



Ocean Harbor

3013 – 3019 Harbor Drive
Fort Lauderdale, Florida 33316

prepared for:

Ocean Harbor Properties, LLC

traffic statement

TRAFTECH
ENGINEERING, INC.

January 2023

Mr. Charles ("Chip") R. Abele, Jr.
Ocean Harbor Properties, LLC
1776 Polk Street, Suite 200
Hollywood, Florida 33020

January 9, 2023

Re: Ocean Harbor – Traffic Statement

Dear Chip:

Traf Tech Engineering, Inc. has prepared this traffic statement in connection with a proposed 36-unit high-rise residential development planned to be located at 3013 – 3019 Ocean Drive in Fort Lauderdale Beach, Broward County, Florida. The site is currently developed with 24 low-rise apartments. The survey of existing conditions and proposed site plan for the Ocean Harbor project are contained in Attachment A. This traffic memorandum addresses the following topics:

- o Trip Generation
- o Driveway Volumes
- o Need for Traffic Study

Trip Generation

A trip generation analysis was performed for the site using the trip generation equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (11th Edition)*. The trip generation analyses were undertaken for daily, AM peak hour, and PM peak hour conditions. According to ITE's *Trip Generation Manual (11th Edition)*, the trip generation equations used for the analyses are presented below:

Multifamily Low Rise (ITE Land Use 220) – Existing Use

Daily Trips

$$T = 6.74 (X)$$

Where T = average daily vehicle trip ends and X = number of units

AM Peak Hour

$$T = 0.40 (X) \text{ with } 24\% \text{ inbound and } 76\% \text{ outbound}$$

Where T = AM peak hour trip ends and X = number of units

PM Peak Hour

$$T = 0.51 (X) \text{ with } 63\% \text{ inbound and } 37\% \text{ outbound}$$

Where T = PM peak hour trip ends and X = number of units

Multifamily High Rise (ITE Land Use 222) – Proposed Use

Daily Trips

$T = 4.54 (X)$

Where T = average daily vehicle trip ends and X = number of units

AM Peak Hour

$T = 0.27 (X)$ with 34% inbound and 66% outbound

Where T = AM peak hour trip ends and X = number of units

PM Peak Hour

$T = 0.32 (X)$ with 56% inbound and 44% outbound

Where T = AM peak hour trip ends and X = number of units

Using the above-listed trip generation equations from the ITE document, a trip generation comparison analysis was undertaken between the existing and proposed residential buildings. The results of this effort are documented in Tables 1 and 2. As shown in the tables, the proposed 36-unit high-rise residential development is projected to generate approximately 163 daily trips, approximately 10 AM peak hour trips (3 inbound and 7 outbound) and approximately 12 trips during the typical afternoon peak hour (7 inbound and 5 outbound). When compared against the existing 24-unit apartment complex at the site, the proposed Ocean Harbor is projected to add one (1) new daily trip and zero (0) new trips during the morning and afternoon peak hours. Hence, the proposed 36-unit Ocean Harbor project has no traffic impacts on Ocean Drive and on SR A1A.

TABLE 1 Trip Generation Summary - Existing Use Ocean Harbor								
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Residential Low-Rise (LUC 220)	24 units	162	10	2	8	12	8	4
Proposed External Trips		162	10	2	8	12	8	4
Source: ITE Trip Generation Manual (11th Edition)								

TABLE 2 Trip Generation Summary - Proposed Use Ocean Harbor								
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Residential High-Rise (LUC 222)	36 units	163	10	3	7	12	7	5
Proposed External Trips		163	10	3	7	12	7	5
Source: ITE Trip Generation Manual (11th Edition)								

Difference	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Proposed - Existing	12 units	1	0	1	-1	0	-1	1

Driveway Volumes

The trip distribution for the project was based on knowledge of the study area, examination of the surrounding roadway network characteristics, review of current traffic volumes, and existing land use patterns. It is anticipated that approximately 90% of the project trips will arrive/depart from/to the east and 10% to/from the west. Figure 1 shows the projected AM and PM peak hour driveway volumes. Based on the projected driveway volumes, turn lanes are not warranted on Harbor Drive.

Need for Traffic Study

Based on the above analysis, the proposed Ocean Harbor project is not required to prepare a detailed traffic study for the following reasons:

- o According to the City of Fort Lauderdale ULDR Section 47-25.2.M.4, when the proposed development generates more than 1,000 daily trips, a traffic impact study is required. The project will generate one (1) new daily trip when compared against the current development at the site.
- o If the daily trips are less than 1,000 and more than 20% of the daily trips are anticipated to arrive or depart, or both, within one-half hour, a traffic impact study is required. As presented at the bottom of Table 2, the maximum number of new trips anticipated within one-half hour is zero (0).

