



June 27, 2018

JACK & JILL CHILDREN'S CENTER EXPANSION

REZONE (FES Project #17-1405.00)

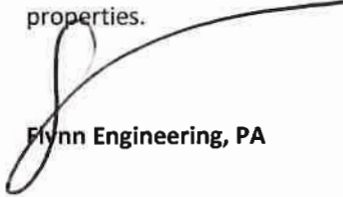
REZONE NARRATIVE OVERVIEW

Jack and Jill Children's Center, Inc (Applicant) is submitting a REZONE APPLICATION for the site located on 1.6 acres situated at 1315 W. Broward Blvd in the City of Fort Lauderdale. The property is located at the corner of W. Broward Blvd, NW 14th Ave and NW 1st Street.

The site currently includes three different zoning designations: CF (Community Facility), B-1 (Boulevard Business District) and X-P (Parking). The properties directly adjacent (contiguous) to the site include B-1 (dental office) and X-P (vacant lot) zoning designations. The property across the NE 14th Ave ROW includes B-1 zoning (fast food restaurant). The property across NW 1st Street includes RMM-25 zoning designations. The 'Applicant' will be submitting a REZONE APPLICATION to request a B-1 zoning for the entire parcel owned by the 'Applicant'.

As stated in the ULDR, the B-1 zoning designation (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 establishment of an elementary school in this area is most beneficial for the neighborhood as well as the proper location for families enroute to their place of employment.

The ULDR further stated that 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'. In this case, the existing facility has a proven success in this exact location. The mission for the Jack and Jill Children's Center is to assist 'children of high-need working families through quality education and family strengthening programs' that include many families in the surround neighborhood. The development is an asset to this community and would have NO detrimental effect on ANY of the abutting properties.


Flynn Engineering, PA

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June 27, 2018

JACK & JILL CHILDREN'S REZONE APPLICATION

FES Project #17-1405.00

Sec. 47-24.4 REZONING – Narrative

- A. *Applicant.* The owner of the property sought to be rezoned or the city.
- B. *Application.* An application for a rezoning shall be made to the department. The application shall include the information provided in Sec. 47-24.1.F.
Response: Acknowledged.
- C. *Review process.*
1. An application for rezoning shall be submitted to the department for review to consider if the application meets the rezoning criteria.
 2. The department shall forward its recommendations to the planning and zoning board for consideration.
 3. The planning and zoning board shall hold a public hearing to consider the application and the record and recommendations forwarded by the department and shall hear public comment on the application.
 4. If the planning and zoning board determines that the application meets the criteria as provided in this section, the planning and zoning board shall recommend that the rezoning be approved or recommend a rezoning to a more restrictive zoning district than that requested in the application if necessary to ensure compliance with the criteria for the rezoning and if consented to by the applicant.
 5. If the planning and zoning board determines that the application does not meet the criteria provided for rezoning or if the applicant does not consent to a more restrictive zoning district, the planning and zoning board shall deny the application and an appeal to the city commission may be filed by the applicant in accordance with Section 47-26B, Appeals.
 6. If the rezoning application is recommended for approval or if an appeal of a denial of an application has been filed by the applicant in accordance with this section, the planning and zoning board shall forward its record and recommendations to the city commission for consideration.
 7. The city commission shall hold a public hearing to consider the application and the record and recommendations forwarded by the department and the planning and zoning board and shall hear public comment on the application.
 8. If the city commission determines that the rezoning meets the criteria for rezoning the city commission shall approve the change in zoning as requested in the application or approve a change to a more restrictive zoning district than that requested in the application if necessary to meet the criteria provided for rezoning and if consented to by the applicant. If the city commission determines that the proposed rezoning does

not meet the criteria in, or if the applicant does not consent to a more restrictive zoning district, the city commission shall deny the application.

9. Approval of a rezoning shall be by ordinance adopted by the city commission.
10. If an application is for rezoning of more than ten (10) contiguous acres, the application shall be considered in accordance with Sec. 47-27.5.B, Notice Procedures for Public Hearings.

Response: Acknowledged.

- D. *Criteria.* 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:

1. The zoning district proposed is consistent with the city's comprehensive plan.
2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration.
3. 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: Acknowledged.

- E. *Effective date of approval.* A rezoning shall take effect at the time provided in the ordinance approving the rezoning.

Response: Acknowledged.

- F. *Withdrawal of an application.* An applicant may withdraw an application for rezoning at any time prior to a vote by the planning and zoning board on the application. If two (2) applications for rezoning of the same parcel of property are withdrawn by the same applicant within one (1) year, no other application to rezone the tract of land shall be considered by the city for at least two (2) years after the date of withdrawal of the second application.

Response: Acknowledged.

- G. *New application after denial.* No application for a rezoning which has been previously denied by the planning and zoning board or by the city commission shall be accepted for at least two (2) years after the date of denial. An application to rezone property to a designation that is different than the designation which was applied for and denied and is different than a designation that was considered and denied as part of an application by the planning and zoning board, city commission or both, will be accepted and considered without consideration of time since a previous application was denied.

Response: Acknowledged.

- H. *Appeal.* If the planning and zoning board or city commission denies the rezoning and the applicant desires to appeal the denial, the provisions of Section 47-26B, Appeals, shall apply.

Response: Acknowledged.


Flynn Engineering Services, PA

Owner: Jack and Jill Children's Center Inc
Project: Jack and Jill Children's Center
Site Address: 1315 West Broward Boulevard ("Property")
Author: Andrew Schein, Esq.

July 18, 2018

Rezoning Narrative

City of Fort Lauderdale ULDR Section 47-24.4.D.

1. The zoning district proposed is consistent with the city's comprehensive plan.

RESPONSE: The proposed Boulevard Business (B-1) zoning is consistent with the Northwest Regional Activity Center ("NWRAC") Future Land Use Designation for the Property. Policy 1.10.5 of the Comprehensive Plan, a policy of Objective 1.10: NWRAC Development Efforts, aims to "improve and promote the Broward Boulevard Corridor to revitalize Broward Boulevard into a thriving regional center of commercial, residential and cultural activities." The Applicant is proposing to expand the existing day-care facility into a school for young children. Schools are permitted in this commercial zoning district and will be able to serve the existing residential uses, furthering the City's objective of creating a thriving regional center.

The Broward Boulevard Corridor, upon which the property fronts, has a generally uniform B-1 zoning designation along the entire corridor of the NWRAC. The Property is the only property fronting Broward Boulevard in the NWRAC that is not completely zoned B-1. Pursuant to Section 47-6.2.A of the ULDR, B-1 zoning 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 stated intent of the B-1 zoning district is consistent with the stated intent of the NWRAC under the Comprehensive Plan. The Comprehensive Plan states that the NWRAC was established in part to provide for uses, dimensional regulations, density and design criteria to ensure that¹:

1. Commercial development is compatible with residential areas; and
2. Commercial lot depths are increased where appropriate.

¹ Fort Lauderdale Comprehensive Plan Volume I Page 2-60

The B-1 zoning district explicitly limits certain uses which could have a detrimental effect on abutting residential neighborhoods, consistent with the first above-mentioned intent element of the NWRAC. If approved, the rezoning would also increase the commercial lot depth on Broward Boulevard, consistent with the second above-mentioned intent element of the NWRAC.

2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration.

RESPONSE: The character of development in or near the area supports the rezoning. If approved, the B-1 zoning district and the use of this land will be consistent with the pattern of development along this section of the Broward Boulevard corridor. Although the Property abuts the RMM-25 zoning district, the specific intent of the B-1 zoning district is to limit certain uses which could have a detrimental effect on abutting residential neighborhoods.

