DEVELOPMENT REVIEW COMMITTEE (DRC)  
SITE PLAN APPLICATION

PRE-APPLICATION MEETING REQUEST: Prior to formal submittal of a Development Review Committee site plan application, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals, rezoning and right-of-way vacation requests, as well as any other considerable development projects. This meeting provides the applicant with an opportunity to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

DEADLINE: Submittals must be received by 12:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

- Planned Districts (PUD/PDD) $12,760.00
- Site Plan Level I $4,590.00
- Site Plan Level II $3,500.00
- Site Plan Level III in Regional Activity Center $4,290.00
- Site Plan Level IV $2,470.00
- Change of Use (requiring Development Review) $930.00
- Parking Reduction (in addition to Site Plan fee) $970.00
- Flexibility Units/Acreage (in addition to Site Plan fee) $60.00

NOTES: Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre-City Commission and Final DRC plans) from all representatives at one time, in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-5020 latest by Friday at 12:00 noon prior to the meeting date.

INSTRUCTIONS: The following information is requested pursuant to the City’s Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply. To obtain information on a property such as land use, zoning, ownership, folio, lot size, etc., please visit http://gis.fortlauderdale.gov/zoningqis.
A. DEPARTMENT INFORMATION: (FOR STAFF USE ONLY)

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Submittal Date</th>
<th>Intake By</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Civic Association</td>
<td></td>
<td>City Commission District</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Property Owner's Name</th>
<th>West Cypress Creek Holdings, LLC</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address, City, State, Zip</td>
<td>4860 NE 12th Avenue, Fort Lauderdale, FL 33334</td>
<td></td>
</tr>
<tr>
<td>Phone Number</td>
<td>954-771-2210</td>
<td>Email</td>
</tr>
<tr>
<td>Proof of Ownership</td>
<td>Sunbiz/Property Appraiser</td>
<td></td>
</tr>
</tbody>
</table>

C. AGENT CONTACT INFORMATION: The represeent Owner, authorized letter of consent, is required

<table>
<thead>
<tr>
<th>Agent's Name</th>
<th>Kenneth R. Carlson Architect PA</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address, City, State, Zip</td>
<td>1186 W Newport Center Drive, Suite 311, Fort Lauderdale, FL 33334</td>
<td></td>
</tr>
<tr>
<td>Phone Number</td>
<td>954-838-8888</td>
<td>Email</td>
</tr>
<tr>
<td>Letter of Consent Submitted</td>
<td>Yes or No</td>
<td></td>
</tr>
</tbody>
</table>

D. DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Project Name</th>
<th>FXE Fee Simple</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Address</td>
<td>Provide Address Verification Letter</td>
</tr>
<tr>
<td>Legal Description</td>
<td>20507/NW 62nd Street, Fort Lauderdale, FL 33309</td>
</tr>
<tr>
<td>Tax ID Follo Numbers</td>
<td>4942.0900.0015</td>
</tr>
<tr>
<td>Description of Project</td>
<td></td>
</tr>
<tr>
<td>Total Estimated Cost of Project</td>
<td>$ (Including land costs)</td>
</tr>
</tbody>
</table>

E. PROPERTY USE INFORMATION

<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use Designation</td>
<td>48</td>
</tr>
<tr>
<td>Zoning Designation</td>
<td>GAA</td>
</tr>
<tr>
<td>Use of Property</td>
<td></td>
</tr>
<tr>
<td>Number of Residential Units</td>
<td>N/A</td>
</tr>
<tr>
<td>Non-Residential SF (and Type)</td>
<td>37,844 / office</td>
</tr>
<tr>
<td>Bldg Sq.Ft. (include structured parking)</td>
<td>37,844 SF</td>
</tr>
</tbody>
</table>

