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 includes 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): $12,740.00
- 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 in Other Areas: $2,470.00
- Change of Use (requiring Development Review): $930.00
- Parking Reduction (in addition to Site Plan fee): $970.00
- Flexibility Units/Acreage (in addition to Site Plan fee): $60.00

NOTES: Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre-City Commission and Final DRC plans) from all representatives at one time, in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-3020 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>
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</table>

Civic Association | City Commission District

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

Property Owner's Name | Dunmore Properties, LTD.
Address, City, State, Zip |  
Phone Number |  
Proof of Ownership |  
Tax Record |  

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

Agent's Name | Andrew J. Schein, Esq. / Loehle & Chaka, P.A.
Address, City, State, Zip | 1401 East Broward Boulevard, Suite 303, Fort Lauderdale, FL 33301
Phone Number | 954-617-8919
Letter of Consent Submitted | [ ] Yes or [ ] No

D. DEVELOPMENT INFORMATION

Project Name | Tarpon Landings
Project Address | (Provide Address Verification in) 1000 & 1100 SE 3rd Avenue
Legal Description | See survey included with this application
Tax ID Folio Numbers | See bottom of this application
Description of Project | Multi-family mixed use projecting consisting of 248 multi-family residential units,

Total Estimated Cost of Project | $ (including land costs) Site Adjacent to Waterway Yes

E. PROPERTY USE INFORMATION

<table>
<thead>
<tr>
<th>Existing</th>
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<tbody>
<tr>
<td>Land Use Designation</td>
<td>SRAC</td>
</tr>
<tr>
<td>Zoning Designation</td>
<td>ROC/ROA/ROMA-25</td>
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<tr>
<td>Use of Property</td>
<td>Vacant/Office/Residential</td>
</tr>
<tr>
<td>Number of Residential Units</td>
<td>248</td>
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<tr>
<td>Non-Residential SF (and Type)</td>
<td>3,650 (restaurant), 8,358 Retail</td>
</tr>
<tr>
<td>Bldg Sq. Ft. (Include structured parking)</td>
<td>747,580 SF</td>
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F. DIMENSIONAL REQUIREMENTS

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<tr>
<td>Lot Size (SF / Acreage)</td>
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<tr>
<td>Lot Density (Units/Acre)</td>
<td>50 units / gross acre</td>
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<tr>
<td>Lot Width</td>
<td>None</td>
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<tr>
<td>Building Height (Feet / Floors)</td>
<td>150' / 150'</td>
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<tr>
<td>Structure Length</td>
<td>None</td>
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<tr>
<td>Floor Area Ratio (F.A.R.)</td>
<td>None</td>
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<tr>
<td>Lot Coverage</td>
<td>None</td>
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<tr>
<td>Parking Spaces</td>
<td>546 spaces</td>
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Setbacks (indicate direction N, E, W, S)

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<tr>
<td>Front</td>
<td>5'</td>
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<tr>
<td>Side</td>
<td>20'</td>
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<td>Rear</td>
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ID Number: DSDU9dp,SP
Revision Number: 4
Revision Date: 5/20/2019
Page: Page 2 of 6

Approved by: Ello Parker, Urban Design and Planning Manager
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WE BUILD COMMUNITY
Required Documentation / Submittal Checklist

One (1) copy of the following documents:
- COMPLETED APPLICATION with all pages filled out as applicable;
- PROOF OF OWNERSHIP (warranty deed or tax record), including corporation documents and SunBiz verification if applicable;
- PROPERTY OWNER’S SIGNATURE and/or agent letter signed by the property owner;
- PROJECT DESCRIPTION NARRATIVE describing project specifics. Please provide as much detail as possible. These project specifics may include: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, multi-modal experience, site improvements, etc.;
- ULDR CODE NARRATIVE response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Reference ULDR language that requires project to go through the Development Review Committee process. Narratives must be on letterhead, dated, and with author indicated;
- ADDRESS VERIFICATION FORM (To obtain for please contact Devon Anderson at 954-828-5233 or DAnderson@fortlauderdale.gov); and,

Additional documentation required for specific projects
- TRAFFIC STATEMENT/STUDY for projects that trigger vehicular trip threshold (See ULDR Section 47-24)
- PUBLIC PARTICIPATION ORDINANCE 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

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Approved by: Ella Parker, Urban Design and Planning Manager
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WE BUILD COMMUNITY
Technical Specifications For Plan Submittal

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

B. SURVEY
1. Signed and sealed boundary and topographic survey
   - Show existing conditions of project site alone excluding adjacent properties or portions 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
2. 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.
3. 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 floorage, including structured parking, divided by site area)
   - Building height (expressed in feet above grade)
   - Structure length
   - Number of stories
   - Setback table (required by ULDWR and Design Standards vs. provided)
   - Open space
   - Vehicular use area (as defined by ULDWR 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)

ID Number: DSD.UP.5P
Revision Number: 4
Revision Date: 5/20/2019
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Approved by: Ella Parker, Urban Design and Planning Manager
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WE BUILD COMMUNITY
D. DETAILS
1. Provide details of; (Scale 1/" = 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 stepbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Indicate architectural elements, materials and colors
6. Include proposed signage
7. Building cross section with dimensions and use type per level

G. ADDITIONAL RENDERINGS (as applicable)
For projects in a Regional Activity Center zoning district and/or subject to ULDR Section 47-25.3 Neighborhood Compatibility, and/or new buildings 55’ or five stories or more in height, the following are required:
- Street-level perspective renderings of project in context of surroundings, as viewed from a pedestrian level, with ground elements and references to depict and determine appropriate scale of project
- Oblique aerial perspectives from opposing views, which indicate the mass outline of all proposed structures, including the outlines of adjacent existing structures
- Context site plan indicating proposed development and outline of nearby properties with uses and height labeled
NOTE: Please provide the .KM2, .XML 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 planning 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, walks, etc.
   • All underground and overhead utilities, light poles, ground mounted signs, billboards, transformers, generator, 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.
   • Hydzone plantings illustrated and labeled
   • Installation, planting, staking, pruning, grading, protection, root pruning, relocation, etc., details and specification for trees, palms, shrubs, groundcover, hydzone, 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 StevePl@fortlauderdale.gov or (954) 828-5031 for as-built information
   - Driveway connections - dimension to established survey reference points (i.e. property corners)
   - Concrete, pavers, and asphalt clearly differentiated
   - Identification of all existing easements and referencing of recorded documents (i.e. OR book & page)
   - Right-of-way adjacent to parcel including labels, width, and referencing of recorded documents
   - Abbreviated legal descriptions for adjacent parcels
   - Finished floor elevation for all buildings, including all existing buildings referenced in NAVD 88
   - Location of existing and proposed fire hydrants
   - Inclusion of monument sign note: “Approved under separate permit.”
   - Impervious and pervious areas, both area and percentage are identified
   - Relationship of existing above ground features with site improvements
   - Location of dumpster with relationship to easements and existing underground utilities

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

2. Pavement Marking & Signage Plan
   - Inclusion of signage details for nonstandard signs
   - Inclusion of Manual on Uniform Traffic Control Devices (MUTCD) sign names (i.e. R1-1) and sign size
   - Inclusion of note: “All traffic signage and pavement markings to be provided on the site plan in conformance with Broward County Traffic Engineering Division (BCHTED) and MUTCD Standards.”
   - All offsite pavement marking and signage shall be approved by BCHTED.
"REAMENDED PLAT OF BLOCK 3 - LAUDERDALE"
A SUBDIVISION IN FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
SECTION 10, TOWNSHIP 50 SOUTH, RANGE 42 EAST
MCALPIN, MILLER & NUMMER CO.
540 N. E. THIRD AVE.
FORT LAUDERDALE, FLORIDA
MARCH 1958

DEDICATION

ACKNOWLEDGEMENT

DESCRIPTION

All of Lots 3, 4, and 5 of the "REAMENDED PLAT OF BLOCK 3 - LAUDERDALE" recorded in Fort Book 49, Page 50, of the public records of Broward County, Florida, plus that part of S.E. 3rd Avenue which lies within the confines of said block, and portion of S.E. 2nd Avenue being hereby vacated, abandoned
and disconnected from public use. Less the Best 257 feet of said Lot 3.

DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD, 56

HONORING THE FIRST CHURCH OF CHRIST SCIENTIST, a non-profit
Florida Corporation, owners of the lands described and shown as included in this plat, has vacated said land to the
subdivision in the manner shown. All avenues, courts, streets and public areas are hereby dedicated to the perpetual
use of the public in perpetuity. All easements and dedications to the perpetual use of the public for purposes as
herein described have heretofore been set forth and approved.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD, 56

HONORING THE FIRST CHURCH OF CHRIST SCIENTIST

CIRCUIT COURT CLERK'S CERTIFICATES

CITY OF LAUDERDALE

CITY COMMISSION

STATE OF FLORIDA
COUNTY OF BROWARD, 56

This plat complies with the provisions of an "Act to Regulate the Making of Surveys and Filing for Record of Maps and Plans in the State of Florida," approved by the Governor June 28, 1925.

ENGINEER'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF BROWARD, 56

This plat is for record under the "Act to Regulate the Making of Surveys and Filing for Record of Maps and Plans in the State of Florida," approved by the Governor June 28, 1925.
LEVEL 3 (+27.0' NAVD)
### Luminaire Schedule

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### Calculation Summary

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TARPON LANDING
GARAGE LEVEL 3
LIGHTING

Luminaire Schedule

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TARPON LANDING
GARAGE LEVEL 5
LIGHTING

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Calculation Summary

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Landscape Architectural Design
for:

TARPON LANDINGS
SE 4TH AVENUE
FORT LAUDERDALE, FLORIDA 33316

DRC APPLICATION
DATE: APRIL 19, 2019  Cadence Project No. 18.027

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<td>TREE IDENTIFICATION CHART &amp; GENERAL NOTES</td>
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</table>

LOCATION MAPS

FORT LAUDERDALE, FL
SE 4TH AVENUE
TARPON LANDINGS SITE BOUNDARY
Tree Disposition Plan

1. See Sheet L0-1.01 for Tree Identification Chart & General Notes
2. See Environmental Engineer drawings regarding existing mangroves.

