Design and Planning Manager

**Uncontrolled in hard copy unless otherwise marked**

**WE BUILD COMMUNITY**

**ID Number:** DSD.UPD.SP

**Revision Number:** 4

**Revision Date:** 5/20/2019

**Page:** Page 2 of 6
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.UPD.SP
Revision Number: 4
Revision Date: 5/20/2019
Page: Page 3 of 6

Approved by: Ella Parker, Urban Design and Planning Manager
Uncontrolled in hard copy unless otherwise marked

WE BUILD COMMUNITY
Technical Specifications For Plan Submittal

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

B. SURVEY
1. Signed and sealed boundary and topographic survey
   - Show existing conditions of project site alone excluding adjacent properties or portions 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 1⁄4" = 1' min.)
   - Ground floor elevation
   - Storefronts, awnings, entryway features, doors, windows
   - Fences/walls
   - Dumpster
   - Light fixtures
   - Balconies, railings
   - Trash receptacles, benches, other street furniture
   - Pavers, concrete, 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 .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 hardscapes, 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 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, ground cover, 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

ID Number: DSO.UDP.SP
Revision Number: 4
Revision Date: 5/20/2019
Page: Page 6 of 6

Approved by: Ella Parker, Urban Design and Planning Manager
Uncontrolled in hard copy unless otherwise marked
This instrument prepared by:

Norman Leopold, Esq.
LEOPOLD KORN, P.A.
20801 Biscayne Boulevard, Suite 501
Aventura, FL 33180

Record and return to:

LEOPOLD KORN, P.A.
20801 Biscayne Boulevard, Suite 501
Aventura, FL 33180

Folio Nos. 504205-07-0190, 504205-07-0200, 504205-07-0210, 504205-07-0220, 504205-07-0230 and 504205-07-0390

WARRANTY DEED

THIS WARRANT DEED, made the [blank] day of October, 2018, by STKR INVESTMENTS, LLC, a Florida limited liability company, whose post office address is 201 S.E. 12th Street, Suite 100, Ft. Lauderdale, FL 33316, hereinafter called Grantor, to STKR SISTRUNK, LLC, a Florida limited liability company, whose post office address is 201 S.E. 12th Street, Suite 100, Ft. Lauderdale, FL 33316, hereinafter called Grantee:

(wherever used herein, the terms “Grantor” and “Grantee” include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, That Grantor, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, their heirs and assigns forever, all that certain land situate, lying and being in Broward County, Florida, viz:

Lots 1, 2, 3, 4, 5, and 6, all Less the North 10 feet, in Block 2, and Lot 25, in Block 2 of RIVER GARDENS, according to the Plat thereof as recorded in Plat Book 19, Page 23, of the Public Records of Broward County, Florida.

SUBJECT TO: Taxes for the year 2018 and subsequent years; conditions, limitations, restrictions, and easements of record which are not reimposed by this instrument; and zoning ordinances and governmental regulations, if any;

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 Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.
IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Witnesses: 

Print name: Jonathan Keith 

Print name: Frank D'Antico 

STKR INVESTMENTS, LLC, a Florida limited liability company 

By: Jeffrey L. Kronengold, as Manager 

STATE OF FLORIDA 
COUNTY OF BROWARD 

The foregoing instrument was acknowledged before me this 9th day of October, 2018, by Jeffrey L. Kronengold, as Manager of STKR INVESTMENTS, LLC, a Florida limited liability company, on behalf of the company, who [✓] is personally known to me or [ ] produced _______________________ as identification. 

Dawn Ferrari 
Notary Public 

Print name: Dawn Ferrari 

My commission expires: 

DAWN FERRARI 
Notary Public - State of Florida 
Commission # GG 015239 
My Comm. Expires Nov 19, 2020 
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: 534,536,538 NW 22 AVE
2130,2132,2134,2136,2138,2140,2150,2152,2154,2156,2158,
2160,2162,2164,2170,2172,2174,2176,2178,2180,
2182,2184 NW 6 ST

PREVIOUS ADDRESS: 534 NW 22 AVE
2132,2136,2140,2146,2150,2152,2154,2156,2162 NW 6 ST

NOTES: NEW MULTI FAMILY TOWNHOMES

ZONING: NWRAC-MUW

FOLIO #: 504205070390, 504205070240, 504205070230, 504205070220,
504205070210, 504205070200, 504205070190, 504205070020,
504205070011, 504205070010

