DEVELOPMENT REVIEW COMMITTEE (DRC)
Site Plan Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet
Page 2: Required Documentation / Submittal Checklist
Page 3: Technical Specifications for Plan Submittal
Addendum: DRC Rezone with Flex Allocation <<if applicable>>
Addendum: Parking Reduction Information <<if applicable>>

DEADLINE: Submittals must be received by 4:00 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.

NOTES: Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals, especially rezoning and right-of-way vacation requests, as well as any other considerable development projects. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

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 954-828-6531 latest by Friday at 12:00 noon prior to the meeting date.

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.

- Innovative Development (ID) $12,760.00
- Site Plan Level IV $4,590.00
- Site Plan Level III $3,500.00
- Site Plan Level II $2,470.00
- Site Plan Level II in DRAC/SRAC-SA $4,290.00
  (DRAC – Includes all requests for residential units and/or new construction only; SRAC-SA – Includes all new construction and/or changes to existing structures subject to 47-3.6)
- Change of Use $930.00
- Parking Reduction $970.00
  (in addition to above site plan fee)
- Request for Flexibility Units/ Acreage $60.00
  (in addition to above site plan fee)
**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.

**NOTE:** To be filled out by Department.

<table>
<thead>
<tr>
<th>Case Number</th>
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<tr>
<th>Date of complete submittal</th>
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**NOTE:** For purpose of identification, the PROPERTY OWNER is the APPLICANT.

<table>
<thead>
<tr>
<th>Property Owner’s Name</th>
<th>Broward County Board of County Commissioners</th>
</tr>
</thead>
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<table>
<thead>
<tr>
<th>Property Owner’s Signature</th>
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</thead>
</table>

<table>
<thead>
<tr>
<th>Address, City, State, Zip</th>
<th>115 South Andrews Avenue, Fort Lauderdale, FL 33301</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>E-mail Address</th>
<th><a href="mailto:Dkeith@keithteam.com">Dkeith@keithteam.com</a></th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Phone Number</th>
<th>954-788-3400</th>
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<table>
<thead>
<tr>
<th>Proof of Ownership</th>
</tr>
</thead>
</table>

<table>
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<tr>
<th>Department Date of complete submittal</th>
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</table>

| NOTE: If AGENT is to represent OWNER, notarized letter of consent is required. |

<table>
<thead>
<tr>
<th>Applicant / Agent’s Name</th>
<th>Broward Partnership for the Homeless Inc. / A. Dodie Keith Lazowick</th>
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<table>
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<tr>
<th>Applicant / Agent’s Signature</th>
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<table>
<thead>
<tr>
<th>Address, City, State, Zip</th>
<th>920 NW 7th Avenue, Fort Lauderdale, FL 33311</th>
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<table>
<thead>
<tr>
<th>E-mail Address</th>
<th><a href="mailto:FEsposito@bphi.org">FEsposito@bphi.org</a> / 954-770-3990</th>
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</table>

**Letter of Consent Submitted**

<table>
<thead>
<tr>
<th>Development / Project Name</th>
<th>Seven on Seventh</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Development / Project Address</th>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Legal Description</th>
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</thead>
</table>

| Portion of Lots 18 though 31, Block 204 of Progresso P.B. 2, P. 18 DCR. (full legal description attached). |

<table>
<thead>
<tr>
<th>Tax ID Folio Numbers</th>
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<table>
<thead>
<tr>
<th>For all parcels in development</th>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Portion of 50420314001</th>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Request / Description of Project</th>
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| Additional Height pursuant to Sec. 47-13.52 |

<table>
<thead>
<tr>
<th>Total Estimated Cost of Project</th>
</tr>
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</table>

| $25,000,000.00 (including land costs) |

<table>
<thead>
<tr>
<th>Current Land Use Designation</th>
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</table>

| Northwest Regional Activity Center |

<table>
<thead>
<tr>
<th>Proposed Land Use Designation</th>
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</table>

| Northwest Regional Activity Center |

<table>
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<tr>
<th>Current Zoning Designation</th>
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</table>

| NWRAC-MUE |

<table>
<thead>
<tr>
<th>Proposed Zoning Designation</th>
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</thead>
</table>

| NWRAC-MUE |

<table>
<thead>
<tr>
<th>Current Use of Property</th>
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| Parking Lot |

<table>
<thead>
<tr>
<th>Number of Residential Units</th>
</tr>
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</table>

| 72 |

<table>
<thead>
<tr>
<th>Non-Residential SF (and Type)</th>
</tr>
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</table>

| 1,955 sf |

<table>
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<tr>
<th>Total Bldg. SF (include structured parking)</th>
</tr>
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| 155,852 sf |

<table>
<thead>
<tr>
<th>Site Adjacent to Waterway</th>
</tr>
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</table>

| Yes |

| No |

<table>
<thead>
<tr>
<th>Dimensional Requirements</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Lot Size (SF / Acreage)</th>
</tr>
</thead>
</table>

| None |

<table>
<thead>
<tr>
<th>Lot Density</th>
</tr>
</thead>
</table>

| None |

<table>
<thead>
<tr>
<th>Lot Width</th>
</tr>
</thead>
</table>

| None |

<table>
<thead>
<tr>
<th>Building Height (Feet / Levels)</th>
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</table>

| 110 feet by City Commission |

| 90 feet |

<table>
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<tr>
<th>Structure Length</th>
</tr>
</thead>
</table>

| N/A |

| N/A |

<table>
<thead>
<tr>
<th>Floor Area Ratio</th>
</tr>
</thead>
</table>

| None |

| None |

<table>
<thead>
<tr>
<th>Lot Coverage</th>
</tr>
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</table>

| N/A |

| N/A |

<table>
<thead>
<tr>
<th>Open Space</th>
</tr>
</thead>
</table>

| N/A |

| N/A |

<table>
<thead>
<tr>
<th>Landscape Area</th>
</tr>
</thead>
</table>

| N/A |

| N/A |

<table>
<thead>
<tr>
<th>Parking Spaces</th>
</tr>
</thead>
</table>

| 126 |

| 146 |

<table>
<thead>
<tr>
<th>Setbacks (indicate direction N,S,E,W)</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Required</th>
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</table>

| Front [__] 5 |

| 5 |

| Side [__] 5 |

| 5 |

| Side [__] 0 |

| 0 |

| Rear [__] 0 |

| 0 |

Updated: 3/20/2015

DRC_SitePlanApp
Page 2: Required Documentation / Submittal Checklist

One (1) copy of the following documents:

☑ Completed application (all pages filled out as applicable)
☑ Proof of ownership (warranty deed or tax record), including corporation documents if applicable
☑ Property owners signature and/or agent letter signed by the property owner.
☑ Address verification letter (954-628-5233)
☑ Traffic study for projects that trigger vehicular trip threshold (See ULDR Sec. 47-24, contact Engineering Rep re: methodology)
☑ 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.

The following number of Plans:

☑ One (1) original set, signed and sealed at 24" x 36"
☑ Three (3) copy sets, with plans at 24" x 36"
☑ Five (5) copy sets, with plans at 11" x 17"
☑ One (1) electronic version of complete application and plans in PDF format

NOTE: For initial submittal one signed and sealed set is required. Copied sets will be requested after review for completion. 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:

☑ Narrative describing project specifics, to include: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, etc. Narrative response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Narratives must be on letterhead, dated, and with author indicated.
☑ Cover sheet including project name and table of contents.
☑ Land Use and Zoning maps indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
☑ Current survey(s) of property, signed and sealed, showing existing conditions. The survey should consist of the proposed project site alone excluding adjacent properties or portions of lands not included in the proposal.
☑ Most current recorded plat including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. Note: Not required for Change of Use applications.
☑ Aerial photo indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
☑ Plans "A" thru "H" with all elements as listed under Technical Specifications.

A. Site Plan  E. Additional Renderings*
B. Details*  F. Landscape Plans*
C. Floor Plans (typical floor plan may be submitted for like floors)  G. Photometric Diagram*
D. Building Elevations*

*Only required for Change of Use applications if proposed changes affect the plans, otherwise latest approved plans from Property Records may be submitted if showing current conditions.

NOTES:

- All plans and documents must be bound, stapled and folded to 8 1/2" x 11";
- All copy sets must be clear and legible and should include any graphic material in color;
- For examples of project narratives, site plan data tables, and renderings required as part of the application, please refer to the "Submittal Reference Book" available at the Urban Design & Planning office or on the City's website: http://www.fortlauderdale.gov/planning_zoning/dev_applications.htm;
- Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details;
- If proposing residential, public School Concurrency Verification Letter from the Broward County School Board (754-321-8350) will be required prior to Planning & Zoning Board, City Commission or final DRC submittal.

<table>
<thead>
<tr>
<th>Applicant's Affidavit</th>
<th>Staff Intake Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>I acknowledge that the Required Documentation and Technical Specifications of the application are met:</td>
<td>For Urban Design &amp; Planning Division use only:</td>
</tr>
<tr>
<td>Print Name</td>
<td>Date</td>
</tr>
<tr>
<td>Signature</td>
<td>Received By</td>
</tr>
<tr>
<td>Case No.</td>
<td>Review By</td>
</tr>
</tbody>
</table>

Updated: 3/20/2015
A. SITE PLAN
1. Title Block including project name and design professional's address and phone number
2. Scale (1” = 30’ min., 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
   - 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 vs. provided)
   - Open space
   - Vehicular use area (as defined by Sec. 47-58.2, in sq. ft.)
   - Open space (in sq. ft.)
   - Landscape area (in sq. ft.)
   - Linear feet of sidewalk proposed
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 ROW improvements (i.e. bus stops, curbs, tree plantings, etc.)
   - Pedestrian walkways (including public sidewalks and on-site 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)

B. DETAILS
1. Provide details of the following (Scale ¼” = 1’ min.)
   - Ground floor elevation
   - Storefronts, awnings, entryway features, doors, windows
   - Fences/walls
   - Dumpster
   - Light fixtures
   - Balconies, railings
   - Trash receptacles, benches, other street furniture
   - Pavers, concrete, hardscape ground cover material

C. FLOOR PLANS
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

D. BUILDING ELEVATIONS
1. All building facades with directional labels (i.e. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required stepbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Indicate architectural elements, materials and colors
6. Include proposed signage

E. ADDITIONAL RENDERINGS (as applicable)
   For projects subject to Sec. 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

F. LANDSCAPE PLAN
1. Site Plan Information (in tabular form on plans)
2. Title block including project name and design professional’s address and phone number
3. Scale (1” = 30’ min., must be engineer's scale)
4. North indicator
5. Drawing and revision dates, as applicable
6. Landscape Plan Information (in tabular form on plans)
   - Site area (sq. ft. and acres)
   - Vehicular use area (as defined by Sec. 47-58.2, in sq. ft.)
   - Open space (in sq. ft.)
   - Landscape area (in sq. ft.)
   - Linear feet of sidewalk proposed
   - Outline of nearby properties with uses and height labeled
   - Property lines
   - 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 of grade at crown of road, at curb, sidewalk, building entrance, 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 ROW improvements (i.e. bus stops, curbs, tree plantings, etc.)
   - Pedestrian walkways (including public sidewalks and on-site 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)
   - 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.)
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   - Driveways, parking areas, pavement markings (including parking spaces delineated and dimensioned as well as handicapped spaces as applicable)
   - On-site light fixtures
   - Proposed ROW improvements (i.e. bus stops, curbs, tree plantings, etc.)
   - Pedestrian walkways (including public sidewalks and on-site 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)

G. PHOTOMETRIC DIAGRAM
   Foot-candle readings must extend to all property lines
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.