The following trees as numbered in the Tree Identification Chart are located within this area of the unconsolidated shoreline:

127-129 136 150
155
161-167
172
178-179 181-184
TREE IDENTIFICATION CHART & GENERAL NOTES

NOTES:
1. SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
2. IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
3. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION & REMOVAL.

8.5"X11" SIGN LAMINATED IN PLASTIC SPACED EVERY 50’ ALONG THE FENCE

KEEP OUT TREE PROTECTION AREA

TREE PROTECTION FENCE: HIGH DENSITY POLYETHYLENE FENCING WITH 3.5"X1.5" OPENINGS; COLOR - ORANGE. STEEL POSTS INSTALLED AT 8’ O.C.

5" THICK LAYER OF MULCH MAINTAIN EXISTING GRADE WITH THE TREE PROTECTION FENCE UNLESS OTHERWISE INDICATED ON THE PLANS

CROWN DRIPLINE OR OTHER LIMIT OF TREE PROTECTION AREA.

4'-0'' TREE DISPOSITION NOTES:
1. Tree identification provided by certified Arborist. Landscape Architect shall rely upon this information as accurate and true. Landscape Architect does not take responsibility for any incorrect information or misidentification of existing plant material.
2. Demolition contractor shall verify all notes on site with Landscape Architect prior to start of removal or relocation of any tree or palm.
3. Final disposition of tree and palms shall be determined on a case by case basis at each phase of construction in accordance with local municipal requirements.
4. The contractor shall remove all remaining understory shrub at the direction of the Landscape Architect. The Client reserves the right to replant displaced shrub material onsite.
5. All groundcover and understory shrubs shall be removed by hand when possible.
6. Any tree pruning shall be conducted by a certified Arborist.
7. Protective fencing will be required for existing trees to remain. Refer to Tree Disposition Plans and Tree Identification Chart for trees to be protected. See protection detail 1 on this Sheet L0-2.00.
8. Palm trees identified under Disposition to ‘Relocate’ shall be root pruned by a certified arborist a minimum of eight (8) weeks prior to relocation. Trees identified under Disposition to ‘Relocate’ shall be root pruned by a certified arborist a minimum of sixteen (16) weeks prior to relocation. See Landscape General Notes for instructions.
9. No construction vehicles or any heavy equipment shall be parked under the canopy line of any existing trees.

Project: TARPON LANDINGS
SE 4TH AVENUE
FORT LAUDERDALE, FLORIDA 33316
PLANTING SPECIFICATIONS:

The Contractor is responsible for meeting 100% of all planting area's (including pathways, sidewalk areas, etc.) with the correct soil mixes, per the specifications. Contractor shall provide complete test results with recommendations for the installation area.

5.5 to 6.5.

12. Finish grade all topsoil areas to a smooth, even surface, assuring positive drainage away from the structures and eliminate any low areas which may collect water.

2. All trees and palms to be relocated shall be treated with wetting agents, fertilizers, root stimulants, and soil conditioners at the time of relocation as specified.

14. Contractor to remove debris and excess material daily from job site. Contractor shall remove all material (not flagging or ribbons) and shall be installed prior to and maintenance throughout installation work. Landscape Contractor shall replace (by equal size and quality) any and all work as indicated on the drawings, as specified herein, or both.

a. Preliminary investigation and determination of previous root pruning and excavate around root mass to leave area outside of root ball for planting. This layer of root pruning undisturbed. Trenching shall be accomplished so as to produce clean cuts on all roots without tearing or splitting. Trenching shall be a minimum of 48” deep.

b. Do not discharge or contaminate the soil within the dripline of any tree to be relocated on site in accordance with the following specifications. Trees to be removed will be mitigated as required by municipality.

c. Trees shall be properly wrapped during moving so trunks will not be scarred and damaged keep intact the entire root ball.

d. Partially backfill tree pits with 12” of approved planting soil prior to setting tree. This layer of material (not flagging or ribbons) and shall be installed prior to and maintenance throughout installation work. Landscape Contractor shall replace (by equal size and quality) any and all damage or removal of previously installed materials during the summer period.

e. Do not change the natural grade above the root system within the dripline of any tree to be relocated on site in accordance with the following specifications. Trees to be removed will be mitigated as required by municipality.

f. Ficus Benjamina- (Benjamin Fig)

h. Irrigation - Install bubbler heads on all trees and palms. Connect each tree’s system to an automatic irrigation system and provide adequate irrigation water on a regular basis equal to 3 times weekly for 30 days, then reduce to equivalent of 3” per week.

i. Wedelia trilobata- (Wedilia)

3.2 PROTECTION AND CARE OF EXISTING TREES AND PALMS TO REMAIN

a. Palms - Remove all seed pods and oldest fronds, leaving 9-11 youngest fronds. For Sabal Palmsonly, cut back all fronds in a ‘hurricane cut’ prior to transplanting unless specified otherwise in installation work. Landscape Contractor shall replace (by equal size and quality) any and all

b. All trees and palms to be relocated shall be provided with an automatic irrigation system to be installed in accordance with the conditions of contract documents and any requirements for the project.

i. All trees and palms to be relocated shall be provided with an automatic irrigation system to be installed in accordance with the conditions of contract documents and any requirements for the project.

ii. Contractor shall provide complete test results with recommendations for the installation area.

iii. The Contractor shall be responsible to notify all parties on the job site of any necessary irrigation planning with soil conditioners at the time of relocation as specified.

iv. The Contractor shall be responsible to notify all parties on the job site of any necessary irrigation planning with soil conditioners at the time of relocation as specified.

v. All trees and palms to be relocated shall be treated with wetting agents, fertilizers, root stimulants, and soil conditioners at the time of relocation as specified.

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**TARPON LANDINGS**

**SE 4TH AVENUE**

**FORT LAUDERDALE, FLORIDA 33316**

**DRC APPLICATION**

**APRIL 19, 2019**

**RB/GC**

www.cadence-living.com

**L4-1.03**

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**LANDSCAPE SHRUB PLAN - LEVEL 1**

**1" = 30'-0"**

---

**SHRUB SCHEDULE**

<table>
<thead>
<tr>
<th>NO</th>
<th>DESCRIPTION</th>
<th>QTY</th>
<th>SPACING HEIGHT CONT</th>
<th>SPECIFICATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>ARD 8</td>
<td>Ardisia escallonioides</td>
<td>Marlberry</td>
<td>96&quot; o.c</td>
<td>6` OA</td>
</tr>
<tr>
<td>CAL 6</td>
<td>Callicarpa americana</td>
<td>American Beautyberry</td>
<td>60&quot; o.c</td>
<td>2' OA</td>
</tr>
<tr>
<td>CHR 441</td>
<td>Chrysobalanus icaco <code>Horizontalis</code></td>
<td>Horizontal Cocoplum</td>
<td>36&quot; o.c</td>
<td>2` OA</td>
</tr>
<tr>
<td>CLU 172</td>
<td>Clusia rosea <code>Nana</code></td>
<td>Dwarf Clusia</td>
<td>36&quot; o.c</td>
<td>2` OA</td>
</tr>
<tr>
<td>DIO 11</td>
<td>Dioon edule</td>
<td>Dioon</td>
<td>See Plan</td>
<td>4` - 5' OA</td>
</tr>
<tr>
<td>FOR 4</td>
<td>Forestiera segregata</td>
<td>Florida Privet</td>
<td>60&quot; o.c</td>
<td>5` OA</td>
</tr>
<tr>
<td>HAM3</td>
<td>Hamelia patens</td>
<td>Firebush</td>
<td>72&quot; o.c</td>
<td>4` OA</td>
</tr>
<tr>
<td>HEA 37</td>
<td>Heliotropium angiospermum</td>
<td>Scorpion`s Tail</td>
<td>36&quot; o.c</td>
<td>2` OA</td>
</tr>
<tr>
<td>MON 3</td>
<td>Monstera deliciosa</td>
<td>Split-Leaf Philodendron</td>
<td>See Plan</td>
<td>4` OA</td>
</tr>
<tr>
<td>MYR 4</td>
<td>Myrica cerifera</td>
<td>Wax Myrtle</td>
<td>96&quot; o.c</td>
<td>5` OA</td>
</tr>
<tr>
<td>PSY 104</td>
<td>Psychotria ligustrifolia</td>
<td>Bahama Wild Coffee</td>
<td>48&quot; o.c</td>
<td>3` OA</td>
</tr>
<tr>
<td>SER 36</td>
<td>Serenoa repens</td>
<td>Saw Palmetto</td>
<td>60&quot; o.c</td>
<td>3' - 4` OA</td>
</tr>
<tr>
<td>STA 27</td>
<td>Stachytarpheta jamaicensis</td>
<td>Blue Porterweed</td>
<td>36&quot; o.c</td>
<td>2` OA</td>
</tr>
<tr>
<td>SUR 3</td>
<td>Suriana maritima</td>
<td>Bay Cedar</td>
<td>72&quot; o.c</td>
<td>4` - 5' OA</td>
</tr>
<tr>
<td>ZAM332</td>
<td>Zamia integrifolia</td>
<td>Coontie</td>
<td>36&quot; o.c</td>
<td>2` OA</td>
</tr>
</tbody>
</table>

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**OPEN SPACE CALCULATIONS**

*per U.L.D.R. Section 47-18.21(H)(2)(c)*

<table>
<thead>
<tr>
<th>Min. Required</th>
<th>Proposed</th>
</tr>
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<tbody>
<tr>
<td>248 Unit X min. 150 SF Open Space</td>
<td>37,200 SF</td>
</tr>
<tr>
<td>37,200 SF</td>
<td>117,846 SF</td>
</tr>
<tr>
<td>Open Space at Grade</td>
<td>79,209 SF</td>
</tr>
<tr>
<td>79,209 SF</td>
<td>Open Space Level 6</td>
</tr>
<tr>
<td>629,065 SF</td>
<td>Open Space Level 8</td>
</tr>
<tr>
<td>9,572 SF</td>
<td>40% Required at Grade (37,200 SF X 40%)</td>
</tr>
<tr>
<td>14,880 SF</td>
<td>79,209 SF</td>
</tr>
<tr>
<td>50% Required in Landscape (37,200 SF X 50%)</td>
<td>38,744 SF</td>
</tr>
<tr>
<td>Landscape Area at Grade</td>
<td>30,035 SF</td>
</tr>
<tr>
<td>Landscape Area Level 6</td>
<td>8,739 SF</td>
</tr>
</tbody>
</table>