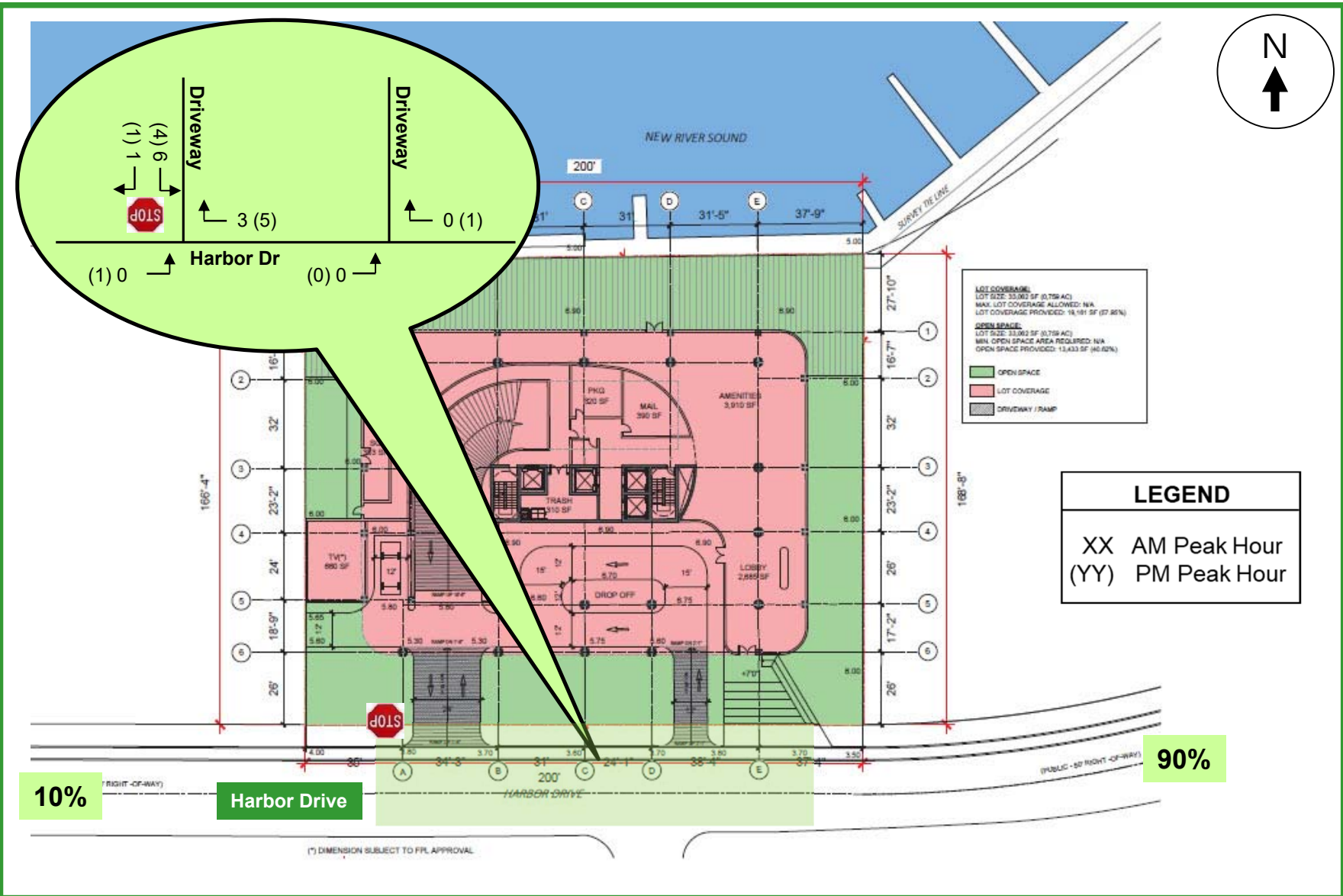
Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer





Driveway Volumes

FIGURE 1
 Ocean Harbor
 Fort Lauderdale Beach, Florida

ATTACHMENT A

**Survey and Site Plan for
Ocean Harbor**

SURVEY NOTES:

CLIENT: OSCAR LARRAZA
SURVEYOR: JUAN C. MELENDEZ D.B.A. ORTHOTEK
ACCURACY:

THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT 1 FT. IN 10,000 FT. (REQUIRED)
 PRIMARY CONTROL WAS ESTABLISHED USING RTK (REAL TIME KINEMATIC) FIELD PROCEDURES. POSITIONAL ACCURACY FOR HORIZONTAL CONTROL IS +/- 0.06 FT.