DEADLINE: Submittals must be received by 4:00 PM each business day. Pursuant to ULDR Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if plans do not meet the submittal requirements and if changes are required.

NOTES: A Design Review shall be completed prior to Development Review Committee submittal for projects proposed in the Northwest Regional Activity Center (NW-RAC). The intent of the Design Review process is to assist applicants desiring to develop projects within the Northwest Regional Activity Center meet the intent of the applicable master plan design guidelines and standards for the areas.

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.

APPLICANT: Please complete the following information:

- Property Owner’s Name: Broward County Board of County Commissioners
- Proof of Ownership: Warranty Deed
- Applicant / Agent’s Name: Broward Partnership for the Homeless Inc. / A. Dodie Keith Lazowick
- Address, City, State, Zip: 920 NW 7th Avenue, Fort Lauderdale, FL 33311
- E-mail Address / Phone Number: FEspósito@bphi.org / 954-770-3990

- Development / Project Address: 920 NW 7th Avenue, Fort Lauderdale, FL 33311
- Description of Project: 72 Units of Affordable Housing with ground level commercial/office
- Land Use Designation: Northwest Regional Activity Center
- Zoning District: NWRAC-MUe
- Type of Use: Residential, Commercial, Office
- Number of Residential Units: 72 Units
- Non-Residential Square Feet: 1,955 sf
- Total Building Square Footage: 155,852 sf

Staff Intake Review (For Urban Design & Planning Division use only)

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Number of Sets</th>
<th>Digital Version</th>
<th>Fee</th>
<th>Community Plus</th>
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</table>

ID Number: DRTNWRAC
Revision: 1
Revision Date: 12/8/2017
Approval by: Ela Parker, Urban Design & Planning Manager
Uncontrolled in hard copy unless otherwise marked

WE BUILD COMMUNITY

Page 1 of 6
PROVIDE 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 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 Site Plan Level I review. Narratives must be on letterhead, dated, and with author indicated;
- Address Verification Form (To obtain for please contact George Sutovage at 954-828-5233 or GSutovage@fortlauderdale.gov); and,
- One Digital Submittal (CD, USB, or ask for City File Transfer Link) containing each of the above documents combined into one PDF file named the following: “Insert Project Name” Documents.pdf

- Narrative describing project specifics, to include: architectural style and important design elements. A response to the applicable master plan guidelines, principles and goals. If a specific guideline cannot be met, identify how the intent is met in an alternate way. All narratives must be on letterhead, dated, and with author indicated.
- Cover sheet including project name and table of contents;
- Current survey(s) of property, signed and sealed, showing existing conditions. The survey should consist of the proposed project site alone excluding adjacent properties or portions of lands not included in the proposal;
- Conceptual Site Plan with footprints including shoulder and lower configurations for all proposed and existing buildings and showing all properties and improvements within one block from the project site, indicating existing and proposed buildings, with a graphic distinction made between existing and proposed structures, and identifying pedestrian and vehicular circulation paths including site access points and crossing points.

Site Plan should include all site features and the following basic project data (in tabular form on site plan):

- Zoning and Land Use designations
- Site area (square feet and acres)
- Residential: number of proposed dwelling units
- Non-residential: gross floor area, and areas of each specific use
- Parking data: parking number to be provided and all parking areas (on and off site) shown on plans
- Building footprint area at grade, total S .F. and as a percent of the total site
- Number of stories and floor plate sizes including floor area at each level where a step back is proposed, GSF
- Building height (expressed in feet above grade) for each major building element. And at each step back

- Conceptual Floor Plans at grade and at each level where a step back is proposed;
- Conceptual Elevations, all sides, showing dimensions of all proposed setbacks and step backs and showing all proposed architectural features or treatment;
- Conceptual Sections through the proposed project showing all adjacent structures and street profiles including the relationship to all across street structures. Sections should be provided anywhere significant variations in the pedestrian street experience will occur. Sections should identify any on-street parking, bulb-outs and landscape areas including dimensions;
- Pedestrian Perspective Renderings at eye level from points at the street that will show each of the primary facades of the proposed structure(s) and its relationship to the adjacent surroundings as viewed by a pedestrian;
- Aerial Photo Simulations to indicate mass outlines of proposed structure(s) superimposed within the context of existing surrounding conditions, from opposing views.

NOTE: All plans and documents must be clear and legible, provide and bound, stapled and folded to 8 ½” x 11” and all copy sets must be clear and legible and should include any graphic material in color.

APPLICANT AFFIDAVIT: I acknowledge that the Required Documentation and Technical Specifications of this application are met;

Print Name: Dodie Keith Lazowick          Signature: [Signature]
Today’s Date: 11/1/18
<table>
<thead>
<tr>
<th>STREET DESIGN STANDARDS: NWRAC-MU</th>
<th>Provide Comments Regarding How Project Meets NWRAC Design Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>S-1</td>
<td>A fine-grained street grid is maintained, and right-of-ways are vacated only for strategic public planning purposes.</td>
</tr>
<tr>
<td>S-2</td>
<td>Development above right-of-ways (air rights) does not occur.</td>
</tr>
<tr>
<td>S-3</td>
<td>Streets have reduced lane widths.</td>
</tr>
<tr>
<td>S-4</td>
<td>Traffic calming is utilized rather than barricading streets.</td>
</tr>
<tr>
<td>S-5</td>
<td>On-street parking is maximized on all streets.</td>
</tr>
<tr>
<td>S-6</td>
<td>Adequate bike lanes are provided where appropriate, subject to a planned bicycle network.</td>
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<tr>
<td>S-7</td>
<td>Curb radii are reduced at street intersections to a preferred maximum of 15-feet or a maximum of 20-feet at major arterial roadways.</td>
</tr>
<tr>
<td>S-8</td>
<td>County “Corner Cord” requirements are eliminated to the greatest extent possible.</td>
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<tr>
<td>S-9</td>
<td>All utility lines (electrical, telephone, cable, etc.) are buried in locations allowing for tree planning and proper root growth.</td>
</tr>
<tr>
<td>S-10</td>
<td>Shade trees are maximized on all right-of-ways, located between the sidewalk and the street, with palms or ornamental trees providing a visual marker for intersections (spacing 20-feet for palms/ornamentals &amp; 30-feet for shade trees).</td>
</tr>
<tr>
<td>S-11</td>
<td>Landscaping (other than street trees) plays a supporting, rather than dominant role in the overall street design.</td>
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<tr>
<td>S-12</td>
<td>Numerous and wide curb cuts are avoided to the greatest extent possible.</td>
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<tr>
<td>S-13</td>
<td>Drive-thrus are avoided in most cases.</td>
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<tr>
<th>BUILDING DESIGN STANDARDS: NWRAC-MU</th>
<th>Provide Comments Regarding How Project Meets NWRAC Design Standards</th>
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<tbody>
<tr>
<td>B-1</td>
<td>Surface parking facilities are secondary to the pedestrian public realm experience with vehicular access provided from the secondary street or alley where possible.</td>
</tr>
<tr>
<td>B-2</td>
<td>Structured parking design is well integrated into the overall building design.</td>
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</table>
Provide Comments Regarding How Project BUILDING DESIGN STANDARDS: NWRAC-MU Meets NWRAC Design Standards

<p>| B-3 | To create an interesting, active, street environment, main pedestrian entrances are oriented toward the street. | Yes. Main entrances are oriented towards NW 7th Avenue |
| B-4 | Framing the street: Site open space, as required, is aggregated as usable pedestrian-oriented public space instead of a leftover “green” perimeter. Courtyards and Plazas that are part of the development site are lined with active uses. | Yes. Site open space is aggregated into the design of the site |
| B-5 | Framing the street: Buildings meet the front and corner build-to-lines to maintain a consistent streetwall. Primary Street: The building frontage abutting a Primary Street should be built to the property line. Secondary Street: The building frontage abutting a Secondary Street should be built to a zone consisting of 5 to 10 feet from the property line. | The building complies with all build to lines and setbacks |
| B-6 | Framing the street: Buildings meet the side yard setback to maintain a consistent streetwall. Side / Rear Yard Setbacks: 0 feet 15 feet when abutting existing residential | The building complies with the streetwall requirements |
| B-7 | Framing the street: Building streetwalls meet minimum and maximum shoulder heights 2 stories or 25-feet minimum 5 stories or 65-feet maximum | the proposed shoulder heights comply with the code requirements |
| B-8 | Framing the street: Buildings exceeding a maximum streetwall length of 150-feet provide variation in the physical design and articulation of the streetwall. | There is a large amount of building articulation. |
| B-9a | Buildings do not exceed maximum height dimensions 100-feet NWRAC-MUE 65-feet NWRAC-MUw | The building is proposed at 90 feet which is blow the maximum height |
| B-9b | Maximum Floorplate: Commercial 32,000 square feet Residential 12,000 square feet | The proposed building complies with floorplate requirements |
| B-9c | Minimum Tower Separation: 40 feet (depending on floorplate) | There is only one tower proposed |
| B-9d | Minimum First Floor Height: 15 feet | The first floor is proposed at 16 feet |
| B-10 | Towers do not exceed minimum stepback dimensions and maximum floorplate area. Minimum Tower Stepback Front Corner Side Rear Primary Street: 12 feet* 12 feet* Side and Rear are dependent on floorplate Secondary Street: 15 feet 15 feet [Dependent on floorplate] Maximum Floorplate / Minimum Tower Stepback Commercial 32,000 square feet / 30 feet side and rear stepback 20,000 square feet / 25 feet side and | The proposed tower complies with all required stepbacks based on the towers floorplate |</p>
<table>
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<tr>
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<tr>
<td>rear stepback</td>
<td><strong>The proposed building does not abut residential</strong></td>
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<tr>
<td>• Residential</td>
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<tr>
<td>o 16,000 square feet / 20 feet side and rear stepback</td>
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<tr>
<td>• Maximum Shoulder Height: 45-feet</td>
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<tr>
<td>• Minimum Tower Stepback: 15-feet</td>
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<tr>
<td>B-11 Where buildings abut existing residential development</td>
<td><strong>The tower is oriented towards the primary street NW 7th Avenue</strong></td>
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<td>a transition zone shall be established.</td>
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<tr>
<td>• Minimum Yard Setback: 15-feet</td>
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<tr>
<td>• Maximum Shoulder Height: 45-feet</td>
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<tr>
<td>B-12 Where buildings with towers are located with frontages on</td>
<td>**The design team believes the tower will contribute to the overall sky-</td>
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<tr>
<td>multiple streets, the towers are oriented towards the “Primary</td>
<td>line composition.</td>
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<tr>
<td>Street”.</td>
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<td>B-13 Towers contribute to the overall skyline composition.</td>
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| B-14 Original and self-confident design: A range of architectural| **The current massing design is original and self confident. As the |}
| styles exist, each having a strong identity, and striving for the | building drawings are finalized the high quality architectural style |}
| highest quality expression of its chosen architectural style.    | will be realized                                                        |
| B-15 Buildings are of high quality design and construction       | **The materials proposed will be of high quality construction**         |
| with an emphasis on durable materials, well thought-out details  |                                                                         |
| and careful workmanship.                                         |                                                                         |
| B-16 Buildings are site responsive, reflect local character,     | **The building reflects more of the future character of the Sunrise     |
| and have architectural features and patterns that provide visual | Blvd and NW 7th ave corridors and will provide visual interest to     |
| interest from the perspective of the pedestrian.                 | pedestrians                                                            |
| B-17 Creative façade composition: A rich layering of architectural | **The current massing design shows a rich layering of building feature |}
| elements are provided throughout the building, with special      | which will be further enhanced at the final design stage                |
| attention to details below the shoulder level.                   |                                                                         |
| B-18 The first floor of nonresidential buildings are flush with   | **The building is residential with ground floor commercial**            |
| the adjacent sidewalk, have a minimum height of fifteen (15)     |                                                                         |
| feet, and a high percentage of clear glazing                     |                                                                         |
| • Primary Streets – minimum 60%                                  |                                                                         |
| • Secondary Streets – minimum 50%                                |                                                                         |
| B-19 Buildings with historic value are preserved and utilized    | **There are no historic buildings**                                      |
| for adaptive re-use.                                             |                                                                         |
| B-20 Environmental Architectural Design that responds to the     | **The first architectural design will respond to the South Florida     |
| unique nature of the South Florida environment.                   | environment and will have numerous sustainable features**             |
| B-21 Pedestrian shading devices, of various types, are provided   | **Street trees and building overhangs will provide shading for         |
| along the façade of buildings.                                   | pedestrians                                                            |
| B-22 Active and 'extroverted' ground floors with retail are      | Ground floor commercial is strategically located on the ground floor and |
| located in strategic locations.                                  | major emphasis is placed on the corner                                   |