The proposed rezoning of the portion of the Property to B-1 will not adversely impact the character of development around the Property – on the contrary, the opposite is true. The current zoning of the Property is inconsistent with the character of development around the Property. Besides the Property, the entire north side of this section of the Broward Boulevard corridor is currently zoned B-1. Rezoning from CF/X-P to B-1 would be consistent with the pattern of development in and around the area of the Property, and therefore would not adversely impact the existing character or development.

3. 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 rezoning of the property to B-1 is compatible given the mixture of land uses and zoning districts surrounding the Property. The Property is surrounded with the following zoning districts:

North – RMM-25
South – CF/B-1
West – B-1
East – RMM-25/B-1

As previously stated, the explicit intent of the B-1 district is to limit certain uses which could have a detrimental effect on abutting residential neighborhoods. The B-1 zoning district is therefore compatible with the abutting residential zoning districts to the north and east.

This section of the Broward Boulevard corridor has a generally uniform B-1 zoning designation with commercial uses. The B-1 zoning district is therefore compatible and consistent with the existing B-1 district and uses to the south, east, and west.

The only other neighboring zoning district, the CF district to the south, is an existing police station. Considering the police station currently abuts the B-1 zoning district to the north, west and east, there is no indication that rezoning the Property to B-1 will be incompatible with the CF district to the south.

The proposed rezoning to B-1 would permit the development site to be unified under a single commercial zoning category and developed in accordance with the standards required under the City's ULDR. The Applicant explored uniting the Property under CF zoning, but determined that the dimensional requirements of the CF zoning district are inconsistent with the pattern of development in the area and the existing B-1 zoning district requirements along the Broward Boulevard corridor.

SITE PLAN INFORMATION		
CURRENT USE OF PROPERTY	COMMUNITY FACILITY/RESTAURANT(VACANT)	
CURRENT LAND USE DESIGNATION	NW-RAC	
PROPOSED LAND USE DESIGNATION	NW-RAC	
CURRENT ZONING DESIGNATION	CF/B-1/X-P	
PROPOSED ZONING DESIGNATION	B-1	
ADJACENT ZONING DESIGNATION (CONTIGUOUS)	B-1 & X-P	
NEARBY ZONING DESIGNATION (ACROSS 50' ROW)	B-1 & RMM-25	

SETBACK TABLE		
	REQUIRED 47-6.20	PROVIDED
FRONT YARD (SOUTH)-W. Broward Blvd.	5'	5.3'
FRONT YARD (WEST)-NW 14th Ave.	5'	9.1'
SIDE YARD (NORTH)-NW 1st St.	NONE	76.1'
SIDE YARD (EAST)	NONE	0.0'

* = Where the height of the building in B-1 district exceeds 9' measured from the ground floor elevation, that portion of the building may extend into the front yard area.

TOTAL SITE AREA	±1.61 ACRES TOTAL/ ± 70,544 S.F.	
TOTAL PERVIOUS EXISTING (LANDSCAPE)	19,772 S.F.	28.0 %
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	17,470 S.F.	24.8 %
TOTAL IMPERVIOUS EXISTING	29,724 S.F.	52.8 %
TOTAL IMPERVIOUS PROPOSED	27,595 S.F.	39.1 %
TOTAL BUILDING FOOT PRINTS EXTG (2 BLDGS+SHED)	13,484 S.F.	19.1 %
TOTAL BUILDING FOOT PRINT PROPOSED	25,479 S.F.	36.1 %
TOTAL BUILDING SQUARE FOOTAGE	45,468 G.S.F.	
FLOOR AREA RATIO (F.A.R.)	45,468 / 70,544 = 0.65	
BUILDING WIDTH & LENGTH-BLDG	121.3'x91.4'; 101.6'x217.4'	
EXTG BLDG - TOTAL BUILDING SQUARE FOOTAGE	16,927 G.S.F.	
EXTG BLDG - BUILDING HEIGHT	35'-5"	
EXTG BLDG - NUMBER OF STORIES	2 STORIES	
PROPOSED BLDG - TOTAL BUILDING SQUARE FOOTAGE	28,541 G.S.F.	
PROPOSED BLDG - BUILDING HEIGHT	38'-11"	
PROPOSED BLDG - NUMBER OF STORIES	2 STORIES	
PEDESTRIAN WALKS & PLAZAS	6,075 S.F.	8.6%
VUA AREA	21,520 S.F.	30.5%
LANDSCAPE	17,470 S.F.	24.8%
OPEN SPACE	21,155 S.F.	30.0%

PARKING DATA:	S.F. (NET)	RATIO	REQUIRED
PER ULR SEC. 47.20.2			
EXISTING FACILITY (16,927 SF)	15,325 SF	1/325 SF	47.0
CLASSROOMS (9)			
PUBLIC ASSEMBLY			
ADMIN/OFFICE/SERVICE			
ELEM. SCHOOL CLASSROOMS (12)	12 RMS	1/RM	12.0
ELEM. SCHOOL PUBLIC ASSEMBLY	4,000 SF	1/800 SF	5.0
ADMINISTRATION/OFFICE SPACE	N/A	N/A	0

TOTAL PARKING	REQUIRED 64.0	PROVIDED 64.0*
TOTAL BIKE PARKING	REQUIRED 0	PROVIDED 4

LOADING ZONE REQUIREMENTS:

* PER ULR SEC. 47-20.2, TABLE 1 THERE ARE NO LOADING ZONE REQUIREMENTS FOR DAY CARE OR ELEMENTARY SCHOOL USES.

SOLID WASTE / RECYCLING (DAY CARE/ELEM. SCHOOL):

* THE SITE HAS AN ENCLOSED SOLID WASTE AREA AS PER CODE REQUIREMENTS.
4YD CONTAINERS FOR WASTE.
4YD CONTAINER FOR RECYCLE.
WASTE REMOVAL WILL BE 2 DAYS/WK OR AS NEEDED.
RECYCLE REMOVAL WILL BE 1 DAY/WK OR AS NEEDED.

WATER/WASTEWATER SERVICE PROVIDER:

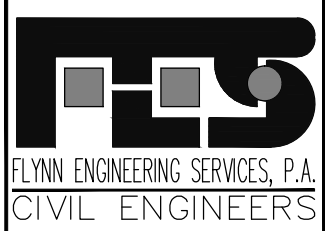
* CITY OF FORT LAUDERDALE

STRUCTURAL SOIL:

* STRUCTURAL SOIL WILL BE PROVIDED AS APPLICABLE PER CITY OF FORT LAUDERDALE ULDR
* STRUCTURAL SOIL AND PAVER GRATE DETAILS PROVIDED ON LANDSCAPE PLANS.



