

**2980 Retail/Restaurant Building
2980-2990 North Federal Highway
Fort Lauderdale
Site Plan Approval; and Partial Rezoning to X-P**

Narrative

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Section 1: 2980 Building, Fort Lauderdale Description

The “Property” is located on the east side of North Federal Highway just South of Oakland Park Boulevard having the addresses 2890 & 2990 N Federal Highway and includes the two un-addressed properties to the east as shown on Site Plan. The Property was the location of the now closed Mason Jar restaurant and the eastern parcels have been used as a parking lot for the previous structure for decades.

This Application proposes a new construction retail and restaurant building (the “2980 Building”) which includes conforming the zoning with the historic uses and vacating a portion of an un-used alley for better site planning purposes. The Property is zoned Boulevard Business (B-1) on the west and RMM-25 on the east. As such, the eastern parcels should be re-zoned to X-P Parking.

The 2980 Building is proposed as a neighborhood scale retail and restaurant building. The proposed restaurant will be a TooJay's Gourmet Deli and the retail space is to be determined. The proposed principle structure is 7,565 square feet, 5,100 square feet being the TooJay's restaurant and 2,465 square feet being future retail space.

The architecture of the 2980 Building is modern with clean lines and open pedestrian accessibility providing an active façade to North Federal Highway.

As depicted in the Application plan set, the proposed development spans eastern and western parcels, which are currently separated by an unused alley. The Application proposes to locate the principle structure on the western parcels closest to North Federal Highway and to locate the parking on the eastern parcels. Additionally, the Application seeks to vacate a portion of the unused alley to facilitate better site layout and design.

As such, the proposed development has three components:

- Site Plan Application
- Rezoning of Western Parcels to X-P Parking Zoning
- Partial Vacation of Alleyway **(Processed concurrently under separate application**

No.: V17001)

Section 2: Comprehensive Plan Compliance

The 2980 Building is consistent with the goals, permitted uses and development objectives of the City's Comprehensive Plan and the North US1 Urban Design Plan - which are intended to encourage quality development and give definition to the urban form of this SoOak character area.

Site Plan:

Section 3: Sec. 47-6.2, Intent and Purpose of B-1 Zoning District

Sec. 47-6.2. - Intent and purpose of each district...

- B. B-1 - Boulevard Business District is intended to provide for the location of commercial business establishments dependent upon high visibility and accessibility to major trafficways, in a manner which maintains and improves the character of the major arterials of the city through landscaping and setback requirements. The B-1 district limits certain uses which could have a detrimental effect on abutting residential neighborhoods if these uses were permitted to exist without certain standards being met. The B-1 district is located primarily on major trafficways.*

The 2980 Building has been designed to meet the intent and purpose of the B-1 zoning district. Ground floor commercial uses in a pedestrian friendly atmosphere are provided. The 2980

Building proposes wide pedestrian friendly sidewalks; and building frontage on Federal Highway with parking behind in accordance with the master plan for the area.

Section 4: Sec. 47-6.11, Permitted uses in the B-1 Zoning District

Pursuant to section 47-6.11 of the ULDR, retail uses and restaurant uses are permitted uses.

Section 5: Sec. 47-21.11, Landscape Requirements

The landscaping proposed meets the intent of the code by placing street trees within the right-of-ways on all adjoining streets. All species used are the designated tree for that particular street. Tree spacing meets the required maximum for trees.

Section 6: Sec. 47-25.2, Adequacy Requirements

ULDR Section 47-25.2 specifies the components of adequacy that are required to be met for the proposed development. The Applicant believes that it satisfies these requirements as follows:

- 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: Applicant understands this requirement. The adequacy requirements stated in ULDR Section 47-25.2 are applicable to the 2980 Building to evaluate the demand it will place on public services and facilities.

- B. *Communications network. Buildings and developments 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: Applicant understands this requirement. The proposed 2980 Building will not adversely affect the City's communication network.

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

RESPONSE: Applicant understands this requirement. The storm water management facilities implemented into the 2980 Building will meet the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2¹/₂) inches of runoff from the impervious surface (whichever is greater).

- 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(l), 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 2980 Building is not located on environmentally sensitive lands.

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 2980 Building will be designed to ensure that fire protection service shall be adequate to protect occupants and property in the proposed building. Specifically, adequate water supply, fire hydrants, fire apparatus and facilities will be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

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.*
- 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: The 2980 Building proposes neither dwelling units nor hotel units and therefore is not subject to City Park Impact fees pursuant to ULDR Sec.: 47-38A.

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: Police protection services will be adequate to protect people and property in the proposed building. The 2980 Building will include adequate CCTV and security controls and monitoring, and natural surveillance to protect the building's employees and visitors.

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.

RESPONSE: Adequate potable water service systems will be designed to meet the needs of the proposed building, in accordance with City engineering standards, the Florida Building Code, and applicable health and environmental regulations.

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.*

RESPONSE: Understood and agreed.

- 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.*

RESPONSE: Understood and agreed.

- c. *Where the county is the projected service provider, a similar written assurance will be required.*

RESPONSE: Understood and agreed.

1. *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.*

RESPONSE: The Property is platted. The Applicant will provide adequate sanitary sewer systems to meet the needs of the proposed building, in accordance with City engineering standards, the Florida Building Code, and applicable health and environmental regulations. Septic tanks will not be utilized on the Property.

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.*

RESPONSE: Understood and agreed. The Property is platted.

3. *Where the county is the projected service provider, a written assurance will be required.*

RESPONSE: Understood and agreed. The Property is platted.

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: Understood and agreed. The Property is platted.

- 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: No residential dwelling units are proposed.

- 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 City currently provides solid waste service to the existing site. The Applicant will procure adequate solid waste collection facilities and services in connection with the proposed building and will provide evidence to the City demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.

- 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 Applicant will provide adequate storm water facilities and systems so that the removal of storm water will not adversely affect adjacent streets and properties or the public storm water facilities and systems in accordance with the Florida Building Code, City engineering standards and other accepted applicable engineering standards.

- 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.*

RESPONSE: This Property is platted. The Applicant will mitigate the 2980 Building's transportation impacts through payment of its Transit Oriented Concurrency assessment fee.

The funds, in combination with those from other planned developments and other Broward County funds will be used to implement the County's 5-year County Transit Program.

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.*

RESPONSE: This Property is platted. The 2980 Building's participation in the Transit Oriented Concurrency program mitigates any potential impacts on the regional transportation system.

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: Applicant understands this requirement. The local streets providing access to the 2980 Building have adequate capacity and safe and efficient access to the Property and have been used in a similar manner for decades.

4. *Traffic impact studies.*
 - a. *When the proposed development may generate over one thousand (1,000) daily trips;*
 - or*
 - b. *When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (1/2) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (1/2) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in 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 2980 Building is not expected to generate over 1,000 daily trips.

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: Understood and agreed.

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: The Applicant will provide sidewalks, and other pedestrian-friendly facilities, to encourage safe and adequate pedestrian movement on-site and along roadway frontages.

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: So noted. The 2980 Building is designed to line North Federal Highway with ground floor active uses and the proposed parking lot is located on the rear of the Property and is landscaped in accordance with City codes.

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: So noted. The 2980 Building's participation in the Transit Oriented Concurrency program mitigates its traffic impacts.

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 developments 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: Trees have been provided in accordance with the above requirement. See the landscape plans included in the application documents.

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: Applicant understands this requirement. The Applicant will provide adequate wastewater services for the needs of the proposed 2980 Building, including 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.

- 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 Applicant will ensure that all trash collection is appropriately provided for.

P. *Historic and archaeological resources.*

1. *If a development 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: No structure has been identified on the Property as having archaeological or historical significance by any entity within the State of Florida authorized by law to do the same.

- Q. *Hurricane evacuation. If a development or site is located east of the River, 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: Not applicable, the Property is not located east of the Intracoastal waterway.

Rezoning:

Section 7: Rezoning from RMM-25 to X-P Zoning – Rezoning

This application includes a request to rezone the eastern parcels of the Property from RMM-25 to X-Exclusive Use for Parking (“X-P”).

The Property is and has been historically used as a parking lot and is located directly adjacent and east of the B-1 zoning district that extends along North Federal Highway. The proposed rezoning seeks to comply the existing zoning with the historic use of the Property.

The intent and purpose of the X-Exclusive District is to:

...provide(s) a carefully regulated opportunity for certain low intensity commercial uses to be placed within a residential area in a manner compatible with the residential character of the area. The X district is also intended to act as a buffer between existing residential and commercial areas...”ULDR Sec. 47-9.1

The proposed use as a surface parking lot not only provides for a limited low intensity use for the Property, but also provides a buffer between the “back of house” of the commercial uses in the adjacent B-1 district, as well as providing parking for the proposed 2980 Building.

The criteria for rezoning to X-Exclusive are codified in Section 47-9 of the City’s Unified Land Development Regulations (“ULDR”). The following is a point-by-point response to the applicable requirements:

Section 8: Sec. 47-9.10. Permitted uses - Rezoning

- A. *The uses permitted in an X district shall be one or more of the uses listed in this section which are requested by the applicant to be approved in conjunction with the rezoning of the property to exclusive use, and shall only be permitted when conducted in accordance with an approved site plan.*
- B. *Uses which may be approved in connection with the establishment of X districts are:*
1. *Parking lot (“X-P”)...*

RESPONSE: The Applicant is requesting rezoning to Parking Lot (X-P).

Section 9: Sec. 47-9.2. Conditions for rezoning – Rezoning

A. *The rezoning of property to an X district for a specified permitted use or uses shall meet all of the following conditions:*

1. *The property is not zoned RS-4.4, RS-8 or RC-15 except as follows...*

RESPONSE: The Property is currently zoned RMM-25.

2. *The property is located in an area with available commercial flexibility acreage pursuant to the comprehensive plan and flex acreage is allocated pursuant to Section 47-28, Flexibility Rules, as part of the rezoning.*

RESPONSE: There is available commercial flexibility acreage in the area and allocation of commercial flexibility is being applied for herein.

3. *If the property is contiguous to property which has already been granted commercial flexibility in accordance with the comprehensive plan, the total acreage of the contiguous property previously approved for commercial flexibility and the total acreage of the property proposed for exclusive use shall not exceed ten (10) acres.*

RESPONSE: N/A

4. *The property is designated for residential use on the LUP.*

RESPONSE: The Property is designated for Medium-High (25) Residential and therefore meets this condition.