**Case Number:** Northwest Regional Activity Center  Design Review Application  Page 5 of 6
<table>
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<tr>
<td>B-23  In residential buildings, ground floor units have individual entrances.</td>
<td>Yes, each of the ground floor units along NW 9th Street will have secured individual entrances</td>
</tr>
<tr>
<td>B-24  Balconies and bay windows animate residential building façades.</td>
<td>The final design of the building will provide for an animated residential facade of the tower</td>
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<tr>
<td>B-25  The 'Fifth Façade' of a building is treated as part of the total design.</td>
<td>The final design will address roof features which will address the &quot;fifth&quot; facade especially the top level of the parking structure</td>
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<td>B-26  Lighting is utilized to enhance safety without contributing to excessive light pollution or glare.</td>
<td>There is no intent to use excessive lighting.</td>
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<td>B-27  Noise pollution as a result of building design is mitigated.</td>
<td>The parking garage and back of house operation are located within the parking structure.</td>
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LEGAL DESCRIPTION:
A PORTION OF LOTS 15 THROUGH 25, BLOCK 204, PROGRESSO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 16, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; LESS AND EXCEPT THAT PORTION DESCRIBED BY OFFICIAL RECORDS BOOK 2811, PAGE 1058 AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 25, PROGRESSO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 16, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE, NORTH 0°10'08" WEST A DISTANCE OF 238.80 FEET TO THE POINT OF BEGINNING; THENCE, NORTH 67°51'37" EAST FOR A DISTANCE OF 29.07 FEET; THENCE, SOUTH 02°08'23" EAST FOR A DISTANCE OF 160.00 FEET; THENCE, SOUTH 87°51'37" EAST FOR A DISTANCE OF 255.07 FEET; THENCE, NORTH 47°01'17" WEST A DISTANCE OF 35.35 FEET TO THE POINT OF BEGINNING.

SAID LAND CONTAINS 45,493 SQUARE FEET (1.03 ACRES), MORE OR LESS.
### General Symbols

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**Legend:**
- 25% = 25% Grade
- 0% = Flat
- 20x20 = 20x20 Square
- 3x3 = 3x3 Square
- 0.025 = 0.025% Grade
- 0x0 = 0x0 Square

### Existing

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### Proposed

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### General

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### Abbreviations

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### Abbreviations Continued

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20.1 "Standard construction" is the type designated on the plans, and shall be furnished in accordance with the specifications and drawings, as followed in the contract. The contractor shall be responsible for preventing the occurrence of standard construction. Upon delivery to the site, it shall be complete and in all respects as shown on the plans. The contractor shall be responsible for the installation of the standard construction. The standard construction shall be complete and in all respects as shown on the plans and specifications.

20.2 Pipe specifications: the material type and grade for the pipes shall be in accordance with the following designations, shall be furnished in accordance with the specifications and drawings, and shall be complete and in all respects as shown on the plans and specifications:

- **Concrete pipe**: Designation: AASHTO T99
- **Universal Joint Pipe**: Designation: AASHTO T99
- **Drainage Pipe**: Designation: AASHTO T99
- **Sanitary Pipe**: Designation: AASHTO T288

20.3 The contractor shall furnish all labor, materials and equipment necessary to perform the work, and shall complete the work in accordance with the plans and specifications, and the applicable standards of the California Department of Transportation, and the applicable standards of the Department of Water Resources, and the applicable standards of the California Public Utilities Commission, as well as any other regulations and standards of the governing bodies that may be applicable. The contractor shall be responsible for the installation of the standard construction. The standard construction shall be complete and in all respects as shown on the plans and specifications.

20.4 All labor, materials and methods of construction shall be in strict accordance with the plans and specifications, including all minimum engineering and construction standards established by the unit of government requiring the service. The contractor shall be responsible for the installation of the standard construction. The standard construction shall be complete and in all respects as shown on the plans and specifications.

20.5 All materials shall be furnished in accordance with the specifications and drawings. The contractor shall be responsible for the installation of the standard construction. The standard construction shall be complete and in all respects as shown on the plans and specifications.

21.0 Specifications:

21.1 All specifications shall be supplemented and revised as necessary, as work progresses. The contractor shall be responsible for the installation of the standard construction. The standard construction shall be complete and in all respects as shown on the plans and specifications.

21.2 Filter fabric shall be impervious. Filter fabric shall be impervious to the removal of any material that may affect the performance of the filter fabric. The contractor shall be responsible for the installation of the standard construction. The standard construction shall be complete and in all respects as shown on the plans and specifications.

21.3 All concrete and all masonry work shall be in accordance with the specifications and drawings. The contractor shall be responsible for the installation of the standard construction. The standard construction shall be complete and in all respects as shown on the plans and specifications.

21.4 All concrete and masonry work shall be in accordance with the specifications and drawings. The contractor shall be responsible for the installation of the standard construction. The standard construction shall be complete and in all respects as shown on the plans and specifications.

C. Quality Control

22.0 Quality Control:

22.1 All materials shall be furnished in accordance with the specifications and drawings. The contractor shall be responsible for the installation of the standard construction. The standard construction shall be complete and in all respects as shown on the plans and specifications.

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22.7 All materials shall be furnished in accordance with the specifications and drawings. The contractor shall be responsible for the installation of the standard construction. The standard construction shall be complete and in all respects as shown on the plans and specifications.

22.8 All materials shall be furnished in accordance with the specifications and drawings. The contractor shall be responsible for the installation of the standard construction. The standard construction shall be complete and in all respects as shown on the plans and specifications.
3. Preconstruction Responsibilities

4. Preconstruction Responsibilities

4.2. Contractor shall construct temporary fencing to enclose the site of the project or部分内容]

4.6. Temporary Facilities

4.6.1. Contractor shall have responsibility for maintaining the roadway facility during construction, except in the case of sections of roadway that are to be closed to traffic.

5. Inspection/Testing:

5.1. Test plans and inspection plans shall be written by the owner, city, engineer of record of record.

5.2. Test plans and inspection plans shall be written by the owner, city, engineer of record of record.

5.2.1. All work performed on contract shall be tested and inspected before accepting payment for the work.

6. Preconstruction Responsibilities

6.1. General

6.2. Preconstruction Responsibilities

6.2.1. Contractor shall provide the owner, city, engineer of record and the owner, city and engineer examination and inspection of all work performed on contract.

6.2.2. The contractor shall perform the required work and have the work performed on contract within 48 hours of receiving a written notice from the owner, city, engineer of record.

6.2.3. All work performed on contract shall be tested and inspected before accepting payment for the work.

6.2.4. The owner, city, engineer shall not be responsible for the work of the contractor or the work of the owner, city, engineer.

7. Construction Quality Assurance:

7.1. The owner, city, engineer shall not be responsible for the work of the contractor or the work of the owner, city, engineer.

7.2. The owner, city, engineer shall not be responsible for the work of the contractor or the work of the owner, city, engineer.

7.3. The owner, city, engineer shall not be responsible for the work of the contractor or the work of the owner, city, engineer.

8. Project Progress and Closeout

8.1. Construction progress and completion shall be monitored by the owner, city, engineer of record.

8.2. The contractor shall submit progress reports to the owner, city, engineer of record and the owner, city and engineer.

8.3. The contractor shall submit progress reports to the owner, city, engineer of record and the owner, city and engineer.

8.4. The owner, city, engineer shall not be responsible for the work of the contractor or the work of the owner, city, engineer.

9. Utility Notes

9.1. Contractor to provide utility verification prior to excavation.

9.2. The contractor shall be responsible for the verification of utility locations before excavation begins.

9.3. The contractor shall be responsible for the verification of utility locations before excavation begins.

9.4. The contractor shall be responsible for the verification of utility locations before excavation begins.

10. General

10.1. Final inspection shall be performed in accordance with article 904 of the latest FDOT Standard Specifications.

10.2. Final inspection shall be performed in accordance with article 904 of the latest FDOT Standard Specifications.

10.3. Final inspection shall be performed in accordance with article 904 of the latest FDOT Standard Specifications.

11. Final Closeout

11.1. Final Closeout shall be performed in accordance with article 904 of the latest FDOT Standard Specifications.

11.2. Final Closeout shall be performed in accordance with article 904 of the latest FDOT Standard Specifications.

11.3. Final Closeout shall be performed in accordance with article 904 of the latest FDOT Standard Specifications.
1. A MINIMUM OF 6" THICK SIDEWALK IS REQUIRED AT SIDEWALKS THROUGH DRIVEWAYS.

2. BASE MATERIAL SHALL BE PLACED IN LAYERS NOT THICKER THAN 6".

3. ASPHALTIC CONCRETE PATCH ON MAJOR STREET AND 1-1/2" ASPHALTIC CONCRETE AS REQUIRED BY SPECIFICATIONS THICKNESS TO MATCH EXISTING EDGE OF PAVEMENT.

4. ASPHALTIC-CONCRETE VEHICULAR:
   - FIRST LIFT: 3/4" THICK, SP 5 & SP 6 PINE MIN.
   - SECOND LIFT: 1/2" THICK, SP 5 & SP 6 PINE MIN.

5. ASPHALTIC - CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF PAVEMENT SURFACES OF UNIFORMITY. MIN. 1200 P.S.I. DENSITY PER AASHTO T-180.

6. IF THE DITCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH ON MAJOR STREET AND 1-1/2" ASPHALTIC CONCRETE AS REQUIRED BY SPECIFICATIONS THICKNESS TO MATCH EXISTING EDGE OF PAVEMENT.

7. SUBGRADE SHALL BE COMPACTED TO 100% OF DRY DENSITY PER AASHTO T-99 AND SHALL BE PLACED IN LIFTS NOT TO EXCEED 12" MAX.

8. THE PROVISIONS IN THIS DETAIL SUPERSEDES ALL OTHER RELATED STANDARDS AND SPECIFICATIONS.

9. THE USER.

GENERAL NOTES:

1. REPLACED BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE MIN. 12" MAX. 18".

2. TRENCH MATERIALS SHALL BE PLACED IN LAYERS A MINIMUM OF 6" MAX.

3. SELECT BACKFILL TO 12" ABOVE PIPE COMPACTED TO 98% OF MAXIMUM DENSITY AND EACH LAYER THOROUGHLY ROLLED OR TAMPERED TO MATCH EXISTING EDGE OF PAVEMENT.

4. SAWCUT A STRAIGHT LINE PARALLEL OR PERPENDICULAR TO ROAD OF PAVING, GRADING, DRAINAGE, UTILITIES AND OTHER APPLICATIONS.