**NATIVE SHRUBS PERCENTAGE: 92.7% (1,105 of 1,191 shrubs)**
### Ground Cover Schedule

<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
<th>Common Name</th>
<th>Native</th>
<th>Spacing</th>
<th>Cont.</th>
<th>Specifications</th>
</tr>
</thead>
<tbody>
<tr>
<td>435</td>
<td>A. arachis glabrata</td>
<td>Perennial Peanut</td>
<td>N</td>
<td>18&quot; o.c.</td>
<td>1 gal</td>
<td></td>
</tr>
<tr>
<td>175</td>
<td>E. littoralis</td>
<td>Golden Creeper</td>
<td>Y</td>
<td>36&quot; o.c.</td>
<td>1 gal</td>
<td></td>
</tr>
<tr>
<td>611</td>
<td>M. scolopendrum</td>
<td>Wart Fern</td>
<td>N</td>
<td>18&quot; o.c.</td>
<td>1 gal</td>
<td></td>
</tr>
<tr>
<td>145</td>
<td>M. capillaris</td>
<td>Pink Muhly</td>
<td>Y</td>
<td>36&quot; o.c.</td>
<td>1 gal</td>
<td></td>
</tr>
<tr>
<td>558</td>
<td>N. exaltata</td>
<td>Native Sword Fern</td>
<td>Y</td>
<td>24&quot; o.c.</td>
<td>1 gal</td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>O. regalis var. spectabilis</td>
<td>Royal Fern</td>
<td>Y</td>
<td>48&quot; o.c.</td>
<td>3 gal</td>
<td></td>
</tr>
<tr>
<td>265</td>
<td>S. patens</td>
<td>Saltmeadow Cordgrass</td>
<td>Y</td>
<td>36&quot; o.c.</td>
<td>3 gal</td>
<td></td>
</tr>
<tr>
<td>412</td>
<td>T. floridanum</td>
<td>Florida Gamagrass</td>
<td>Y</td>
<td>36&quot; o.c.</td>
<td>1 gal</td>
<td></td>
</tr>
<tr>
<td>69</td>
<td>T. dactyloides</td>
<td>Fakahatchee Grass</td>
<td>Y</td>
<td>48&quot; o.c.</td>
<td>1 gal</td>
<td></td>
</tr>
<tr>
<td>Z6,027</td>
<td>Z. japonica <code>Empire</code></td>
<td>Zoysia</td>
<td>N</td>
<td>1 gal</td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>

### Open Space Calculations

- **Per U.L.D.R. Section 47-18.21(H)(2)(c)**
  - Min. Required: 150 SF
  - Proposed: 37,200 SF
  - Open Space at Grade: 79,209 SF
  - Open Space Level 6: 629,065 SF
  - Open Space Level 8: 9,572 SF

- **40% Required at Grade (37,200 SF x 40%)**
  - 14,880 SF

- **50% Required in Landscape (37,200 SF x 50%)**
  - 18,600 SF

- **Landscape Area at Grade**
  - 30,035 SF
  - Landscape Area Level 6: 8,739 SF

- **Native Ground Covers Percentage:** 66.1% (1,641 of 2,480 ground covers)
1. CU-STRUCTURAL SOIL® Shall be used.
2. See applicable Tree or Palm Planting Detail on Sheets L4-3.00, L4-3.01 & L4-3.02.

3" MULCH AS SPECIFIED
PLANTING SOIL & TOPSOIL AS PER SPECIFICATIONS

PAVING MATERIAL
CU STRUCTURAL SOIL INSTALLED IN 6" LIFTS, EACH LIFT COMPACTED TO 95% AS PER SPECIFICATIONS

PAVING BASE COURSE

STREET TREE

STRUCTURAL SOIL LEGEND

CU-Structural Soil®
Minimum 36" Depth
CU-STRUCTURAL SOIL Specifications

20.7.1 STRUCTURAL SOIL

A. A uniformly planned floor (or portion thereof) consisting of concrete, clay, shale and/ or shale/ lignite/ peat/ flyash/ blast-furnace slag/ bottom ash/ normal weight aggregate/ lightweight aggregate/ concrete/ clay/ shale/ or any combination thereof.

B. Full, complete, and uniform compaction of the structural soil shall be maintained throughout the project.

C. The structural soil shall be compacted in accordance with the Standard Specifications for Highway Construction.

D. The structural soil shall be compacted in accordance with the Standard Specifications for Highway Construction.

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CU-STRUCTURAL SOIL Specifications

20.7.2 STRUCTURAL SOIL

A. A uniformly planned floor (or portion thereof) consisting of concrete, clay, shale and/ or shale/ lignite/ peat/ flyash/ blast-furnace slag/ bottom ash/ normal weight aggregate/ lightweight aggregate/ concrete/ clay/ shale/ or any combination thereof.

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W. The structural soil shall be compacted in accordance with the Standard Specifications for Highway Construction.

X. The structural soil shall be compacted in accordance with the Standard Specifications for Highway Construction.

Y. The structural soil shall be compacted in accordance with the Standard Specifications for Highway Construction.

Z. The structural soil shall be compacted in accordance with the Standard Specifications for Highway Construction.

CU-STRUCTURAL SOIL Specifications

20.7.4 STRUCTURAL SOIL

A. A uniformly planned floor (or portion thereof) consisting of concrete, clay, shale and/ or shale/ lignite/ peat/ flyash/ blast-furnace slag/ bottom ash/ normal weight aggregate/ lightweight aggregate/ concrete/ clay/ shale/ or any combination thereof.

B. Full, complete, and uniform compaction of the structural soil shall be maintained throughout the project.

C. The structural soil shall be compacted in accordance with the Standard Specifications for Highway Construction.

D. The structural soil shall be compacted in accordance with the Standard Specifications for Highway Construction.

E. The structural soil shall be compacted in accordance with the Standard Specifications for Highway Construction.

F. The structural soil shall be compacted in accordance with the Standard Specifications for Highway Construction.

G. The structural soil shall be compacted in accordance with the Standard Specifications for Highway Construction.

H. The structural soil shall be compacted in accordance with the Standard Specifications for Highway Construction.

I. The structural soil shall be compacted in accordance with the Standard Specifications for Highway Construction.

J. The structural soil shall be compacted in accordance with the Standard Specifications for Highway Construction.

K. The structural soil shall be compacted in accordance with the Standard Specifications for Highway Construction.

L. The structural soil shall be compacted in accordance with the Standard Specifications for Highway Construction.

M. The structural soil shall be compacted in accordance with the Standard Specifications for Highway Construction.

N. The structural soil shall be compacted in accordance with the Standard Specifications for Highway Construction.

O. The structural soil shall be compacted in accordance with the Standard Specifications for Highway Construction.

P. The structural soil shall be compacted in accordance with the Standard Specifications for Highway Construction.

Q. The structural soil shall be compacted in accordance with the Standard Specifications for Highway Construction.

R. The structural soil shall be compacted in accordance with the Standard Specifications for Highway Construction.

S. The structural soil shall be compacted in accordance with the Standard Specifications for Highway Construction.

T. The structural soil shall be compacted in accordance with the Standard Specifications for Highway Construction.

U. The structural soil shall be compacted in accordance with the Standard Specifications for Highway Construction.

V. The structural soil shall be compacted in accordance with the Standard Specifications for Highway Construction.

W. The structural soil shall be compacted in accordance with the Standard Specifications for Highway Construction.

X. The structural soil shall be compacted in accordance with the Standard Specifications for Highway Construction.

Y. The structural soil shall be compacted in accordance with the Standard Specifications for Highway Construction.

Z. The structural soil shall be compacted in accordance with the Standard Specifications for Highway Construction.
PROVIDE MIN. 18" SPACING BETWEEN DIFFERENT PLANT TYPES.

BED LINE OR EDGE OF SIDEWALK. (SETBACK FOR GROUNDCOVER AND ANNUALS).

TYPICAL PLANT LAYOUT

SCALE: 1" = 1'-0"  

NOTE: ALL SHRUBS AND GROUNDCOVER MASSES TO USE TRIANGULAR SPACING EXCEPT WHERE NOTED REFER TO PLANT LIST FOR INDIVIDUAL PLANT SPACING 'X'.

18" MIN

GENTLY COMPACTED PREPARED PLANTING SOIL AS SPECIFIED. FINISHED GRADE (SEE GRADING PLAN).

CROWN OF ROOTBALL SHALL BE 10% ABOVE FINISHED GRADE.

THIN LAYER OF MULCH TO INSULATE GROUND COVER.

GROUND COVER SECTION

SCALE: 1" = 1'-0"

NOTES:

1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

2. WHEN INSTALLED, 10% OF ROOTBALL TO BE ABOVE GRADE.

3. ALL WOODEN STAKES SHALL BE PAINTED WITH EXTERIOR GRADE PAINT, FROM DURON/SHERWIN WILLIAMS - COLOR HISTORIC CHARLESTON GREEN (DCR099).

SOIL BERM TO HOLD WATER.

3" MULCH AS SPECIFIED.

FINISHED GRADE.

SEE LANDSCAPE NOTES L4-0.00 FOR ROOTBALL SPECIFICATION REQUIREMENTS.

PREPARED PLANTING SOIL AS SPECIFIED.

LARGE TREE - UP TO 4" CALIPER

SECTION

SCALE: 1" = 1'-0"

NOTE:

2" SISAL STRAPPING.

FOUR 2"X4"X8' STAKES AT 90 DEGREES.

SOIL BERM TO HOLD WATER.

3" MULCH AS SPECIFIED.

SOIL BERM TO HOLD WATER.

FINISHED GRADE.

SEE LANDSCAPE NOTES L4-0.00 FOR ROOTBALL SPECIFICATION REQUIREMENTS.

PREPARED PLANTING SOIL AS SPECIFIED.