LOCATION MAP
NTS



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SITE PLAN

Sheet Title

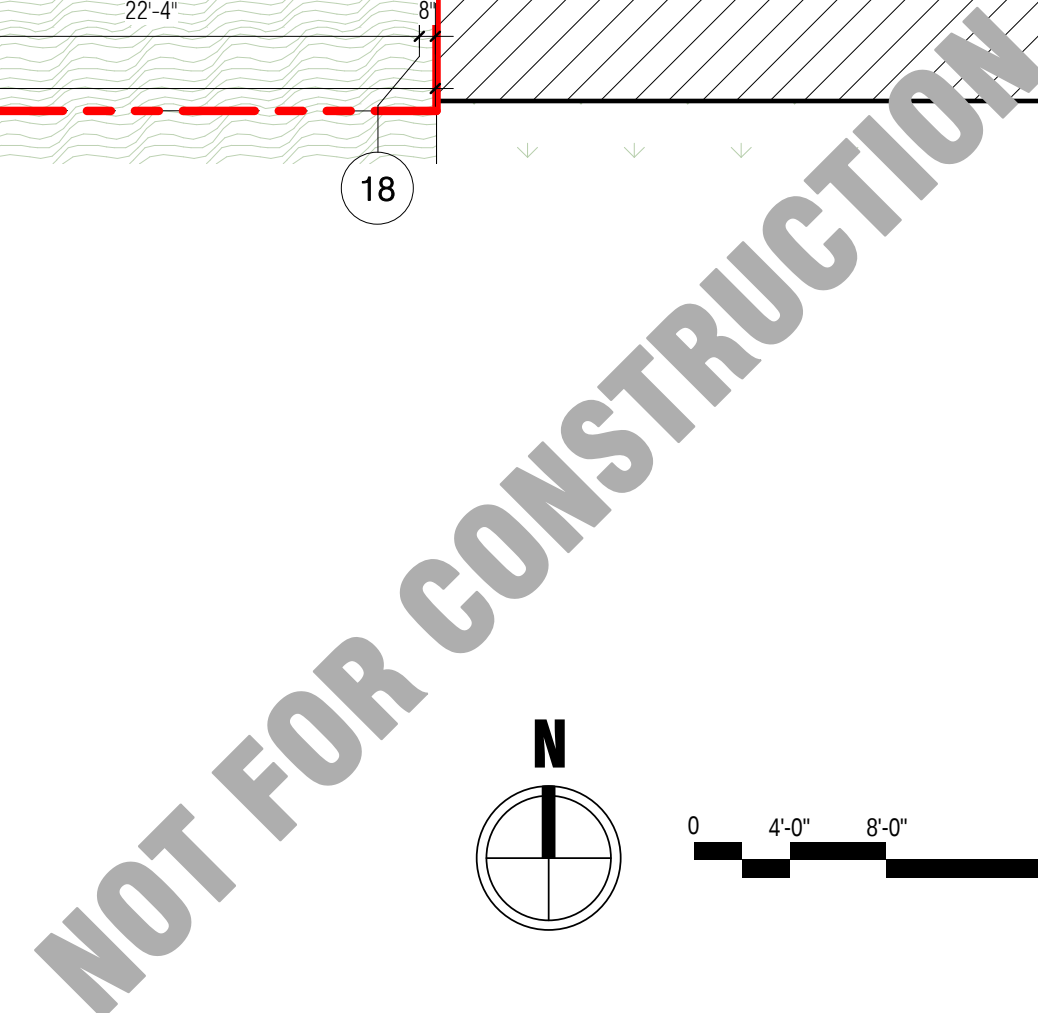
Job Title
**JACK + JILL CHILDREN'S CENTER
EXPANSION**
1315 W. BROWARD BLVD.
FORT LAUDERDALE, FLORIDA

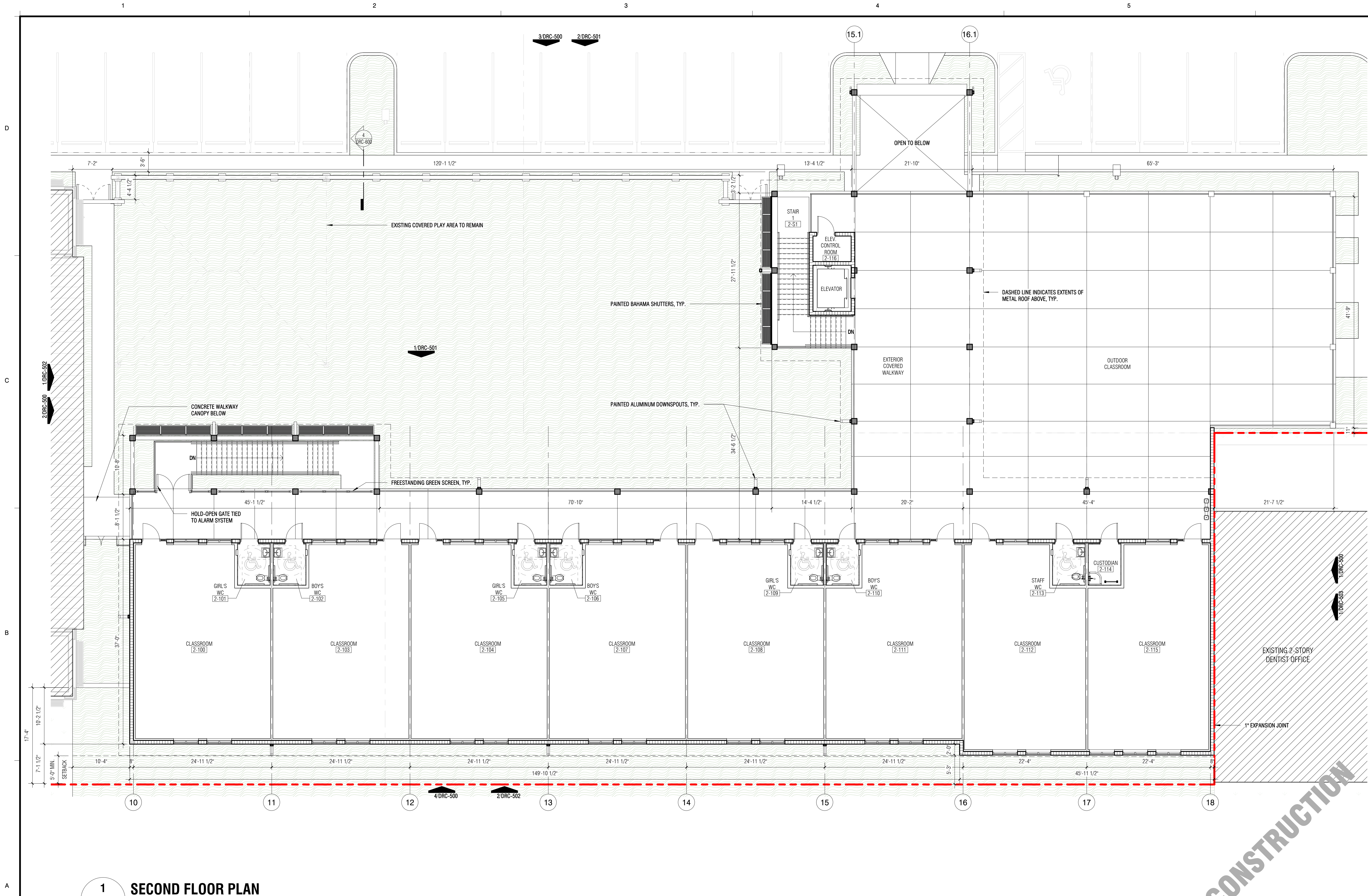


Revisions	

Phase:
DRC
DOCUMENTS

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Job No. 17-1405.00	Pld Date 05/24/18
Drawn by FES	Sheet No. C0
Proj. Mgr. DTR	
Appr. by JMF	1 of 5





DEVELOPMENT REVIEW COMMITTEE (DRC) - SITE PLAN SUBMISSION 05/18/18

Project
Jack & Jill
Children's Center
ELEMENTARY SCHOOL
EXPANSION
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Rev	Date	Note