5. *The property proposed for exclusive use abuts or is separated by a right-of-way no greater than twenty (20) feet in width from business property as defined in Section 47-35, Definitions, which has a front yard abutting a street.*

RESPONSE: The Property is located adjacent to and separated by a 20' Alley to B-1 zoned property which fronts on North Federal Highway and therefore meets this condition.

6. *The property proposed for exclusive use and business property must share at least fifty (50) feet of the same property line or if separated by an alley, at least fifty (50) feet of a property line of the exclusive use property is parallel to a property line of business property.*

RESPONSE: The Property and the adjacent B-1 property share approximately 141' of the same property line, only separated by a 20' alley as stated in condition 5, and therefore meets this condition. The existing 20' alley is proposed to be vacated as part of this application.

7. *Property proposed to be zoned exclusive use shall extend no more than one hundred eighty (180) feet into a residentially zoned district, except property located on the north side of Sunrise Boulevard, between the Florida East Coast Railway and Powerline Road, may extend no more than five hundred (500) feet into a residentially zoned district, but in no case shall the exclusive use zoning in this area go north of the south right-of-way line of N.E. and N.W. 11th Street.*

RESPONSE: The Property, if rezoned, would only extend 110' into the RMM-25 zoning district and therefore meets this condition.

8. *An application which meets the requirements of this section is submitted by the owner of the property to be rezoned and is approved by the city commission.*

RESPONSE: This Application is submitted by the owner of the Property and will travel to the City Commission as a Site Plan Level IV for final review.

9. *If the property proposed for exclusive use is to be used for business use as provided in Section 47-9.10 in addition to the above, the property proposed for exclusive use and business property described in subsection A.5 must be submitted as a single site plan and the owner of the business property must join in the application for rezoning of the proposed exclusive use property.*

RESPONSE: This Application includes a Site Plan Application; X-P rezoning Application; and a ROW vacation Application.

10. *Property located within the following described area may not be rezoned to exclusive use for a period ending June 30, 1998 unless sooner terminated by ordinance adopted by the city commission: The area bounded on the east by Federal Highway, the west by the Florida East Coast Railway, the north by Tarpon River and the south by State Road 84.*

RESPONSE: The Property is not located within the described area and therefore is eligible for rezoning to exclusive use.

Section 10: Sec. 47-9.21. Performance standards for permitted uses – Rezoning

- A. *Applicability. The design and performance standards shall apply to the uses identified herein and such uses shall comply with the performance standards as a condition for approval of an X district.*
- B. *Parking lot. The following performance standards shall apply to parking lots.*
 - 1. *Parking lots must meet the requirements for parking lots provided in Section 47-20, Parking and Loading Requirements.*

RESPONSE: The proposed parking lot meets the requirements of ULDR Sec. 47-20 and the parking provided is consistent with ITE requirements (See Site Plan; Parking Reduction Supplemental Narrative; and Parking Report).

- 2. *Access.*
 - a. *Pedestrian. When a parking lot parcel does not abut the parcel which it is intended to serve the principal pedestrian access to the X district property shall be along a safe pedestrian path as defined in Section 47-20.4, from the uses it is intended to serve. Off-site public pedestrian amenities may be required as a condition to rezoning in order to provide a safe pedestrian path.*

RESPONSE: Safe pedestrian access is provided for in the proposed site plan. (See Site Plan).

- b. *Vehicular. Shall comply with Section 47-20, Parking and Loading Requirements.*

RESPONSE: Applicant acknowledges and complies with this condition (See Site Plan).

- 3. *Landscape and bufferyards. A parking lot shall comply with the landscape and buffering provisions of Section 47-21, Landscape and Tree Preservation Requirements, and Section 47-25.3, Development Review Criteria, for parking lots. Parking lots which are part of an X-P-OR or X-P-R rezoning shall be required to meet the provisions of subsection E or F as applicable.*

RESPONSE: Applicant acknowledges and complies with this condition (See Site Plan).

- 4. *Lighting. Lighting of a parking lot shall comply with the requirements of Section 47-20, Parking and Loading Requirements.*

RESPONSE: Applicant acknowledges and complies with this condition (See Site Plan).

- 5. *Noise. Noise levels shall conform to the performance standards provided in Section 47-9.22.B.*

RESPONSE: Applicant acknowledges and complies with this condition.

6. *Signage. Signage shall comply with the requirements in Section 47-22, Sign Requirements.*

RESPONSE: So Noted.

7. *Pedestrian enhancements shall be provided in accordance with Section 47-9.22.C.*

RESPONSE: See response below.

8. *Waterway use. When located on a waterway, a parking lot shall be required to meet the requirements of Section 47-23.8, Waterway Use.*

RESPONSE: The Property is not located on a waterway and therefore this section does not apply.

9. *Lighting. Lighting shall comply with the requirements of Section 47-20, Parking and Loading Requirements.*

RESPONSE: Applicant acknowledges and complies with this condition (See Site Plan).

Section 11: Sec. 47-9.22. General design and performance standards – Rezoning

A. *Applicability. The general design and performance standards shall apply to all of the uses permitted in an X district except residential uses and such uses shall comply with the performance standards as a condition for approval of a rezoning to an X district.*

B. *Noise.*

1. *Maximum permitted level in decibels. Noise associated with a use in an X district shall not exceed the maximum sound levels as follows:*

<i>Hours</i>	<i>Maximum Permitted Sound Level in dBA</i>
<i>7:00 a.m. to 10:00 p.m.</i>	<i>55 dBA</i>
<i>10:00 p.m. to 7:00 a.m.</i>	<i>45 dBA</i>

RESPONSE: The proposed use will not exceed the maximum permitted decibel levels as set forth above.

C. Pedestrian enhancements.

1. Property to be rezoned exclusive use which abuts a street shall provide the following off-site public improvements:
 - a. A minimum seven (7) foot wide sidewalk along the street abutting the property proposed to be rezoned in a location approved by the city engineer. The city engineer may approve a lesser width of the sidewalk if one or more of the following conditions exists:
 - i. Narrower sidewalks exist on either side of the parcel to be improved, which sidewalks abut a public improvement such as a bridge or park and permitting a narrower sidewalk along the parcel to be improved provides a safer transition from the sidewalk abutting the public improvement; or
 - ii. Approving a narrower sidewalk will preserve existing specimen trees located within an area where the required sidewalk would be located; or
 - iii. A public interest exists which outweighs the public purpose supporting the required sidewalk width and permitting a narrower sidewalk will in no way compromise the safety of sidewalk for pedestrian usage; or
 - iv. In no instance will a sidewalk be permitted to be less than five (5) feet.

RESPONSE: Pedestrian access is provided for as shown in the Site Plan. (See Site Plan).

- b. Street trees shall be planted and maintained along the street abutting the property proposed to be rezoned to provide a canopy effect. The type of street trees may include shade, flowering and palm trees. The trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements. The location and number of trees shall be determined by the department based on the height, bulk, shadow, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties.

RESPONSE: Street Trees will be provided as set forth in the Landscape Plan of the Site Plan Package.

Section 12: 47-28.1.G. Flexibility Rules: Allocation of commercial uses on residential land use designated parcels – Rezoning

1. The City may permit commercial uses on a parcel with a residential land use designation subject to the following conditions:
 - a. Rezoning of the development site to community business (CB) only, or to exclusive use (X-Use); and
 - b. No more than five percent (5%) of the total area within a flexibility zone which is designated residential on the city's plan, may be rezoned to CB or X-Use; and
 - c. The parcel proposed for CB or X-Use use shall not be greater than ten (10) contiguous acres;
 - d. Criteria:
 - i. Demonstration that the use of commercial flex acreage supports and implements the specific goals, objectives and policies of the city's LUP.
 - ii. Rezoning application in accordance with Sec. 47-24.2, Development Permits and Procedures. Part of this application is a rezoning to the CB district with express application of specific square footage.

- iii. *Site plan approval level III in accordance with Sec. 47-24.2, Development Permits and Procedures.*

RESPONSE: The Property is proposed to be rezoned in accordance with the standards above:

- i. The Property is proposed to be rezoned to X-P;
- ii. There is commercial flexibility use available;
- iii. The Property is less than 10 acres;
- iv. Criteria:
 - a. This rezoning supports the City's goal of rearranging land uses without an amendment to the Land Use Plan by effectively allowing the use of land, particularly in an area that would be more appropriately used for a small parking lot, and in a "buffer corridor" between heavy commercial use and residential to the north. The modest scale redevelopment is not more intense than a residential use but the commercial nature of the use ensures that the neighborhood to the north have an active attractive property as part of the community.
 - b. The approval of the rezoning is for less than 5%.
 - c. The rezoning application is being processed in accordance with the procedures for Site Plan Level IV review pursuant to the above.

Section 13: ULDR 47-24.4 D. Rezoning Criteria – Rezoning

An application for a rezoning shall be reviewed for compliance with Section 47-25, Development Review Criteria. In addition, an application for a rezoning shall be reviewed in accordance with the following criteria:

- a. *The zoning district proposed is consistent with the City's Comprehensive Plan.*

RESPONSE: The Medium-High residential land use designation permits rezoning X-Exclusive use district, a district intended to protect the character of existing residential neighborhoods adjacent to commercial uses while supporting the viability of commercial areas. The X district provides a carefully regulated opportunity for certain low intensity commercial uses to be placed within a residential area such as the proposed parking lot.

- b. *Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning.*

RESPONSE: The proposed parking area has been in existence for many years and is legally non-conforming. The re-investment in this commercial area precipitates providing adequate parking for commercial uses located on North Federal Highway.

- c. *The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.*

RESPONSE: The proposed parking area has been in existence for many years and is legally non-conforming. The re-investment in this commercial area precipitates providing adequate parking for commercial uses located on North Federal Highway.

The proposed use as a surface parking lot not only provides for a limited low intensity use for the Property, but also provides a buffer between the “back of house” of the commercial uses in the adjacent B-1 district, as well as providing much needed public parking in the area.

Section 14: Sec. 47-25.3. Neighborhood Compatibility Requirements

A. *The neighborhood compatibility requirements are as follows:*

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

RESPONSE: See Section 6 of this narrative.

2. *Smoke, odor, emissions of particulate matter and noise.*

a. *Documentation from the Broward County Department of Natural Resource Protection (DNRP) or a report by a certified engineer, licensed in the State of Florida, that the proposed development will not exceed the maximum levels of smoke, odor, emissions of particulate matter and noise as regulated by Chapter 27, Pollution Control, of the Code of Broward County, and that a DNRP permit for such facility is not required.*

RESPONSE: Applicant notes this requirement.

b. *Where a DNRP license is required in accordance with Chapter 27, Pollution Control, of the Code of Broward County, all supporting documentation and information to obtain such permit shall be submitted to the DRC as part of a site plan review.*

RESPONSE: Applicant notes this requirement.

c. *Such DNRP licenses shall be required to be issued and copies provided to the city prior to the issuance of a building permit for the proposed development.*

RESPONSE: Applicant notes this requirement.