F. DIMENSIONAL REQUIREMENTS

<table>
<thead>
<tr>
<th>Required Per ULDR</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size (SF/Acre)</td>
<td>NA / NA</td>
</tr>
<tr>
<td>Lot Density (Units/Acres)</td>
<td>/</td>
</tr>
<tr>
<td>Lot Width</td>
<td>/</td>
</tr>
<tr>
<td>Building Height (feet/Floors)</td>
<td>70'-3&quot; / 4</td>
</tr>
<tr>
<td>Structure Length</td>
<td>/</td>
</tr>
<tr>
<td>Floor Area Ratio (F.A.R.)</td>
<td>/</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>/</td>
</tr>
<tr>
<td>Vehicular Use Area</td>
<td>/</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>149</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Required Per ULDR</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>100'-0&quot;</td>
</tr>
<tr>
<td>Side</td>
<td>10'-0&quot;</td>
</tr>
<tr>
<td>Rear</td>
<td>10'-0&quot;</td>
</tr>
</tbody>
</table>

ID Number: DSUDPS1P
Revision Number: 4
Revision Date: 5/20/2019
Page: Page 2 of 6

Approved by: Elise Parker, Urban Design and Planning Manager
Uncontrolled in hard copy unless otherwise marked
Required Documentation / Submittal Checklist

One (1) copy of the following documents:

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

Additional documentation required for specific projects
☐ TRAFFIC STATEMENT/STUDY for projects that trigger vehicular trip threshold (See ULDR Section 47-24)
☐ PUBLIC PARTICIPATION ORDINANCE acknowledgment for Site Plan Level I or II
☐ 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. 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
A. COVER SHEET
1. Project Name
2. Location map including section, township and range
3. Index of plans submitted including sheet name and number
4. List of all consultants including contact information
5. List of franchise and utility service providers for project

B. SURVEY
1. Signed and sealed boundary and topographic survey
   - Show existing conditions of project site alone excluding adjacent properties or portions or land not in proposal
   - Existing above ground improvements including valve boxes, manholes, grates, and other similar utility features
   - Existing easements and referencing of recorded documents
   - This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale.
   - Provide spot elevations on site, at property corners, along property lines (50’ min. interval), existing roadway crowns and pavement edges adjacent to property as appropriate. Elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD 88).

C. SITE PLAN
1. Title Block including project name and design professional’s address, email, and phone number
2. Scale (1” = 30’ minimum, must be engineer’s scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
   - Current use of property and intensity
   - Land Use designation
   - Zoning designation
   - Water/wastewater service provider
   - Site area (sq. ft. and acres)
   - Building footprint coverage
   - Residential development: number of dwelling units, type, floor area(s), site density (gross and net)
   - Non-residential development: uses, gross floor area
   - Parking data: parking required (#, parking provided #), loading zones (if applicable), ADA spaces, bicycle spaces
   - Floor Area Ratio (FAR) (total building square footage, including structured parking, divided by site area)
   - Building height (expressed in feet above grade)
   - Structure length
   - Number of stories
   - Setback table (required by UDR and Design Standards vs. provided)
   - Open space
     - Vehicular use area (as defined by UDR Section 47-58.2, in sq. ft.)
     - Open space (in sq. ft.)
     - Landscape area (in sq. ft.)
8. Site Plan Features (graphically indicated)
   - Municipal boundaries (as applicable)
   - Zoning designation of adjacent properties with current use listed
   - Adjacent rights-of-way to opposite property lines (indicate all nearby curb cuts)
   - Waterway width, if applicable
   - Outline of adjacent buildings (Indicate height in stories and approximate feet)
   - Property lines (dimensioned)
   - Building outlines of all proposed structures (dimensioned)
   - Ground floor plan
   - Dimension of grade at center line of road, at curb, and finished floor elevation
   - Dimension for all site plan features (i.e. sidewalks, building lengths and widths, balconies, parking spaces, street widths, etc.)
   - Mechanical equipment dimensioned from property lines
   - Setbacks and building separations (dimensioned)
   - Driveways, parking areas, pavement markings (including parking spaces delineated and dimensioned as well as handicapped spaces as applicable)
   - On-site light fixtures
   - Proposed right of way improvements (i.e. bus stops, curbs, tree plantings, etc.)
   - Pedestrian walkways (including public sidewalks and onsite pedestrian paths)
   - Project signage
   - Traffic control signage
   - Catch basins or other drainage control devices
   - Fire hydrants (including on-site and adjacent hydrants)
   - Easements (as applicable)
D. DETAILS