LEGAL DESCRIPTION: RIVER GARDENS 19-23 B LOT 1-3 LESS N 10 FOR RD R/W BLK
1 / RIVER GARDENS 19-23 B LOT 1-7 LESS RD, LOT 25 BLK 2

DRC #: 

AUTHORIZED SIGNATURE: 

DATE: 10/10/2019
The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
SITE PLAN
SBBC-2752-2019
County Number: Municipality Number:
Townhomes at River Gardens

September 19, 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: September 19, 2019</td>
<td>Single-Family:</td>
<td></td>
<td>Elementary: 4</td>
</tr>
<tr>
<td>Name: Townhomes at River Gardens</td>
<td>Townhouse:</td>
<td></td>
<td>Middle: 2</td>
</tr>
<tr>
<td>SBBC Project Number: SBBC-2752-2019</td>
<td>Garden Apartments:</td>
<td></td>
<td>High: 3</td>
</tr>
<tr>
<td>County Project Number:</td>
<td>Mid-Rise:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Municipality Project Number:</td>
<td>High-Rise:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owner/Developer: STKR Sistrunk, LLC</td>
<td>Mobile Home:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jurisdiction: Fort Lauderdale</td>
<td>Total: 25</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## 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>North Fork</td>
<td>713</td>
<td>784</td>
<td>442</td>
<td>-342</td>
<td>-19</td>
<td>58.3%</td>
<td>15</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>34</td>
</tr>
<tr>
<td>Dillard</td>
<td>2,709</td>
<td>2,980</td>
<td>2,267</td>
<td>-713</td>
<td>-28</td>
<td>77.1%</td>
<td>31</td>
</tr>
</tbody>
</table>

## Adjusted Benchmark

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>North Fork</td>
<td>457</td>
<td>327</td>
<td>58.3%</td>
<td>19/20: 432</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>20/21: 428</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>21/22: 418</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>22/23: 444</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>23/24: 461</td>
</tr>
<tr>
<td>Parkway</td>
<td>1,536</td>
<td>-875</td>
<td>63.7%</td>
<td>1,519</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1,499</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1,488</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1,492</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1,508</td>
</tr>
<tr>
<td>Dillard</td>
<td>2,298</td>
<td>-682</td>
<td>77.1%</td>
<td>2,267</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2,261</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2,220</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2,279</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2,238</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.
**CHARTER SCHOOL INFORMATION**

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Sunrise High</td>
<td>550</td>
<td>389</td>
<td>-161</td>
<td>389</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>North Fork</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>
<tr>
<td>Dillard</td>
<td>There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.</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. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.
Staff reviewed the site plan application for 25 (three or more bedroom) townhouse units, which are anticipated to generate 9 (4 elementary, 2 middle and 3 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 North Fork Elementary, Parkway Middle, and Dillard High Schools. Based on the Public School Concurrency Planning Document (PSCPD), all three 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. 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. Additionally, the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment. It should be noted that based on the currently effective student generation rates, the project is only anticipated to generate students at the elementary and high school levels.

Additionally in the 2018/19 school year, the charter schools located within a two-mile radius of the site and their associated data 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 CSAs, the Board may utilize other options such as 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 2019/20 to 2023/24 regarding pertinent impacted schools are depicted above.

Therefore, this application is determined to satisfy public school concurrency on the basis that adequate school capacity is anticipated to be available to support the residential development as currently proposed by the applicant. This preliminary determination shall be valid for 180 days for a maximum of 25 (three or more bedroom) townhouse units and conditioned upon final approval by the applicable governmental body. As such, this preliminary determination will expire on March 16, 2020. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the Preliminary School Capacity Availability Determination (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 specify at the minimum 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-2752-2019 Meets Public School Concurrency Requirements  □ Yes  □ No

Reviewed By:

Signature

Lisa Wight

Name

Planner

Title
June 12, 2019

Jonathan W. Keith, P.E.
STKR Sistrunk, LLC
201 Southeast 12 Street, Suite 100
Fort Lauderdale, Florida 33316

Dear Mr. Keith:

Re: Platting requirements for a parcel legally described as Lots 1-3, Block 1 and Lots 1-7 and 25, Block 2, “River Gardens,” according to the Plat thereof, as recorded in Plat Book 19, Page 23, of the Public Records of Broward County, Florida, less a portion for right-of-way purposes. This parcel is generally located on the south side of Northwest 6 Street/Sistrunk Boulevard, between Northwest 22 Avenue and Interstate 95, in the City of Fort Lauderdale.