SECOND FLOOR
PLAN

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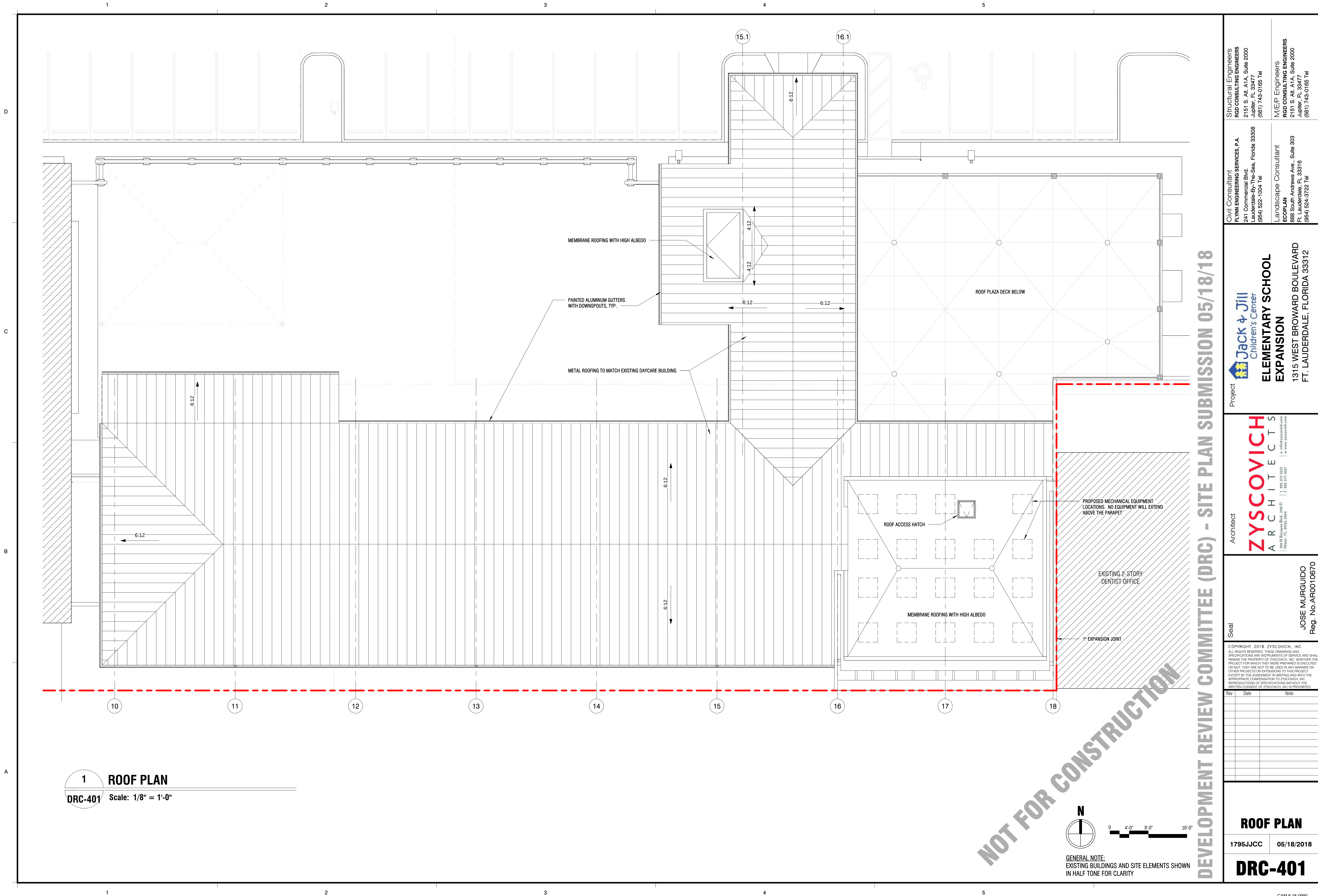
DRC-202

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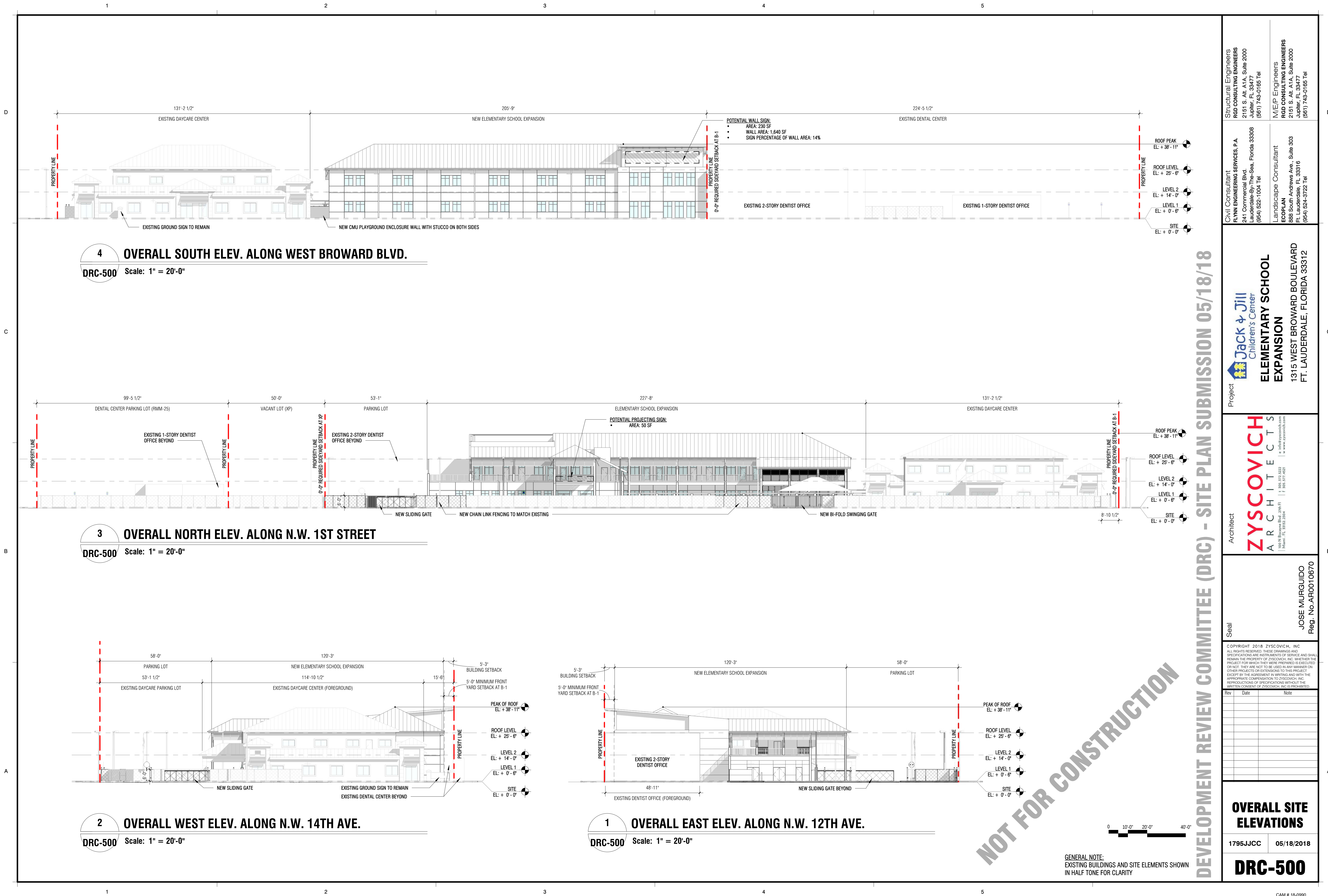
1 ROOF PLAN
DRC-401 Scale: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

GENERAL NOTE:
EXISTING BUILDINGS AND SITE ELEMENTS SHOWN
IN HALF TONE FOR CLARITY

DEVELOPMENT REVIEW COMMITTEE (DRC) - SITE PLAN SUBMISSION 05/18/18

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		M/E/P Engineers	RGD CONSULTING ENGINEERS 2151 S. Alt. A1A, Suite 2000 Jupiter, FL 33477 (888) 743-0165 Tel
Seal	JOSE MURGUIDO Reg. No. AR0010670	Civil Consultant	FLYNN ENGINEERING SERVICES, P.A. 241 Commercial Blvd. Lauderdale-By-The-Sea, Florida 33308 (954) 522-1004 Tel
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ROOF PLAN			
1795JJCC		05/18/2018	
DRC-401			