1. Provide details of: /Scale 1" = 1 min.
   - Ground floor elevation
     Storefronts, awnings, entryway features, doors, windows
     Fences/walls
     Dumpster
   - Light fixtures
   - Balconies, railings
   - Trash receptacles, benches, other street furniture
   - Pavers, concrete, hardscape ground cover material
   - Line of sight from sidewalk to roof (if mechanical equipment is on roof)

E. FLOOR PLANS (TYPICAL FLOOR PLAN MAY BE SUBMITTED FOR LIKE FLOORS)

1. Delineate and dimension, indicating use of spaces
2. Show property lines and setbacks on all plans
3. Typical floor plan for multi-level structure
4. Floor plan for every level of parking garage
5. Roof plan with mechanical equipment depicted

F. BUILDING ELEVATIONS (IN COLOR)

1. All building facades in color with directional labels (ie. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required setbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Indicate architectural elements, materials and colors
6. Include proposed signage
7. Building cross section with dimensions and use type per level

G. ADDITIONAL RENDERINGS (as applicable)

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

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

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

H. LANDSCAPE PLAN (PREPARED BY A CERTIFIED LANDSCAPE ARCHITECT)

1. Landscape plan drawn at a scale no less than one (1) inch equals thirty (30) feet. (ULDR Section 47-21). An overall project plan may be provided at a smaller scale when using it to reference section sheets provided. Landscape plan to be designed so that landscaping shall not be adversely affected by salt exposure, prevailing winds, deep shadows, unusual soil conditions, tidal fluctuations, etc.
2. Landscape plan must provide:
   - Title block including name and address of project, RLA contact information, RLA seal and dated signature, original and sequential revision delta with revision date and narrative
   - North indicator; plans orientated to correctly correspond with survey and site plan
   - Site information and landscape information in tabular form, sorting required vs. provided calculations
   - Property boundaries and dimensions, depth of landscape islands and perimeters and buffers, property easements, adjacent right or way with street tree planting and parallel parking if applicable, existing and proposed structures, vehicular use areas, location of site amenities, dumpster, walls and fencing, location of plantings, adjacent hardscape, curbing, walks, etc.
   - All underground and overhead utilities, light poles, ground mounted signs, billboards, transformers, generators, fire hydrants, Siamese connections, adjacent or existing photovoltaic systems for photovoltaic systems, etc.
   - Site and right of way grading including swales, retention areas, berms, bio swales, rain gardens, etc.
   - Structural soil, silica cell, or similar, illustrated and labeled
   - Appropriate clear sight distance areas at intersections, cross section of street tree planting showing pedestrian clearance and underground soil structure and overhead obstructions, etc.
   - Landscape material schedule listing all plants and material. This will include key, botanical name, common name, quantity, overall height for hardwood and clear trunk for palms, plant spacing, native and/or Florida Friendly Landscaping indicator, existing vs. proposed, etc.
   - Hydrozone plantings illustrated and labeled
   - Installation, planting, staking, pruning, grading, protection, root pruning, relocation, etc. details and specification for trees, palms, shrubs, groundcover, hydrozone, mulch, structural soil or similar, etc.
3. ISA Certified Arborist report for specimen trees. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc.; and a written assessment of existing tree characteristics.

I. PHOTOMETRIC DIAGRAM
1. Title Block including project name and design professional’s address, email, and phone number
2. Date of initial plan preparation and any amendments
3. Site plan indicating the location of property lines and improvements
4. Location and description of all existing over story landscaping
5. Location and height of all lighting on the property
6. Lighting control description and schedule
7. Foot-candle readings must extend to all property lines
8. Note on plan stating that proposed lighting will be designed and installed so as to reflect the light away and prevent any glare or excessive light on any adjacent property