5. SAWCUT / WIDENING DETAIL

6. MILLING, ASPHALTIC CONCRETE RESURFACING AS REQUIRED BY SPECIFICATIONS.

1. REPLACED BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE.

2. TRENCH MATERIAL SHALL BE PLACED IN LAYERS A MINIMUM OF 6" MAX.

3. SELECT BACKFILL TO 12" ABOVE PIPE COMPACTED TO 98% OF MAXIMUM DENSITY AND EACH LAYER THOROUGHLY ROLLED OR TAMPERED TO MATCH EXISTING EDGE OF PAVEMENT.

4. SAWCUT A STRAIGHT LINE PARALLEL OR PERPENDICULAR TO ROAD OF PAVING, GRADING, DRAINAGE, UTILITIES AND OTHER APPLICATIONS.
WATER MAIN NOTES:
1. Double line water main pipe shall conform to the requirements of A.W.W.A. C-150 A21.21-00. All pipe and casing shall be pressure class 300, 24" and larger, pipe shall be pressure class 250.
2. All DIP shall have adequate protective measures against corrosion and it shall be used only if determined by the design engineer.
3. All DIP shall be installed in accordance with A.W.W.A. C-300-E8, or latest revision.

PIPE SIZING:
4. All P.V.C. mains shall be sized to 1/2", class 150 (90) pressure pipe, conforming to A.W.W.A. C-600-07, or latest revision, and shall have push on, joints, and iron gaskets.
5. All P.V.C. pipe shall be installed in accordance with the Uni-Beil plastic pipe Association’s “Guide for installation of P.V.C. pressure pipe for Municipal water distribution systems.”

WATER METER INSTALLATION:
6. Detector tape on an P.V.C. mains shall be installed 18" above the water main.
7. All P.V.C. mains must have 6" copper wire, single strand, placed on top of pipe, shall be electrically continuous over the entire length of the pipe, and fastened every 10" with a #10 screw.

FITTINGS:
8. Settings shall be double iron meeting A.W.W.A. C152-21.01/02 and shall be coated with 3/8" thick heavy duty epoxy conforming to the requirements of A.W.W.A. C-152-10, or latest revision.
9. Restrained joint pipe shall be used for all bends, tees, crosses, plugs, and fire hydrants, and shall be allowed.
10. Retainer-gloves/mechanical joint restraint shall be used only if approved by the Engineer and conform to A.W.W.A. standards C-111/7-A-21.01-00, or latest revision.

GLANDS:
11. All glands shall be manufactured from ductile iron or as listed by underwriter’s laboratories for 250 P.S.I. minimum water pressure rating.

GLANDS:
12. Glands shall be CI-200 Corporation model F-1058, standard fire protection equipment company, or approved equal.

VALVES:
13. Tapping valves shall be Mueller M75 or approved equal.
14. Tapping sleeves shall be Mueller M75 or approved equal.
15. Gate valves 3" or less shall be NIBCO T-133 or T-136 with malleable hand wheels.
16. Gate valves 4" or larger shall meet A.W.W.A. C-601-07 specification (latest revision)."
NOTES:

1. ADDITIONAL GRADE RINGS MAY BE USED TO ELEVATE EXISTING MANHOLE FRAMES TO RESURFACED GRADE (MAX. 4" HEIGHT).

2. MATERIAL: FRAME AND COVER AS SPECIFIED.

3. ADDITIONAL GRADE RINGS MAY BE USED TO ELEVATE MANHOLE FRAMES INTO A CHANCE OF DIRECTION OF FLOW OF MORE THAN 45 DEGREES.

OPTIONAL: HINGED FRAME AND COVER AS SPECIFIED.

ALL DIMENSIONS ARE NOMINAL.

MANHOLE FRAME

FRAME

24 3/4" 24 1/2" 26 1 3/4"

COVER

8"-8" C.C.E.W.

FRAME

8"-8" C.C.E.W.

COVER

8"-8" C.C.E.W.

PRECAST CONCENTRIC CONE (TYP)

EXTERNAL JOINT WRAP (TYP)

JOINT FILLER OR GASKET (TYP.)

NO PRECAST HOLES ARE PERMITTED.

FRAME & COVER (SEE DETAIL)

PRECAST CONCENTRIC CONE

EXTERNAL JOINT WRAP (TYP.)

JOINT FILLER OR GASKET (TYP.)

MIN. DUCTILE IRON PIPE SECTION (EPOXY LINED)

ASSEMBLY.

CONCRETE ENCASEMENT.

@ INVERT FLOW CHANNELS

MIN. 8 INVERT FLOW CHANNELS

MIN. D 8-10 M.F.T. PER COAT.

MIN. 3 12" C.C.E.W.

#4 BAR HOOKS

MIN. 3 12" C.C.E.W.

PRECAST MANHOLE - TYPE B

EXTERNAL JOINT WRAP (TYP)

GROUT AND CHIMNEY SEAL

PRECAST CONCENTRIC CONE

N.T.S.

FRAME & COVER (SEE DETAIL)

EXTERNAL JOINT WRAP (TYP)

JOINT FILLER OR GASKET (TYP.)

MIN. D 8-10 M.F.T. PER COAT.

MIN. 3 12" C.C.E.W.

#4 BAR HOOKS

MIN. D 8-10 M.F.T. PER COAT.

MIN. 3 12" C.C.E.W.

PRECAST MANHOLE - TYPE B

EXTERNAL JOINT WRAP (TYP)

GROUT AND CHIMNEY SEAL

PRECAST CONCENTRIC CONE

N.T.S.

FRAME & COVER (SEE DETAIL)

EXTERNAL JOINT WRAP (TYP)

JOINT FILLER OR GASKET (TYP.)

MIN. D 8-10 M.F.T. PER COAT.

MIN. 3 12" C.C.E.W.

#4 BAR HOOKS

MIN. D 8-10 M.F.T. PER COAT.

MIN. 3 12" C.C.E.W.

PRECAST MANHOLE - TYPE C

FRAME & COVER (SEE DETAIL)

JOINT FILLER OR GASKET (TYP.)

MIN. D 8-10 M.F.T. PER COAT.

MIN. 3 12" C.C.E.W.

#4 BAR HOOKS

MIN. D 8-10 M.F.T. PER COAT.

MIN. 3 12" C.C.E.W.

PRECAST MANHOLE - TYPE B

EXTERNAL JOINT WRAP (TYP)

GROUT AND CHIMNEY SEAL

PRECAST CONCENTRIC CONE

N.T.S.

FRAME & COVER (SEE DETAIL)

EXTERNAL JOINT WRAP (TYP)

JOINT FILLER OR GASKET (TYP.)

MIN. D 8-10 M.F.T. PER COAT.

MIN. 3 12" C.C.E.W.

#4 BAR HOOKS

MIN. D 8-10 M.F.T. PER COAT.

MIN. 3 12" C.C.E.W.

PRECAST MANHOLE - TYPE B

EXTERNAL JOINT WRAP (TYP)

GROUT AND CHIMNEY SEAL

PRECAST CONCENTRIC CONE

N.T.S.

FRAME & COVER (SEE DETAIL)

EXTERNAL JOINT WRAP (TYP)

JOINT FILLER OR GASKET (TYP.)

MIN. D 8-10 M.F.T. PER COAT.

MIN. 3 12" C.C.E.W.

#4 BAR HOOKS

MIN. D 8-10 M.F.T. PER COAT.

MIN. 3 12" C.C.E.W.
EXISTING SEWER MAIN

1. Service and cleanout installations.
2. A new section of side walk shall be poured around the cleanout using stable geotechnical foundation material not less than 3 feet deep. Such sidewalk shall be made equal to the thickness of the existing sidewalk or 12 inches, whichever is deeper.
3. A new section of side walk shall be poured around the cleanout using P/M C/D slab for 6 inch cleanout. A new section of side walk shall be poured around the cleanout using P/M C/D slab for 6 inch cleanout.
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GENERAL CONSTRUCTION NOTES:

1. NO CONTRACTOR FOR THE PURPOSE OF OBTAINING WATER SUPPLY CONDUITS OR PIPE FROM BROWARD COUNTY SHALL EFFECT LEGAL CHAIN OF TITLE OR COURSE AND DESCRIPTION WHICH WOULD CREATE A LEGAL CONFLICT OR A CONSTRUCTION MISTAKE WITH THE CITY OF FORT LAUDERDALE OR OTHER JURISDICTIONS.

2. THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND MARKING OR RELOCATING OR PROTECTING ALL EXISTING WATER SUPPLY, SEWER, GAS, TELEPHONE, ELECTRIC, FIRE PROTECTION, OR ANY OTHER UTILITY LINES OR CONSTRUCTION DEVIATIONS FOR APPROVAL.

3. THE CONTRACTOR IS REQUIRED TO SUBMIT ALL LAYOUTS OR CONSTRUCTION PROPOSALS TO THE ENGINEER OR CITY OF FORT LAUDERDALE. ALL LAYOUTS OR CONSTRUCTION PROPOSALS THAT WILL BE SUBMITTED TO THE CITY OF FORT LAUDERDALE MUST BE COMPLETE AND ACCURATE.

4. THE CONTRACTOR MUST PREPARE FOR THE SUBMITTAL OF THE CITY OF FORT LAUDERDALE AT LEAST TWO (2) DAYS DURING THE WEEKEND TO SUBMIT ALL DOCUMENTS OR PROPOSALS AS REQUIRED.

5. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITIES BOARD, BROWARD COUNTY, AND ANY OTHER JURISDICTIONS OF THE EXISTING UTILITY LOCATIONS AND ELEVATIONS WITHIN THREE (3) DAYS OF THE BEGINNING OF CONSTRUCTION.

6. THE CONTRACTOR SHALL REVIEW THE EXISTING SITE PLAN FOR ACCURACY AND COMPLETE DESIGN AND EMERGENCY INFORMATION PRIOR TO STARTING CONSTRUCTION.

7. THE CONTRACTOR SHALL OBTAIN THE APPROVING AGENCY OF THE CITY OF FORT LAUDERDALE FOR ANY CHANGE IN THE EXISTING SITE PLAN OR CONSTRUCTION MISTAKES.

8. THE CONTRACTOR SHALL COMPLY WITH THE CITY OF FORT LAUDERDALE'S SPECIFICATIONS AND REQUIREMENTS AS SHOWN IN THE EXISTING SITE PLAN.

9. ALL WORK WITHIN BROWARD COUNTY RIGHT-OF-WAYS SHALL BE IN CONFORMANCE WITH THE CITY OF FORT LAUDERDALE'S SPECIFICATIONS AND REQUIREMENTS.

10. CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AS REQUIRED BY AGENCIES HAVING JURISDICTION.

11. THE GENERAL INTENTION IS TO PROVIDE SEWER SERVICE LATERALS FOR EACH PROPERTY.

12. THE CONTRACTOR SHALL MAINTAIN PROPER OPERATION OF ALL TRAFFIC SIGNAL DEVICES AND INSTRUMENTS IN THE PROJECT LIMITS.

13. THE AGENCY RESPONSIBLE FOR MAINTENANCE OF THE TRAFFIC SIGNALS AND RELATED EQUIPMENT IS BROWARD COUNTY TRAFFIC ENGINEERING.

14. AUTHORIZED PERSONNEL MUST BE IDENTIFIED WITH APPROPRIATE IDENTITY SURFACES TO INSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

15. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAY OR WALKWAY SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

16. THE FORM OF MANHOLES OR CATCH BASINS. THE MAXIMUM DISTANCE BETWEEN STORM SEWER PIPE LAYOUTS IS SHOWN IN THIN LINES. NEW CONSTRUCTION IS IN HEAVY LINES AND/OR UNDERLINED.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO INSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

18. ANY IDEAL PROJECT ACTIVITY, INCIDENTAL OR OTHERWISE, WHICH IMPAIRS OR HABITUALLY INHIBITS THE SAFETY OF VEHICULAR OR PEDESTRIAN TRAFFIC MUST BE SUSPENDED IMMEDIATELY.