SMALL TREE

SECTION

SCALE: 1" = 1'-0"

NOTE:

PROJECT TREE TRUNK WITH BLACK RUBBER HOSE.

FOUR 2"X4" WOOD BRACES. NAIL TO BATTONS & FLAG AT MIDPOINT USE 4.

FOUR 2"X4"X18" WOOD BATTONS AT 90 DEGREES.

FIVE LAYERS OF BURLAP TO PROTECT TRUNK.

PREPARED PLANTING SOIL AS SPECIFIED.

MULTI-TRUNK TREE

SECTION

SCALE: 1" = 1'-0"

NOTE:

PROJECT TREE TRUNK WITH BLACK RUBBER HOSE.

FOUR 2"X4"X8' STAKES AT 90 DEGREES.

SOIL BERM TO HOLD WATER.

3" MULCH AS SPECIFIED.

SOIL BERM TO HOLD WATER.

FINISHED GRADE.

SEE LANDSCAPE NOTES L4-0.00 FOR ROOTBALL SPECIFICATION REQUIREMENTS.

PREPARED PLANTING SOIL AS SPECIFIED.
1. Secure batten with two 3/4" high carbon steel bands to hold batten in place during planting project. Do not nail batten to palm. Height of battens shall be located in relation to the height of the palm for adequate bracing.

2. Final tree staking details and placement to be approved by landscape architect.

3. Contractor shall assure percolation of all planting pits prior to installation.

4. When installed, 10% of rootball to be above grade.

5. All wooden stakes shall be painted with exterior grade paint from Duron/Sherwin Williams - color Historic Charleston Green (DCR099).
NOTE:
1. All proposed storm drain lines shall be installed by a licensed plumber or plumber in training.
2. All proposed storm drain lines shall be connected to the existing storm sewer system. A utility easement will be supplied by the contractor.
3. All proposed storm drain lines shall be connected to a city storm sewer line. A utility easement will be supplied by the contractor.
4. All proposed storm drain lines shall be connected to a city storm sewer line. A utility easement will be supplied by the contractor.
5. All proposed storm drain lines shall be connected to a city storm sewer line. A utility easement will be supplied by the contractor.
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7. All proposed storm drain lines shall be connected to a city storm sewer line. A utility easement will be supplied by the contractor.
8. All proposed storm drain lines shall be connected to a city storm sewer line. A utility easement will be supplied by the contractor.
Project: Tarpon Landings  
Owner: Dunmore Properties, LTD.  
Author: Andrew J. Schein, Esq. and Jiro Yates

**GENERAL NARRATIVE**

**Project Overview.** The Project is a multi-family, mixed use residential and commercial development generally located south of the Tarpon River and East of SE 3rd Avenue. The Project consists of two buildings with a total of 248 multi-family residential units, 3,650 square feet of restaurant uses, and 8,358 square feet of commercial uses on approximately 150,156 square feet of net lot area. The Project contains a total of 557 parking spaces located in interior parking garages. The parking garages are lined with active commercial uses on the ground floor and residential units above the ground floor. The Project includes 117,846 square feet of open space, including 79,209 square feet of open space at grade, 29,065 square feet of open space at the 6th level of the Project, and 9,572 square feet of open space at the 8th level of the Project. Open space accounts for approximately 52.7% of the total net lot area at grade. The Project also includes 38,774 square feet of landscaping, including 30,035 square feet of landscaping at grade and 8,739 square feet of landscaping on the 6th level of the Project.

**Architectural Style.** Tarpon Landing’s architecture is based on the use of strong confident forms and proportions. These ideas originated and evolved from the modern architecture movement of the mid 20th century which emphasized clean lines and a horizontal aesthetic. Of particular importance is the utilization of deep recesses and varied proportions. The integration of 2 story units has allowed a unique double height box form to be juxtaposed against long, single story, horizontal balconies. This language which completely wraps the inner parking structure, provides for a dynamic façade that loosens the mass into distinct regions that also define the program within.

The activation of the entire ground level was an important aspect of the design not only from an interior architecture point of view, which allows for connections to the surrounding rights of way and adjacent properties, but also from a landscape/hardscape aspect which materialized itself into the large exterior amenities are along the Tarpon River. This newly sculpted open space allows users of the space to access and enjoy the River through the new boardwalk by providing access to small watercraft as well as access to paddleboards and kayaks. In addition, this space allows visual access on a microscale to those seated at the public access outdoor dining areas, as well as on a macroscale to those passing by on 3rd Avenue either by sidewalk or vehicle.

The consolidation of these disparate zoning districts into a cohesive and carefully scaled project will help activate the region by bringing residents and appropriately scaled commercial activity to the area that will in turn, establish a sense of community in this newly woven fabric of the City.
Conditional Use Narrative

ULDR Section 47-24.3.E

E. Criteria. The following review criteria shall be applied in considering an application for a conditional use permit:

1. Impact on abutting properties as evaluated under the Neighborhood Compatibility Requirements, Sec. 47-25.3.

RESPONSE: Applicant has provided a separate narrative addressing Neighborhood Compatibility.

2. Access, traffic generation and road capacities. Consideration will be given to the design capacity of the adjacent roadways, the particular traffic generation characteristics of the proposed conditional use, including the type of vehicular traffic associated with such uses, and traffic generation characteristics of other uses permitted in particular zoning districts.

RESPONSE: Acknowledged.

3. The applicant must show and it must be found by the reviewing body that the following have been met:

   a. The location of the use or structure is not in conflict with the city's comprehensive plan;

RESPONSE: The Property located in the South Regional Activity Center ("SRAC") future land use area. Objective 5.4 of the City’s Comprehensive Plan states that the intent of the SRAC land use designation is, in part, “to encourage a mix of uses at a variety of densities and intensities”. Policy 5.4.4 of the Comprehensive Plan is to “encourage the development of higher density multi-family and mixed-use development along transportation corridors to take advantage of access to public transportation."

The Project includes two multifamily, mixed-use buildings. Therefore, rather than being in conflict with the comprehensive plan, the Project furthers the policies and objectives of the comprehensive plan.
b. Off-site or on-site conditions exist which reduce any impact of permitting the use or structure;

RESPONSE: The Project includes minimum 7’ sidewalks along all street frontages of the Property, which is an improvement from the existing conditions. The Project also includes significantly more landscaping and open space than the existing conditions of the Property. All required parking will be internalized and will be shielded from the public view; the internal parking garage is completely lined with active uses along all street frontages. The Project also includes on-street parallel parking which will be open to the public.

c. On-site improvements have been incorporated into the site plan which minimize any adverse impacts as a result of permitting the use or structure;

RESPONSE: See response to subsection (b) above.

d. The location of the use in proximity to a similar use does not impact the character of the zoning district in which the use is located;

RESPONSE: The Project is located in a residential and office area that currently lacks retail and restaurant uses. Rather than impacting the character of the zoning district, the Project will enhance the area and further the goals and objectives of the City’s comprehensive plan.

Objective 1.33 of the City’s comprehensive plan encourages a mixture of residential and professional office uses in the SRAC, and policy 5.4.4 of the comprehensive plan encourages higher-density multi-family and mixed uses along transportation corridors.

The location of the proposed Project will further the policies and objectives of the comprehensive plan with respect to the SRAC land use area by providing the exact type of use that was envisioned when the SRAC land use area was created.

e. There are no adverse impacts of the use which effect the health, safety and welfare of adjacent properties.

RESPONSE: The applicant is not aware of any adverse impacts that the Project will have to the health, safety, or welfare of adjacent properties.
Mixed-Use Development Narrative

Sec. 47-18.21. - Mixed use development.

A. Generally. To encourage diversity of compatible land uses on the same development parcel, which uses may include a mixture of residential uses in conjunction with commercial retail sales, service or office uses, the city may permit mixed use development (MXU) as a conditional use, consistent with the provisions of the city's land use plan, and in accordance with the following requirements.

Applicant’s Response: Acknowledged. The applicant has submitted a conditional use application and a conditional use narrative for the Project.

B. Definitions.

1. Mixed use development. A mixed use development is a development parcel which includes a mixture of residential dwelling units and commercial retail sales, service or office uses. A mixed use development may consist of the following:
   a. Mixed use—single use buildings. A mixed use development which contains both residential and commercial business uses that are housed in separate buildings.
   b. Mixed use—mixed use buildings. A mixed use development which contains a mixture of residential and commercial business uses within the same building.

Applicant’s Response: The Project consists of two (2) mixed use buildings, each having a multifamily residential and a commercial component.

C. Mixed use development on residential land use designated parcels. The city may permit a mixed use development when the development site has a residential medium, residential medium high or residential high land use designation(s), when permitted by the zoning district, subject to the following:

1. Residential medium land use. On a development site which has a residential medium land use designation, subject to the following:
   a. The MXU shall be located in the same building and shall include residential uses only in conjunction with office use; and
b. At least fifty percent (50%) of the gross floor area of the MXU building shall be for residential uses; and

c. Office uses shall be limited to the floor(s) of the building below the residential use.

2. *Residential medium high and residential high land use.* The city may permit a MXU when the development site has a residential medium high or residential high land use designation(s) subject to the following:

   a. The MXU shall be located in the same building and shall include residential uses in conjunction with retail sales or retail services or office uses; and
   
   b. At least fifty percent (50%) of the gross floor area of the MXU building shall be for residential uses; and
   
   c. Business uses, as described in subsection F.3 shall be limited to the floor(s) of the building below the residential use.

3. *Locational limitations.* When located within a residential zoning district, mixed use development shall only be permitted on parcels abutting the following rights-of-way, and shall have a minimum lot frontage of fifty (50) feet with access from the following rights-of-way:

   a. N.W. 19th Street.
   
   b. Davie Boulevard (S.W. 12th St.) west of Federal Highway.
   
   c. Miami Road.
   
   d. Broward Boulevard.
   
   e. Sistrunk Boulevard.
   
   f. East Las Olas, where the parcel is not separated by a canal.
   
   g. N.W. and N.E. 13th Street, between N.W. 9th Ave. and Federal Highway.