J. CIVIL PLANS
1. Engineering Site Plan
   - Investigate existing utilities to determine any proposed conflicts with site improvements. Contact Engineering Records Tech - Steve Plummer at Stevepl@fortlauderdale.gov or (954) 828-5051 for as-built information
   - Driveway connections - dimension to established survey reference points (i.e. property corners)
   - Concrete, pavers, and asphalt clearly differentiated
   - Identification of all existing easements and referencing of recorded documents (i.e. OR book & page)
   - Right-of-way adjacent to parcel including labels, width, and referencing of recorded documents
   - Abbreviated legal descriptions for adjacent parcels
   - Finished floor elevation for all buildings, including all existing buildings referenced in NAVD 88
   - Location of existing and proposed fire hydrants
   - Inclusion of monument sign note: “Approved under separate permit.”
   - Impervious and pervious areas, both area and percentage are identified
   - Relationship of existing above ground features with site improvements
   - Location of dumpster with relationship to easements and existing underground utilities

Number: DSDJUDP.SP
Revision Number: 4
Revision Date: 5/20/2019
Approved by: Ella Parker, Urban Design and Planning Manager

*Uncontrolled in hard copy unless otherwise marked*
NORTH SIDE OFFICE BUILDING
2050 WEST CYPRESS CREEK ROAD
FORT LAUDERDALE EXECUTIVE AIRPORT
FT. LAUDERDALE, FLORIDA

PLANS FOR
SITE INFRASTRUCTURE
WATER, SEWER, PAVING, GRADING AND DRAINAGE

INDEX OF SHEETS

<table>
<thead>
<tr>
<th>SHEET NUMBER</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>COVER SHEET</td>
</tr>
<tr>
<td>02</td>
<td>KEY MAP</td>
</tr>
<tr>
<td>03</td>
<td>TYPICAL SECTIONS, NOTES &amp; DETAILS</td>
</tr>
<tr>
<td>04</td>
<td>DEMOLITION / POLLUTION PREVENTION PLAN</td>
</tr>
<tr>
<td>05</td>
<td>WATER AND SEWER PLAN</td>
</tr>
<tr>
<td>06</td>
<td>CITY OF FT LAUDERDALE WATER DETAILS</td>
</tr>
<tr>
<td>07</td>
<td>CITY OF FT LAUDERDALE WATER SPECIFICATIONS</td>
</tr>
<tr>
<td>08</td>
<td>CITY OF FT LAUDERDALE PRESSURE PIPE DETAILS</td>
</tr>
<tr>
<td>09</td>
<td>CITY OF FT LAUDERDALE SEWER DETAILS</td>
</tr>
<tr>
<td>10</td>
<td>GRADING AND DRAINAGE PLAN</td>
</tr>
<tr>
<td>11</td>
<td>DRAINAGE DETAILS</td>
</tr>
<tr>
<td>12</td>
<td>DRAINAGE DETAILS</td>
</tr>
<tr>
<td>13</td>
<td>GEOMETRY PLAN</td>
</tr>
<tr>
<td>14</td>
<td>SIGNING AND MARKING PLAN</td>
</tr>
<tr>
<td>15</td>
<td>POLLUTION PREVENTION NOTES &amp; DETAILS</td>
</tr>
</tbody>
</table>

ELEVATIONS SHOWN ON THESE PLANS ARE REFERENCED TO THE NAVD 1988 DATUM (NGVD 29 REFERENCE ELEVATIONS HAVE BEEN CONVERTED)

LOCATION MAP
SECTION 16, TOWNSHIP 49S, RANGE 42E

NORTH SIDE OFFICE BUILDING
FOR CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811

PRELIMINARY
NOT FOR CONSTRUCTION
SITE PLAN SUBMITTAL

PLANS PREPARED FOR
HOLLAND BUILDERS, INC.
4860 NE 12TH AVENUE
OAKLAND PARK, FL 33334

PREPARED BY
JOSEPH ROLES AND ASSOC., INC.
CONSULTING ENGINEERS
3350 N.W. 40TH STREET
FORT LAUDERDALE, FLORIDA

113-533-05
CURB FLUME DETAILS

ELEVATIONS SHOWN ON THESE PLANS ARE REFERENCED TO THE NAVD 1988 DATUM (NGVD 29 REFERENCE ELEVATIONS HAVE BEEN CONVERTED). TO CONVERT FROM NGVD 29 TO NAVD 88 DATUM, SUBTRACT 1.575'.