19. THE 4' HIGH ORANGE CONSTRUCTION FENCE FOR THE ENTIRE LENGTH OF THE WORK ZONE.

20. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE COMPANY OF THE EXISTING UTILITIES IN THE PROJECT LIMITS.

21. THE CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERNS AND PREVENT ADVERSE EFFECT ON THE EXISTING WATER SUPPLY SYSTEMS.

22. MINIMUM COVER FOR HOPE PIPE UNDER ASPHALT SHALL BE 24" COMPACTED LIME ROCK.

23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO INSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

24. THE CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERNS AND PREVENT ADVERSE EFFECT ON THE EXISTING WATER SUPPLY SYSTEMS.

25. COMMUNICATIONS CABLE/CONDUIT SHALL BE LOCATED IN A MINIMUM OF 2 FEET BELOW PVC, CONCRETE, PAVEMENT, ROAD ROCK, PAVEMENT MARKING AND SIGNAGE AND/OR ANY PEDESTRIAN ORCUTTAGE.

26. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND ELEVATIONS BEFORE STARTING CONSTRUCTION.

27. ALL PROJECT ACTIVITY, INCIDENTAL OR OTHERWISE, MUST BE SUSPENDED IMMEDIATELY.

28. THE CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERNS AND PREVENT ADVERSE EFFECT ON THE EXISTING WATER SUPPLY SYSTEMS.

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36. THE CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERNS AND PREVENT ADVERSE EFFECT ON THE EXISTING WATER SUPPLY SYSTEMS.
1. VALUES IN TABLE ARE BASED ON 3' OF COVERAGE, 100 PSI INTERNAL PRESSURE, FOR PIPE BENDS, 100 PSI PRESSURE FOR REINFORCED, BUT SCHEDULE 40 PVC PIPE. REINFORCED, BUT SCHEDULE 40 PVC PIPE ARE BASED ON 304 STAINLESS STEEL WALL THICKNESS AND SAFETY FACTOR OF 1.5. REDUCERS, PIPE ENCASED IN POLYETHYLENE AND ENCROACHING PRESSURE FOR FORCE MAINS, 150 PSI REUSE WATER LINES, SAND-SILT MIXTURES.

2. THE LONGEST RESTRAINED LENGTH SHALL BE USED.

3. ALL JOINTS BETWEEN UPPER AND LOWER BENDS SHOULD BE RASED.

4. IN THE EVENT OF A CONFLICT BETWEEN RESTRAINED LENGTHS SHOWN ON THE TABLE AND RESTRAINED LENGTHS SHOWN ON THE DRAWINGS, RESTRAINED LENGTHS WITH THE DESIGN ENGINEER.

5. CONFIRM THE EXACT LENGTH OF RESTRAINING REQUIRED FOR ENSURE, FLEXURATED IN TRENCHES AND ENDS OF RESTRAINING LENGTHS WITH THE DESIGN ENGINEER.

6. THE CONTRACTOR IS RESPONSIBLE FOR PLANNING INSTALLATION OF THE RESTRAINED JOINTS TO PREVENT MOVEMENT OF THE PIPE & FITTINGS.

7. IN THE EVENT OF A CONFLICT BETWEEN RESTRAINED LENGTHS SHOWN ON THE TABLE AND RESTRAINED LENGTHS SHOWN ON THE DRAWINGS, THE LONGEST RESTRAINED LENGTH SHALL BE USED.

RESTRAINED JOINT INFORMATION

24" MIN

12" MIN

6" MIN

42" MAX

30" MAX

24" MAX

12" MIN

PIPE MATERIAL: PVC

PIV HORIZONTAL BENDS AND VERTICAL UP BENDS

PIPE MATERIAL: PVC

PIV VERTICAL DOWN BEND

PIPE MATERIAL: PVC

DIP HORIZONTAL BENDS AND VERTICAL UP BENDS

PIPE MATERIAL: PVC

DIP VERTICAL DOWN BEND

PIPE MATERIAL: PVC

RESTRAINED JOINT INFORMATION

TYPICAL TRENCH AND

PAVEMENT RESTORATION

FOR TRANSVERSE CROSSING

FINISHED GRADE

POINT OF SERVICE

FOR FIRE SYSTEM

PROFILE

1. THE DOUBLE CHECK VALVE SHALL BE PRIVATELY OWNED BY THE PROPERTY OWNER.
4. 1" VENT PIPE TO BE REMOVED AFTER WSS APPROVAL.

PROPERTY OWNERS OF ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY ON BILLS.

SEVEN ON SEVENTH

THOMAS F. DONAHUE, P.E.

FLORIDA REG. #60, 014780

FOR THE PRINTED MATERIAL

REVISIONS

SHEET NUMBER

SHEET TITLE

WATER AND SEWER DETAILS

Dedicated Fire System
<table>
<thead>
<tr>
<th>TREE DISPOSITION TABLE</th>
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<tbody>
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<td>SHEET TITLE: TREE DISPOSITION PLAN</td>
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<td>SHEET SIZE:</td>
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<td>DESIGNER: KEITH</td>
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<td>DRAWN BY:</td>
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<td>DATE ISSUED:</td>
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## Plant List

### Trees

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<tr>
<th>QTY</th>
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<th>Plant Name</th>
<th>Size</th>
<th>Remarks</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td>Live Oak</td>
<td>30' H, 30' SP</td>
<td>Full Canopy</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Desert Willow</td>
<td>12' H, 12' SP</td>
<td>Full Canopy</td>
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<tr>
<td></td>
<td></td>
<td>Arizona Cypress</td>
<td>36' H, 36' SP</td>
<td>Full Canopy</td>
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<tr>
<td></td>
<td></td>
<td>Bursera simaruba</td>
<td>10' H, 6' SP</td>
<td>Full Canopy</td>
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<tr>
<td></td>
<td></td>
<td>Coontie</td>
<td>15&quot; HT, 18&quot; SP</td>
<td>18&quot; O.C.</td>
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<tr>
<td></td>
<td></td>
<td>Crape Jasmine</td>
<td>36&quot; HT, 36&quot; SP</td>
<td>36&quot; O.C.</td>
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<tr>
<td></td>
<td></td>
<td>Golden Creeper</td>
<td>12' H, 18&quot; SP</td>
<td>24&quot; O.C.</td>
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<tr>
<td></td>
<td></td>
<td>Wax Jasmine</td>
<td>10&quot; HT, 16&quot; SP</td>
<td>24&quot; O.C.</td>
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<tr>
<td></td>
<td></td>
<td>Prince of Orange</td>
<td>24&quot; HT, 24&quot; SP</td>
<td>36&quot; O.C.</td>
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<td></td>
<td></td>
<td>Live Oak</td>
<td>30' H, 30' SP</td>
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### Shrubs & Groundcovers

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### Notes

- All plants to be Florida No. 1 or better per Florida grades and standards for nursery plants.
- All size and landscape to receive 100% coverage with 100% coverage from an automatic irrigation system using an approved sprinkler system.
- All trees and shrubs to be provided for new and relocated trees and palms.
- Contractor is responsible for all conditions and landscape specifications attached to this plan and plant list. Plan and specifications shall be considered contract documents.
- No tree loss allowed within root zones of existing trees.
- All road cistern, concrete, asphalt and other non-native material, if present, must be replaced with planting soil prior to landscape installation.
- Pre-construction meeting is required before any plant material is installed on site.
- The project is not to be subject to any liens against the property and no liens shall be permitted against the property prior to obtaining release of lien from title company on Closing date.
I. WALKWAYS AND ROADWAYS

A. Minimum Clearances

- 14' minimum clearance for roadways, driveways, and all vehicular use areas
- Highways and sidewalks to be a minimum of 16' wide
- Accessibility requirements to be adhered to

K. UTILITIES / CLEARANCES

A. The landscape contractor shall provide At least 3' clearance from the centerline of the roadway to the edge of the road for all utilities and structures

1. All fertilization shall comply with state fertilization laws. Fertilization shall be Agriform "20-10-5 Plus"

9. Final grade within planting areas to be 4" below adjacent paved areas or top of curb. Sod areas to be 2" below.

11. Roots shall be cut manually by digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, or other approved root pruning equipment. Roots shall be cut at a 45-degree angle.

2. Landscape contractor to call the local Landscape Inspector to schedule a pre-construction meeting prior to construction.

L. BAR BIDDING & BID INSTRUCTIONS

1. All groundcover requires 75% coverage and 100% within 3 months of installation. Bring to the attention of the Landscape Architect for such plants. Such replacement shall include all plants and labor to plant the replacement.

3. All trees and shrubs shall be maintained to keep clearance of stop signs and safety clearance for visibility at 3.5' for traffic intersection.

2. Material specified as Balled and Burlapped (B&B) can be accepted in container if not available as B&B at the time of purchase.
EXISTING CONDITIONS

EXISTING CONDITIONS - AERIAL VIEW

EXISTING CONDITIONS - LOOKING NORTHEAST

EXISTING CONDITIONS - LOOKING SOUTHEAST

EXISTING CONDITIONS - LOOKING SOUTHWEST

SITE

SITE

SITE
### General Notes

1. For after hours and weekends, the lobby doors will have an access control system. Egress will be access controlled when lobby is not locked.
2. Access from the garage and other ground floor areas will be restricted to residents.
3. Provide signage at the garage entry designating the public parking and the residents' parking.
4. All support rooms on the ground floor will be secured with a sign identifying the usage of the room.
5. First floor doors from stair tower and other points will be locked.
6. All doors will be impact, metal or solid core. Secondary locks will be provided along with an 180 degree view finder on solid doors.

### Site Plan & First Floor Plan

- New Mix Use Structure
- Existing Campus
- NW 7th Ave
- NW 9th Street
- NW 6th Ave

### Location Map

- Site Plan
- Design by PKA

### Color Legend

- Utilities
- Office
- Renovable Commercial
- Residential
- Amenities
- Circulation
- Parking
- Grass
- Community Plaza
- Existing Campus
SOLID WASTE REQUIREMENTS

1. SOLID WASTE SERVICES SHALL BE PROVIDED BY A PRIVATE CONTRACTOR LICENSED BY THE CITY.

2. SERVICE DAYS SHALL BE NO RESTRICTION FOR COMMERCIAL COLLECTION. SERVICE MAY NOT OCCUR EARLIER THAN 7:00 AM OR LATER THAN 10:00 PM WITHIN 250 FEET OF RESIDENTIAL.

3. THE BUILDING WILL HAVE A TRASH CHUTE TO THE FIRST FLOOR. TRASH ROOM WHERE BULK TRASH AND RECYCLABLES SHALL HAVE THE PROPER SIZE CONTAINERS.

4. RECYCLING REDUCES THE AMOUNT OF TRASH YOUR BUSINESS CREATES AND IT IS THE BEST WAY TO REDUCE MONETARY WASTE: REDUCE COSTS AND IMPROVE YOUR COMPANY’S BOTTOM LINE.

5. SOLID WASTE COLLECTION WILL BE ON PRIVATE PROPERTY.

6. CONTAINERS MUST COMPLY WITH 47-19.4 OF THE PROPER SIZE CONTAINERS.

7. ALL CONTAINERS WILL BE HIDDEN FROM SIGHT IN TRASH ROOM WHERE BULK TRASH AND RECYCLABLES SHALL HAVE THE PROPER SIZE CONTAINERS.
SITE AMENITIES

FGP COLLECTION (Product Data Sheet)

FGP is an integrated collection of site furniture and lighting from Milan-based designer Francisco Gomez Paz. Part of Landscape Forms Global 45 initiative, FGP was designed for international locations support carbon-reducing sustainability. FGP is an integrated collection of site furniture and lighting from Milan-based designer Francisco Gomez Paz. Part of Landscape Forms Global 45 initiative, FGP was designed for international locations support carbon-reducing sustainability.