3. *Design and performance standards.*

a. *Lighting. No lighting shall be directed from a use which is subject to the requirements of this Sec. 47-25.3 in a manner which illuminates abutting residential property and no source of incandescent or mercury vapor illumination shall be directly visible from any abutting residential property. No neon lights inside or outside developments shall be visible from any abutting residential property.*

RESPONSE: Applicant does not propose to install lighting that will illuminate any abutting residential property. The proposed parking lot will not generate any lighting in conflict with this section or the ULDR. No lighting is directed in any manner that illuminates residential property, and there are no neon lights. As the photometric plan shows there is no illumination in excess of .5 foot-candles from the lights on the Property.

- i. Glare. Any nonresidential operation or activity producing glare shall be conducted so that direct or indirect illumination of light shall not cause illumination in excess of one (1) footcandle on any abutting residential property except as provided in subsection iii. of this subsection a.*

RESPONSE: Applicant's plan will not cause illumination in excess of one footcandle on any abutting residential properties.

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

RESPONSE: Applicant notes this requirement and has designed the site plan to comply.

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

RESPONSE: Understood.

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

- i. Architectural features. The facade of any side of a nonresidential building facing the residential property shall be constructed to compliment a residential development and shall include the following:*

RESPONSE: The sleek modern style of 2980 Building complements the commercial buildings to the north and south and is appropriate for the building's interaction with the surrounding neighborhood.

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

RESPONSE: Loading facilities are located internal to the site.

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

RESPONSE: Any rooftop mechanical equipment is designed pursuant to this requirement, and completely screened by the building's architecture.

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

RESPONSE: Understood to the extent applicable.

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

RESPONSE: Understood to the extent applicable.

- e. *Neighborhood compatibility and preservation. In addition to the review requirements provided in subsections A.1, A.2 and A.3.a, b, c, and d, the following review criteria shall also apply as provided below:*
- i. *All developments subject to this Sec. 47-25.3 shall comply with the following:*
- a. *Development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.*

RESPONSE: The Property is bordered by commercial uses to the north and south and will be buffered by the parking to the east. The Medium-High residential land use designation permits rezoning X-Exclusive use district, a district intended to protect the character of existing residential neighborhoods adjacent to commercial uses while supporting the viability of commercial areas. The X district provides a carefully regulated opportunity for certain low intensity commercial uses to be placed within a residential area such as the proposed parking lot.

- b. *Consideration shall be given to the recommendations of the adopted neighborhood master plan in which the proposed development is to be located, or which it abuts, although such neighborhood master plan shall not be considered to have the force and effect of law. When recommended improvements for the mitigation of impacts to any neighborhood, conflicts with any applicable ULDR provision, then the provisions of the ULDR shall prevail. In order to ensure that a development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.*

RESPONSE: The “North US1 Urban Design Plan,” while never codified, is instructive in objectives which a retail and restaurant use development should consider for this area, coined the “SoOak” area of the North US1 corridor. The proposed 2980 Building incorporates the

intent and ideas set forth for the SoOak area and will contribute to a much needed revitalization of this area.

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

RESPONSE: Not applicable since the Property is not located within the RAC-TMU, RAC-EMU, RAC-SMU and RAC-WMU.

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

RESPONSE: Not applicable since the Property is not located within 100' of any downtown RAC. Since the Property is not located within 100' of any downtown RAC, discussion on section 47-25.3.A.3.e.iii.a is omitted from this narrative.

- iv. *All development that is located on land within the B-1A zoning districts;*

AND

All development that is zoned RMM-25, RMH-25 and RMH-60 east of the River;

AND

All nonresidential development lying east of the River.

- a) *In addition to meeting the other applicable review requirements of this subsection 3., it shall be determined if a development meets the Design and Community Compatibility Criteria.*

The purpose of the Community Compatibility Criteria is to define objectives for private sector development which either abuts or is readily visible from public corridors. The relationship between private and public sector development must be carefully planned to avoid negative impacts of one upon the other. The city's intent in implementing these objectives is to:

- i. *Protect the investment of public funds in public corridor improvements.*
- ii. *Improve the visual and functional quality of both public and private development by coordinating the transition between these areas.*
- iii. *The ultimate goal of these objectives is to integrate buildings, vehicular circulation, pedestrian circulation, open space and site elements into a unique, pedestrian sensitive environment which stimulates revitalization.*

RESPONSE: Applicant interprets this subsection as informative only.

The Community Compatibility Criteria that are required to be met are as follows:

- b) *Bulk Controls:*

Density:

Building density should be consistent with the proposed use, adjacent development, and as required under the Central Beach Area, RMM-25, RMH-25 and RMH-60 zoning districts.

RESPONSE: The density is compatible with the requirements for density set forth in the Flexibility Provisions of the ULDR.

Floor Area Ratio:

Building floor area ratio (F.A.R.) should be consistent with the proposed use, and as required under the Central Beach Area.

RESPONSE: The F.A.R. is 0.16 and 0.16 is consistent with the proposed use and much lower than the F.A.R of other buildings in the neighboring area. The Property is not located in the Central Beach Area.

Maximum Height:

Building height should be consistent with the proposed use, adjacent development, and as required under the Central Beach Area, and RMM-25, RMH-25 and RMH-60 zoning districts. No portion of a structure in excess of thirty-five (35) feet in height shall exceed the prescribed Beach Shadow Ordinance setback.

RESPONSE: Not applicable since principle structure proposed on the Property is not located in Central Beach Area, RMM-25, RMH-25, and RMH-60. However, the 2980 Building's proposed height of 21' is consistent zoning regulations for commercial and residential buildings.

Yards:

Building yards should be consistent with the proposed use, adjacent development, and as required under the Central Beach Area, RMM-25, RMH-25 and RMH-60 zoning districts. Building yards are in addition to any easements or reserve right-of-way which may be required by the city, county or state. Portions of a structure, up to thirty-five (35) feet in height, may encroach within the A1A setback if the building's street level use is predominantly pedestrian active (pedestrian-oriented retail, sidewalk cafes, etc.). No portion of any structure is permitted to extend, however, into the future right-of-way.

In the PRD, ABA and SBMHA zoning districts, to insure continuity of the ocean front streetscape "edge" a minimum seventy-five (75%) percent of the northbound A1A frontage must be built to the setback line (or approved encroachment limit). In the Planned Resort Development (PRD) district the entire northbound A1A frontage should be built to the future right-of-way line unless otherwise approved under that district's community redevelopment plan.

RESPONSE: The Applicant's development is consistent with the proposed use and setback requirements for its district.

c) *Massing Guidelines:*

Overall Height:

Buildings should be encouraged to vary in overall height and not be contained in a single volume of continuous height.

Vertical Plane Moderation:

Buildings exceeding thirty-five (35) feet in height should be encouraged to maintain no more than three (3) stories without horizontal moderation in vertical surface plane. This moderation should consist of a minimum four feet

horizontal variation in surface plane such as brise soleil, balconies, building projections, etc. Repetitive moderations should be discouraged.

RESPONSE: The 2980 Building provides appropriate design element for a building of this modest scale.

Cornice Height:

All buildings should be encouraged to display a uniform cornice height of a maximum of thirty-five (35) feet in height. This cornice height should consist of a uniform alteration to the building massing for a minimum of twenty (20) feet perpendicular to the vertical surface.

RESPONSE: The 2980 Building provides appropriate design element for a building of this modest scale.

Facade Treatment:

The first thirty-five (35) feet of exterior facade vertical plane should be encouraged to enhance the pedestrian environment by incorporating appropriate architectural features. Such features include cornice detailing, belt courses, corbelling, molding, stringcourses, ornamentation, changes in material or color, and other sculpting of the architectural surface which add special interest and are compatible with public sector site elements.

RESPONSE: The pedestrian environment is enhanced by transparent elements that create a rhythm along the building facades.

d. Street Level Guidelines:

Active Use:

The first floor of all buildings, including development parking, should be designed to encourage pedestrian scale activity. To stimulate pedestrian activity, buildings which front on A1A northbound should devote a majority of their first floor area to retail activities such as developments, shops, galleries and similar active uses. Street level retail uses should have direct access to the adjoining public sector sidewalk in addition to any other access which may be provided.

RESPONSE: The 2980 Building provides appropriate design element for a building of this modest scale and provides for a pedestrian scale experience.

Development parking facilities should be designed with street level frontages consisting of either occupied retail space or an architecturally articulated facade which screens the parking area of the development. Street level openings to parking developments should occur only on sidestreets and be minimized to accommodate necessary vehicle entrances and pedestrian access only.

RESPONSE: The 2980 Building's parking lot is located behind the principle structure and is appropriately screened and landscaped.

Buildings which provide pedestrian active retail uses along a majority of their A1A northbound street level frontage may be permitted to exceed setbacks established under the Central Beach Area Zoning Districts (Section 47-12). In addition, street level retail and development uses may be permitted to use a portion of the public sector sidewalk for sidewalk displays and/or outdoor dining areas. Private use of public sector sidewalks must be temporary only and subject to all applicable codes and lease arrangements. All displays, furnishings and other elements associated with these active street level uses should be designed and maintained to enhance the visual and functional quality of the streetscape and should be compatible with public sector site elements.

RESPONSE: Not applicable since the Property does not run along A1A.

Fenestration:

To complement pedestrian scale activity on A1A and all People Streets, a majority of the first floor facade on these frontages should be windows, doors or other transparent architectural features. Expanses of solid wall should be minimized. Reflective surfaces on windows or doors should be discouraged. Street level windows and doors should be recessed or receive special design detailing which distinguish them from the building shaft and add variety to the streetscape.

RESPONSE: Not applicable since the Property is not located on People Streets or A1A.

Arcades/Canopies:

Buildings which border directly on A1A northbound or Las Olas Boulevard within the Planned Resort Development (PRD) district should incorporate an arcade or continuous architectural development along these frontages, unless otherwise approved under a community redevelopment plan.

RESPONSE: Not applicable. The Property does not border A1A or Las Olas Boulevard.