DRAINAGE SPECIFICATIONS

1. PRELIMINARY
   NOT FOR CONSTRUCTION
   SITE PLAN SUBMITTAL

2. GENERAL DRAINAGE STRUCTURE NOTES:
   - WALLS OF DRAINAGE STRUCTURES BANKING AT 4:1 (OR MORE) ARE EROSION CONTROLLING WALLS.
   - DAMS AND DRAINAGE STRUCTURES FOR WHICH THE DRAINAGE STRUCTURE WALL BANKING IS LESS THAN 4:1 (OR NO BANKING AT ALL) SHALL BE COVERED WITH 6" THICK CRUSHED ROCK OR CONCRETE TO CONTROL EROSION.
   - DRAINAGE STRUCTURES ARE TO BE COVERED WITH 6" THICK CRUSHED ROCK OR CONCRETE.
   - DRAINAGE STRUCTURES ARE TO BE COVERED WITH 6" THICK CRUSHED ROCK OR CONCRETE.
   - DRAINAGE STRUCTURES ARE TO BE COVERED WITH 6" THICK CRUSHED ROCK OR CONCRETE.
   - DRAINAGE STRUCTURES ARE TO BE COVERED WITH 6" THICK CRUSHED ROCK OR CONCRETE.

3. POLLUTION RETARDANT BAFFLE & WEIR DETAILS

4. DRAINAGE PIPE INSTALLATION

   The contractor is responsible for all excavation of the trenches shown on the plans, and will be responsible for all connections of the drainage pipes to the conduits. The contractor is also responsible for the installation of the concrete slabs at the top of the trenches. The contractor shall ensure that the drainage pipes are properly connected to the conduits, and that the concrete slabs are properly installed and sealed. The contractor shall also ensure that the trenches are properly backfilled and compacted, and that the surface is properly finished.

5. SITE PREPARATION AND COMPLETION

   DRAINAGE PIPE INSTALLATION

   The contractor shall install all drainage pipes as shown on the plans. The pipes shall be installed in a straight line, with the proper slope for drainage. The conduit connections shall be made with sanitary fittings or other approved connectors. The contractor shall ensure that the pipes are properly supported and that the connections are tight. The contractor shall also ensure that the trench covers are properly installed and sealed.

6. DRAINAGE PIPE INSTALLATION

   The contractor shall install all drainage pipes as shown on the plans. The pipes shall be installed in a straight line, with the proper slope for drainage. The conduit connections shall be made with sanitary fittings or other approved connectors. The contractor shall ensure that the pipes are properly supported and that the connections are tight. The contractor shall also ensure that the trench covers are properly installed and sealed.
### Existing Tree Disposition Chart