FGP Bike Rack
Elements have a fluid simplicity with subtly curved structural forms.

Form Global 45 initiative, FGP was designed for international locations support carbon-reducing sustainability.

FGP Bench
The design language is elegant and light.

Milan-based designer Francisco Gomez Paz. Part of Landscape

pathway LED lights. The design language is elegant and light.

elements: a bench, litter receptacle, bike rack and pedestrian

welcoming and very modern. Cast aluminium structural parts are manufactured by landscape forms and have a handsome and
durable uncoated finish. Seats are available in standard landscape forms woods in North America and regionally sourced materials for international locations support carbon reducing sustainability.

Details have a fluid simplicity with subtly curved structural forms.

- Cast aluminium structural parts
- Seats available in standard landscape forms woods
- Finished with Landscape Forms’ proprietary flexible finish that resists rusting, chipping, peeling and fading

- Flat shipping and local assembly
- Supports offer a hidden mounting system
- Attached at two points to meet APBP guidelines

- Cast aluminium structural parts
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November 6, 2018

Mr. Anthony Fajardo, Director
Department of Sustainable Development
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33311

RE: Site Plan and Additional Height Adequacy Statement
Seven on Seventh
Broward Partnership for the Homeless, Inc.

Dear Mr. Fajardo;

On behalf of the Broward County Board of County Commissioners and Broward Partnership for the Homeless, Inc., Keith is submitting an adequacy narrative for the Seven of Seventh project located north of NW 9th Street (Avenue D) between NW 6th Avenue (Bryan Avenue) and NW 7th Avenue (Avenue of the Arts). The property was recently rezoned to NWRAC-MUe to accommodate the project which includes a mixed use development with a 72 unit affordable residential apartment building with ground floor commercial. The proposed site plan and request for additional height is consistent with future land use designation and the future vision of redevelopment projects in the area.

The Broward Partnership for the Homeless, Inc., is planning to develop up to 72 affordable residential units on the area of the current parking lot for the homeless assistance center at 920 NW 7th Avenue. Affordable housing supply and homelessness continue to be issues in the City of Fort Lauderdale and throughout the country. Currently, Broward Partnership provides more than 200 beds for the homeless within the existing shelter. Recently, the innovation of rapid re-housing of the homeless has appeared to show some success. Rapid re-housing is an intervention designed to help individuals and families quickly exit homelessness and return to more permanent housing. Broward Partnership proposes to develop this 72 unit residential apartment building which will allow for rapid re-housing of individuals and families while increasing the supply of affordable housing for very low and low income individuals. Broward Partnership prides itself with being a good neighbor and believes that the proposed addition of affordable residential apartments will be consistent with the changing character of development in the NWRAC.
Broward Partnerships’ development partner in this residential project is Green Mills Group. The development site is currently owned by Broward County, and the County is in the process of conveying this property to BPHI, at which point it will be deemed privately owned. This residential development will be a totally affordable housing development, with 50% of the units being for formerly homeless individuals requiring permanent supportive housing and 50% of the units will be for individuals earning less than 60% of Area Median Income (“AMI”). The funding for this development will, in part, be provided by participation in the State of Florida Low Income Housing Tax Credit (“LIHTC”) program. We plan to file for the next LIHTC application cycle in the fall of 2018.

The Northwest Regional Activity Center is experiencing rapid redevelopment and there is a recognized need for permanent supportive housing and affordable housing in Fort Lauderdale. Affordable housing supply and homelessness continue to be issue throughout the country. Broward Partnership provides hundreds beds for the homeless within the existing shelter. Recently, the innovation of rapid re-housing of the homeless has appeared to show some success. Along with the proposed rezoning, Broward Partnership proposes to develop an affordable 72 unit residential apartment building which will allow for rapid re-housing of individuals and families while increasing the supply of affordable housing for very low and low income individuals. The proposed use of affordable residential apartments is suitable to the mixed use character of the area. Providing new housing opportunities along with providing for rapid re-housing of the homeless furthers the goals of Broward Partnership and the goals, objectives and policies of the City of Fort Lauderdale.

The proposed site plan and additional height are consistent and compatible with the Goals, Objectives and Policies of the Fort Lauderdale Comprehensive Plan including:

**LAND USE ELEMENT**

**GOAL 1:** Promote the distribution of land uses that will preserve and enhance the character of Fort Lauderdale by establishing land development guides designed to promote environmental protection, meet social and economic needs, provide for adequate services and facilities, conserve natural resources, and ensure compatibility of land uses.

**OBJECTIVE 1.7:** DEVELOPMENT AND REDEVELOPMENT CONSISTENT WITH NORTHWEST PROGRESSO/FLAGLER HEIGHTS REDEVELOPMENT PLAN Ensure that development and redevelopment activities in the Northwest Progresso/Flagler Heights Community Redevelopment Area (CRA), which was identified as a blighted area, are consistent with the adopted Northwest Community redevelopment Plan.

**OBJECTIVE 1.10:** NORTHWEST REGIONAL ACTIVITY CENTER (NORTHWESTRAC) REDEVELOPMENT EFFORTS Encourage redevelopment and expansion of employment and housing opportunities for very low, low and moderate-income households within the Northwest-RAC through the establishment of alternate levels of service on portions of the roadway network serving the area.
OBJECTIVE 1.21: ENCOURAGING MIXED USE DEVELOPMENT Encourage mixed-use developments to enhance the livability of the City through encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.

OBJECTIVE 1.32: GUIDING GROWTH TO DISCOURAGE SPRAWL AND ENCOURAGE TRANSIT Direct growth to the designated Urban Redevelopment/Downtown Revitalization Area in order to discourage urban sprawl, maximize the use of existing public facilities and centralize commercial, governmental, retail, residential, and cultural activities.

HOUSING ELEMENT

GOAL 3: Meet the needs of very low income, low income and lower-income households by ensuring the availability and equitable distribution of affordable housing.

OBJECTIVE 3.1: Facilitate maximum opportunities for economic integration by making housing programs available throughout the City to provide for adequate sites and distribution of housing for very-low income and low-income income households, and adequate sites for mobile homes, which will encourage the development of affordable housing on sites which are outside areas of lower-income concentration.

POLICY 3.1.3: Utilize criteria in the ULDR for the location of housing for very low-income, low-income, and lower-income households to sites at sufficient densities to accommodate the need for affordable housing through the year 2018. Such sites shall be properly zoned and adequate in size to accommodate the number and type of units proposed in an aesthetically pleasing environment with supporting infrastructure and public facilities. Such sites shall be free of or developed to acceptably mitigate adverse environmental conditions, natural or manmade.

POLICY 3.1.4: Very-low-income and low-income housing sites shall have access to adequate public streets, infrastructure and utilities to service the site pursuant to the City's development review process.

POLICY 3.1.5: The development review process shall promote projects with a greater choice of housing opportunities including those for lower-income households.

OBJECTIVE 4.1: Encourage the construction of multi-family housing units in the Downtown-RAC and the Northwest-RAC by utilizing regulatory and procedural guidelines and intensity and density standards provided in the Future Land Use Element and consistency with the Northwest Progresso/Flagler Heights Community Redevelopment Plan for development with the NPFH CRA.

OBJECTIVE 5.3: Create development strategies to promote redevelopment for residential uses in the Northwest-RAC.

GOAL 6: Advance the efficient use of affordable housing by locating it near to employment centers or mass transit corridors that provide access to employment.
Below are the responses the City’s Adequacy Requirements found in Sec. 47-25.2.

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.  
**Response: Acknowledged.**

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: Acknowledged.**

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 (2½) inches of runoff from the impervious surface whichever is greater.  
**Response: The project will be designed to meet all drainage facility requirements on-site.**

D. Environmentally sensitive lands.  
1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:  
   a. Broward County Ordinance No. 89-6.  
   b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.  
   c. Broward County Ordinance No. 84-60.  
2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.  
**Response: The property is currently developed as a parking lot. It is not anticipated that there are any environmentally sensitive lands on or in the vicinity of the property.**

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: The project will be designed to meet all fire protection requirements and the proposed building will be fully sprinklered.**

F. Parks and open space.  
1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.  
**Response: Acknowledged. Broward Partnership will meet all parks and open space requirements as specified by the City.**

2. No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.
Response: Acknowledged. Broward Partnership will meet all parks and open space requirements as specified by the City.

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: Acknowledged. The proposed project is designed to be consistent with CPTED guidelines.

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 site is currently served by existing potable water facilities and the proposed project is not anticipated to overburden the existing water lines.

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 site is currently served by existing sanitary sewer facilities and proposed project is not anticipated overburden the existing sewer system

J. Schools. For all development including residential units, the applicant shall be required to mitigate the impact of such development on public school facilities in accordance with the Broward County Land Development Code or section 47-38C. Educational Mitigation, as applicable and shall provide documentation to the city that such education mitigation requirement has been satisfied.

Response: The project is proposed to have residential units. Broward Partnership will comply with all Public Education requirements.

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: The existing project has met the solid waste facility requirements. It is expected that the existing services will be expanded to meet the additional demands of the proposed project.

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: The project will be designed to meet all stormwater facility requirements on-site which includes the entire city block.

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 to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.

Response: The project is located along two trafficways within Broward County (Sunrise Blvd. and NW 7th Avenue). The project will comply with all local and regional roadway requirements.

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 (½) 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 (½) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:
      i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.
      ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.
      iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
      iv. A further detailed analysis and any other information that the review committee considers relevant.
      v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.
      vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

Response: The project anticipates generating less than 1,000 trips. Documentation of the total number of trips will be provided at the final DRC site plan approval process.
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: It is believed that all rights-of-ways have been dedicate to their correct widths. If additional rights-of-ways are required as part of this development, the lands will be dedicated/granted via separate instrument.

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: Sidewalk facilities exist on all sides of the property as well as several existing bus stops.

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: The proposed project will meet all street frontage requirements as shown on the site plan.

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: The proposed project will meet all street tree requirements as deemed required by the City.

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 site is currently served by existing sanitary sewer facilities. The proposed project is not anticipated to overburden the existing system.

**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:** The existing project has met the trash management requirements. It is expected that the existing services will be expanded to meet the demands of the proposed project.

**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:** It is not anticipated that there are any historic or archaeological resources on or in the vicinity of the subject property.

**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:** This project is not located east of the intracoastal waterway.

We look forward to working with the City of Fort Lauderdale on this exciting project.

Respectfully Submitted,

[Signature]

Engineering Inspired Design.
Mike Vonder Meulen, AICP
Director of Planning

Cc:  Dodie Keith Lazowick, Chair Broward Partnership
     Frances Esposito, CEO Broward Partnership
     Mr. Oscar Sol
     Debbie M. Orshefsky, Esq.
September 20, 2019

Anthony Fajardo
Department Director
Sustainable Development - Urban Design and Planning
City of Fort Lauderdale, Florida

Re: Narrative DRT and DRC
"Seven on Seventh" 920 NW 7th Avenue, Fort Lauderdale, Florida

Dear Mr. Fajardo:

"Seven on Seventh" is a new proposed mixed-use community located on NW 7th Avenue adjacent to the Broward Partnership facility and south of Sunrise Boulevard. The development will be an affordable rental apartment community with 100% of the units reserved for low-income households earning less than 60% of the Area Median Income. Rent and utilities for future residents will be determined by Florida Housing Finance Corporation's annual rent limits for Broward County. These rents are staggered based on income level and household sizes and will not exceed 30% of the gross annual household income for future resident households.