4 OVERALL SOUTH ELEV. ALONG WEST BROWARD BLVD.
DRC-500 Scale: 1" = 20'-0"

3 OVERALL NORTH ELEV. ALONG N.W. 1ST STREET
DRC-500 Scale: 1" = 20'-0"

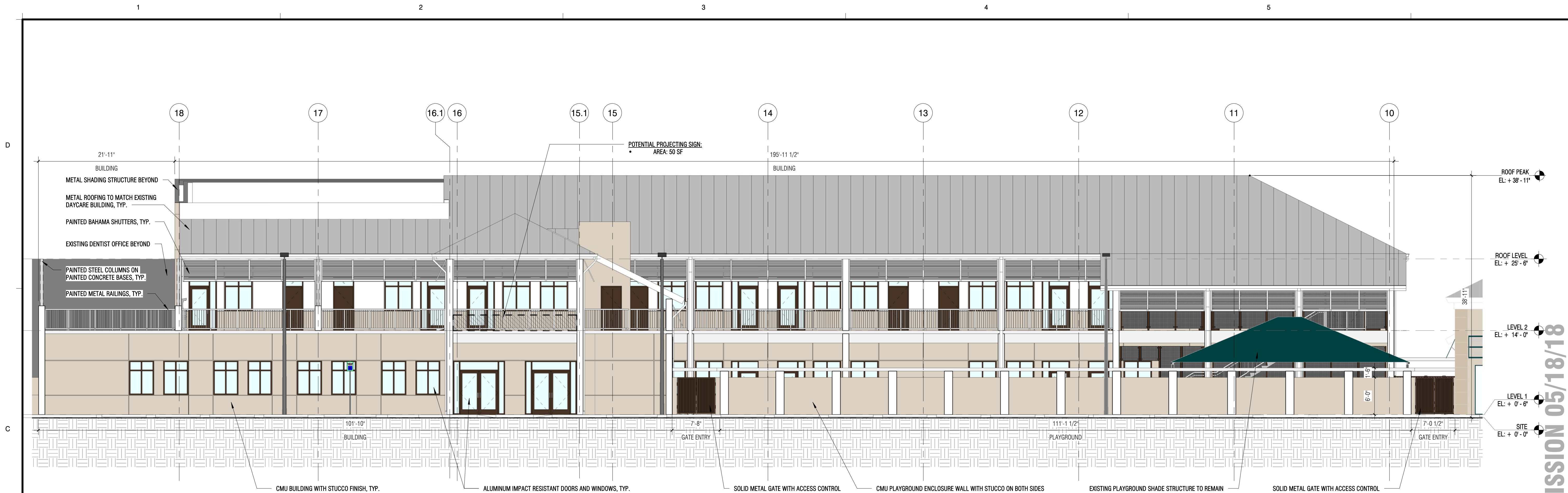
2 OVERALL WEST ELEV. ALONG N.W. 14TH AVE.
DRC-500 Scale: 1" = 20'-0"

1 OVERALL EAST ELEV. ALONG N.W. 12TH AVE.
DRC-500 Scale: 1" = 20'-0"

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<table><tr><td>Rev</td><td>Date</td><td>Note</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>			Rev	Date	Note																											
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OVERALL SITE ELEVATIONS																																
1795JJCC	05/18/2018																															
DRC-500																																



2 ENLARGED NORTH ELEVATION

DRC-501 Scale: 1/8" = 1'-0"



1 ENLARGED COURTYARD SECTION/ELEVATION

DRC-501 Scale: 1/8" = 1'-0"

GENERAL NOTE:
EXISTING BUILDINGS AND SITE ELEMENTS SHOWN
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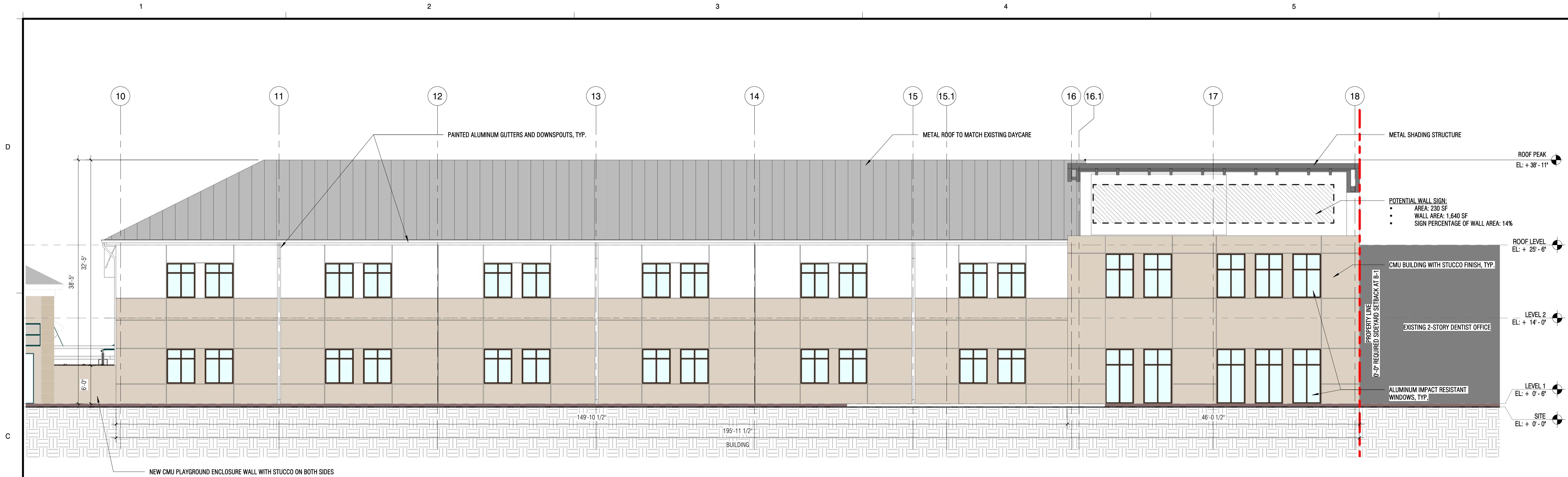
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ENLARGED
BUILDING
ELEVATIONS

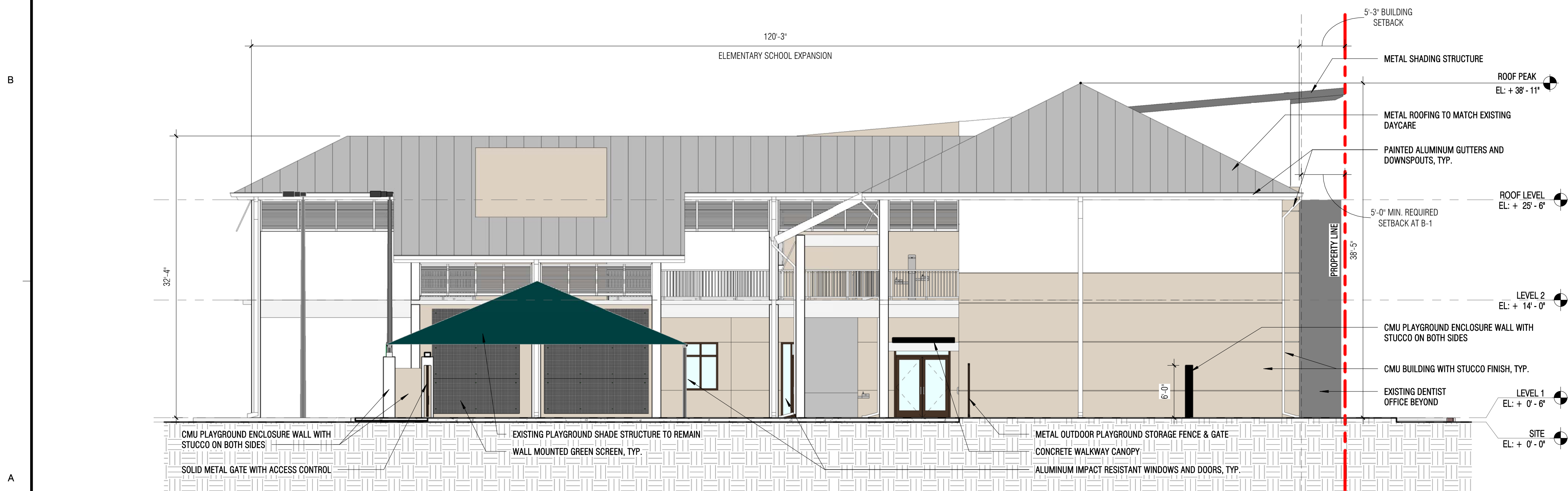
1795JJCC 05/18/2018

DRC-501



2 ENLARGED SOUTH ELEVATION

DRC-502 Scale: 1/8" = 1'-0"