Buildings in other districts should be encouraged to incorporate an arcade or continuous development along their A1A northbound frontage providing the feature is consistent with the proposed use, adjacent development and meets all applicable codes. Arcades or continuous canopies should be a minimum of ten feet wide and maintain acceptable minimum clear height. Arcades and canopies should be designed as a fixed non-retractable element integral to the building's architectural mass and compatible with public sector site elements.

RESPONSE: The Property does not border A1A.

Non-continuous canopies, awnings and marquees should also be provided over street level window treatments and building entrances. Such features may be constructed of either rigid or flexible material but should complement the visual and functional quality of the streetscape and be compatible with public sector site elements. No arcade, development, awning or marquee should extend into the future public right-of-way nor interfere with street light fixtures or the growth and maintenance of street trees.

RESPONSE: So noted and the 2980 Building complies.

Trash/Loading Facilities:

All building facilities for loading, trash and service should be incorporated within building volume and screened so as not to be visible from the street and pedestrian circulation areas. Trash/loading facilities should be discouraged on A1A and People Street frontages. Where buildings are of inadequate volume to accommodate these facilities, trash/loading facilities should be architecturally treated as part of the building mass and screened by solid walls, fences, planting or architectural devices which are compatible with public sector site elements. Trash/loading facilities must be of sufficient size and design to accommodate access by large vehicles.

RESPONSE: The loading and trash facilities are located on the eastern parcels of the Property. Trucks will be able to pull onto the site.

e) *Other Guidelines:*

Energy Conservation:

Buildings should be oriented to take advantage of southeasterly breezes for summer cooling and interrupt

occasionally strong northeasterly winds. Exterior glass surfaces should be shaded to improve energy efficiency. Roof and exterior wall finishes should be light in color to encourage maximum reflection/minimum transmission of heat loadings.

RESPONSE: The building is oriented, and the color palette has been selected to take advantage of the above.

Building Separation:

Buildings should allow adequate space between structural masses for the passage of natural breezes. New building masses should be sited to the extent feasible so they maintain reasonable views to the ocean and River from existing developments.

RESPONSE: The 2980 Building is proposed as one building so separation is not an issue.

Rooftop Design:

Where possible, rooftops should be designed to accommodate various forms of human activity such as sun decks, tennis courts, outdoor cafes, etc. Roof surfaces not allocated to human activity should be finished with a surface material that does not effect the quality of views from surrounding buildings.

RESPONSE: The 2980 Building fits in well with the character of South Florida and is appropriate for the area and has appropriate materials that are appealing to neighboring buildings.

All rooftop mechanical equipment, stair and elevator towers should be designed as an integral part of the building volume and/or adequately screened.

RESPONSE: Rooftop features are completely screened.

f) *Vehicular Circulation:*

Ingress/Egress:

For the zoning districts, access drives to individual parcels should be limited to those necessary for the adequate function of the use contained therein. Direct vehicular access from A1A northbound should be discouraged unless otherwise approved under the Planned Resort Development (PRD) district community redevelopment plan. Direct vehicular access from A1A southbound should be limited to minimize traffic impacts on the state roadway. Direct vehicular access from sidestreets should be encouraged. Smaller parcels should be encouraged to share common access with adjacent parcels keeping curb cuts to a minimum.

RESPONSE: The vehicular circulation on the Property is considerate to the neighbors.

Pedestrian Corridors:

Private sector pedestrian corridors, which supplement public sector pedestrian facilities and improve access to the beach and/or River should be encouraged. These corridors should be of a width and design which encourages pedestrian use and whenever possible allows for emergency vehicle access. The corridors may pass through open air or enclosed portions of surrounding buildings providing the pedestrian experience is largely uninterrupted.

RESPONSE: The pedestrian sidewalk encourages pedestrian use.

Parking:

Parking should be provided consistent with the proposed use, adjacent development and as required under Section 47-20. Access drives to parking should be limited to those necessary for the function of the facility and comply with vehicular ingress/egress guidelines outlined herein. Direct backout or "head-in" parking should be expressly

prohibited.

RESPONSE: The 2980 Building will provide parking as required.

Parking facilities should be located in close proximity to the building they serve with direct pedestrian access from parking to building which does not impact public pedestrian facilities. Vehicular circulation within parking areas should remain internal to the parking facility and public roads should not be utilized as part of the parking circulation system. Development parking should be encouraged subject to the street level building guidelines outlined herein. Covered parking should also be encouraged providing the overhead developments are compatible with adjoining architecture/ site elements and comply with the building rooftop design guidelines outlined herein. Grade level parking must be adequately screened so parked cars are not visible from adjoining public corridors, and landscaped to moderate views from surrounding buildings.

Parking perimeters may incorporate walls, fencing, mounds and/or landscape treatments to meet the screening requirement providing these elements are compatible with adjoining public sector site elements and allow safe and secure use of parking facilities. Trash, storage and mechanical equipment located within parking facilities should also comply with the screening requirements outlined herein.

RESPONSE: The parking facilities as part of this Application are on site on the eastern portion of the Property.

h) *Perimeter Treatments:*

Screening:

All exterior trash, loading and equipment storage facilities should be screened so as not to be visible from adjoining public corridors and landscaped to moderate views from surrounding buildings. Mechanical equipment including all handling units, exhaust outlets, transformer boxes, electric switching units, etc. should be appropriately screened by planting and/or low walls wherever it cannot be concealed within the building volume.

Grade level parking lots should be appropriately screened from adjacent pedestrian areas with walls, fencing and/or planting. Shrubs surrounding ground level parking lots should be of sufficient height to hide automobile grill work. Landscape material used to meet the above requirements should provide 100% screening within one growing season, and must be provided with an automatic irrigation system.

RESPONSE: Trash and loading facilities are designed to be appropriately screened from the adjacent pedestrian facilities.

Any lot that becomes vacant through removal of a development should be screened from the abutting public corridor. Vacant lot screening should utilize the elements described above and additional treatments as necessary to protect the visual and functional quality of the adjoining public corridor. Screening design, materials and maintenance should be compatible with public sector site elements.

RESPONSE: Not applicable since Applicant does not intend to cause a lot to become vacant as part of this Application.

Paving:

Public sector paving should be as shown on the approved Beach Revitalization streetscape plans or as specified in other sections of these guidelines. Paving systems used on private plazas and walkways should be compatible in pattern and scale to public sector paving. Private paving systems which immediately abut and are readily visible from adjoining public corridors should reflect the same color, material and texture as the public sector paving and provide a cohesive visual and functional transition without interruption.

RESPONSE: Not applicable.

While private paving systems should be of outstanding design and character, they should be encouraged to fit within the overall fabric of the streetscape and not dominate the visual experience. Private paving should be sensitive to the needs of the beach-going public and be handicap accessible. Paving design, materials and maintenance should be compatible with public sector site elements.

RESPONSE: Not applicable.

Landscape:

Private sector landscape planting should be consistent with the proposed use, adjacent development, and as required under Section 47-12 of the ULDR. Existing trees should be preserved or otherwise mitigated as outlined in the ordinance. Plant material should be used in a contemporary urban context, acknowledging the limitations of the beach environment, and creating a lush tropical environment in keeping with the visual quality of the beach and adjoining public corridors. Plant massings should be rich in material, with special attention given to the ground plane treatment. Color should be used in bold, massive statements where appropriate.

RESPONSE: See sheet Landscape plan.

Private sector plant material which immediately abuts and is readily visible from adjoining public corridors should reflect the species, size, and spacing of the public sector landscape and provide a cohesive visual and functional transition without interruption. Landscape design and maintenance should be compatible with public sector site elements. Private sector landscape planting should be consistent with the proposed use, adjacent development, and as required under Section 47-12. Existing trees should be preserved or otherwise mitigated as outlined in Section 47-12. Plant material should be used in a contemporary urban context, acknowledging the limitations of the beach environment, and creating a lush tropical environment in keeping with the visual quality of the beach and adjoining public corridors. Plant massings should be rich in material, with special attention given to the ground plane treatment. Color should be used in bold, massive statements at intersections and where appropriate.

RESPONSE: See sheet Landscape plan.

Private sector plant material which immediately abuts and is readily visible from adjoining public corridors should reflect the species, size, and spacing of the public sector landscape and provide a cohesive visual and functional transition without interruption. This street frontage landscaping should not be blocked visually by fences or other architectural treatments. All street frontages should have palms and shade trees. One half of the trees on these frontages should be shade trees. Property abutting the River should have trees and palms planted along this water frontage. Landscape design and maintenance should be compatible with public sector site elements.

RESPONSE: See sheet Landscape plan.

i) *Site Furnishings:*

Private sector site furnishings should be consistent with the proposed use, adjacent development, and as required by applicable codes. Site furnishings should be considered an integral component of the urban streetscape and designed/located accordingly. Emphasis should be given to maximizing passive relaxation opportunities in locations which allow varying degrees of interaction with adjacent pedestrian corridors. Visual clutter and haphazard distribution of site furnishings should be discouraged. Site furnishing design, materials, and maintenance should be compatible with public sector site elements.

RESPONSE: Applicant intends to use site furnishings that will be consistent and compatible with the adjacent properties to the north and south of the Property.

Vending machines visible from public rights-of-way should be located and/or designed to be compatible with the

adjacent development and public sector site elements. The location of these vending machines shall be compatible with adjacent architectural color and style; uniform in style, material, height and color when located next to other vending machines and must not interfere with public automobile or pedestrian access.

RESPONSE: Not applicable since vending machines are not part of this Application.

j) *Signage:*

Private sector signage should be consistent with the proposed use, adjacent development, and as required under Section 47-12. Signage should be considered an integral component of the urban streetscape and designed/located accordingly. Signage should be restrained in character and no larger than necessary for adequate identification. Wherever possible, signage should be integrated with the building architecture, arcades or canopies. Private signage which improves the pedestrian's orientation to adjoining pedestrian and vehicular circulation systems should be encouraged.

RESPONSE: Signage will comply with ULDR requirements.

Building signage should be discouraged above the building's second floor elevation except on hotels which may be permitted to display a single discrete sign on both the north and south faces of the main building mass. Roof signs and billboards should be expressly prohibited. Freestanding signs should be located and sized so they do not obstruct views to/from adjoining parcels or impede clear view of pedestrian and vehicular traffic and traffic control devices.

RESPONSE: Not applicable since the 2980 Building is one story.

The intensity and type of signage illumination should not be offensive to surrounding parcels or the uses therein. Signage style and character should enhance the visual and functional quality of the adjoining public corridor. Signage design, material and maintenance should be compatible with public sector site elements.