**Applicant’s Response:** The Property has the “South Regional Activity Center” future land use designation.

D. *Mixed use development on commercial land use designated parcels.* The city may permit a mixed use development when the development site has a commercial land use designation, subject to the following:

1. Approval of an allocation of available flexibility units, without the need to amend the city's land use plan or rezone land. For definition of flexibility units, see Section 47-28, Flexibility Rules.

2. The MXU shall include residential uses in conjunction with business uses as provided below in Section 47-18.20.F.3;

3. The residential floor area of the MXU does not exceed fifty percent (50%) of the gross floor area of the building; or
4. If the MXU is in the same building, business uses shall be limited to the floor(s) below the residential use; or

5. For a development site that is less than five (5) acres in size, single use residential buildings are permitted. No business uses are required; or

6. For a development site that is greater than five (5) acres in size, single use multifamily buildings may be permitted provided gross residential acreage does not exceed five (5) acres or forty percent (40%) of the total gross acreage of the development site, whichever is greater.

Applicant’s Response: The Property has the “South Regional Activity Center” future land use designation. The Project includes residential uses in conjunction with business uses, and business uses are located on the ground floor in the same building as the residential uses.

E. Mixed use development (MXU) on employment center land use designated parcels. The city may permit a mixed use development when the development site has an employment center land use designation, subject to the following:

1. Approval of an allocation of available flexibility units. For definition of flexibility units, see Section 47-28, Flexibility Rules.

2. The MXU includes residential uses in conjunction with the business uses as provided below in subsection F.3.

3. The residential floor area of the MXU does not exceed fifty percent (50%) of the gross floor area of the building; or

4. If the MXU is in the same building, business uses shall be limited to the floor(s) below the residential use; or

5. For a development site that is less than the ten (10) acres in size, single use residential buildings are permitted. No business uses are required; or

6. For a development site that is greater than ten (10) acres in size, single use multifamily buildings may be permitted provided gross residential acreage does not exceed the ten (10) acres or forty percent (40%) of the total gross acreage of the development site, whichever is greater.

7. Notwithstanding any other provisions of the ULDR to the contrary, the dimensional requirements for MXU on employment center designated land shall be governed by the dimensional requirements set forth in Section 47-6.20, Table of dimensional requirements, for the CB district.

Applicant’s Response: The Property has the “South Regional Activity Center” future land use designation.
F. **Permitted uses.**

1. The residential and business uses permitted within a mixed use development are as provided by the zoning district where the mixed use development is located.

2. The residential density is limited as provided by the zoning district where the mixed use development is located unless flexibility units are allocated in accordance with Section 47-28, Flexibility Rules, however, in no case shall residential density exceed fifty (50) dwelling units per gross acre, except where:
   a. There exists a residential dwelling; and
   b. The residential dwelling is located on property designated commercial on the city's land use plan; and
   c. The dwelling was legally permitted at a density greater than fifty (50) units per gross acre;
      
      in which case an allocation of flexibility units may be permitted up to the density of the existing residential dwelling.

      The maximum density for mixed use east of the Intracoastal Waterway shall be twenty-five (25) units per gross acre.

**Applicant’s Response:** Acknowledged. Applicant is proposing approximately 49.9 units per gross acre. The uses in the Project will only include those permitted uses that are allowed in the Community Business zoning district.

3. The business uses permitted in an MXU are as follows:
   a. When located in a residential zoning district, the aggregate of the business use or uses shall be no greater than an aggregate ten thousand (10,000) square feet in gross floor area:
      i. *Commercial recreation:*
         a) Indoor motion picture theater, less than five (5) screens.
      ii. *Food and beverage service:*
         a) Bakery store.
         b) Bar, cocktail lounge, nightclub.
         c) Cafeteria.
         d) Candy, nuts store.
         e) Delicatessen.
         f) Food and beverage.
         g) Fruit and produce store.
h) Grocery/food store.

i) Ice cream/yogurt store.

j) Liquor store.

k) Meat and poultry store.

l) Restaurant.

m) Seafood store.

n) Supermarket.

Applicant’s Response: N/A. The Project will not be located within a residential zoning district. The applicant is proposing to rezone the Property to Community Business.

G. Parking requirements. The total number of required off-street parking spaces for an MXU shall be equal to the sum of the required parking for each use as if provided separately. See Section 47-20, Parking and Loading Requirements.

Applicant’s Response: Acknowledged. As shown on the site plan, the proposed uses will require 545 parking spaces under the ULDR and the Project includes 557 parking spaces.

H. Landscaping and open space requirements. Street trees shall be planted and maintained along the street abutting the property where the MXU is located to provide a canopy effect. The type of street trees may include shade, flowering and palm trees. The trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements. The location and number of trees shall be determined by the department based on the height, bulk, shadow, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. Open space and landscaping shall be required in conjunction with residential uses in a mixed use development according to the following:

1. For mixed use development in a residential zoning district, landscaping shall be as required by Section 47-21.10 for the zoning district in which the mixed use development is located.

2. For development in a mixed use development in other than a residential zoning district, open space shall be required. Open space, for the purposes of this section, shall include all areas on the site not covered by structures, other than covered arcades, or not covered by vehicular use area. Covered arcades with a minimum width of ten (10) feet and at least one (1) side open to a street shall be credited towards open space requirements. The required open space shall include seating and shade provided by trees, canopies, or other unenclosed shade structures. A minimum of fifty percent (50%) of the required open space shall be in living materials used in landscaping which areas may be above grade. At least forty percent (40%) of the required open space shall be provided at-grade and the remaining open space shall be accessible to individual residential units or through a common area, or both. The total amount of open space...
required shall be calculated based on the size and density of the development, as follows:

a. For development of twenty-five (25) residential units or less, or developments of fifteen (15) dwelling units per acre or less density: a minimum of two hundred fifty (250) square feet of open space per unit;

b. For developments of between twenty-six (26) and one hundred (100) residential units, or developments of greater than fifteen (15) dwelling units per acre and up to twenty-five (25) dwelling units per acre density: a minimum of two hundred (200) square feet of open space per unit;

c. For developments of more than one hundred (100) residential units, or developments of greater than twenty-five (25) dwelling units per acre density: a minimum of one hundred fifty (150) square feet of open space per unit;

d. For developments which fall into more than one (1) of the above categories, the lesser open space requirement shall apply.

e. For the property located east of the Intracoastal Waterway, the percentage of landscape materials provided above grade as permitted by this section shall also be provided off-site in an area impacted by the development as determined by the development review committee or an owner shall be required to pay a cash equivalent to the city to be used to landscape a public area impacted by the development.

f. Developments shall be required to meet the vehicular use area requirements as provided in Section 47-21, Landscape and Tree Preservation.

3. A mixed use development shall contain a public plaza open to the sky which includes pedestrian amenities such as landscaping, benches and fountains. The public plaza shall be a minimum size of one thousand four hundred (1,400) gross square feet and shall be located to provide the principal pedestrian access to the mixed use development. A covered arcade with a minimum width of ten (10) feet may substitute for up to fifty percent (50%) of the above public plaza requirements.

Applicant’s Response: The Project includes street trees along all street frontages. The Project consists of 248 residential units, which would require 37,200 SF of open space (244 units * 150 SF/unit). The Project includes 117,846 SF of open space, which is more than three (3) times the amount of open space that is required. The ULDR requires that the Project contain 14,880 SF of open space at grade (40% of 37,200 SF). The Project includes 79,209 SF of open space at grade, which is more than twice the required amount. Open space at grade accounts for approximately 52.7% of the total net lot area. The ULDR also requires that the Project contain 18,600 SF of open space in the form of landscaping (50% of 37,200 SF). The Project includes 38,774 SF of landscaping, more than twice the required amount.

I. Dimensional requirements. The dimensional requirements of a mixed use development shall be as follows:
1. **Density.** The density shall be the same as applies in the zoning district where the development is located.

2. **Minimum lot size.** Ten thousand (10,000) gross square feet.

3. **Maximum structure length.** Two hundred (200) feet for single use residential buildings.

4. **Maximum height.** The same as the district where the mixed use development is located.

5. **Minimum lot width.** One hundred (100) feet.

6. **Minimum floor area.** Four hundred (400) square feet for each multifamily dwelling unit.

7. **Yards.** Yards shall be the same as the district where the mixed use development is located.

**Applicant’s Response:** See table below for applicable dimensional requirements.

<table>
<thead>
<tr>
<th>Dimensional Standard</th>
<th>Requirement</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density</td>
<td>Maximum 50 units/acre</td>
<td>49.9 units/acre</td>
</tr>
<tr>
<td>Lot size, minimum</td>
<td>10,000 SF</td>
<td>150,156 SF (net), 216,560 SF (gross)</td>
</tr>
<tr>
<td>Structure length, maximum</td>
<td>None for mixed-use buildings</td>
<td>257’ – 10” (east building), 195’ – 8” (west building)</td>
</tr>
<tr>
<td>Height, maximum</td>
<td>150’ pursuant to ULDR Section 47-6.20 (CB dimensional requirements)</td>
<td>80’</td>
</tr>
<tr>
<td>Minimum lot width</td>
<td>100’</td>
<td>300’</td>
</tr>
<tr>
<td>Minimum floor area</td>
<td>400 SF/unit</td>
<td>Ranges between 651 SF and 1,756 SF per unit.</td>
</tr>
<tr>
<td>Front yard, minimum</td>
<td>5 feet pursuant to ULDR Section 47-6.20 (CB dimensional requirements)</td>
<td>18’ – 0.5” minimum*</td>
</tr>
<tr>
<td>Side yard, minimum</td>
<td>20’ pursuant to ULDR Section 47-23.8 (Waterway use)</td>
<td>23’ – 6.5” minimum</td>
</tr>
<tr>
<td>Corner yard, minimum</td>
<td>5’ pursuant to ULDR Section 47-6.20 (CB dimensional requirements)</td>
<td>10’ – 7.5” minimum*</td>
</tr>
<tr>
<td>Rear yard, minimum</td>
<td>None pursuant to ULDR Section 47-6.20 (CB dimensional requirements)</td>
<td>15’ – 10.5” minimum</td>
</tr>
</tbody>
</table>
Setbacks are measured at the ground floor. In the CB zoning district, portions of the building above nine feet measured from the ground floor elevation may extend into the front/corner yard area. The Project includes balconies above the ground floor that extend into the corner yard.