1 ENLARGED WEST ELEVATION

DRC-502 Scale: 1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0"

GENERAL NOTE:
EXISTING BUILDINGS AND SITE ELEMENTS SHOWN
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ELEMENTARY SCHOOL
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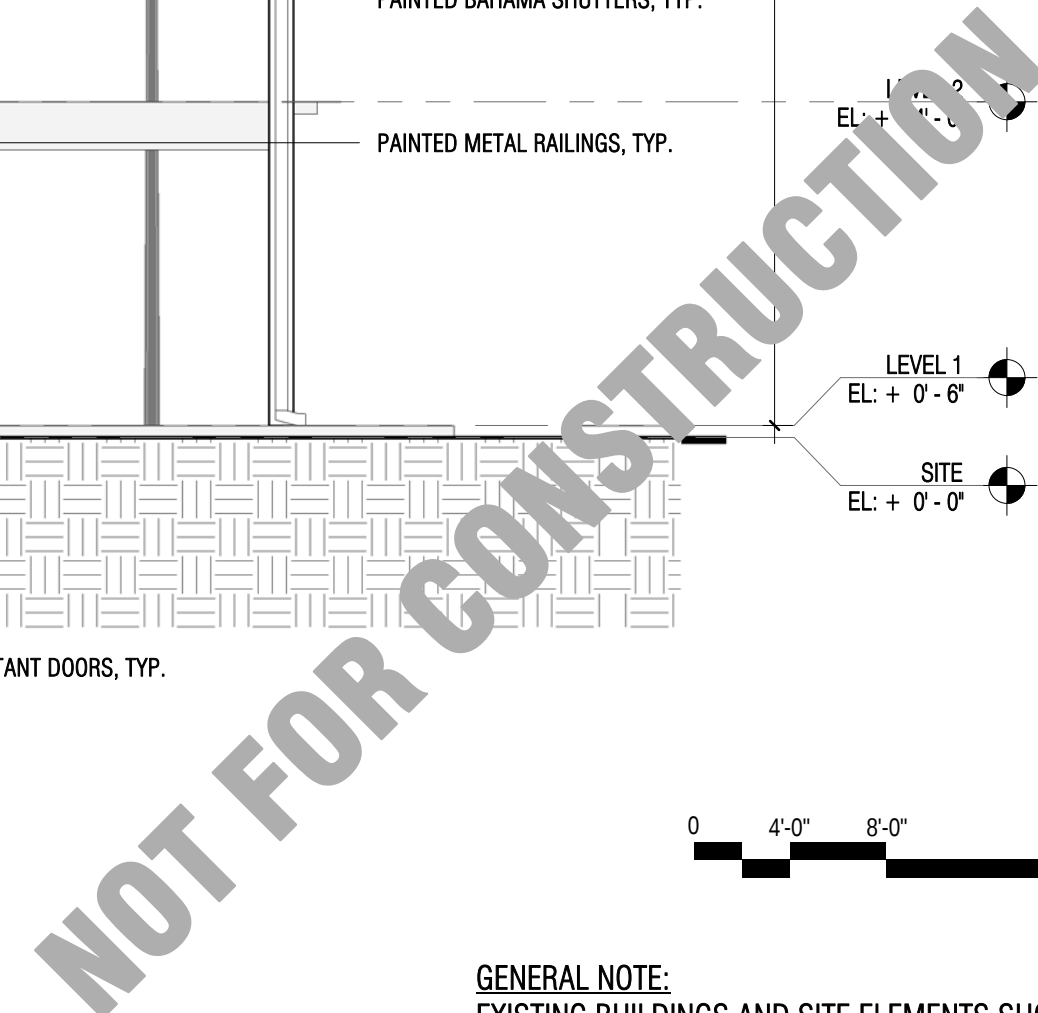
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Rev	Date	Note

ENLARGED
BUILDING
ELEVATIONS

1795JJCC 05/18/2018

DRC-502



1 **ENLARGED EAST ELEVATION**
DRC-503 Scale: 1/8" = 1'-0"

DRC-503 Scale: 1/8" = 1'-0"

GENERAL NOTE:
EXISTING BUILDINGS AND SITE ELEMENTS SHOWN
IN HALF TONE FOR CLARITY

DEVELOPMENT REVIEW COMMITTEE (DRC) - SITE PLAN SUBMISSION 05/18/18

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ENLARGED BUILDING ELEVATIONS

1795JJCC	05/18/2018
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DRC-503

Project
 **Jack & Jill**
Children's Center

**ELEMENTARY SCHOOL
EXPANSION**

1315 WEST BROWARD BOULEVARD
FT. LAUDERDALE, FLORIDA 33312

Architect

ZYSCOVICH
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3 VIEW FROM W. BROWARD BLVD. LOOKING WEST



2 VIEW FROM W. BROWARD BLVD. LOOKING EAST



1 VIEW FROM NW 1ST STREET ENTRANCE

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Jack & Jill
Children's Center

**ELEMENTARY SCHOOL
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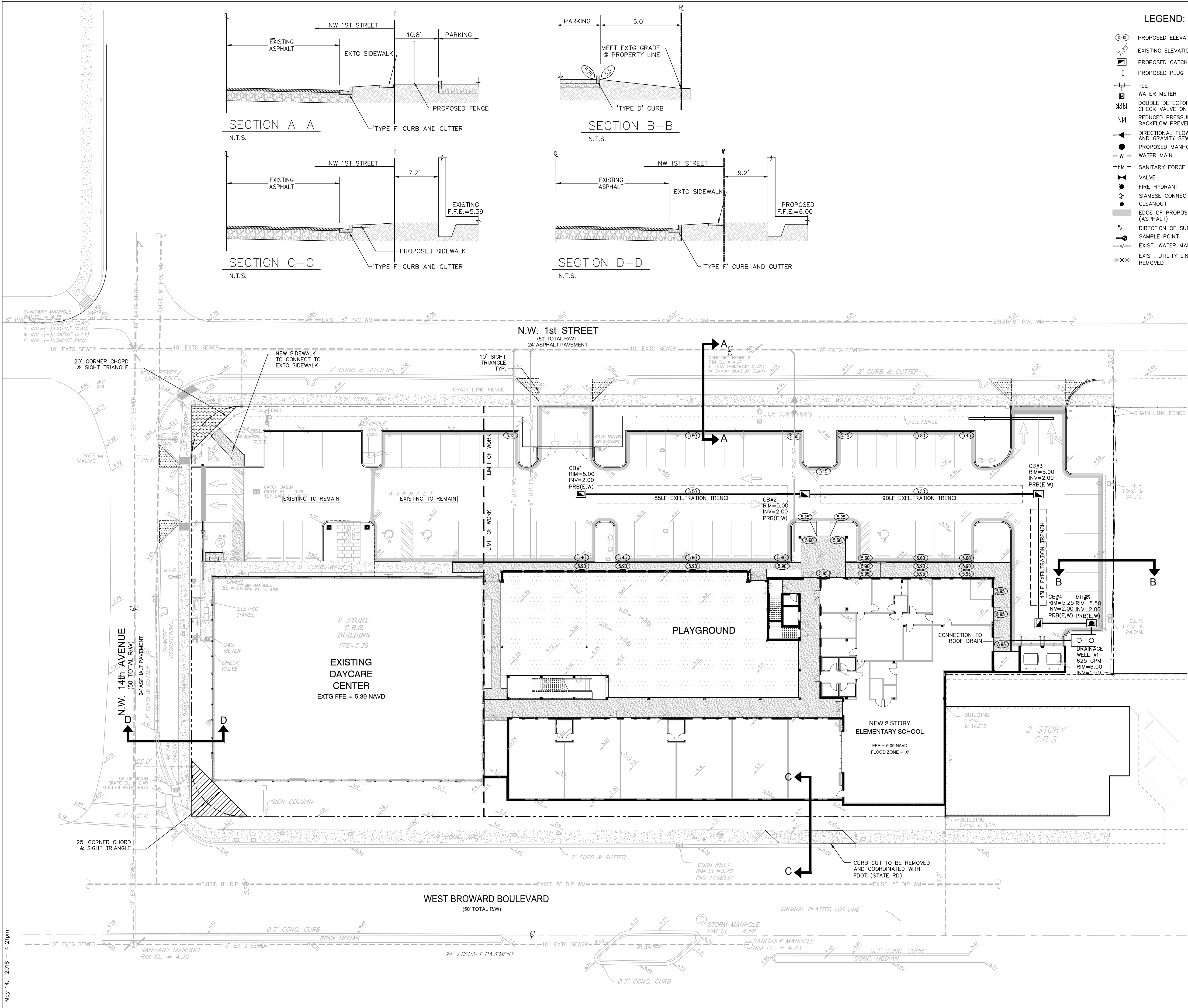
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CONCEPTUAL RENDERINGS