This letter is in response to your correspondence regarding the Broward County Land Use Plan’s platting requirements for a proposed multi-family residential development on the above referenced parcel.

Planning Council staff has determined that replatting would not be required by Policy 2.13.1 of the Broward County Land Use Plan for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or multi-family development, unless all of the following conditions are met:

a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;

b. The lot or parcel has been specifically delineated in a recorded plat;

c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and

d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 10 acres (approximately 1.88 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in “a.” above.
Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Fort Lauderdale’s platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions regarding the Broward County Land Use Plan’s platting requirements, please contact Leny Huaman, Planner, at your convenience.

Respectfully,

Barbara Blake Boy  
Executive Director

BBB:LRH

cc: Chris Lagerbloom, City Manager  
City of Fort Lauderdale

Anthony Fajardo, Director, Department of Sustainable Development  
City of Fort Lauderdale
October 1, 2019

Jonathan Keith, PE  
Vice President of Land Acquisitions and Development  
TDON Development  
811 Coral Ridge Dr.,  
Coral Springs, FL 33071  
(954)688-5572  
ikeith@tdondevelopment.com

Re:  LOTS 1-6, 25 BLOCK 2 RIVER GARDENS, ARBORIST REPORT

Daniel T. Sorrow, ISA Certified Arborist (FL-198552), Registered Landscape Architect (FL 6666979)  
COTLEUR & HEARING, INC.  
1934 COMMERCE LANE SUITE 1, JUPITER, FLORIDA 33458

Dear Jonathan:

The initial Arborist site inspection was conducted on September 26th, 2019 for specific trees located at the South East corner of NW 22nd Avenue and NW 6th Street, Ft. Lauderdale, FL property. The following are my findings:

<table>
<thead>
<tr>
<th>Tree #</th>
<th>Species</th>
<th>Common Name</th>
<th>DBH</th>
<th>Listed Category Species</th>
<th>Condition %</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>278</td>
<td>Quercus virginiana</td>
<td>LIVE OAK</td>
<td>6''</td>
<td>(A)=100%</td>
<td>90</td>
<td>Good Condition street tree, to remain</td>
</tr>
<tr>
<td>279</td>
<td>Quercus virginiana</td>
<td>LIVE OAK</td>
<td>6''</td>
<td>(A)=100%</td>
<td>95</td>
<td>Good Condition street tree, to remain</td>
</tr>
<tr>
<td>280</td>
<td>Quercus virginiana</td>
<td>LIVE OAK</td>
<td>6''</td>
<td>(A)=100%</td>
<td>90</td>
<td>Good Condition street tree, to remain</td>
</tr>
<tr>
<td>Tree #</td>
<td>Species</td>
<td>Common Name</td>
<td>DBH</td>
<td>Listed Category</td>
<td>Condition</td>
<td>Notes</td>
</tr>
<tr>
<td>-------</td>
<td>--------------------------</td>
<td>-------------</td>
<td>-----</td>
<td>----------------</td>
<td>-----------</td>
<td>--------------------------------------------</td>
</tr>
<tr>
<td>281</td>
<td>Quercus virginiana</td>
<td>LIVE OAK</td>
<td>6''</td>
<td>(A)=100%</td>
<td>90</td>
<td>Good Condition street tree, to remain</td>
</tr>
<tr>
<td>282</td>
<td>Quercus virginiana</td>
<td>LIVE OAK</td>
<td>6''</td>
<td>(A)=100%</td>
<td>90</td>
<td>Good Condition street tree, to remain</td>
</tr>
<tr>
<td>283</td>
<td>Quercus virginiana</td>
<td>LIVE OAK</td>
<td>6''</td>
<td>(A)=100%</td>
<td>90</td>
<td>Good Condition street tree, to remain</td>
</tr>
<tr>
<td>284</td>
<td>Quercus virginiana</td>
<td>LIVE OAK</td>
<td>6''</td>
<td>(A)=100%</td>
<td>90</td>
<td>Good Condition street tree, to remain</td>
</tr>
<tr>
<td>285</td>
<td>Quercus virginiana</td>
<td>LIVE OAK</td>
<td>6''</td>
<td>(A)=100%</td>
<td>90</td>
<td>Good Condition street tree, to remain</td>
</tr>
<tr>
<td>294</td>
<td>Sabal palmetto</td>
<td>SABAL PALM</td>
<td>10''</td>
<td>(B)=80%</td>
<td>75</td>
<td>Poor trunk health, being choked</td>
</tr>
<tr>
<td>295</td>
<td>Sabal palmetto</td>
<td>SABAL PALM</td>
<td>4''</td>
<td>(B)=80%</td>
<td>90</td>
<td>Small, No clear trunk yet</td>
</tr>
<tr>
<td>296</td>
<td>Sabal palmetto</td>
<td>SABAL PALM</td>
<td>12''</td>
<td>(B)=80%</td>
<td>85</td>
<td>Overgrown with some insect damage</td>
</tr>
<tr>
<td>297</td>
<td>Sabal palmetto</td>
<td>SABAL PALM</td>
<td>12''</td>
<td>(B)=80%</td>
<td>70</td>
<td>Trunk being choked, smilax vine intrusion</td>
</tr>
<tr>
<td>298</td>
<td>Jacaranda mimosifolia</td>
<td>BLACK POUJ</td>
<td>12''</td>
<td>(B)=80%</td>
<td>75</td>
<td>Multi trunk, poor structure</td>
</tr>
<tr>
<td>299</td>
<td>Quercus virginiana</td>
<td>LIVE OAK</td>
<td>48''</td>
<td>(A)=100%</td>
<td>60</td>
<td>Large unpruned specimen, poor branch structure makes it vulnerable in high wind conditions</td>
</tr>
<tr>
<td>300</td>
<td>Quercus virginiana</td>
<td>LIVE OAK</td>
<td>12''</td>
<td>(A)=100%</td>
<td>30</td>
<td>Smaller live Oak has suffered from damage due to falling branches and poor sunlight due to close proximity to large Oak.</td>
</tr>
<tr>
<td>301</td>
<td>Mangifera indica</td>
<td>MANGO</td>
<td>24''</td>
<td>(C)=60%</td>
<td>60</td>
<td>Close proximity to larger Mango tree has prevent proper growth, unpruned branches offer poor structure</td>
</tr>
<tr>
<td>302</td>
<td>Mangifera indica</td>
<td>MANGO</td>
<td>24''</td>
<td>(C)=60%</td>
<td>70</td>
<td>Signs of disease and insect damage, unpruned branches offer poor structure</td>
</tr>
<tr>
<td>Tree #</td>
<td>Species</td>
<td>Common Name</td>
<td>DBH</td>
<td>Listed Category Species</td>
<td>Condition %</td>
<td>Notes</td>
</tr>
<tr>
<td>-------</td>
<td>--------------------------</td>
<td>-------------</td>
<td>-----</td>
<td>-------------------------</td>
<td>-------------</td>
<td>----------------------------------------------------------------------</td>
</tr>
<tr>
<td>303</td>
<td>Jacaranda mimosifolia</td>
<td>BLACK POUI</td>
<td>36”</td>
<td>(B)=80%</td>
<td>40</td>
<td>Multi trunk, poor structure</td>
</tr>
<tr>
<td>304</td>
<td>Quercus virginiana</td>
<td>LIVE OAK</td>
<td>48”</td>
<td>(A)=100%</td>
<td>60</td>
<td>Large specimen not pruned, lack of central leader reduces structural stability making it vulnerable. Trunk was weakened by wire that the tree grew around</td>
</tr>
<tr>
<td>380</td>
<td>Schefflera Arboricola</td>
<td>SCHEFFLERA</td>
<td>24”</td>
<td>(F)=0%</td>
<td>70</td>
<td>Invasive, poor structure</td>
</tr>
<tr>
<td>399</td>
<td>Schefflera Arboricola</td>
<td>SCHEFFLERA</td>
<td>12”</td>
<td>(F)=0%</td>
<td>50</td>
<td>Invasive, poor structure</td>
</tr>
<tr>
<td>400</td>
<td>Pongamia pinnata</td>
<td>PONGAM</td>
<td>24”</td>
<td>(A)=100%</td>
<td>60</td>