RESPONSE: Signage will comply with ULDR requirements.

k) *Lighting:*

Private sector site lighting should be consistent with the proposed use, adjacent development, and as required under applicable codes. Site lighting should be considered an integral component of the urban streetscape and designed/located accordingly. Emphasis should be placed on both the nighttime effects of illumination quality and the daytime impact of the standard's appearance.

RESPONSE: So Noted.

Site lighting should be consistent with the theme of the immediate context and compatible with the lighting of adjacent parcels. Light distributions should be relatively uniform and appropriate foot-candle levels should be provided for various uses. (Refer to adopted Public Sector Site Lighting Guidelines for average maintained foot-candle recommendations). All exterior private sector spaces should be sufficiently lit to allow police and citizen surveillance, enhance personal security, and discourage undesirable activities. Exterior lighting should be controlled by an automatic timer or photocell to insure regular activation.

RESPONSE: The exterior spaces will be sufficiently lit to allow police and citizen surveillance of Property.

Site lighting which immediately abuts and is readily visible from adjoining public corridors should reflect the fixture style, light source and illumination intensity of adjoining public lighting and provide a cohesive visual and functional transition without interruption. Site lighting design, materials and maintenance should be compatible with public

sector site elements.

RESPONSE: So noted.

l) *Utilities:*

Private sector utilities should be consistent with the proposed use, adjacent development, and as required under applicable codes. Above-grade utilities should be integrated with surrounding uses and carefully located to minimize visual and functional impact on the adjoining streetscape.

RESPONSE: Not applicable since placement of utilities is outside of the scope of this Application.

New development should be encouraged to provide underground utility lines. Existing or renovated development should be encouraged to relocate overhead utility lines underground.

RESPONSE: So noted.

Any above-grade utility elements should be consistent in placement, orientation, mounting and material. All above-grade utility elements should be painted one unobtrusive color which allows the elements to blend with their surroundings. All above-grade utilities should be screened by planting and/or low walls so they are not visible from the street and pedestrian circulation areas.

RESPONSE: Not applicable since placement of utilities is outside of the scope of this Application.

Pedestrian Accessible Spaces:

Hotel and commercial development shall provide direct access to adjoining public sidewalks in order to stimulate pedestrian activity. These spaces shall supplement public sector walkways and improve access to the beach and the River, or both.

RESPONSE: Applicant provides direct access to the Federal Highway.

o) *Defensible Space:*

All projects shall promote a secure environment. This is to be accomplished by designing with CPTED (Crime Prevention Through Environmental Design) principles.

In addition to the above requirements, the following may be required based on the site specifics of each project:

RESPONSE: So noted.

Provide plant material in the adjacent right-of-way.

RESPONSE: So noted.

Provide foundation/entry plantings to the development.

RESPONSE: Required landscaping will be provided.

All sites should exhibit lush tropical landscaping.

RESPONSE: So noted.

Provide large trees/shrubs (mature plantings). This may be required in order to mitigate certain objectionable uses or needed to assist in the neighborhood compatibility of the proposed development.

RESPONSE: So noted.

**2980 Retail/Restaurant Building
2980-2990 North Federal Highway
Fort Lauderdale
Parking Reduction
Supplement to Narrative**

This Supplement to the Site Plan Narrative will address the criteria for a parking reduction for the proposed site plan.

The Unified Land Development Regulations (“ULDR”) sets forth the criteria for requesting a parking reduction in Section 47-20.3 (relevant sections reproduced below).

Sec. 47-20.3. - Reductions and exemptions.

A. General parking reduction.

5. Criteria. An applicant must show that the request meets the following criteria and the reviewing body shall consider the application for parking reduction based on the criteria provided as follows:

a. Adequacy requirements, as provided in Section 47-25.2; and ...

RESPONSE: See Section 6 of master narrative which addresses Section 47-25.2.

b. The use, site, structure or any combination of same, evidences characteristics which support a determination that the need for parking for the development is less than that required by the ULDR for similar uses; or

RESPONSE: The Applicant requests a parking reduction of 20 parking spaces. The Applicant has provided a parking statement conducted by KBP Consulting, Inc. that calculates the required parking based on the International Institute of Transportation Engineers (“ITE”) manual (See Statement attached – Specifically pages 3 & 4). This study has been reviewed by the City’s Transportation and Mobility Department and has been accepted as valid justification for the requested parking reduction.

Under the City’s ULDR the required parking for the proposed development would be 88 spaces (See Site Data Table on Sheet SP-1) – under the ITE based calculation, the required parking would be 68 parking spaces. The Applicant proposes to provide 68 parking spaces.

....

i. In addition to the criteria provided above, that any alternative parking arrangement proposed will be adequate to meet the needs of the use the parking will serve and that reducing the required parking will be compatible with and not adversely impact the character and integrity of surrounding properties.

RESPONSE: The Applicant believes that the proposed reduction in the parking required by the ULDR will adequately meet the needs of the uses proposed and will be compatible with and not adversely impact the surrounding properties. The proposed TooJays restaurant is representative of several other similar such TooJays locations and the parking requirements for the anticipated operations is consistent with other such operations.

2980 RETAIL / RESTAURANT BUILDING

2980-2990 NORTH FEDERAL HWY

FORT LAUDERDALE, FL 33306

DTI PROJECT # : 16021.01

DRC SUBMITTAL

REVISION #2



DTI
DesignTech
International
Associates, Inc. AA26001933
Architecture • Planning • Interior Design
14125 N.W. 80th Ave, Suite 303
Miami Lakes, FL 33016
T. 786-235-9097
F. 305-362-4420
dtiinfo@dtiarchitect.com
www.dtiarchitect.com

Carlos Pizarro, R.A.
AR - 0013079

Revisions:	
03/24/2017	△ DRC COMMENTS
06/23/2017	△ DRC COMMENTS

OWNER:
2980 INVESTMENTS LLC
6300 NE 1ST AVE, SUITE 100, FORT LAUDERDALE, FL 33334
P: 954.776.1005 EXT 203 WWW.DIVERSIFIEDCOS.COM

DEVELOPER:
DIVERSIFIED COMPANIES
6300 NE 1ST AVE, SUITE 100, FORT LAUDERDALE, FL 33334
P: 954.776.1005 EXT 203 WWW.DIVERSIFIEDCOS.COM

PROJECT:
2980 RETAIL / RESTAURANT BUILDING
2980-2990 NORTH FEDERAL HWY
FORT LAUDERDALE, FL 33306

Job Number: 16021.01
File name:
Issued Date: 01/17/17
Drawn by: AMV
Checked by: CC / CP

SHEET NAME
COVER SHEET

SHEET NUMBER
A-0.0

OWNER

2980 INVESTMENTS LLC
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DEVELOPER

DIVERSIFIED COMPANIES
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ARCHITECT

DESIGN TECH INTERNATIONAL ASSOC., INC.
CARLOS PIZARRO, R.A. AR - 0013079
14125 NW 80TH AVENUE
SUITE 303 MIAMI LAKES, FL 33016
786.235.9097 CPIZARRO@DTIARCHITECT.COM
WWW.DTIARCHITECT.COM

ELECTRICAL / MECHANICAL / PLUMBING

BUCHANAN P.E. CONSULTING INC.
RAJA BUCHANAN
6191 W. ATLANTIC BLVD, SUITE # 2
MARGATE, FL 33063
954.590.3300 BUCHANAN@MEPEENGINEERS.COM

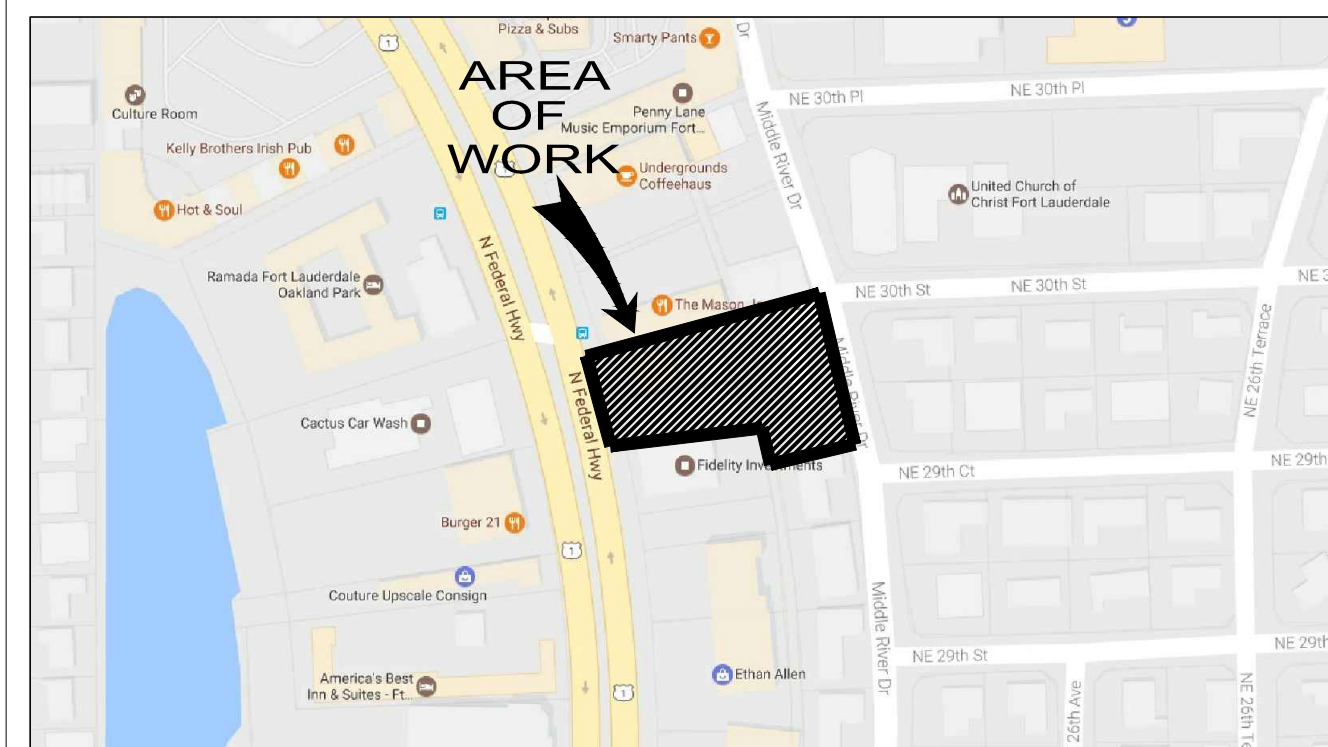
CIVIL ENGINEER

GRACE ENGINEERING, LLC
JOHN E FLYNN
17110 SW 64TH COURT
SOUTHWEST RANCHES, FL 33331
954.558.9628 JOHNFLYNN@GRACEENGINEERS.COM