1795JJCC	05/18/2018
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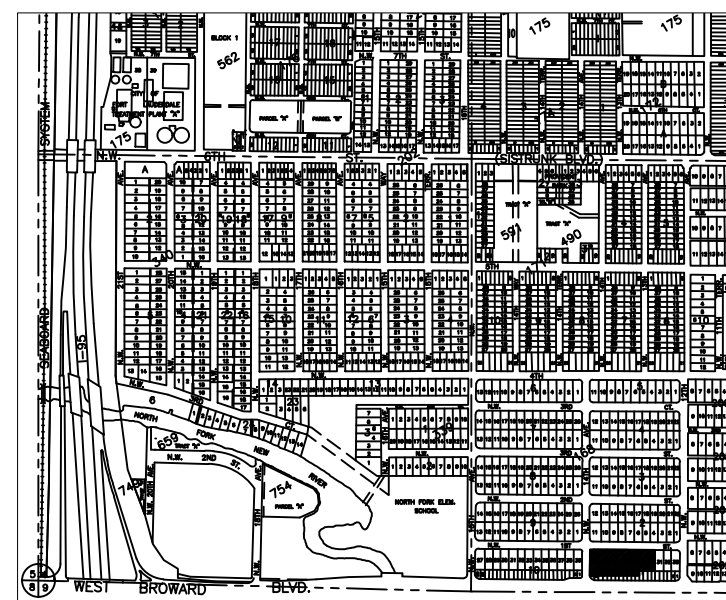
DRC-504

AM # 18-0990
Exhibit 2
Page 15 of 17



LEGEND:

- PROPOSED ELEVATION (NGVD)
- EXISTING ELEVATION (NGVD)
- PROPOSED CATCH BASIN
- PROPOSED PLUG
- TEE
- WATER METER
- DOUBLE DETECTOR CHECK W/ WATER CHECK VALVE ON DOWNSTREAM SIDE
- REDUCED PRESSURE BACKFLOW PREVENTOR
- DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
- PROPOSED MANHOLE
- WATER MAIN
- SANITARY FORCE MAIN
- VALVE
- FIRE HYDRANT
- SIAMESE CONNECTION
- CLEANOUT
- EDGE OF PROPOSED PAVEMENT (ASPHALT)
- DIRECTION OF SURFACE DRAINAGE
- SAMPLE POINT
- EXIST. WATER MAIN
- EXIST. UTILITY LINE TO BE REMOVED

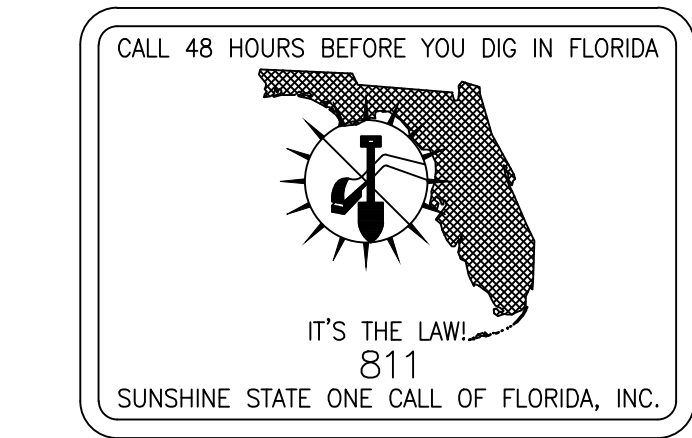


LOCATION MAP

GENERAL PAVING, GRADING, AND DRAINAGE NOTES

- ALL STORM DRAINAGE LINES FROM THE BLDG SHALL BE LAID @ 1.0% MINIMUM SLOPE UNLESS NOTED OTHERWISE ON PLANS.
- CLEANOUTS ON STORM DRAINAGE LINES ARE TO BE ADJUSTED TO BE FLUSH W/ FINISHED GRADE.
- CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
- LANDSCAPED AREAS SHALL BE GRADED TO DRAIN TO THE CATCH BASIN INLETS. FIELD ADJUST GRADING AS REQUIRED.
- SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN THE BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES (VERTICALLY AND HORIZONTALLY).
- RECTANGULAR CATCH BASIN AND YARD DRAIN GRATES SHALL BE INSTALLED SUCH THAT THE LONG AXIS OF GRATE PARALLELS THE CLOSEST ADJACENT WALK, BLDG DRIVE WAY, PROPERTY LINE, OR ROADWAY.
- COORDINATE LOCATION IN FIELD OF ALL CATCH BASINS & YARD DRAINS WITH LANDSCAPE CONTRACTOR TO AVOID CONFLICTS.
- CENTERLINE OF YARD DRAINS @ BASE OF DOWN SPOUTS MUST ALIGN WITH CENTERLINE OF DOWN SPOUT PRIOR TO FINAL ACCEPTANCE BY OWNER. REFERENCE ARCH. PLANS FOR EXACT LOCATION OF DOWN SPOUTS.
- CONTRACTOR SHALL COORDINATE WITH THE ENGINEER & LANDSCAPE ARCHITECT TO FIELD ADJUST GRADING & UNDERGROUND PIPING AS REQUIRED TO PRESERVE EXISTING TREES TO REMAIN.
- CATCH BASINS LOCATED IN SWALES IN PARKING LOT SHALL BE CENTERED IN SWALE UNLESS NOTED OTHERWISE.
- PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW CITY OF FT. LAUDERDALE UTILITIES DEPARTMENT AND FLYNN ENGINEERING SERVICES, P.A. REQUIREMENTS.
- ALL SANITARY SEWER LATERALS/MAINS SHALL CROSS UNDER WATER MAIN WITH A MINIMUM OF 6" SEPARATION. A 20 FOOT SECTION OF DUCTILE IRON PIPE WATER MAIN CENTERED ON CROSSING IS REQUIRED IF LESS THAN 12" VERTICAL SEPARATION OCCURS BETWEEN THE SEWER LATERAL/MAIN AND WATER MAIN.
- A/C CONDENSATE DRAIN LINES SHALL CONNECT DIRECTLY TO THE CLOSEST CATCH BASIN.
- CLEANOUTS AND MANHOLES ON SANITARY LINES ARE TO BE ADJUSTED TO BE FLUSH WITH FINISHED GRADE.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE CITY UTILITY DEPT. ANY WATER MAIN CONNECTIONS, UTILITY CONNECTIONS AND SCHEDULE MUST BE APPROVED BY THE UTILITY PRIOR TO IMPLEMENTATION. THE CONTRACTOR IS REQUIRED TO PAY FOR ALL COSTS ASSOCIATED WITH THIS WORK REGARDLESS OF WHETHER OR NOT THE UTILITY OR THE CONTRACTOR PERFORMS THE WORK.
- SLOPE ON SIDEWALKS SHALL NOT EXCEED 5% SLOPE IN DIRECTION OF TRAVEL OR 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
- SLOPE IN CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
- ELEVATIONS SHOWN ARE IN NAVD 88 DATUM.