"Seven on Seventh" is a natural extension to the Broward Partnership for the Homeless' existing emergency shelter situated on same city block. The two developments will function seamlessly as one, supporting households as they transition out of homelessness into affordable rental housing tied to wrap-around case management services.

The 0.929-acre parcel is presently the parking lot for the Broward Partnership facility and zoned NW RAC MUe which permits a mixed-used development. This new proposed project will be part of the entire 3.11-acre Broward Partnership campus. The proposed design is for one 8-story building with a 4-story wing, housing 72 apartments and an attached 149 parking spaces in a 3.5 story parking garage. The second floors of the building will house numerous amenity spaces for the residents, inclusive of a fitness room, recreational room, library and computer room. The commercial space, leasing and management offices are on the ground floor along the street frontage. The mixed-use building design has residential apartments above the designated commercial space in the same building. We will have 2 electrical charging stations and a pick-up area for ride sharing. There will be 12 visitor bicycle parking spaces with a bicycle service station along with storage for 80 resident bicycles.

The Site Plan of the campus and the building design prepared is compatible with the neighborhood that is adjacent to this parcel. The tower of the building is centered along the primary street, NW 7th Avenue. The 3 and 4-story shoulder base anchors this 8-story structure along with a slender shape which results in an architectural statement, which recognizes the importance of this location. The shoulder relates to the building height of the existing facility as well as the surrounding area. The architecture is an expression of the functional shape, modern with historical geometric shapes, proportional massing, and properly scaled fenestrations. "Seven on Seventh" will be simply elegant in form and function.

The guiding site design concept is to orient the tower along the primary street. Positioning the building at that location anchors and identifies the entire Broward Partnership campus. We furthered the design by creating a plaza entry and provided accessibility to the existing facility entry. The site and building designed as is an iconic shaped structure, properly scaled, well-proportioned, and appealing to its surroundings.

The vision of the structure from the ground to the roof is to have the main entry and elevator lobby at ground level along NW 7th Avenue. The 8-story building steps back 15'-0" at the 4th floor with the 7,825 square foot tower plate extending to a total height of 83'-4" to top of roof structure. The structure turns the corner and steps to a 4-story wing creating activity along the street and buffering the 3.5-story parking garage. The parking garage is open-air and the east elevation is enhanced with colorful curved fabric ribbon structure. This east side area is also providing accessibility for visitor's bike
parking and access to the resident bike storage and repair facility. The openness and the activities of parking and biking will help to make this area secure.

The ground floor has 1,728 square feet of rentable commercial space with residential above along NW 6th Avenue, which adds to the street activity. The combination of the planned location of the main entry on NW 7th Avenue, the bike parking and storage along NW 6th Avenue, and with the appropriate location of rental commercial space on NW 6th Avenue in this development activates the pedestrian use of the street in a fashion consistent with a quality mixed-use community. The building is in harmony with the appropriate scale to adjoining uses and the features of the existing campus and parcel offers.

We have created a building which will be the "tower of light" on the street. Designed a durable structure, with durable materials at the street level along with well-defined proportional massing, and simple elegance with a design flair will always be in concert with the development standards of the City of Fort Lauderdale.

The development team appreciates your timely review and approval.

Issued by:

Joseph Pasquale
Architect, President
Pasquale Kuritzky Architecture, Inc.
This instrument was prepared by:
Name John H. Copelan, Jr.
Title County Attorney
Address 115 S. Andrews Avenue, Room 423
Ft. Lauderdale, FL 33301

Property Appraiser's Parcel
Grantor's FIN/SSN Froonrath: 265-66-6272
Deed: 779-03-8344
Parcel
Project Homeless Shelter

WARRANTY DEED

THIS INDENTURE, made this 30th day of July, A.D. 1997, between

ARY FROONRATH AND ROGER DEAN, as Tenants in Common, and GARY FROONRATH AND ROGER DEAN,

whose Post Office address(es) is/are 1300 North Federal Highway, Fort Lauderdale, FL 33304

hereinafter called "SELLER," and Broward County, a body corporate and political subdivision of the State of Florida, whose Post Office address is Broward County Governmental Center, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, hereinafter called "Buyer." (Wherever used herein the terms "SELLER" and "BUYER" shall indicate both singular and plural, as the context requires.)

WITNESSETH: That SELLER, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, conveys, and confirms unto BUYER, its successors and assigns forever, all that certain land situate in Broward County, Florida, described as follows, to-wit:

Parcel "A," a Resubdivision of Lots 1-15 inclusive, and Lots 35 thru 48 inclusive, of Block 204 of PROGRESSO, according to the Plat thereof, as recorded in Plat Book 58 at Page 47, of the Public Records of Broward County, Florida.

TOGETHER WITH:

All of Lots 16 thru 20, inclusive and Lots 25 thru 34, inclusive, less the West 15 feet thereof, of PROGRESSO, according to the Plat thereof, recorded in Plat Book 2, Page 18, of the Public Records of Dade County, Florida.

Said lands situate, lying and being in Broward County, Florida.

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

TO HAVE AND TO HOLD the same in fee simple forever.

AND SELLER hereby covenants with BUYER that SELLER is lawfully seized of said property in fee simple, that SELLER has good right and lawful authority to sell and convey said property, and SELLER hereby fully warrants the title to said property and will defend same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, SELLER has hereunto set their hand and seal the date first above written.

Signed, sealed, and delivered in the presence of

[Signatures]

SEE REVERSE SIDE — ACKNOWLEDGMENT REQUIRED
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<th>ACKNOWLEDGMENT</th>
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<td><strong>execution</strong></td>
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<tr>
<td><strong>The foregoing instrument was acknowledged before me this day of July, 1997, by</strong></td>
<td><strong>Roger Dean</strong>, who is personally known to me or has produced as identification.</td>
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<tr>
<td><strong>Signature</strong></td>
<td><strong>Madine Davis</strong></td>
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<tr>
<td><strong>Print Name</strong></td>
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<td><strong>The foregoing instrument was acknowledged before me this day of_____, 19__, by</strong></td>
<td><strong>[Name], partner (or agent) on behalf of [Name], a partnership.</strong></td>
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<td><strong>Signature</strong></td>
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<td><strong>[Name], as attorney in fact, who is personally known to me or has produced as identification.</strong></td>
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Information

Requested Action

MOTION TO AUTHORIZE application to be filed with the City of Fort Lauderdale for the revision of City Ordinance No. C-97-21 relating to the operating requirements of the Broward County Central Homeless Assistance Center located at 920 NW 7th Avenue in the City of Fort Lauderdale to permit the development and operation of a maximum of 100 multifamily housing units, to be utilized as permanent supportive housing units for formerly homeless persons and rental housing units for individuals earning up to 60% of the area median income, and authorizing the Broward Partnership for the Homeless, Inc. (BPHI) to act on behalf of the County in the filing and processing of the application. (Commission District 7)

ACTION: (T-10:32 AM) Approved.

VOTE: 9-0. Commissioners Geller and Sharief voted in the affirmative telephonically.

Why Action is Necessary

This action is necessary for the development of 100 units of affordable housing within the Central Homeless Assistance Center property because the County is the owner of the property and must initiate any changes to the operating requirements.

What Action Accomplishes

This action enables the Broward Partnership for Homeless, Inc. to submit required documentation to the City of Fort Lauderdale pursuant to amending certain provisions of Ordinance No. C-97-21 to facilitate the development of 100 affordable multi-family housing units.

Is this Action Goal Related

🎉 Established Commission Goal

Previous Action Taken

No previous action.

Summary Explanation/Background

THE ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT AND THE HOUSING FINANCE AND COMMUNITY REDEVELOPMENT DIVISION RECOMMEND APPROVAL OF THE ABOVE MOTION.

This action addresses the Board's goals of: "1. Effectively advocate for and acquire municipal, state and federal financial support to equitably address health and human services needs of the entire community, through a truly coordinated system of care; 2. Deliver evidence-based services to the public, and connect customers and their family members, to sustainable support, with special emphasis on financial supports; and, 3. Collaborate with public and private partners to find creative, equitable, and responsible solutions to systemic community problems, especially permanent, supportive housing for persons experiencing, or at risk of, homelessness."

The Broward Partnership for the Homeless, Inc. (BPHI) operates the Broward County Central Homeless Assistance Center (HAC) located at 920 NW 7th Avenue in the City of Fort Lauderdale. The BPHI is proposing the development of 100 permanent supportive housing units for formerly homeless persons and rental housing units for individuals earning up to 60% of the area median income. The BPHI is working with a for profit developer to develop the units and must request certain considerations from the City of Fort Lauderdale. Because the County owns the property, the BPHI is requesting that they receive approval from the
Board to be the designated County agent to work with the City of Fort Lauderdale to amend the ordinance to allow for the change to the property. The units will be constructed within the footprint of the HAC, but in the form of a 7 story building. Exhibit 1 as attached, includes the request from BPHI and the proposed amendment to City Ordinance No. C-97-21.

Source of Additional Information
Suzanne Fejes, Acting Housing Finance and Community Redevelopment Director, 954-357-4912

Fiscal Impact
Fiscal Impact/Cost Summary:
No fiscal impact.

Attachments
Exhibit 1 - Request from BPHI
ADDRESS VERIFICATION

CONTACT: Devon Anderson
Phone: 954-828-6157
Email: DAnderson@fortlauderdale.gov

PROJECT ADDRESS: 900 NW 7TH AVE, 33311

PREVIOUS ADDRESS: 920 NW 7TH AVE, 33311

NOTES: NEW ADDITION TO SITE / MULTI-FAMILY FOR HOMELESS

ZONING: B-1

FOLIO #: 504203140010

LEGAL DESCRIPTION: PROGRESSO RESUB OF LOTS 1-15 & LOTS 25-48, LESS W 15 FOR ST & LOTS 32,33 & 34, ALL LESS RD R/W BLK 204 SOUTH PORTION

DRC #: 

AUTHORIZED SIGNATURE: 

DATE: 11/02/2018
June 22, 2018

Mike Vonder Meulen, AICP
Keith
301 East Atlantic Boulevard
Pompano Beach, Florida 33060

Dear Mr. Vonder Meulen:

Re: Platting requirements for a parcel legally described as Lots 19-30 and the South 15 feet of Lots 18 and 31, Block 204, “Progresso,” according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida, said lands lying, being and situate in Broward County, Florida, together with the (proposed) vacated alley adjacent to said lots, less dedicated right-of-way. This parcel is generally located on the north side of Northwest 9 Street, between Northwest 6 Avenue and Northwest 7 Avenue, 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.

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

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

- The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
- The lot or parcel has been specifically delineated in a recorded plat;
- All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- The proposed development is in compliance with the applicable land development regulations.
The subject parcel is less than 10 acres (approximately 0.94 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in “a.” above.

Planning Council staff notes that when a specifically delineated parcel (i.e. Lots 19-30) is combined with land which has been included in a plat recorded before June 4, 1953, but not specifically delineated, or with vacated rights-of-way (i.e. the South 15 feet of Lots 18 and 31, and the adjacent (proposed) vacated alley), Policy 2.13.1 of the Broward County Land Use Plan does not require replatting if the specifically delineated portion of the parcel constitutes the majority of the enlarged parcel; the specifically delineated portion constitutes a majority of the enlarged parcel.

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Fort Lauderdale’s platting requirements should be investigated.