<td>Trunk showing signs of rot, poor structure</td>
</tr>
<tr>
<td>468</td>
<td>Quercus virginiana</td>
<td>LIVE OAK</td>
<td>6”</td>
<td>(A)=100%</td>
<td>90</td>
<td>Good Condition street tree, to remain</td>
</tr>
<tr>
<td>471</td>
<td>Quercus virginiana</td>
<td>LIVE OAK</td>
<td>6”</td>
<td>(A)=100%</td>
<td>85</td>
<td>Good Condition street tree, to remain</td>
</tr>
<tr>
<td>476</td>
<td>Quercus virginiana</td>
<td>LIVE OAK</td>
<td>6”</td>
<td>(A)=100%</td>
<td>90</td>
<td>Good Condition street tree, to remain</td>
</tr>
<tr>
<td>479</td>
<td>Quercus virginiana</td>
<td>LIVE OAK</td>
<td>6”</td>
<td>(A)=100%</td>
<td>90</td>
<td>Good Condition street tree, to remain</td>
</tr>
<tr>
<td>483</td>
<td>Quercus virginiana</td>
<td>LIVE OAK</td>
<td>6”</td>
<td>(A)=100%</td>
<td>90</td>
<td>Good Condition street tree, to remain</td>
</tr>
<tr>
<td>484</td>
<td>Quercus virginiana</td>
<td>LIVE OAK</td>
<td>6”</td>
<td>(A)=100%</td>
<td>90</td>
<td>Good Condition street tree, to remain</td>
</tr>
<tr>
<td>490</td>
<td>Ptychosperma elegans</td>
<td>SOLITAIRE PALM</td>
<td>4”</td>
<td>(B)=80%</td>
<td>90</td>
<td>Good Condition street tree, to remain</td>
</tr>
<tr>
<td>491</td>
<td>Ptychosperma elegans</td>
<td>SOLITAIRE PALM</td>
<td>4”</td>
<td>(B)=80%</td>
<td>90</td>
<td>Good Condition street tree, to remain</td>
</tr>
<tr>
<td>499</td>
<td>Mangifera indica</td>
<td>MANGO</td>
<td>36”</td>
<td>(C)=60%</td>
<td>80</td>
<td>Poor branch health and Lack of pruning has led to poor structure</td>
</tr>
<tr>
<td>500</td>
<td>Araucaria heterophylla</td>
<td>NORFOLK PINE</td>
<td>18”</td>
<td>(F)=0%</td>
<td>70</td>
<td>Trunk has split due to previous trimming.</td>
</tr>
<tr>
<td>501</td>
<td>Quercus laurifolia</td>
<td>LAUREL OAK</td>
<td>1”</td>
<td>(C)=60%</td>
<td>50</td>
<td>Struggling to survive in the undergrowth, no central leader and poor structure</td>
</tr>
<tr>
<td>Tree #</td>
<td>Species</td>
<td>Common Name</td>
<td>DBH</td>
<td>Listed Category Species</td>
<td>Condition %</td>
<td>Notes</td>
</tr>
<tr>
<td>-------</td>
<td>--------------------------</td>
<td>-------------</td>
<td>-----</td>
<td>-------------------------</td>
<td>-------------</td>
<td>------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>502</td>
<td>Quercus virginiana</td>
<td>LIVE OAK</td>
<td>4”</td>
<td>(A)=100%</td>
<td>50</td>
<td>Poor structure and lack of pruning, tree has no central leader and is overgrown by other species.</td>
</tr>
<tr>
<td>503</td>
<td>Sabal palmetto</td>
<td>SABAL PALM</td>
<td>18”</td>
<td>(B)=80%</td>
<td>90</td>
<td>Small, overshadowed by invasive species.</td>
</tr>
<tr>
<td>504</td>
<td>Sabal palmetto</td>
<td>SABAL PALM</td>
<td>18”</td>
<td>(B)=80%</td>
<td>90</td>
<td>Small, overshadowed by invasive species.</td>
</tr>
<tr>
<td>505</td>
<td>Sabal palmetto</td>
<td>SABAL PALM</td>
<td>18”</td>
<td>(B)=80%</td>
<td>90</td>
<td>Small, overshadowed by invasive species.</td>
</tr>
<tr>
<td>506</td>
<td>Araucaria heterophylla</td>
<td>NORFOLK PINE</td>
<td>18”</td>
<td>(F)=0%</td>
<td>30</td>
<td>Trunk rot</td>
</tr>
<tr>
<td>507</td>
<td>Schefflera Arboicola</td>
<td>SCHEFFLERA</td>
<td>18”</td>
<td>(F)=0%</td>
<td>70</td>
<td>Weak structure</td>
</tr>
<tr>
<td>508</td>
<td>Mangifera indica</td>
<td>MANGO</td>
<td>40”</td>
<td>(C)=60%</td>
<td>50</td>
<td>Termite damage and trunk rot makes this tree very weak.</td>
</tr>
<tr>
<td>511</td>
<td>Sabal palmetto</td>
<td>SABAL PALM</td>
<td>18”</td>
<td>(B)=80%</td>
<td>70</td>
<td>Smilax overgrowth</td>
</tr>
<tr>
<td>512</td>
<td>Sabal palmetto</td>
<td>SABAL PALM</td>
<td>18”</td>
<td>(B)=80%</td>
<td>80</td>
<td>Invasive attached to trunk</td>
</tr>
<tr>
<td>548</td>
<td>Ptychosperma elegans</td>
<td>SOLITAIRE PALM</td>
<td>4”</td>
<td>(B)=80%</td>
<td>80</td>
<td>Fair condition, to remain</td>
</tr>
<tr>
<td>549</td>
<td>Ptychosperma elegans</td>
<td>SOLITAIRE PALM</td>
<td>4”</td>
<td>(B)=80%</td>
<td>80</td>
<td>Fair condition, to remain</td>
</tr>
<tr>
<td>550</td>
<td>Ptychosperma elegans</td>
<td>SOLITAIRE PALM</td>
<td>4”</td>
<td>(B)=80%</td>
<td>80</td>
<td>Fair condition, to remain</td>
</tr>
<tr>
<td>551</td>
<td>Washingtonia robusta</td>
<td>WASHINGTON PALM</td>
<td>12”</td>
<td>(C)=60%</td>
<td>80</td>
<td>Fair condition, close proximity to pavement</td>
</tr>
<tr>
<td>552</td>
<td>Washingtonia robusta</td>
<td>WASHINGTON PALM</td>
<td>12”</td>
<td>(C)=60%</td>
<td>80</td>
<td>Fair condition, close proximity to pavement</td>
</tr>
<tr>
<td>557</td>
<td>Washingtonia robusta</td>
<td>WASHINGTON PALM</td>
<td>12”</td>
<td>(C)=60%</td>
<td>80</td>
<td>Fair condition, close proximity to pavement</td>
</tr>
</tbody>
</table>