<table>
<thead>
<tr>
<th>TREE #</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SPECIES</th>
<th>CLASS.</th>
<th>RATING</th>
<th>HEIGHT (FT)</th>
<th>SPREAD WIDTH (FT)</th>
<th>DBH (IN)</th>
<th>CONDITION (%)</th>
<th>PROPOSED DISPOSITION</th>
<th>MITIGATION CALCULATION (IN)</th>
<th>DOLLAR REPLACEMENT ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Quercus virginiana</td>
<td>Southern Live Oak</td>
<td>A</td>
<td>22</td>
<td>26</td>
<td>10</td>
<td>75%</td>
<td></td>
<td></td>
<td>REMOVE</td>
<td>1 X 10 X .75 = 7.5&quot;</td>
<td>7.50</td>
</tr>
<tr>
<td>2</td>
<td>Quercus virginiana</td>
<td>Southern Live Oak</td>
<td>A</td>
<td>18</td>
<td>15</td>
<td>8</td>
<td>55%</td>
<td></td>
<td></td>
<td>REMOVE</td>
<td>1 X 8 X .55 = 4.4&quot;</td>
<td>4.40</td>
</tr>
<tr>
<td>3</td>
<td>Sabal palmetto</td>
<td>Cabbage Palm</td>
<td>12</td>
<td>10</td>
<td>5</td>
<td>45%</td>
<td></td>
<td></td>
<td></td>
<td>REMOVE</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Quercus virginiana</td>
<td>Southern Live Oak</td>
<td>A</td>
<td>18</td>
<td>15</td>
<td>10</td>
<td>55%</td>
<td></td>
<td></td>
<td>REMOVE</td>
<td>1 X 10 X .55 = 5.5&quot;</td>
<td>5.50</td>
</tr>
<tr>
<td>5</td>
<td>Quercus virginiana</td>
<td>Southern Live Oak</td>
<td>A</td>
<td>18</td>
<td>14</td>
<td>10</td>
<td>65%</td>
<td></td>
<td></td>
<td>REMOVE</td>
<td>1 X 10 X .65 = 6.5&quot;</td>
<td>6.50</td>
</tr>
<tr>
<td>6, 7, &amp;</td>
<td>Coccoloba uvifera</td>
<td>Sea Grape</td>
<td>A</td>
<td>30</td>
<td>40</td>
<td>36</td>
<td>45%</td>
<td></td>
<td></td>
<td>REMOVE</td>
<td>1 X 36 X .45 = 16.2&quot;</td>
<td>16.20</td>
</tr>
<tr>
<td>8</td>
<td>Coccoloba uvifera</td>
<td>Sea Grape</td>
<td>A</td>
<td>30</td>
<td>40</td>
<td>36</td>
<td>45%</td>
<td></td>
<td></td>
<td>REMOVE</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Sabal palmetto</td>
<td>Cabbage Palm</td>
<td>14</td>
<td>10</td>
<td>2</td>
<td>30%</td>
<td></td>
<td></td>
<td></td>
<td>REMOVE</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>9 &amp; 10</td>
<td>Sabal palmetto  / Bursera simaruba</td>
<td>Cabbage Palm / Gumbo Limbo</td>
<td>12 / 20</td>
<td>12 / 8</td>
<td>3</td>
<td>1</td>
<td>30%</td>
<td></td>
<td></td>
<td></td>
<td>REMOVE</td>
<td>N/A</td>
</tr>
<tr>
<td>11</td>
<td>Bursera simaruba</td>
<td>Gumbo Limbo</td>
<td>A</td>
<td>20</td>
<td>15</td>
<td>8</td>
<td>20%</td>
<td></td>
<td></td>
<td>REMOVE</td>
<td>1 X 8 X .2 = 1.6&quot;</td>
<td>1.60</td>
</tr>
<tr>
<td>12</td>
<td>Sabal palmetto</td>
<td>Cabbage Palm</td>
<td>16</td>
<td>10</td>
<td>6</td>
<td>20%</td>
<td></td>
<td></td>
<td></td>
<td>REMOVE</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL = 41.7 Inches**

Refer to LP1 & LP2 for proposed mitigation.

**Tree Equivalent Replacement Calculation Formula:**

$$\text{SPECIES CLASSIFICATION RATING } \times \text{DBH} \times \text{CONDITION } \% = \text{REQUIRED REPLACEMENT INCHES.}$$

**Palm Equivalent Replacement Calculation Formula for Palms More Than 8' of Wood:**

$$\text{EQUIVALENT REPLACEMENT} @ 1:1 \text{ WITH REPLACEMENTS HAVING A MINIMUM 8' C.T.}$$

Final mitigation replacements &/or values shall be determined by City Urban Forester upon review of proposed landscape plan.

If deemed necessary, any replacements not planted on-site due to limited space shall be paid into tree canopy trust fund.

**Species Classification per City of Fort Lauderdale Publication 'Tree Classification List for Tree Removal Calculations'**

All exotics shall be removed and remain permanently eradicated from the site.
All contractors working on the project shall be licensed and fully insured as required. Contractor shall verify all quantities indicated at time of bid. ALL FLEPPC INVASIVE PLANT SPECIES SHALL BE REMOVED FROM THE SITE.

IRRIGATION NOTE:
- An automatic properly functioning underground irrigation system with a rain sensing cutoff device shall be installed to prevent overwatering. The irrigation system shall be properly maintained in good working order and provide a sufficient root environment for soil moisture. Root zones shall be protected from root zones, creating a healthy root environment. Contractor shall provide a plan for the installation of the irrigation system. Design must comply with ULDR Section 47-21.13. This is to be provided at a minimum of 8' radii off tree trunks.
- The use of structural soil is required in paved sites to provide adequate soil volumes for the tree roots under pavement, as well as maintaining adequate root systems and avoiding excessive shading of trees. This shall be provided at a minimum of 8' radii off tree trunks.