J. Sidewalk requirements. A minimum seven-foot wide sidewalk along the street abutting the property proposed for an MXU in a location approved by the city engineer shall be required. Mixed use developments on property within a nonresidential zoning district lying east of the Intracoastal Waterway will be required to provide ten-foot sidewalks in a location and manner approved by the city engineer.

Applicant’s Response: Acknowledged. The Project includes minimum 7’ sidewalks along all street frontages.

K. Requirements for conditional review and approval. In addition to the requirements established by this section, any mixed use development shall be subject to the requirements for a conditional use permit, as provided in Section 47-24.3.

Applicant’s Response: Acknowledged.

Neighborhood Compatibility Narrative

Sec. 47-25.3. Neighborhood compatibility requirements.

A. The neighborhood compatibility requirements are as follows:

1. Adequacy requirements. See Sec. 47-25.2.

Response: Applicant has provided a separate point-by-point narrative addressing the Adequacy Requirements.

2. Smoke, odor, emissions of particulate matter and noise.
   a. Documentation from the Broward County Department of Natural Resource Protection (DNRP) or a report by a certified engineer, licensed in the State of Florida, that the proposed development will not exceed the maximum levels of smoke, odor, emissions of particulate matter and noise as regulated by Chapter 27, Pollution Control, of the Code of Broward County, and that a DNRP permit for such facility is not required.
   b. Where a DNRP license is required in accordance with Chapter 27, Pollution Control, of the Code of Broward County, all supporting documentation and information to obtain such permit shall be submitted to the DRC as part of a site plan review.
   c. Such DNRP licenses shall be required to be issued and copies provided to the city prior to the issuance of a building permit for the proposed development.

Response: To the extent any DPEP (formerly DNRP) permits are needed, applicant will apply for and obtain such permits.

3. Design and performance standards.
   a. Lighting. No lighting shall be directed from a use which is subject to the requirements of this Sec. 47-25.3 in a manner which illuminates abutting residential property and no source of incandescent or mercury vapor illumination shall be directly visible from any abutting residential property. No neon lights inside or outside structures shall be visible from any abutting residential property.
      i. Glare. Any nonresidential operation or activity producing glare shall be conducted so that direct or indirect illumination of light shall not cause illumination in excess of one (1) foot candle on any abutting residential property except as provided in subsection iii. of this subsection a.

   ii. Control of effects of lights from automobiles or other sources. Where the site plan indicates potential adverse effects of parking or of other sources on the lot on which the nonresidential use is to be located, such effects shall be eliminated or at a minimum prevented so that lights do not illuminate adjacent residential
property below a height of five (5) feet at the residential lot line, or from shining into any residential window if there is to be nonresidential parking on the premises after dark.

iii. In addition to the above, parking lots and garages will be subject to the provisions of Sections 47-20.14 and if in conflict with the provisions of this section, the more restrictive provisions shall apply.

Response: Acknowledged and Applicant will comply. See photometric plan for details.

b. Control of appearance. The following design standards are provided to protect the character of abutting residential areas from the visual impact which may result from a use which is subject to the requirements of this Sec. 47-25.3.

i. Architectural features. The facade of any side of a nonresidential building facing the residential property shall be constructed to compliment a residential structure and shall include the following:
   a) Fenestration such as windows, doors and openings in the building wall; and
   b) Shall contain a minimum of one (1) feature from each of the following architectural feature groups with a total of four (4) architectural features from the following list:
      1. Detail and embellishments:
         a. Balconies,
         b. Color and material banding,
         c. Decorative metal grates over windows,
         d. Uniform cornice heights,
         e. Awnings.
      2. Form and mass:
         a. Building mass changes including projection and recession,
         b. Multiple types and angles of roofline, or any combination thereof.
   c) The above required facade treatment shall be required to continue around the corner onto the adjoining wall for a distance of twenty (20) feet.

Response: The Project incorporates balconies, color and material banding, building mass changes, and awnings.

ii. Loading facilities. Loading and service facilities shall be screened so as not to be visible from abutting residential uses or vacant residential zoned property.

Response: Loading and service facilities will not be visible from any residential property.

iii. Screening of rooftop mechanical equipment. All rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and/or adequately screened so that they are not visible from abutting residential uses or vacant residential zoned property.

Response: All rooftop equipment will be adequately screened.
c. **Setback regulations.** When a nonresidential use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, there shall be an additional setback required for any yard of that use which is contiguous to the residential property, as follows:

i. When any side of a structure greater in height than forty (40) feet is contiguous to residential property, that portion of the structure shall be set back one (1) foot for each one (1) foot of building height over forty (40) feet up to a maximum width equal to one-half (1/2) the height of the building, in addition to the required setback, as provided in the district in which the proposed nonresidential use is located.

**Response:** N/A. The Project is not contiguous to Residential Property as defined in the ULDR.

d. **Bufferyard requirements.** When a use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, the property where the use is located shall be required to have a landscaped strip area and a physical barrier between it and the residential property. Such landscape strip shall meet the following requirements:

i. **Landscape strip requirements.** A ten (10) foot landscape strip shall be required to be located along all property lines which are adjacent to residential property. Such landscape strip shall include trees, shrubs and ground cover as provided in the landscape provisions of Section 47-21, Landscape and Tree Preservation Requirements. The width of the landscape area shall extend to the property line. All required landscaping shall be protected from vehicular encroachment. When walls are required on nonresidential property abutting an alley, required shrubbery shall be installed and located within the landscape area on the exterior of the wall.

**Response:** The Project is not contiguous to Residential Property as defined in the ULDR.

ii. **Parking restrictions.** No parking shall be located within twelve (12) feet of the property line, within the yard area required by the district in which the proposed nonresidential use is located, when such yard is contiguous to residential property.

**Response:** N/A. The Project is not contiguous to Residential Property as defined in the ULDR.

iii. **Dumpster regulations.** All solid waste refuse containers (dumpsters) shall be set back a minimum of twelve (12) feet from any property line which is contiguous to residential property, and shall be screened in accordance with the Dumpster requirements, as provided in Section 47-19, Accessory Uses, Buildings and Structures.

**Response:** N/A. The Project is not contiguous to Residential Property as defined in the ULDR.

iv. **Wall requirements.** A wall shall be required on the nonresidential property, a minimum of five (5) feet in height, constructed in accordance with Section 47-19.5 and subject to the following:
a) Decorative features shall be incorporated on the residential side of such wall according to the requirements of Section 47-19.5.

b) Shall be located within, and along the length of the property line which abuts the residential property,

c) When the nonresidential property is located adjacent to an alley such wall shall be located at least five (5) feet from the right-of-way line located closest to the nonresidential property,

d) When a utility, or other public purpose easement, on the nonresidential property precludes the construction of a wall, then an opaque fence, constructed in accordance with the standards described in Section 47-19.5, may be erected in lieu of the wall required by subsection iv. above. The use of an opaque fence as a physical barrier between nonresidential and residential property shall be reviewed and recommended by the city engineer.

Response: N/A. The Project does not abut Residential Property as defined in the ULDR.

v. Application to existing uses. Within five (5) years ...(remainder of this subsection v. is intentionally omitted).

e. Neighborhood compatibility and preservation. In addition to the review requirements provided in subsections A.1, A.2 and A.3.a, b, c, and d, the following review criteria shall also apply as provided below:

i. All developments subject to this Sec. 47-25.3 shall comply with the following:

a) Development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, buffer yards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

Response: The immediate neighborhood is characterized by a mixture of office and commercial uses, with single-family residential uses across SE 3rd Avenue. The Project includes improved sidewalks and an exceptional amount of landscaping/open space compared to the requirements of the ULDR. All required parking will be internalized, and the internal parking garage will be lined with active uses to screen it from all public rights-of-way. The development is split into two smaller buildings, each 80’ in height (which is 70’ less than is allowed in the proposed zoning district), in order to mitigate any impact that taller buildings would have on the surrounding area.
b) Consideration shall be given to the recommendations of the adopted neighborhood master plan in which the proposed development is to be located, or which it abuts, although such neighborhood master plan shall not be considered to have the force and effect of law. When recommended improvements for the mitigation of impacts to any neighborhood, conflicts with any applicable ULDR provision, then the provisions of the ULDR shall prevail. In order to ensure that a development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, buffer yards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

Response: N/A. The location of the Project is not subject to a neighborhood master plan.

ii. All development within the RAC-TMU (RAC-EMU, RAC-SMU and RAC-WMU) district that is greater in density than twenty-five (25) dwelling units per net acre:

a) In addition to meeting the review requirements of subsection A.3.e.i, building sites within the RAC-TMU (RAC-EMU, RAC-SMU and RAC-WMU) district shall be eligible to apply for additional dwelling units over and above twenty-five (25) dwelling units per net acre, provided such additional dwelling units are available for distribution in the downtown regional activity center. However, in order to obtain such additional dwelling units, a site plan level II permit must be approved. Such approval shall be based upon consideration of the number of additional dwelling units available under the city land use plan, the number of additional dwelling units requested, the impact of the proposed development on abutting residential areas, the proposed residential density of the proposed development, location of the proposed development, the sensitivity to adjacent development of the site design and proposed orientation of the proposed development (including proposed setbacks), pedestrian movements associated with the proposed development, proposed landscaping, and traffic and parking impacts of the proposed development on the transportation network. Approval for allocations of any additional dwelling units, hotel rooms or both, for multifamily dwellings, hotels and mixed-use developments shall conform to the city's land use plan and may be granted subject to approval of a site plan level II permit, subject to the considerations for such review as prescribed above. A minimum setback of twenty (20) feet from all property lines for every building used exclusively for residential purposes may be required. Such minimum setback may also be required for mixed use buildings in which residential use
exceeds fifty-nine percent (59%) of the total floor area, exclusive of parking garages.