Tree Mitigation was calculated using the Caliper replacement formula found on the City of Fort Lauderdale Website for tree replacement requirements. The equivalent dollar value was also calculated using the City standard of $65.00 per caliper inch for non-specimen trees. Specimen trees having 18” or greater caliper and 70% condition or greater were calculated using the cross-sectional diameter and multiplying that number by the species classification dollar value.
Tree 294: palm replacement 1:1
Tree 295: palm replacement 1:1
Tree 296: palm replacement 1:1
Tree 297: palm replacement 1:1
Tree 298: .8 x 12 x .75 = 7.2 Caliper inches or payment in lieu of $468.00
Tree 299: 1 x 48 x .6 = 28.8 Caliper inches or payment in lieu of $1,872.00
Tree 300: 1 x 12 x .3 = 3.6 Caliper inches or payment in lieu of $234.00
Tree 301: .6 x 24 x .6 = 8.64 Caliper inches or payment in lieu of $561.00
Tree 302: (24 inches/2) x 71 = 452.389 in^2 x $15.00 = $6,785.83
Tree 303: .8 x 36 x .4 = 11.52 Caliper inches or payment in lieu of $748.80
Tree 304: 1 x 48 x .6 = 28.8 Caliper inches or payment in lieu of $1,872.00
Tree 380: Category F =0 inches
Tree 399: Category F =0 inches
Tree 400: 1 x 24 x .6 = 14.4 Caliper inches or payment in lieu of $936.00
Tree 499: (36 inches/2)^2 x 71 = 1,017.876 in^2 x $15.00 = $15,268.14
Tree 500: Category F =0 inches
Tree 501: .6 x 1 x .5 = .3 Caliper inches or payment in lieu of $19.50
Tree 502: 1 x 4 x .5 = 2 Caliper inches or payment in lieu of $130.00
Tree 503: palm replacement 1:1
Tree 504: palm replacement 1:1
Tree 505: palm replacement 1:1
Tree 506: Category F =0 inches
Tree 507: Category F =0 inches
Tree 508: .6 x 40 x .5 = 12 Caliper inches or payment in lieu of $780.00
Tree 511: palm replacement 1:1
Tree 512: palm replacement 1:1
Tree 551: palm replacement 1:1
Tree 552: palm replacement 1:1
Tree 557: palm replacement 1:1