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

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

Respectfully,

Barbara Blake Boyce
Executive Director

BBB:KJW

cc: Lee Feldman, City Manager
City of Fort Lauderdale

Anthony Fajardo, Director, Department of Sustainable Development
City of Fort Lauderdale
November 28, 2018

Department of Sustainable Development
Urban Design and Planning Division
700 NW 19th Avenue
Fort Lauderdale, FL 33311

Re: Authorized Representatives

Dear Director,

This letter is submitted as authorization for Debbie M. Orshefsky, Esq. and Keith and Associates ("Representatives") to serve as authorized agents for the Broward Partnership for the Homeless, Inc. (BPHI), the Applicant for Application R18078 Site Plan, Design Review and Conditional Use of Height. Please accept this notarized letter as the Applicant’s consent to the Representatives acting as Applicant’s agent to prepare, submit, and sign all applications and documentations required for procurement of the Site Plan, Design Review and Conditional Use for Height, as amended.

APPLICANT:

Broward Partnership for the Homeless, Inc., a Florida not for profit Corporation

By: Frances M. Esposito

(Printed Name, Title)

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 28th day of NOV., 2018 by Frances M. Esposito, Notary Public, as and on behalf of , He/She is personally known to me or has been produced as identification.

Printed Name: Thomas M. Campbell
Notary Public
Serial Number (if any):

My Commission Expires: 9-28-2020

Funding for the Broward Partnership is provided by the following agencies and public grants and private contributions from individuals, corporations, foundations, local business, civic associations and faith based organizations.

www.bphi.org

Broward County Central Homeless Assistance Center / Huizenga Campus
920 Northwest 7th Avenue, Fort Lauderdale, Florida 33311-7229
Tel: 954.779.3990 Fax: 954.779.3991 Administration Fax: 954-779-7349
Traffic Impact Statement

September 19, 2019

Prepared By:
Keith and Associates, Inc.
301 East Atlantic Boulevard
Pompano Beach, Florida 33060
Project No: 07699.00
Seven on Seventh
NW 7 Avenue and NW 9 Street
Fort Lauderdale, Florida 33311

Traffic Impact Statement

September 2019

Prepared For:
Green Mills Group
100 SE 3 Avenue, FL 10
Fort Lauderdale, Florida 33394

Prepared By:
Keith and Associates, Inc.
301 East Atlantic Boulevard
Pompano Beach, Florida 33060
TRAFFIC IMPACT STATEMENT
Seven on Seventh
NW 7 Avenue and NW 9 Street
Fort Lauderdale, Florida 33311

Introduction
Green Mills Group is proposing to develop the property located on the northeast corner of NW 7 Avenue and NW 9 Street, just south of West Sunrise Boulevard, in Fort Lauderdale, Florida. The property is currently a parking lot for Broward Partnership. The City of Fort Lauderdale is requesting a Traffic Impact Statement for the proposed development.

Existing Conditions
The property is located on the northeast corner of NW 7 Avenue and NW 9 Street, just south of West Sunrise Boulevard. The surrounding roadways are as follows:

- West Sunrise Boulevard– A six-lane, divided, east-west roadway with 11-foot lanes. The speed limit is 40 MPH.
- NW 7 Avenue – A five-lane (two-way left turn lane), north-south roadway with 11-foot lanes. The speed limit is 35 MPH.
- NW 6 Avenue – A two lane, north-south roadway with 11-foot lanes. The speed limit is 25 MPH.
- NW 9 Street – A two lane, east-west roadway with 12-foot lanes. The speed limit is 25 MPH.

The site is currently a parking lot for Broward Partnership. Figure 1 shows the project location.

Proposed Conditions
The developer is proposing construct a new eight (8) – story building that will include Multifamily Residential and Retail, and a parking garage.

There will be 72 Residential units and 1,728 Square Feet (SF) of Retail. The site access will be an entrance only from NW 7 Avenue into the garage and exit only onto NW 6 Avenue also from the garage. The proposed site plan is included in Appendix A.
Figure 1
Seven on Seventh
Fort Lauderdale, Florida

301 East Atlantic Boulevard
Pompano Beach, Florida 33060

Project Location

LEGEND
Project Location

Northwest 7 Avenue
Even on Seventh
Fort Lauderdale, Florida

West Sunrise Boulevard
301 East Atlantic Boulevard
Pompano Beach, Florida 33060

Project Location

NW 9 Street

NW 6 Avenue

NW 7 Avenue

Project Location

NW 9 Avenue

NW 6 Avenue
**Trip Generation**

The proposed development includes 72 Residential units and 1,728 Square Feet (SF) of Retail. Trip generation calculations for the residential and retail are based on trip generation rates and equations published in the Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 10th Edition. ITE LUC 221, Multifamily Housing (Mid-Rise) is used for the residential component and ITE Land Use Code (LUC) 820, Shopping Center is used for the retail component. The independent variable for the analysis is Dwelling Units for the residential and 1,000 SF of Gross Floor Area (GFA) for the Retail. Due to the small size of the retail and food/beverage being proposed, the Average Rates are used for the Shopping Center trips. Appendix B contains the ITE Trip Generation worksheets.

The trip generation for the proposed development is shown in Tables 1, 2 and 3 for Daily, AM Peak Hour and PM Peak Hour, respectively.

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<th>Land Use</th>
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<th>Out</th>
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<td>Shopping Center (Retail)</td>
<td>820</td>
<td>1,728 SF</td>
<td>T=37.75(X)</td>
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<td>50%</td>
<td>32 33 65</td>
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<td>Multifamily Housing (Mid-Rise)</td>
<td>221</td>
<td>72 Dwelling Units</td>
<td>T=5.45(X)-1.75</td>
<td>50%</td>
<td>50%</td>
<td>195 196 391</td>
</tr>
<tr>
<td><strong>Sub-Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>227 229 456</td>
</tr>
<tr>
<td>Internalization (10%)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>23 23 46</td>
</tr>
<tr>
<td><strong>Total Proposed</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>204 206 410</td>
</tr>
</tbody>
</table>

Source: ITE Trip Generation Handbook, 10 Edition

<table>
<thead>
<tr>
<th>Land Use</th>
<th>ITE Code</th>
<th>Intensity</th>
<th>Trip Generation Rate</th>
<th>In</th>
<th>Out</th>
<th>Total Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping Center (Retail)</td>
<td>820</td>
<td>1,728 SF</td>
<td>T=0.94(X)</td>
<td>62%</td>
<td>38%</td>
<td>1 1 2</td>
</tr>
<tr>
<td>Multifamily Housing (Mid-Rise)</td>
<td>221</td>
<td>72 Dwelling Units</td>
<td>ln(T)=0.98ln(X)-0.98</td>
<td>26%</td>
<td>74%</td>
<td>6 19 25</td>
</tr>
<tr>
<td><strong>Sub-Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>7 20 27</td>
</tr>
<tr>
<td>Internalization (10%)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1 2 3</td>
</tr>
<tr>
<td><strong>Total Proposed</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>6 18 24</td>
</tr>
</tbody>
</table>

Source: ITE Trip Generation Handbook, 10 Edition
Conclusions

The trip generation analysis indicates that the net new trips anticipated to be generated by the proposed development will be 410 Daily trips, 24 AM Peak Hour trips and 35 PM Peak Hour trips. Traffic study requirements are based on The City of Fort Lauderdale Code of Ordinances, Article V. – Development Review Criteria, Section 47-25.2. – Adequacy Requirements, which states:

M. Transportation facilities.

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 (½) 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 (½) hour period; the applicant shall submit to the city a traffic impact analysis.

The proposed development will not generate over 1,000 daily trips. In addition, the project is expected to generate only 5.9 percent of the total daily volume in the AM Peak Hour and 8.5 percent of the total daily volume in the PM Peak Hour. Per the City of Fort Lauderdale’s code requirements, a traffic impact study is not required for this proposed development application. The proposed Seven on Seventh will not have a significant impact on the surrounding roadways.
Appendix A

Site Plan
Appendix B

Trip Generation
Multifamily Housing (Mid-Rise)
(221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. Num. of Dwelling Units: 205
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

<table>
<thead>
<tr>
<th>Average Rate</th>
<th>Range of Rates</th>
<th>Standard Deviation</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.44</td>
<td>1.27 - 12.50</td>
<td>2.03</td>
</tr>
</tbody>
</table>

Data Plot and Equation

Fitted Curve Equation: \( T = 5.45(X) - 1.75 \)
\( R^2 = 0.77 \)
Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 53
Avg. Num. of Dwelling Units: 207
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

<table>
<thead>
<tr>
<th>Average Rate</th>
<th>Range of Rates</th>
<th>Standard Deviation</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.36</td>
<td>0.06 - 1.61</td>
<td>0.19</td>
</tr>
</tbody>
</table>

Data Plot and Equation

Fitted Curve Equation: \( \ln(T) = 0.98 \ln(X) - 0.98 \)

R\(^2\) = 0.67

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Multifamily Housing (Mid-Rise)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 60
Avg. Num. of Dwelling Units: 208
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

<table>
<thead>
<tr>
<th>Average Rate</th>
<th>Range of Rates</th>
<th>Standard Deviation</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.44</td>
<td>0.15 - 1.11</td>
<td>0.19</td>
</tr>
</tbody>
</table>

Data Plot and Equation

Fitted Curve Equation: \( \ln(T) = 0.96 \ln(X) - 0.63 \)  
\( R^2 = 0.72 \)
Shopping Center
(820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 147
Avg. 1000 Sq. Ft. GLA: 453
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

<table>
<thead>
<tr>
<th>Average Rate</th>
<th>Range of Rates</th>
<th>Standard Deviation</th>
</tr>
</thead>
<tbody>
<tr>
<td>37.75</td>
<td>7.42 - 207.98</td>
<td>16.41</td>
</tr>
</tbody>
</table>

Data Plot and Equation

Fitted Curve Equation: \( \ln(T) = 0.68 \ln(X) + 5.57 \)

\( R^2 = 0.76 \)
Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban
Number of Studies: 84
Avg. 1000 Sq. Ft. GLA: 351
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

<table>
<thead>
<tr>
<th>Average Rate</th>
<th>Range of Rates</th>
<th>Standard Deviation</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.94</td>
<td>0.18 - 23.74</td>
<td>0.87</td>
</tr>
</tbody>
</table>

Data Plot and Equation

Fitted Curve Equation: $T = 0.50(X) + 151.78$

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Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban
Number of Studies: 261
Avg. 1000 Sq. Ft. GLA: 327
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

<table>
<thead>
<tr>
<th>Average Rate</th>
<th>Range of Rates</th>
<th>Standard Deviation</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.81</td>
<td>0.74 - 18.69</td>
<td>2.04</td>
</tr>
</tbody>
</table>

Data Plot and Equation

![Data Plot](https://itetripgen.org/PrintGraph.htm?code=820&ivlabel=TQGFQ&timep...)

Fitted Curve Equation: \( \ln(T) = 0.74 \ln(X) + 2.89 \)

\( R^2 = 0.82 \)
Site Photo 1

Fort Lauderdale, Florida

Google, Inc.

Street View - Jul 2017
Site Photo 2

898 NW 7th Ave

Fort Lauderdale, Florida

Google, Inc.

Street View - Jul 2017
Site Photo 4

Google Maps  598 FL-838

Fort Lauderdale, Florida

Google, Inc.

Street View - Jul 2017

Image capture: Jul 2017  © 2018 Google

https://www.google.com/maps/@26.1365753,-80.1499597,3a,90y,224.3...
Bird's Eye Photo
Area Photo East

598 FL-838

Fort Lauderdale, Florida

Google, Inc.

Street View - Jul 2017
Area Photo West

975 NW 7th Ave

Fort Lauderdale, Florida

Google, Inc.

Street View - Jul 2017

Image capture: Jul 2017  © 2018 Google