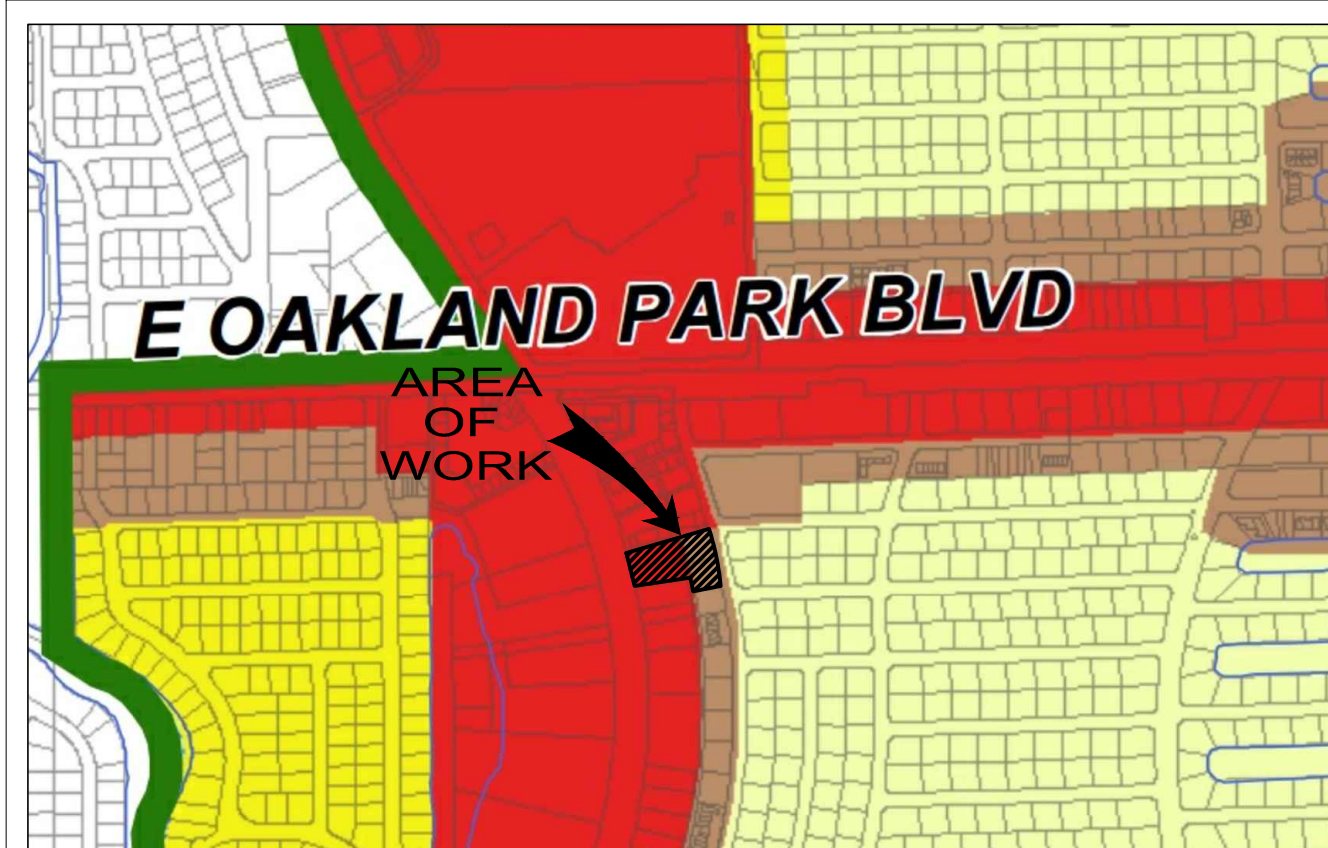
LANDSCAPE ARCHITECT

M.L.A. GROUP, INC.
JAMES SCOTT McCLURE
1016 NE 45TH ST
OAKLAND PARK, FL 33334
954.763.4071 MLAGROUPINC@YAHOO.COM

LOCATION MAP:



SITE MAP
SCALE: NTS



LAND USE & ZONING MAP
SCALE: NTS

INDEX OF DRAWINGS:

- A-0.0 COVER SHEET
- A-0.1 AERIALS VIEWS
- SV-1 BOUNDARY AND TOPOGRAPHIC SURVEY
- PB-1 PLAT NOTES & SPECS
- PB-2 PLAT NOTES & PLAN

LANDSCAPE

- L-1 LANDSCAPE PLANTING PLAN
- L-2 EXISTING TREE DISPOSITION PLAN
- L-3 LANDSCAPE DETAILS AND SPECIFICATIONS

ARCHITECTURE

- SP-1.0 SITE PLAN
- SP-1.1 SITE PLAN CALCULATIONS
- SP-1.2 DUMPSTER
- SP-1.3 HEADLIGHT-BLOCKING-SHRUBS SECTION
- A-1.0 PROPOSED FLOOR PLAN
- A-2.0 PROPOSED ROOF PLAN
- A-3.0 PROPOSED ELEVATIONS
- A-3.1 PROPOSED ELEVATIONS
- A-4.0 PROPOSED COLOR ELEVATIONS
- A-4.1 PROPOSED COLOR ELEVATIONS
- A-5.0 PROPOSED FIRE TRUCK TURNING PLAN
- A-6.0 PROPOSED GARBAGE TRUCK TURNING PLAN

M.E.P

- PH-1 SITE PHOTOMETRIC PLAN

CIVIL

- C-1.0 PAVEMENT MARKING & SIGNAGE
- C-2.0 PAVING GRADING & DRAINAGE PLAN
- C-3.0 WATER & SEWER PLAN
- C-4.0 CIVIL DEMOLITION PLAN
- C-5.0 SWPPP
- C-6.0 FDOT STANDARDS
- C-7.0 CITY STANDARDS
- C-8.0 WATER & SEWER DETAILS
- C-9.0 BROWARD STANDARDS
- C-10.0 SITE DETAILS
- C-11.0 SWPPP DETAILS

PROJECT DESCRIPTION:

THE CONSTRUCTION OF A NEW SINGLE STORY 7565 S.F. COMMERCIAL BUILDING AT 2980 NORTH FEDERAL HIGHWAY IN FORT LAUDERDALE, FLORIDA. THIS BUILDING WILL CONTAIN 2 TENANTS, A 5,100 S.F. RESTAURANT AND A 2,465 S.F. RETAIL. OPEN AIR PARKING TOTALING 68 PARKING SPACES ARE BEING PROVIDED.

WITH THIS SUBMISSION WE ARE REQUESTING THE DEVELOPMENT REVIEW COMMITTEE TO REVIEW OUR APPLICATIONS FOR SITE PLAN LEVEL IV, REZONING OF THE RMM-25 PORTION OF SITE TO AN X-P ZONE, AND FOR A RIGHT OF WAY VACATION.

LEGAL DESCRIPTION:

PARCEL 1: LOTS 4 AND 5, BLOCK 66, CORAL RIDGE GALT ADDITION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (FOLIO No. 494225045130 AND 494225045140)

TOGETHER WITH A PARCEL OF LAND LYING WITHIN LOT 2, BLOCK 61, CORAL RIDGE GALT ADDITION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BOUNDED AS FOLLOWS:

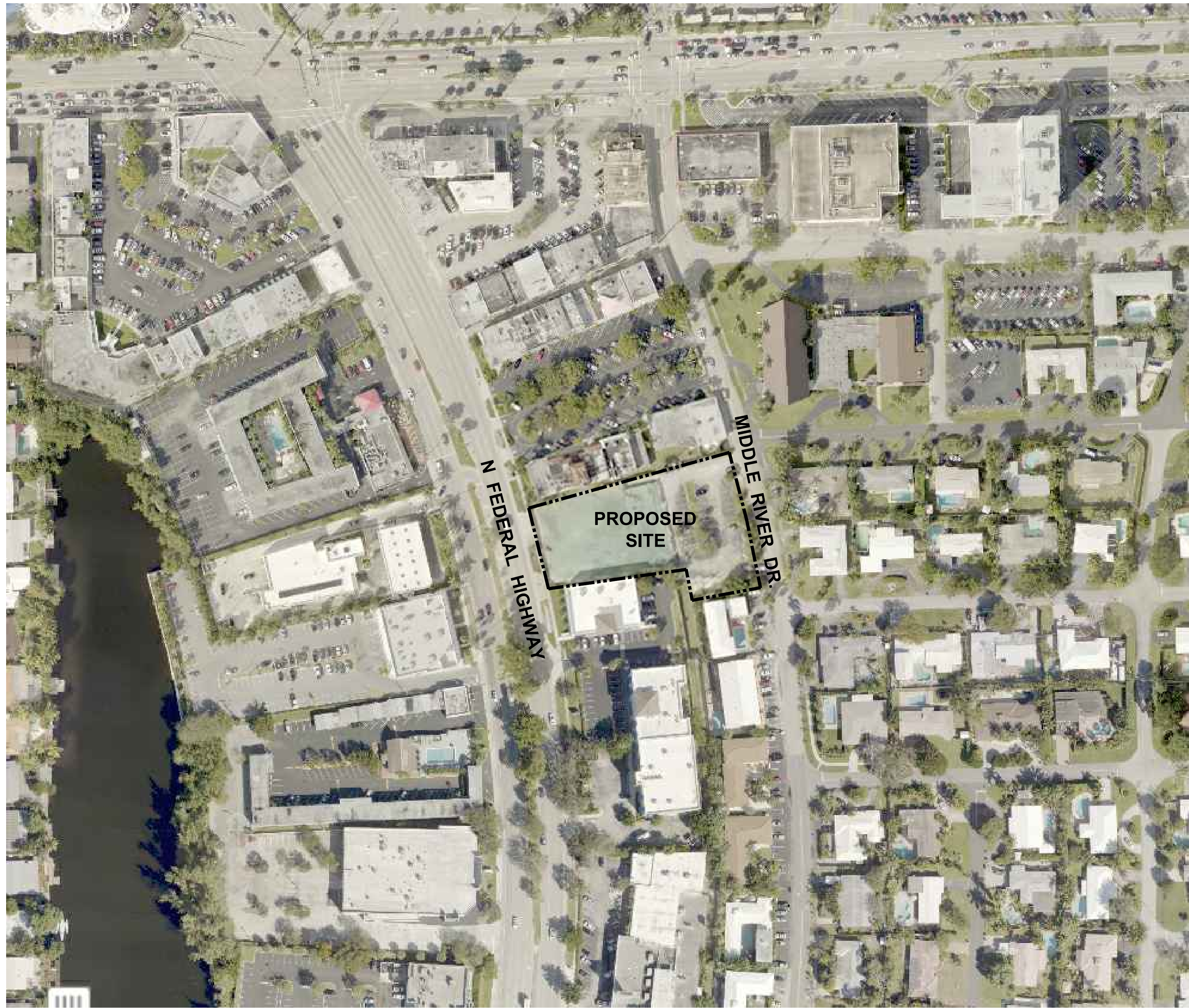
ON THE SOUTH BY A LINE PARALLEL TO AND 141 FEET NORTH FROM, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF MID LOT 2; ON THE WEST BY THE WEST BOUNDARY OF SAID LOT 2; ON THE NORTH BY A LINE PARALLEL TO AND 208 FEET NORTH FROM, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID LOT 2; AND ON THE EAST BY THE EAST BOUNDARY LINE OF SAID LOT 2. (FOLIO No. 494225044570)