**Response: N/A.**

iii. All development within any downtown RAC district that is within one hundred (100) feet of residential property that is located outside of any downtown RAC district and all development within the RAC-TMU (RAC-EMU, RAC-SMU and RAC-WMU) district; and all development that is located on land adjacent to the New River within the RAC-AS and RAC-CC which deviates from the New River corridor requirements as provided in [Section 47-13](#), Downtown Regional Activity Center:

a) In addition to meeting the review requirements of subsection A.3.e.i, the setbacks imposed for a development plan may be modified subject to the requirements provided as follows:

1. No structure, or part thereof, shall be erected or used, or land or water used, or any change of use consummated, nor shall any building permit or certificate of occupancy be issued therefor, unless a development plan for such structure or use shall have been reviewed and approved, where applicable, after development review as prescribed in subsection A.3.e.i. In approving such development plan, consideration shall be given to the location, size, height, design, character and ground floor utilization of any structure or use, including appurtenances; access and circulation for vehicles and pedestrians, streets, open spaces, relationship to adjacent property, proximity to New River and other factors conducive to development and preservation of a high quality downtown regional activity center district. No approval shall be given to the setbacks shown on the development plan unless a determination is made that the setbacks conform to all applicable provisions of the ULDR, including the requirements of [Section 47-13](#), Downtown Regional Activity Center Districts, that the safety and convenience of the public are properly provided for and that adequate protection and separation are provided for contiguous property and other property in the vicinity. Approval of the setbacks of a development plan may be conditioned by imposing one (1) or more setback requirements exceeding the minimum requirements.

**Response: N/A.**
March 28, 2018

Jeffrey Modarelli, City Clerk
City of Fort Lauderdale
100 North Andrews Avenue
7th Floor
Fort Lauderdale, FL 33301

Re: Permitting for property located at 301/320/321 SE 10 Court, 315 SE 11 Street, 1001 SE 4 Avenue, 1080 SE 3rd Avenue, all located in the City of Fort Lauderdale, Florida 33301

Dear Mr. Modarelli:

We hereby authorize Lochrie & Chakas, P.A. and HG Acquisitions, LLC its representatives, affiliates and/or consultants to act as agents in connection with all land use, zoning and development approvals related to the property referenced above.

Sincerely,
Dunmore Properties Ltd

By: ____________________________

Printed Name: Steven W. Hudson

Title: General Partner

Date: April 4, 2018

STATE OF Florida

COUNTY OF Broward

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Steven W. Hudson, the General Partner of Dunmore Properties Ltd who is personally known to me or who has produced __________________________ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 4th day of April, 2018.

REVA FLETCHER
Commission # FF 164616
My Commission Expires December 14, 2018

Notary Public

Typed, printed or stamped name of Notary Public

My Commission Expires: 12/14/18
April 26, 2019

Andrew J. Schein, Esq.
Lochrie & Chakas, P.A.
1401 East Broward Boulevard, Suite 303
Fort Lauderdale, Florida 33301

Dear Mr. Schein:

Re: Platting requirements for a parcel legally described as Lots 7-18, Block 2, “Lauderdale,” according to the Plat thereof, as recorded in Plat Book 2, Page 9, of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida; together with the 16 foot vacated alley; together with a portion of Parcel A, “Reamended Plat of Block 3 - Lauderdale,” according to the Plat thereof, as recorded in Plat Book 49, Page 39, of the Public Records of Broward County, Florida, less portions dedicated for right-of-way purposes. This parcel is generally located on the north side of Southeast 11 Street, between Southeast 3 Avenue and Federal Highway, 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 mixed-use development on the above referenced parcel.

Regarding the portion of the proposed development located within the “Reamended Plat of Block 3 - Lauderdale” plat, Planning Council staff has determined that replatting would not be required by Policy 2.13.1 of the Broward County Land Use Plan, subject to compliance with any applicable Broward County Trafficways Plan requirement. Policy 2.13.1 would not require replatting of parcels included in plats approved by the Broward County Commission and recorded after June 4, 1953. Information from the Broward County Records, Taxes and Treasury Division indicates that the above referenced plat was recorded on April 8, 1959.

Regarding the portion of the proposed development located within the “Lauderdale” Plat, Planning Council staff notes that when a specifically delineated parcel (i.e. Lots 7-18, Block 2) is combined with vacated rights-of-way (i.e. the 16 foot vacated alley), Policy 2.13.1 of the Broward County Land Use Plan does not require platting if the specifically delineated portion of the parcel constitutes the majority of the enlarged parcel and the development parcel is less than 10 acres; in this case the specifically delineated portion constitutes a majority of this portion of the parcel and is less than 10 acres.
It is recommended that you contact Broward County’s Planning and Development Management Division at 954-357-6666, to inquire about whether additional County review, such as a plat note modification, may be required. Further, 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 concerning the Broward County Land Use Plan’s platting requirements, please contact Garrett McAllister, Planner, at your convenience.

Respectfully,

[Signature]

Barbara Blake Boy
Executive Director

BBB:GSM

cc: Chris Lagerbloom, City Manager
    City of Fort Lauderdale

    Anthony Fajardo, Director, Department of Sustainable Development
    City of Fort Lauderdale
3/5/2019

Shannon Brown RA, NCARB
Project Manager

Falkanger Snyder Martineau & Yates
888 South Andrews Avenue, Suite 300
Fort Lauderdale, Florida 33316
954.764.6575 x243 Fax 954.764.8622

Re: Tarpon Landings – Fort Lauderdale

The residential component of the project is made up 2 building with 122 units in west building and 126 unit in east building. The project will use Qty.4 waste/recycling chutes with Bi-Sorters and compactors: BSE-2RUC. The building is designed around the equipment and will accommodate the Bi-Sorter/compactor units with 2-yard compaction containers for waste and recyclables in 2-yard recycling containers. The building will be service 5 days a week for waste. Waste pick up Qty.4 2-yard containers, recycling will be service 1 per week, pick up Qty.4 2-yard recycling containers.
The above equipment will meet the city recycling ordinance as well as handle the volume of solid waste for the project. (See attached drawings). All waste and recycling will be consolidated at loading zone for pick up.

Retail / Commercial Waste; Will pick up as required with 6-yard waste containers and recycling will be service with 2-yard recycling containers. Pick up will be on demand.

The above equipment will meet the city recycling ordinance as well as handle the volume of solid waste for the project. (See attached drawings).

If you have any questions or concerns, please give me a call at (954) 342-4400.

Michael F. Bracken

Michael F. Bracken
President
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: 1000 SE 3 AVE / 1050 SE 3 AVE, 33316

PREVIOUS ADDRESS: 1010 SE 4 AVE/ 415 SE 11 ST/321 SE 10 CT/311 SE 10 CT/
301 SE 10 CT/1080 SE 3 AVE/320 SE 10 CT/315 SE 11 ST
33316

NOTES: NEW BUILDINGS

ZONING: ROC

FOLIO 504210760020/504215010200/504215010211/504215010260/504215010250/
#: 504215010240/504215010230

LEGAL DESCRIPTION:
LAUDERDALE 2-9 D LOT 16 W 92.08 OF N 22,17 W 92.08,18 W 92.08,LESS W 15
FOR ST BLK 2 , LOT 7 W 2,8 W 2,9 W 2 LESS S 28, TOGETHER WITH LOT 16 LESS S
33 & LESS W 92.08,17 LESS W 92.08 & 18 LESS W 92.08 & ALL ALLEY WHICH LIES
BET & ADJ TO SAID LOTS BLK 2, LOT 7 LESS W 2,8 LESS W 2,9 N 22 LESS W 2 BLK 2
LOT 10 -15, BLK 3 REAMENDED 49-39 B PORTION OF PARCEL A DESC AS:BEG SW
COR OF PAR A,N 300 ALG W/L,E 220 ALG N/L,S 300,W 220 TO POB

DRC #: ________________________

AUTHORIZED SIGNATURE: ________________________

DATE: 02/20/2019
ADEQUACY REQUIREMENTS
NARRATIVE

Sec. 47-25.2. Adequacy requirements.

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

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

Response: The Project is 80' in height and is not expected to interfere with the City’s communication network.

C. Drainage facilities. Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2 1/2) inches of runoff from the impervious surface whichever is greater.

Response: Application will be made to Broward County for approval of the Project’s stormwater management facilities.

D. Environmentally sensitive lands.

1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and well field protection which ordinances are incorporated herein by reference:

   a. Broward County Ordinance No. 89-6.
   Response: N/A. This Ordinance addresses Natural Resource Areas. The Property is not designated as a Natural Resource Area. Therefore, this ordinance is not applicable.

   b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
   Response: N/A. This section of the Broward County Land Development Code addresses Trafficways (not environmentally sensitive lands).

   c. Broward County Ordinance No. 84-60.
   Response: N/A. This Ordinance addresses potable water supply and wellfield protection. The Property is not designated nor is it located near a wellfield zone.
2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

E. **Fire protection.** Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

Response: There are two existing fire hydrants that will be located within 100’ of proposed FDCs. Fire truck access will be provided in accordance with City regulations for turning radii, lane widths, etc. The proposed buildings will be fire sprinklered.

F. **Parks and open space**

Response: Applicant will pay all required park impact fees.

G. **Police protection.** Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

Response: Applicant’s design incorporates CPTED principles to minimize risk to public safety and assure adequate police protection.

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

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

Response: The City of Fort Lauderdale will be the water service provider for this project. A letter of service availability and adequate capacity in the treatment plant will be obtained from the Public Works Department. Six points of connection to the existing City water system are proposed on SE 11th Street, two domestic services and one fire service for each of the two buildings.
I. **Sanitary sewer.**
1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.
3. Where the county is the projected service provider, a written assurance will be required.
4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

Response: The City of Fort Lauderdale will be the sanitary sewer service provider for this project. A letter of service availability and adequate capacity in the treatment plant will be obtained from the Public Works Department. The site will be served by an onsite gravity system. Two points of connection to the City system are proposed on SE 4th Avenue.

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

Response: Applicant has requested a School Capacity Availability Determination from the School Board and will pay all required educational impact fees.

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

Response: Acknowledged. All solid waste will be disposed of in a manner that complies with all governmental requirements. Applicant has requested a letter confirming the adequacy for solid waste collection services.

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

Response: Stormwater will be retained on site in accordance with the Broward County Department of Environmental Regulations criteria.

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

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

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

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

Response: Applicant will provide a traffic impact statement from their traffic consultant.