FLOOD ZONE "X" ELEV (N/A) NAVD ON FIRM MAP #12011C0556 H, DATED AUGUST 18, 2014
BROWARD COUNTY 100 YEAR 3 DAY CONTOUR= ELEV. (5.5) NAVD
AVERAGE WET SEASON WATER LEVEL= ELEV. (2.0) NAVD



VERTICAL DATUM CONVERSION

GRADING SHOWN UTILIZES N.A.V.D. 88

N.G.V.D. 29

N.A.V.D. 88

N.A.V.D. 88 = N.G.V.D. 29 - 1.5'

N.G.V.D. 29 = N.A.V.D. 88 + 1.5'

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CONCEPTUAL
PAVING, GRADING,
AND DRAINAGE PLAN

JACK + JILL CHILDREN'S CENTER
EXPANSION

1315 W. BROWARD BLVD.
FORT LAUDERDALE, FLORIDA

North Arrow

NORTH

Revisions

No.	Description	Date

Phase:
DRC
DOCUMENTS

SEAL

Scale: 1"=20'

Date: 05/14/18

Job No: 17-1405.00

Plot Date: 05/14/18

Drawn by: FES

Sheet No: C2

Proj. Mgr: DTR

Appr. by: JMF

3 of 5

CAM # 18-0990
Exhibit 2
Page 16 of 17

PROJECT:

JACK & JILL CHILDREN'S CENTER

1315 W. BROWARD BLVD, FORT LAUDERDALE

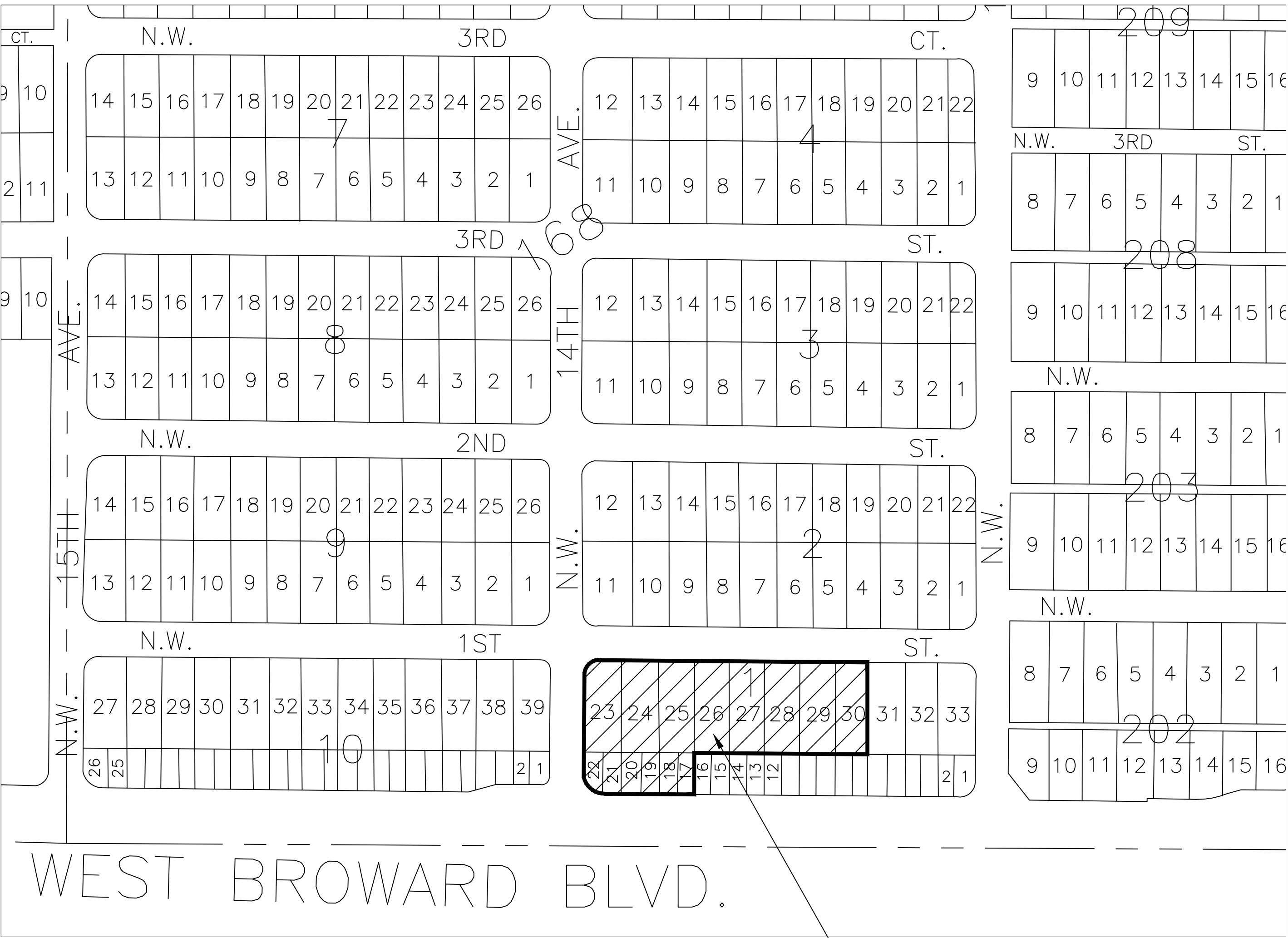
REZONING APPLICATION

LEGAL DESCRIPTION

LOTS 1, 1, 1, 20, 21 and 22 Less right of way or West Broward Blvd, per Florida Department of Transportation Right of Way Map, Section 0002501, Sheet 13 of 21, dated 07/10/1999 AND all of Lots 23, 24, 25 and 26, All in Block 1, SEMINOLE FOREST, according to the plat thereof, as recorded in Plat Book 14, Page 1, of the public records of Broward County, Florida. Said lands situate, line and being in the City of Fort Lauderdale, Broward County, Florida and containing 35,45± sq or 0.140± acres more or less.

ALONG WITH

LOTS 2, 2, 2 and 30, Block 1, SEMINOLE FOREST, according to the plat thereof, as recorded in Plat Book 14, Page 1, of the public records of Broward County, Florida. Said lands situate, line and being in the City of Fort Lauderdale, Broward County, Florida and containing 24,000 sq or 0.5510± acres more or less.



LOCATION SKETCH
N.T.S.

SUBJECT
AREA



DRC SHEET INDEX

- SURVEY
- PLAT
- AERIAL PHOTO S21/T50/R42
- REZONE EXHIBIT (EXISTING)
- REZONE EXHIBIT (PROPOSED)

FES

FLYNN ENGINEERING SERVICES, P.A.

CIVIL ENGINEERS

Job No.

17-1405.00

Plot Date

06/29/2018

Drawn by

FES

Proj. Engr.

DTR

Appr. by

JMF

COVER

241 COMMERCIAL BLVD.

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