PARCEL 2: LOT 2, LESS THE SOUTH 208 FEET (AS MEASURED AT RIGHT ANGLES), BLOCK 61, CORAL RIDGE GALT ADDITION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (FOLIO No. 494225044560)
2980-2990 NORTH FEDERAL HIGHWAY, FORT LAUDERDALE, FL 33306

SITE CRITERIA AND BUILDING DATA:

PROPERTY ADDRESS: 2980-2990 N. FEDERAL HWY. CITY OF FORT LAUDERDALE

A. LAND USE DESIGNATION:	COMMERCIAL AND MEDIUM HIGH 25
B. ZONING DESIGNATION: EXISTING	B-1 BOULEVARD BUSINESS / RMM-25 RESIDENTIAL
ZONING DESIGNATION: PROPOSED	B-1 BOULEVARD BUSINESS / XP
C. GROSS LOT AREA:	46,140.75 S.F. / 43,560 = 1.059 ACRES
D. WATER / WASTE SERVICE PROVIDER:	CITY OF FORT LAUDERDALE
E. BUSINESS DEVELOPMENT:	COMMERCIAL
F. GROSS FLOOR AREA:	RESTAURANT: 5,100 SF (+ 377 SF EXTERIOR AREA) RETAIL: 2,465 SF
G. PARKING DATA:	PARKING REQUIRED PER ITE MANUAL : 68 PARKING REQUIRED PER ULDR CODE, ART III, SECT. 47-20.2, TABLE 1: RESTAURANT 1/30 CSA SF (1,519 SF+377 SF) = 63.2 SPACES 1/250 GFA SF (3,581 SF) = 14.32 SPACES RETAIL 1/250 SF (2,465 SF) = 9.86 SPACES TOTAL PARKING REQUIRED: 88 SPACES TOTAL PARKING PROVIDED: 68 SPACES (3 ACCESSIBLE)
H. BUILDING FOOTPRINT/LOT COVERAGE:	7,565 SF
I. FLOOR AREA RATIO (F.A.R.):	7,565 SF / 46,140.75 SF = 0.1639 F.A.R.
J. BUILDING HEIGHT:	24'-0" FROM FINISHED FLOOR TO TOP OF PARAPET.
K. NUMBER OF STORIES:	1
L. SEE NARRATIVE AND ATTACHMENTS FOR ADDITIONAL INFORMATION	
M. DENSITY:	N/A
N. CURRENT USE OF PROPERTY AND INTENSITY:	VACANT LAND
O. NUMBER OF DWELLING UNITS:	N/A
P. LOADING ZONE:	N/A
Q. STRUCTURE LENGTH:	89'-0" X 85'-0"
R. OPEN SPACE:	38,575 SF / 0.88 AC
S. VEHICULAR USE AREA:	29,375.42 SF
T. LANDSCAPE AREA:	LANDSCAPE REQUIRED: 20% VUA = 5,875.28 SF 30 SF/PARKING SPACE = 2,070 SF TOTAL LANDSCAPE REQUIRED: 7,945 SF TOTAL LANDSCAPE PROVIDED: 8,085 SF
U. SETBACKS:	REQUIRED PROVIDED
FRONT SET BACK	20'-0" 20'-0"
SIDE SET BACK	- 0'-10"
REAR SET BACK	- 195'-3"



SURROUNDING AERIAL VIEW
SCALE: 1" = 100'-0"



SITE AERIAL VIEW
SCALE: 1" = 30'-0"

Carlos Pizarro, R.A.
AR - 0013079

Revisions:

OWNER:
2980 INVESTMENTS LLC
6900 NE 1ST AVE, SUITE 100, FORT LAUDERDALE, FL 33304
P: 954.776.1005 EXT 203 WWW.DIVERSIFIEDCOS.COM

DEVELOPER:
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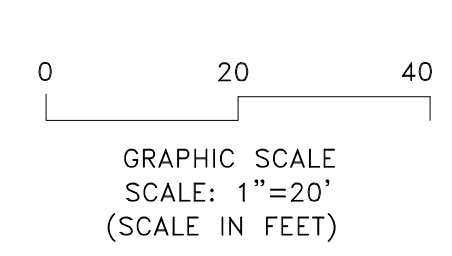
PROJECT:
2980 RETAIL / RESTAURANT BUILDING
2980-2990 NORTH FEDERAL HWY
FORT LAUDERDALE, FL 33306

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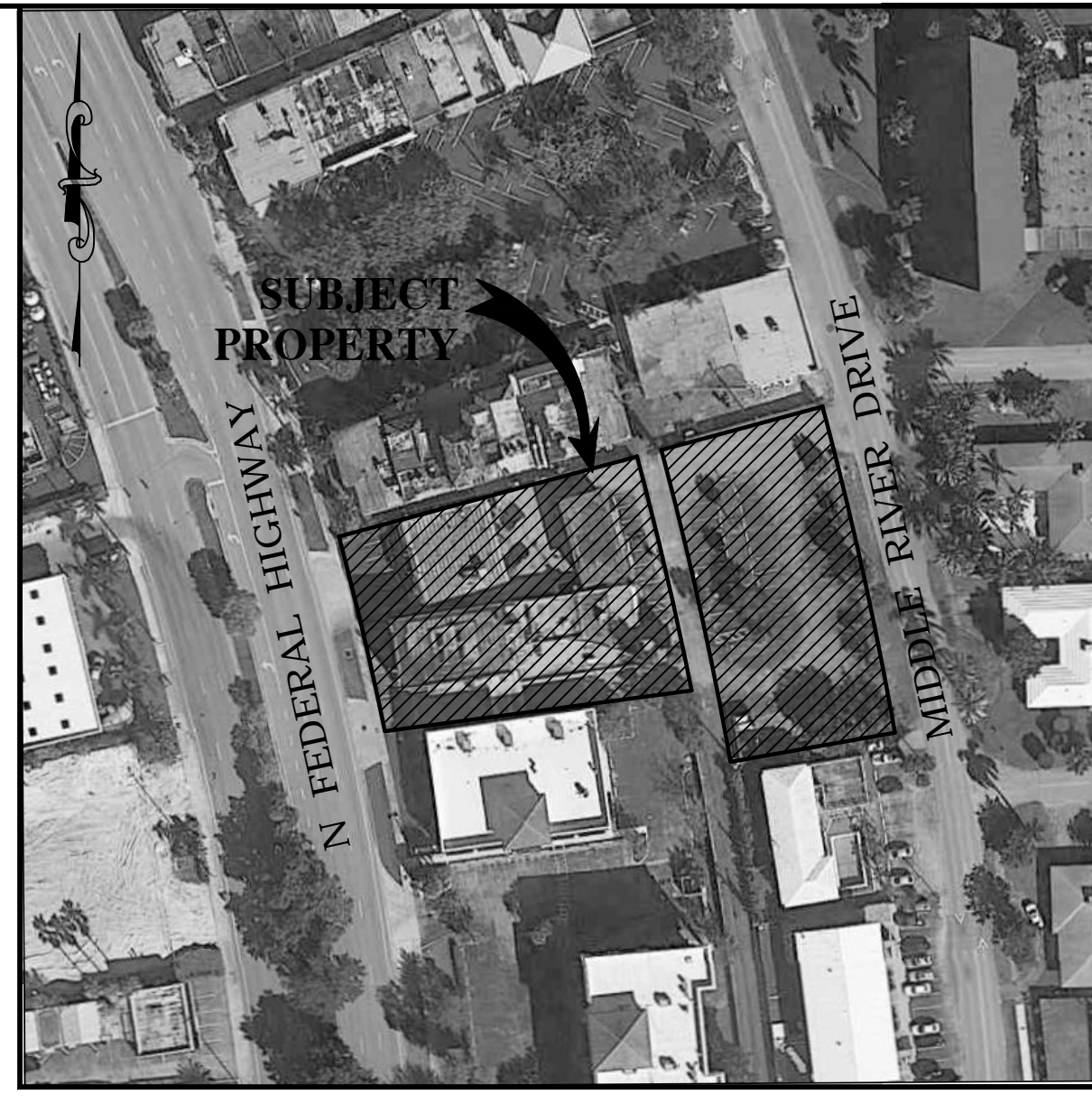
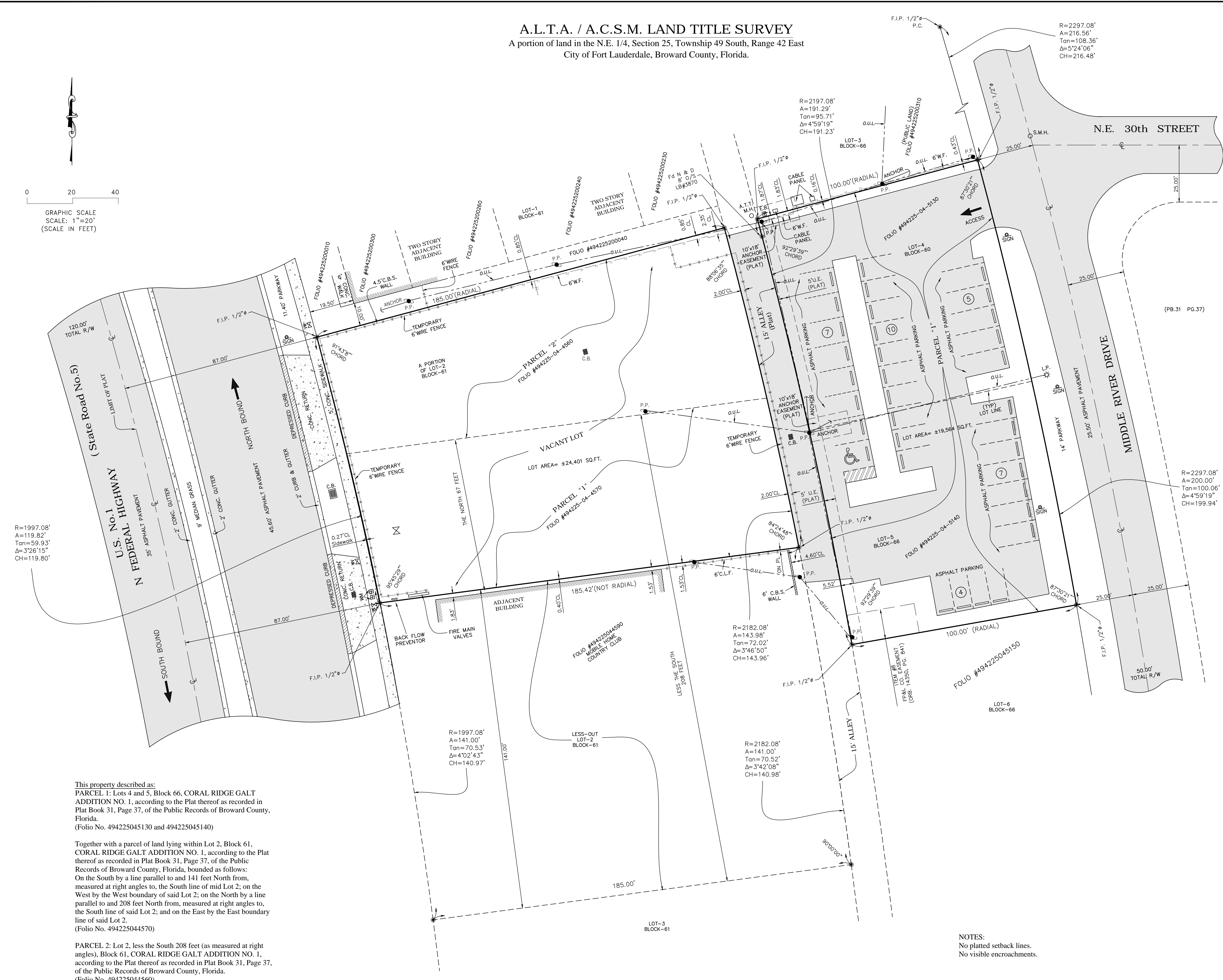
SHEET NAME
AERIAL VIEWS