5. **Dedication of rights-of-way.** Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.
Response: To the extent any additional right-of-way is needed, Applicant will dedicate the same by easement.

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

Response: Sidewalks have been provided along all street frontages and within the development site.

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

Response: Acknowledged.

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

Response: Acknowledged.

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

Response: Applicant has provided street trees along all street frontages. See landscape plans for details.

N. Wastewater.

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

Response: The City of Fort Lauderdale will be the sanitary sewer service provider for this project. A letter of service ability and adequate capacity in the treatment plant will be obtained from the Public Works Department. The site will be served by an onsite private gravity system. Two points of connection to the City system are proposed on SE 4th Avenue.

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

Response: Acknowledged.

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

Response: This site does not have any known historical or archaeological significance.

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

Response: N/A.
Tarpon Landings Apartments

RE: 1000 and 1050 SE 3rd Avenue
Fort Lauderdale, Florida

PARK IMPACT FEE CALCULATOR

Per Municipal Ordinance C-06-14 the project is subject to Park Impact Fees.

Per Section 47-38A.3.(e), because the site currently has an existing residential unit, the Redevelopment shall be assessed for the net increase in impact for the new development as compared to the previous existing development on the site no longer than 3 years prior to the current application for a building permit.

The units will be retained on site within 3 years of a building permit for the proposed project.

The existing site has one unit at 321 SE 10th Court at 2,347 SF, and the proposed project will have 248 units between 500 – 2,000 SF each (see counts below).

The existing area calculation reflects values shown in the Broward County Property Appraiser’s Records, fees per Sec. 47-38A.3.

**EXISTING**
The current Impact Fee would be calculated as follows for 2,001 – 2500 SF:
2,001 to 2,500 SF = $2,347 per unit x 1 Existing Unit = $2,525.00

**PROPOSED**
The proposed Impact Fee would be calculated as follows:
501 to 1000 SF = $1,875 per unit x 111 Proposed Units = $208,125.00
1001 to 1500 SF = $2,175 per unit x 24 Proposed Units = $52,200.00
1501 to 2000 SF = $2,375 per unit x 113 Proposed Units = $268,375.00

NET INCREASE of = $526,175.00
The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

### Property Assessment Values

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

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</tr>
<tr>
<td>Wid/Vet/Dis</td>
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### Special Assessments

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<th>Drain</th>
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### Property Assessment Values

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<th>Just / Market Value</th>
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### 2019 Exemptions and Taxable Values by Taxing Authority

<table>
<thead>
<tr>
<th>Just Value</th>
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<th>School Board</th>
<th>Municipal</th>
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<td>$719,950</td>
<td>$719,950</td>
<td>$719,950</td>
<td>$719,950</td>
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<tr>
<td>Assessed/SOH</td>
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<td>$719,950</td>
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</tr>
<tr>
<td>Add. Homestead</td>
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### Sales History

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

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| Adj. Bldg. S.F. (Card, Sketch) | 2347 |
| Units                           | 1    |
| Eff./Act. Year Built: 1949/1948 |      |

### Special Assessments

<table>
<thead>
<tr>
<th>Fire</th>
<th>Garb</th>
<th>Light</th>
<th>Drain</th>
<th>Impr</th>
<th>Safe</th>
<th>Storm</th>
<th>Clean</th>
<th>Misc</th>
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<tbody>
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</tbody>
</table>
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### Property Assessment Values

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building / Improvement</th>
<th>Just / Market Value</th>
<th>Assessed / SOH Value</th>
<th>Tax</th>
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</thead>
<tbody>
<tr>
<td>2019</td>
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<td>$671,250</td>
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### 2019 Exemptions and Taxable Values by Taxing Authority

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<tbody>
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<td>$708,760</td>
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<tr>
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<tr>
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<td>$708,760</td>
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### Sales History

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

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<tbody>
<tr>
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Adj. Bldg. S.F. (Card, Sketch) | 2538
Eff./Act. Year Built: 1975/1947

### Special Assessments

<table>
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<tr>
<th>Fire</th>
<th>Garb</th>
<th>Light</th>
<th>Drain</th>
<th>Impr</th>
<th>Safe</th>
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</table>
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<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building / Improvement</th>
<th>Just / Market Value</th>
<th>Assessed / SOH Value</th>
<th>Tax</th>
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### 2019 Exemptions and Taxable Values by Taxing Authority

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<tr>
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### Sales History

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

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**Adj. Bldg. S.F. (Card, Sketch)** 2600
**Eff./Act. Year Built:** 1984/1981

### Special Assessments

<table>
<thead>
<tr>
<th>Fire</th>
<th>Garb</th>
<th>Light</th>
<th>Drain</th>
<th>Impr</th>
<th>Safe</th>
<th>Storm</th>
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<tbody>
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<tr>
<td>2600</td>
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Site Address | 320 SE 10 COURT, FORT LAUDERDALE FL 33316 | ID # | 5042 15 01 0230
Property Owner | DUNMORE PROPERTIES LTD | Millage | 0312
Mailing Address | 1535 SE 17 ST STE 107 FORT LAUDERDALE FL 33316 | Use | 17
Abbr Legal Description | LAUDERDALE 2-9 D LOT 10,11 N 30 BLK 2

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

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

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<td>Add. Homestead</td>
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Sales History

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Land Calculations

- Adj. Bldg. S.F. (Card, Sketch) | 1714

Special Assessments

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

### 2019 Exemptions and Taxable Values by Taxing Authority

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<tr>
<td>Homestead</td>
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<td>Add. Homestead</td>
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<tr>
<td>Wid/Vet/Dis</td>
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<td>Exempt Type</td>
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<tr>
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### Sales History

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### Land Calculations

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Adj. Bldg. S.F. (Card, Sketch) 2695
Eff./Act. Year Built: 1978/1959

### Special Assessments

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

### Property Assessment Values

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

<table>
<thead>
<tr>
<th>Exemption</th>
<th>County</th>
<th>School Board</th>
<th>Municipal</th>
<th>Independent</th>
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</thead>
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<tr>
<td>Assessed/SOH</td>
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<td>$1,069,560</td>
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<tr>
<td>Homestead</td>
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<td>Add. Homestead</td>
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<td>Wid/Vet/Dis</td>
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<tr>
<td>Senior</td>
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<td>Exempt Type</td>
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### Sales History

<table>
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<tr>
<th>Date</th>
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<th>Book/Page or CIN</th>
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<td>21807 / 74</td>
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<td>WD</td>
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### Land Calculations

- **Price**: $25.00
- **Factor**: 23,444
- **Type**: SF

Adj. Bldg. S.F. (Card, Sketch) 4362
Eff./Act. Year Built: 1965/1940

### Special Assessments

<table>
<thead>
<tr>
<th>Fire</th>
<th>Garb</th>
<th>Light</th>
<th>Drain</th>
<th>Impr</th>
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Transit Related Site Plan Review

Date: March 14, 2019

To: Shannon Brown RA, NCARB
FSMY Architects and Planners

From: Noemi Hew
Service and Capital Planning, Transportation Department

Project: Tarpon Landings, Fort Lauderdale

Broward County Transportation Department, Service and Capital Planning staff has reviewed Sheet A 101.5, Schematic Level 1, Printed On: 10.08.18 for Tarpon Landings in the City of Fort Lauderdale and offers the following:

- The proposed project is served by Broward County Transit (BCT) Route 1 on SE 3rd Avenue. There are no bus stops adjacent to the proposed project.
- The Site Plan shows pedestrian access to and from the proposed buildings, restaurant(s) and connection to the roadway sidewalk as required by ADA.
- BCT has no objection to the site plan as submitted.

Thank you for considering BCT’s comments. If you should have any questions, please contact Noemi Hew nhew@broward.org (954) 357-8380 or Kurt Petgrave kpetgrave@broward.org (954) 357-6793.
Project: Tarpon Landings  
Owner: Dunmore Properties, LTD.  
Prepared By: Andrew J. Schein, Esq.

**Waterway Use Narrative**

A. Buildings and land uses on parcels abutting waterways in nonresidential districts and in multifamily districts shall be designed to preserve the character of the city and neighborhood in which they are located, harmonize with other development in the area, and protect and enhance the scenic quality and tranquility of the waterways. Special provisions are needed to realize these objectives, which can be stated only in general terms, and at the same time permit a reasonable use of land and depend on details of design of the buildings, appurtenances, yards and landscaping and their relation to the waterway and other uses on the waterway.

**RESPONSE:** Acknowledged.

B. For purposes of this Section 47-23.8, "on a waterway" means a development site which abuts a waterway. This section shall not apply to development within the downtown RAC, except for development within the RAC-RPO district, and shall not apply to the central beach area districts. Any proposed nonresidential or multifamily use on a waterway shall require a site plan level III development permit, as provided in Section 47-24, Development Permits and Procedures. The application shall include all elevations visible from the waterfront. A use on a waterway shall, in addition to all other requirements of the ULDR, meet the requirements as follows:

a. A twenty-foot landscaped yard is required adjacent to the existing bulkhead line. The required twenty-foot yard shall not be used or developed for any purpose other than landscaping and the minimum amount of driveways or walkways reasonably necessary to serve permitted nonresidential or multifamily waterfront uses, unless specifically approved by the planning and zoning board. The twenty-foot yard shall not apply to marinas or yacht clubs.

**RESPONSE:** This application is being submitted as a site plan level III. The Project includes a minimum 22’ – 6.5” landscaped yard adjacent to the existing bulkhead line. The landscaped yard includes walkways that are necessary to serve the nonresidential and multifamily waterfront uses. The Project includes a total of 117,846 square feet of open space, including 79,209 square feet of open space at grade. Open space at grade accounts for approximately 52.7% of the total net lot area.
b. Review of Neighborhood Compatibility, Scale, Bulk and Mass, as provided in Section 47-25.3.A.3.e.i.

RESPONSE: Applicant has provided a separate narrative addressing neighborhood compatibility.

C. Any property zoned B-2, B-3 or I which abuts a waterway shall be used for a marina, a hotel marina, or a shipyard, where such uses are permitted within the B-2, B-3 or I zoning districts.

RESPONSE: N/A, the Property is not zoned B-2 or B-3.