A 10'X10' sight triangle is required by the City prior to the removal of any trees on site. All existing sidewalks shall be removed prior to the site.

Date: 09-19-16

MAACO
FORT LAUDERDALE, FLORIDA

Ph: 561-644-3237

Lynn Bender
Landscape Architect

FAX OFFICE BUILDING

FL-LA6666715

SEAL

Kenneth R. Carlson

DEERFIELD BEACH, FLORIDA 33442

Ph. (954) 427-8848

L101

PROPOSED LANDSCAPE PLAN
9/6/19

City of Fort Lauderdale
Department of Sustainability
700 NW 19th Avenue
Fort Lauderdale, FL

Re: FXE Fee Simple Office Bldg
Project Narrative for Site Plan Review

The proposed project for site plan review is a 4 story, 37,844 SF office building to be located at 2050 NW 62nd Street. The design of the proposed office building enhances Cypress Creek Coordination by complimenting the street frontage appearance as well as becoming the aviation hub for the new Sheltair FBO and aviation hangars. This project will create synergy for both the central office coordination and the aviation industry. Thus reflecting the strong development of Florida Executive Airport in the community development.

The different treatments of the envelope together with its height variations of the parapets give great articulation to the structure. The entrance to the offices is ordered by the tilted curtain wall tower feature flanked by the proposed “wings” on the roof. The building scale and design will esthetically enhance the site for both vehicular and pedestrian use and be a fitting addition to the community.

Thank you,

Kenneth Carlson, President
Kenneth R. Carlson, Architect, P.A.
9/6/19

City of Fort Lauderdale
Department of Sustainability
700 NW 19th Avenue
Fort Lauderdale, FL

Re: FXE Fee Simple Office Bldg
Project ULDR Narrative for Site Plan Review

Zoning and Use
The proposed office building located at 2050 W Cypress Creek Road is located in a GAA zoning district. Per code section 47-14, Permitted Uses, offices for professional and administrative use are permitted. Our proposed office is in accordance with this use for it is going to be a support office for the Hangars located at FXE.

Dimensional Requirements
Per Section 47-14.21 of the ULDR in a GAA district there is no minimum plot size and set back requirements off Cypress Creek Road are 100'-0" (Front), 2'-6" (Side) and 2'-6" (Rear). The location of our building exceeds all required setbacks which are 122'-1" (Front), 58'-6" & 58'-9" (Side) and 190'-6" (Rear). In this section of the code for a GAA district we are required to abide by the FAA regulation on height restriction. We are currently in the process of getting a Height Wavier approved for our proposed height of 70'-3" through the FAA.

Parking and Loading Requirements
Per Section 47-20 Parking and Loading Requirements, we are required to have 149 parking spaces (1/250SF ratio), 1 type I loading space, and 9 bicycle racks. We have exceeded the required parking with 163 spaces and provided the required loading and bicycle spaces.

Landscaping Requirements
Per Section 47-21.8.B this site is required to have 20% of the VUA, 4,080 SF interior landscaping, with 54 trees and 322 shrubs. We have exceeded all VUA requirements with 29% of VUA, 5,597 SF interior landscaping, 65 tress and 1,418 shrubs.

Thank you,

Kenneth Carlson, President
Kenneth R. Carlson, Architect, P.A.
The just values displayed below were set in compliance with [Sec. 193.011](http://www.bcpa.net/RecInfo.asp?URL_Folio=494209000151), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011(8)](http://www.bcpa.net/RecInfo.asp?URL_Folio=494209000151).