SHEET NUMBER
A-0.1

- LEGEND**
- ASPH = Asphalt
 - BM = Bench Mark
 - BRG = Bearing
 - CB = Catch basin
 - CBS = Concrete Block Structure
 - CH = Chord
 - CHATA = Chattahoochee
 - CL = Center Line
 - CLF = Chain Link Fence
 - CL = Clear
 - CONC = Concrete
 - D = Delta
 - Δ = Diameter
 - DH = Ditch
 - DME = Drainage & Maintenance Easement
 - E.B. = Electric Box
 - ENC = Encroachment
 - F.F. = Finish Floor
 - F.H. = Fire Hydrant
 - F.I.R. = Found Iron Rebar
 - F.P.L. = Florida Power & Light
 - F.P.P. = Found Iron Pipe
 - FD. = Found
 - L.P. = Light Pole
 - M = Measured
 - M.F. = Metal Fence
 - M.H. = Manhole
 - M = Monument
 - N.A. = Not Applicable
 - ND = Nail & Disc
 - NTS = Not to Scale
 - OS = Offset
 - O.U.L. = Overhead Utility Lines
 - OH = Overhang
 - P = Plat
 - P.B. = Plat Book
 - PC = Point of Curvature
 - PCP = Permanent Control Point
 - PG = Page
 - P.I. = Point of Intersection
 - P.L. = Property Line
 - R = Radius
 - P.O.B. = Point of Beginning
 - P.O.C. = Point of Commencement
 - P.P. = Power Pole
 - P.R.M. = Permanent Reference Monument
 - P.R.C. = Point of Reverse Curvature
 - PT = Point of Tangency
 - RR = Railroad
 - R.S. = Registered Professional Surveyor
 - MAP = Mapper
 - R.W. = Right-of-Way
 - SWK = Sidewalk
 - Sec. = Section
 - (TYP) = Typical
 - T = Target
 - U.E. = Utility Easement
 - W.F. = Wood Fence
 - WM = Water Meter
 - W.V. = Water Valve
 - W.W. = Water Valve
 - Denotes Spot Elevations Taken



A.L.T.A. / A.C.S.M. LAND TITLE SURVEY
 A portion of land in the N.E. 1/4, Section 25, Township 49 South, Range 42 East
 City of Fort Lauderdale, Broward County, Florida.



LOCATION MAP
(N.T.S.)

TITLE REVIEW NOTES:

With reference to Chicago Title Insurance Company Order No. 5646275, dated February 03, 2016 at 11:00 P.M., I hereby certify as follows:

Schedule B - Section II:

- Item # 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. **NOT A MATTER OF SURVEY.**
- Item # 2. Taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable. **NOT A MATTER OF SURVEY.**
- Item # 3. Standard Exceptions:
 - A. Easements, claims of easements, boundary line disputes, overlaps, encroachments or other matters not shown by the public records which would be disclosed by an accurate survey of the land. **DEPICTED ON SURVEY, IF ANY.**
 - B. Rights or claims of parties in possession not shown by the public records. **NONE VISIBLE.**
 - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. **NOT A MATTER OF SURVEY.**
 - D. Taxes or assessments which are not shown as existing liens in the public records. **NOT A MATTER OF SURVEY.**
- Item # 4. Restrictions (deleting therefrom any restrictions, indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), covenants, easement(s), setback(s), if any, as may be shown on the Plat of CORAL RIDGE GALT ADDITION NO. 1 as recorded in Plat Book 31, Page 37. **DEPICTED ON SURVEY.**
- Item # 5. Subject to the rights of others in and to the use of the 15-foot alley as shown on the Plat of CORAL RIDGE GALT ADDITION NO. 1 as recorded in Plat Book 31, Page 37. **DEPICTED ON SURVEY.**
- Item # 6. Utility Easements as reserved in that certain Warranty Deed recorded in Official Records Book 17, Page 133. **DOCUMENT NOT LEGIBLE.**
- Item # 7. Subject to Unity of Title Agreement recorded October 23, 1978 in Official Records Book 7831, Page 3. **DEPICTED ON LEGAL DESCRIPTION.**
- Item # 8. Easement in favor of Florida Power & Light Company recorded in Official Records Book 14350, Page 841. **DEPICTED ON SURVEY.**
- Item # 9. Subject to Temporary Structure Affidavit recorded March 8, 2011 in Official Records Book 47768, Page 14. **NOT A MATTER OF SURVEY.**
- Item # 10. Terms, covenants, conditions and other matters contained in any unrecorded Lease(s) and all rights thereunder of the Lessee(s) and of any person claiming by, through or under the Lessee(s). **NOT A MATTER OF SURVEY.**
- Item # 11. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land. **NOT A MATTER OF SURVEY.**

ALTA/ACSM SURVEY
 To: Chicago Title Insurance Company;
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 8, 11(a), 13 and 14 of Table A thereof.
 The field work was completed on February 15, 2016.

Date of Recorded Plat: April 2, 1953

Rene Aguiques
 Rene Aguiques
 Florida PSM # 4327

This property described as:
 PARCEL 1: Lots 4 and 5, Block 66, CORAL RIDGE GALT ADDITION NO. 1, according to the Plat thereof as recorded in Plat Book 31, Page 37, of the Public Records of Broward County, Florida.
 (Folio No. 494225045130 and 494225045140)

Together with a parcel of land lying within Lot 2, Block 61, CORAL RIDGE GALT ADDITION NO. 1, according to the Plat thereof as recorded in Plat Book 31, Page 37, of the Public Records of Broward County, Florida, bounded as follows:
 On the South by a line parallel to and 141 feet North from, measured at right angles to, the South line of mid Lot 2; on the West by the West boundary of said Lot 2; on the North by a line parallel to and 208 feet North from, measured at right angles to, the South line of said Lot 2; and on the East by the East boundary line of said Lot 2.
 (Folio No. 494225044570)

PARCEL 2: Lot 2, less the South 208 feet (as measured at right angles), Block 61, CORAL RIDGE GALT ADDITION NO. 1, according to the Plat thereof as recorded in Plat Book 31, Page 37, of the Public Records of Broward County, Florida.
 (Folio No. 494225044560)

2980 - 2990 North Federal Highway, Fort Lauderdale, FL 33306

NOTES:
 No platted setback lines.
 No visible encroachments.

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

NOTE: Encroachments are shown between the subject and adjacent parcels, from legal records, from field measurements, or from other sources. The surveyor is not responsible for the accuracy of these encroachments, unless specifically stated otherwise. The surveyor is not responsible for the accuracy of these encroachments, unless specifically stated otherwise. The surveyor is not responsible for the accuracy of these encroachments, unless specifically stated otherwise. The surveyor is not responsible for the accuracy of these encroachments, unless specifically stated otherwise.

SO. FT.	AREA
243.965	
1.01	

Bearing, if any, shown based on N/A (reference) N/A

REVISIONS:	FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX	Not valid unless signed and sealed by the Surveyor and Mapper.
	X	125105	0386	H	
	F.I.R./M.D.A.T.E.	F.I.R./M.I.N.D.E.X.	B.A.S.E E.L.E.V.		
	08/18/14	08/18/14	+N/A	N.A.V.D.	

F.I.R./M.D.A.T.E.	F.I.R./M.I.N.D.E.X.	B.A.S.E E.L.E.V.
08/18/14	08/18/14	+N/A

ALTA/ACSM SURVEY. I HEREBY CERTIFY that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 472, Florida Statutes, pursuant to Section 472.027 Florida Statutes. RENE AGUIQUES 02/18/16 PROFESSIONAL SURVEYOR AND MAPPER No. 4327, State of Florida.	Alvarez, Aguiques and Associates, Inc. Surveyors, Mappers and Land Planners 5701 S.W. 107th Avenue #204, Miami, FL 33173 Phone 305.220.2424 Fax 305.552.8181 L.B. No. 6867 / E-mail: aaasurvey@aol.com		
Field Date 02/15/16	Scale: 1"=20'	Drawn by: R.S.	Dwg. No. 16-18141