Equivalent dollar amount paid in lieu of $29,675.27

Should you have any questions or need any additional information, please do not hesitate to contact me at (561) 747-6336 x 112 or dsorrow@cotleur-hearing.com.

Very truly yours,
Cotleur & Hearing

Daniel T. Sorrow, ISA CA, AICP, PLA, LEED AP BD+C
ISA Arborist #198552
October 11, 2019

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

Re: Townhomes at River Gardens - West Parcel
2140-1284 NW 6th Street & 534-538 NW 22nd Avenue, Fort Lauderdale
Project Narrative

To Whom it May Concern:

STKR Sistrunk proposes to develop twenty (25) two-story Townhouse units located at 2130-2140 NW 6th Street (EAST PARCEL) and 2150-1284 NW 6th Street with 534-538 NW 22nd Avenue (WEST PARCEL). The NW 21st Terrace ROW serves as a divide between the EAST and WEST PARCELS. Although it is the intention of both STKR SISTRUNK, LLC and the CRA to develop all twenty-five townhouse units as a unified development, City Code requires the development plans associated with the overall development to be sub-divided into two separate developments separated by NW 21st Avenue. Therefore, this particular project narrative will serve the Townhomes at River Gardens – West Parcel.

The West Parcel will consist of nineteen (19) two story Townhouse units each having 3 bedrooms, 2 ½ baths and a minimum of 1,458 square feet of living space per townhouse. All 19 units will have garages facing towards an internal parking and driveway area with the front of each unit facing either Sistrunk Boulevard (16 units) or NW 22nd Avenue (3 units) which is encouraged within City Code Sec. 47-18.33 (Townhouses) and the NWRAC-MUw Design Guidelines which governs the proposed development. The majority of the property is located within the NWRAC-MUw Zoning District with one lot (Lot 25, Blk 2) being located in the RMS-15 zoning district. An application petitioning the re-zoning of Lot 25, Block 2 from RMS-15 to NWRAC-MUw was submitted to the City on September 18, 2019.
Each townhome will provide one or 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 2150-1284 NW 6th Street and 534-538 NW 22nd Avenue in the River Gardens-Sweeting Estates area;
2. The property is 56,093 square feet (1.2877 acres);
3. Future Land Use Designation: Regional Activity Center and Medium-15;
4. Existing Zoning Designation: NWRAC-MUw and RMS-15;
5. Permitted density is 50 du/ac.; 19 DU are proposed at 14.75 DU/acre;
6. Permitted Use per Section 47-13.52 (NWERAC-MUw) and Specific Use for Townhouse per Section 47-18.33 ULDR;
7. Dimensional Requirements will be consistent with Section 47-13.31 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 are 43 spaces required and 64 spaces 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@tdondevelopment.com.

Best Regards,

STKR SISTRUNK, LLC

Jonathan Keith, P.E.
October 11, 2019

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

Re:  TOWNHOMES AT RIVER GARDENS – WEST PARCEL
       Development Adequacy Analysis and Service Demand Calculations ULDR 47-25.2
       Neighborhood Compatibility Requirements ULDR 47-25.3
       2130-1284 NW 6th Street and 534-538 NW 22nd Avenue, Fort Lauderdale

STKR Sistrunk proposes to develop twenty (25) two-story Townhouse units located at 2130-2140 NW 6th Street (EAST PARCEL) and 2150-1284 NW 6th Street with 534-538 NW 22nd Avenue (WEST PARCEL). The NW 21st Terrace ROW serves as a divide between the EAST and WEST PARCELS. Although it is the intention of both STKR SISTRUNK, LLC and the CRA to develop all twenty-five townhouse units as a unified development, City Code requires the development plans associated with the overall development to be sub-divided into two separate developments separated by NW 21st Avenue. Therefore, this particular project’s development adequacy analysis / service demand calculations shall serve the Townhomes at River Gardens – West Parcel.

