

Exhibit 4



**FINAL DEVELOPMENT REVIEW COMMITTEE (DRC)
CERTIFICATE OF COMPLIANCE**

Site Plan Level II (RAC) - 480 Multifamily Units (48 Affordable Housing Units), 7,350 SF Restaurant, 7,350 SF Retail and parking reduction.

This notification provides confirmation that the development application described below has completed the site plan review process with the City, consistent with the City's Unified Land Development Regulations (ULDR) Section 47-24.2.

Case Number:	UDP-521043
Project Name:	The Arcadian
Project Description:	85-foot, 480 Multifamily Unit (48 Affordable Housing Units) Mixed Use Building
General Location:	640 NW 7th Avenue
Zoning District:	North West Regional Activity Center- Mixed Use East (NWRAC-MUE)
Future Land Use:	Northwest Regional Activity Center
Determination:	The project was reviewed by the Development Review Committee (DRC) on October 21, 2021 and approved by the City Commission on July 5, 2020.
Approval Date:	July 5, 2022
Site Plan Expiration:	February 5, 2024 to submit for building permit August 16, 2024 to obtain issuance of building permit

1. Concurrent with the issuance of building permit, applicant will be required to pay a Park Impact Fee for the proposed residential units in accordance with ULDR Sec. 47-38A.
2. Applicant shall record an Affordable Housing Development Agreement and deed restriction, in a form approved by the City Attorney's Office, in the public records of Broward County prior to building permit issuance.
3. Applicant shall record a parking reduction agreement with Broward County prior to certificate of occupancy.
4. Concurrent with the issuance of a building permit, the applicant will be required pay proportionate fair share mitigation for the traffic impact to the existing eastbound left turn lane onto Broward Boulevard from the NW 7th Avenue intersection for an additional 14 linear feet out of a 103 linear storage length deficiency. The proportionate fair share calculation, totaling \$4,241.57, is agreed upon by the City and the applicant as the applicant's proportionate fair share contribution for construction of the transportation improvement.
5. Within 1 year of the project obtaining its final certificate of occupancy for the site plan in its entirety (minimum 90% occupancy), prepare and submit a warrant study to Broward County to

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determine if a dedicated left turn signal phase needs to be added to the existing signal heads on the east arm for this turning movement pursuant to Broward County signal warrant criteria at the intersection of Sistrunk and NW 7th Avenue. In the event Broward County determines that the dedicated left turn signal phase is warranted, Applicant shall obtain the required permits and install the necessary additional signal. Prior to the issuance of a building permit for the project, post a bond with the City in the estimated amount of \$30,000 (bond amount may be revised by the City prior to building permit issuance) to cover the cost of the requisite signal warrant study and the cost of installation if warranted; this bond will be released by the City upon a determination by the County that the additional signal phase is not warranted or if warranted upon completion of the installation of the necessary signal.

6. Within 1 year of obtaining a certificate of occupancy for the site plan in its entirety, prepare and submit a warrant study (including manual turning movement counts at the project driveway connection and queueing analysis) to TAM to determine if a southbound right turn lane on NW 6th Avenue is warranted. In the event TAM determines that the dedicated right turn lane is warranted, applicant shall obtain the required permits and install the necessary turn lane. Prior to the issuance of a building permit for the project, post a bond with the City in the estimated amount of \$50,000 (bond amount may be revised by the City prior to building permit issuance) to cover the cost of the requisite right turn lane warrant study and the cost of installation if warranted; this bond will be released by the City upon a determination by TAM that the right turn lane is not warranted or if warranted upon completion of the installation of the right turn lane.
7. In accordance with the Water and Wastewater Capacity Availability letter issued by the City Public Works Department dated September 13, 2021, the existing water distribution system requires improvements to accommodate flow increase from the proposed development. Applicant voluntarily assumes responsibility for the design, permitting and construction of said improvements to meet adequacy requirements per ULDR section 47-25.2, with the understanding that the costs incurred by the Applicant in connection with the design, permitting and construction of said improvements will be credited on a dollar-for-dollar basis towards any Capital Expansion Fees paid by the Applicant pursuant to Section 163.31801, Florida Statutes.
8. Prior to issuance of building permit, applicant shall obtain a general/surface water management license from the Broward County.
9. Prior to issuance of Final Certificate of Occupancy, the applicant shall provide a 10' Right-of-Way dedication along east side of NW 7th Avenue (coordinate with BCHCED) to complete half of 100' Right-of-Way section per the most current Broward County Trafficways Plan.
10. Prior to issuance of Final Certificate of Occupancy, provide permanent Sidewalk Easement along east side of NW 7th Avenue to accommodate portion of pedestrian clear path (coordinate required width with BCHCED and TAM) located beyond public Right-of-Way (per City's Northwest RAC Master Plan guidelines as appropriate).
11. Prior to issuance of Final Certificate of Occupancy, applicant shall record a permanent Sidewalk Easement as appropriate along north side of NW 6th Street/Sistrunk Boulevard, west side of NW 6th Avenue, and south side of NW 7th Street to accommodate portion of pedestrian clear path (coordinate required width with TAM) located beyond public Right-of-Way and/or Right-of-Way Easement dedication (per City's Downtown or Northwest RAC Master Plan guidelines as appropriate).
12. Prior to issuance of Final Certificate of Occupancy, the applicant shall provide a 10' x 15' (min.) permanent Utility Easement the 4-inch or larger water meters located within the proposed development along NW 6th Avenue. The utility easement shall be clear of any above and below ground obstructions that would conflict with City Maintenance access.

13. Prior to issuance of final Certificate of Occupancy, applicant shall provide a Maintenance Declaration with the City for property frontage along NW 6th Street, NW 6th Avenue, and NW 7th Street. Proposed improvements within adjacent City right-of-way include specialty sidewalk, concrete curb & gutter, curb, valley gutters, lighting, landscaping (including structural soil), and irrigation. Perpetual maintenance of newly constructed exfiltration trenches, inlets, etc. within adjacent City Right-of-Way will typically revert to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.
14. Prior to issuance of final Certificate of Occupancy, applicant shall provide a Tri-Party Maintenance Agreement with the City and County for property frontage along NW 7th Avenue. In the event the Agreement has not been fully executed, the applicant may provide documentation showing there is a bond in place with the County and that the improvements in the County right-of-way have been constructed in general conformance with the site plan/master permit, especially with respect to pedestrian access, ADA and any other matter of safety within County right-of-way.
15. Please be advised, construction of the sidewalk used for public access along NE 6th Avenue shall not commence prior to relocation of the private utility poles. The applicant shall coordinate with FPL/AT&T and Engineering staff prior to sidewalk construction to ensure pole conflicts within the sidewalk clear path are removed/relocated. The applicant shall provide an updated timeline from FPL and AT&T for the pole removal/relocation prior to issuance of the building permit.
16. Addapave along Sistrunk boulevard.

If additional information is needed or there are questions regarding this certificate, you may contact me at L.Tappan@fortlauderdale.gov or (954) 828-5018.

Sincerely,

Lorraine Tappan

Lorraine Tappan, AICP, Principal Urban Planner, Case Planner
Urban Design and Planning Division

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