### Property Assessment Values

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building / Improvement</th>
<th>Just / Market Value</th>
<th>Assessed / SOH Value</th>
<th>Tax</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>$862,490</td>
<td>$503,830</td>
<td>$1,366,320</td>
<td>$1,366,320</td>
<td>$25,415.86</td>
</tr>
<tr>
<td>2018</td>
<td>$862,490</td>
<td>$503,830</td>
<td>$1,366,320</td>
<td>$1,366,320</td>
<td>$24,030.82</td>
</tr>
<tr>
<td>2017</td>
<td>$862,490</td>
<td>$407,000</td>
<td>$1,269,490</td>
<td>$1,266,610</td>
<td>$24,030.82</td>
</tr>
</tbody>
</table>

### 2019 Exemptions and Taxable Values by Taxing Authority

<table>
<thead>
<tr>
<th>County</th>
<th>School Board</th>
<th>Municipal</th>
<th>Independent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Just Value</td>
<td>$1,366,320</td>
<td>$1,366,320</td>
<td>$1,366,320</td>
</tr>
<tr>
<td>Portability</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Assessed/SOH</td>
<td>$1,366,320</td>
<td>$1,366,320</td>
<td>$1,366,320</td>
</tr>
<tr>
<td>Homestead</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Add. Homestead</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Wid/Vet/Dis</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Senior</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Exempt Type</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Taxable</td>
<td>$1,366,320</td>
<td>$1,366,320</td>
<td>$1,366,320</td>
</tr>
</tbody>
</table>

### Sales History

<table>
<thead>
<tr>
<th>Date</th>
<th>Type</th>
<th>Price</th>
<th>Book/Page or CIN</th>
</tr>
</thead>
<tbody>
<tr>
<td>12/1/2017</td>
<td>DRR-T</td>
<td>$100</td>
<td>115083476</td>
</tr>
<tr>
<td>12/1/2017</td>
<td>QCD-T</td>
<td>$100</td>
<td>114763664</td>
</tr>
<tr>
<td>11/14/2017</td>
<td>CET-T</td>
<td>$100</td>
<td>114748596</td>
</tr>
<tr>
<td>12/19/1996</td>
<td>WD*</td>
<td>$8,000,000</td>
<td>25831 / 968</td>
</tr>
<tr>
<td>8/1/1966</td>
<td>WD</td>
<td>$30,000</td>
<td></td>
</tr>
</tbody>
</table>

* Denotes Multi-Parcel Sale (See Deed)

### Land Calculations

<table>
<thead>
<tr>
<th>Price</th>
<th>Factor</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>$392,040</td>
<td>2.20</td>
<td>AC</td>
</tr>
</tbody>
</table>

**Eff./Act. Year Built: 1972/1971**

### 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>
</tr>
</thead>
<tbody>
<tr>
<td>03</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>W</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>13189</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Detail by Entity Name

Florida Limited Liability Company
WEST CYPRESS CREEK HOLDINGS, LLC

Filing Information

Document Number L17000126088
FEI/EIN Number APPLIED FOR
Date Filed 06/08/2017
State FL
Status ACTIVE

Principal Address

4860 NE 12TH AVENUE
FORT LAUDERDALE, FL 33334

Changed: 07/23/2018

Mailing Address

4860 NE 12TH AVENUE
FORT LAUDERDALE, FL 33334

Changed: 07/23/2018

Registered Agent Name & Address

SAAVEDRA, DAMASO W, ESQ.
312 S.E.17TH STREET
SECOND FLOOR
FORT LAUDERDALE, FL 33316

Address Changed: 07/23/2018

Authorized Person(s) Detail

Name & Address

Title MGR

Holland, Gerald M
4860 NE 12TH AVENUE
FORT LAUDERDALE, FL 33334

Annual Reports

<table>
<thead>
<tr>
<th>Report Year</th>
<th>Filed Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>04/30/2018</td>
</tr>
<tr>
<td>2018</td>
<td>07/23/2018</td>
</tr>
</tbody>
</table>
West Cypress Creek Holdings, LLC
4860 NE 12 Avenue
Fort Lauderdale, FL 33334
954.771.2210

September 4, 2019

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

Re: Authorized Agent for Parcel 4942 09 00 0151
   Project: FXE Fee Simple Building

I, Gerald M Holland, Mgr. of West Cypress Creek Holdings, LLC authorize Kenneth Carlson, Andrew Carlson and Alexandra Smith of Kenneth R. Carlson Architect, P.A. to submit and represent SHL Realty on all planning and zoning matters for Site Plan Approval in regards to the above referenced parcel and project.

Sincerely,

[Signature]

Gerald M. Holland, Mgr.
West Cypress Creek Holdings, LLC