The West Parcel will consist of nineteen (19) two story Townhouse units each having 3 bedrooms, 2 ½ baths and a minimum of 1,458 square feet of living space per townhouse. All 19 units will have garages facing towards an internal parking and driveway area with the front of each unit facing Sistrunk Boulevard (16 units) and NW 22nd Avenue (3 units) which is encouraged within City Code Sec. 47-18.33 (Townhouses) and the NWRAC-MUw Design Guidelines which governs the proposed development. The property is located within the NWRAC-MUw Zoning District and RMS-15 Zoning District (Lot 25, BLK 2). An application to rezone Lot 25, Blk 2 from RMS-15 to NWRAC-MUw was provided to the City on September 18, 2019. Once approved, the entire property will be zoned NWRAC-MUw.

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 at the corner of Sistrunk Boulevard and NW 21st Terrace and the other is located at the intersection of Sistrunk Blvd and NW 22nd Avenue. Both fire hydrants are within the maximum fire protection radius for residential fire protection. The 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 City 8” water mains running within the NW 21st Terrace and NW 22nd Avenue ROW’s where these streets abut the development. Existing water meters and fire hydrants are still in place to serve this property. Additionally, the project will require the installation of several 1” water meters connecting to these water mains. The City has adequate water treatment and supply facilities to serve this development.

**Sanitary Sewer** - The property is serviced by a City 8” gravity sewer mains running within the NW 21st Terrace and NW 22nd Avenue ROW’s where these streets abut the development. 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>
<tr>
<td>Townhouse</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 nineteen (19) fee simple Townhouse units within the West Parcel 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 Sistrunk Boulevard which is a 4-lane divided City Road. This road also includes bike lanes and
is primary Broward County Transit Bus Route. There will be no direct driveway access to Sistrunk Boulevard from the subject property. The townhouses will have driveways connecting to the abutting NW 21st Terrace and NW 22nd Avenue side streets. 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 Sistrunk Boulevard, NW 22nd Avenue and NW 21st Terrace was previously dedicated by plat.

**Pedestrian Facilities** – ADA accessible sidewalks and ramps are already provided within the adjoining Sistrunk Boulevard, NW 22nd Avenue and NW 21st Terrace ROW’s.

**Primary Arterial Street Frontage** – The development abuts Sistrunk Boulevard which is a 4-lane divided City road. This road also includes bike lanes and is primary Broward County Transit Bus Route.

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

**Street Trees** – Street trees already exist along all abutting roadways. Additional street trees will be added 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.

**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 NW 21st Terrace or NW 22nd Avenue.
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 NWRAC-MUw zoning District.

d. Bufferyard Requirements
i. Landscaping Strip Requirements meet the requirements as dictated for NWRAC-MUw zoning District.

ii. Parking Restrictions meet the requirements as dictated for NWRAC-MUw zoning District.

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 internal driveways and parking areas in accordance with the ULDR. Front elevation architecture faces Sistrunk Boulevard and NW 22nd Avenue side street. Balconies 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@dondevelopment.com.

Sincerely,

STKR SISTRUNK, LLC

[Signature]

Jonathan Keith, P.E.
TOWNHOMES AT RIVER GARDENS
WEST PARCEL
A 19-UNIT TOWNHOUSE DEVELOPMENT
2130-2184 N.W. 6TH STREET
CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA
STKR SISTRUNK, LLC

LEGEND

PROJECT LOCATION

Location Sketch

SEC. 5 - TWP. 50S - RGE 42E

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.

STKR SISTRUNK, LLC

Sheet Index

SITE PLAN AND BUILDING ARCHITECTURAL DRAWINGS
E-1 thru E-15 BUILDING DRAWINGS
E-1 thru E-15 SITE PLAN

LANDSCAPE

CIVIL ENGINEERING

LEGAL DESCRIPTION:

TOWNHOMES AT RIVER GARDENS
WEST PARCEL
STKR SISTRUNK, LLC

JONATHAN W. KEITH, P.A.
Consulting Engineers

Licensed Eng. No. 11053
State of Florida

DATE: 10/10/2019
PROJECT NUMBER: 19-02
OVERALL FIRST FLOOR PLAN
3 UNIT BUILDING

SQUARE FOOTAGE CALCS

- FIRST FLOOR TOTAL AREA: 2,400 SQ FT
- SECOND FLOOR TOTAL AREA: 2,400 SQ FT
- TOTAL TOGGETHER: 4,800 SQ FT

TOTAL SECOND POOR TO CA: 3,400 SQ FT
FRONT ELEVATION
3 UNIT BUILDING

REAR ELEVATION
3 UNIT BUILDING