SURVEYORS NOTES:

- THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT 1 FT. IN 10,000 FT. (REQUIRED)
- OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN IN THIS SURVEY THAT MAY BE FOUND IN THE COUNTY PUBLIC RECORDS.
- THIS SURVEY IS FOR USE AS PER REQUEST AND NOT FOR ANY OTHER USE.
- NO EXCAVATION OR DETERMINATION WAS MADE AS TO HOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS AUXILIARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION, AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED. SURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, FENCING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE-GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- WELL-IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT, UNLESS OTHERWISE SHOWN.
- THERE ARE NO PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS A PART OF THE SURVEY UNLESS OTHERWISE SHOWN.
- PROPERTY HAS DIRECT ACCESS TO A PUBLIC RIGHT-OF-WAY BEING HARBOR DRIVE.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- AFTER CONSULTING THE NATIONAL WETLAND INVENTORY, THE PROPERTY DOES NOT CONTAIN WETLAND. NO VISUAL EVIDENCE OF WETLAND IS PRESENT ON THE PROPERTY.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- ADDRESS OF PROPERTY WAS NOTED ON FRONT OF PROPERTY.
- 27 STRIPED PARKING WERE NOTED ON THE SITE.
- PARCELS ARE CONTIGUOUS WITH NO GAPS, GORES OR OVERLAPS.

BASIS OF BEARINGS:

THE BEARING S83° 14' 22"E BEING THE CENTER LINE HARBOR DRIVE WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY. BEARING ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM NAD83, FLORIDA EAST.

LEGAL DESCRIPTION:

PARCEL 1 – FEE:
 LOT 11, OF OCEAN HARBOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2 – LEASEHOLD:
 LEASE ESTATE CREATED BY THAT 99-GROUND LEASE BETWEEN ROBERT A. BAUDENDISTEL AND FRED W. AHLEMEIER REALTY CO., A MISSOURI CORPORATION AND MAR VISTA APARTMENTS, INC., A NON-PROFIT DELAWARE CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 878, PAGE 282, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3 – SUBLEASEHOLD:
 A LEASEHOLD INTEREST IN AND TO APARTMENT NOS. 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 5A AND 5B, OF MAR VISTA APARTMENTS, INC., A COOPERATIVE APARTMENT BUILDING, WHICH COMPRISES A PORTION OF AND IS SITUATED ON THE FOLLOWING DESCRIBED REAL PROPERTY:

LOT 11, OF OCEAN HARBOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 4 – FEE:
 LOT 10, OF OCEAN HARBOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TITLE INFORMATION:

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN TITLE COMMITMENT PREPARED BY AMERICAN LAND TITLE ASSOCIATION COMMITMENT – OFFICE FILE NUMBER: 22037379A WITH AN EFFECTIVE DATE OF MAY 03, 2022 AT 8:00 A.M.

FLOOD ELEVATION NOTE:

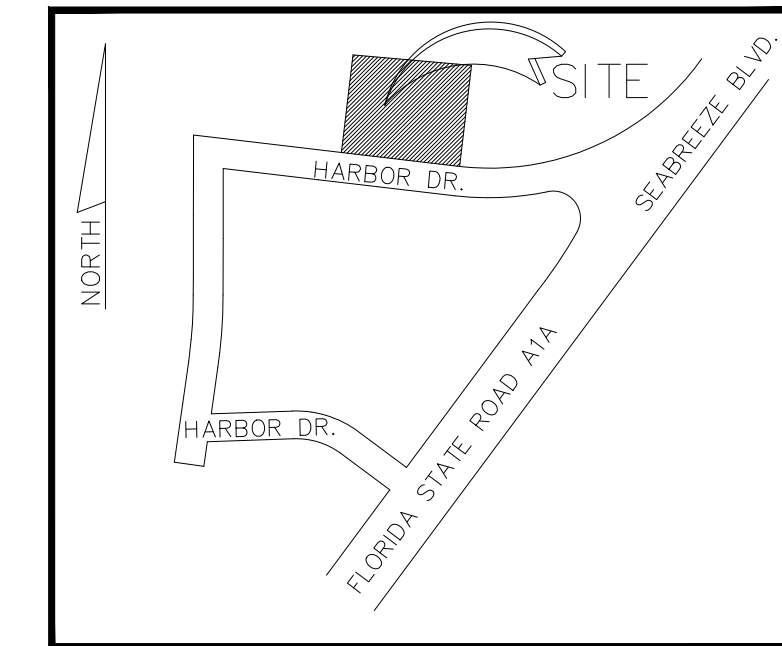
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONES "AE B.F.E. 5FT & X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12011C0576H, WHICH BEARS AN EFFECTIVE DATE OF 8/18/2014 AND IS LOCATED IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONE X: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
ZONE AE: AREAS WITH A 1% CHANCE OF AN ANNUAL FLOOD, OR A 26% CHANCE OF FLOODING DURING A 30-YEAR MORTGAGE.

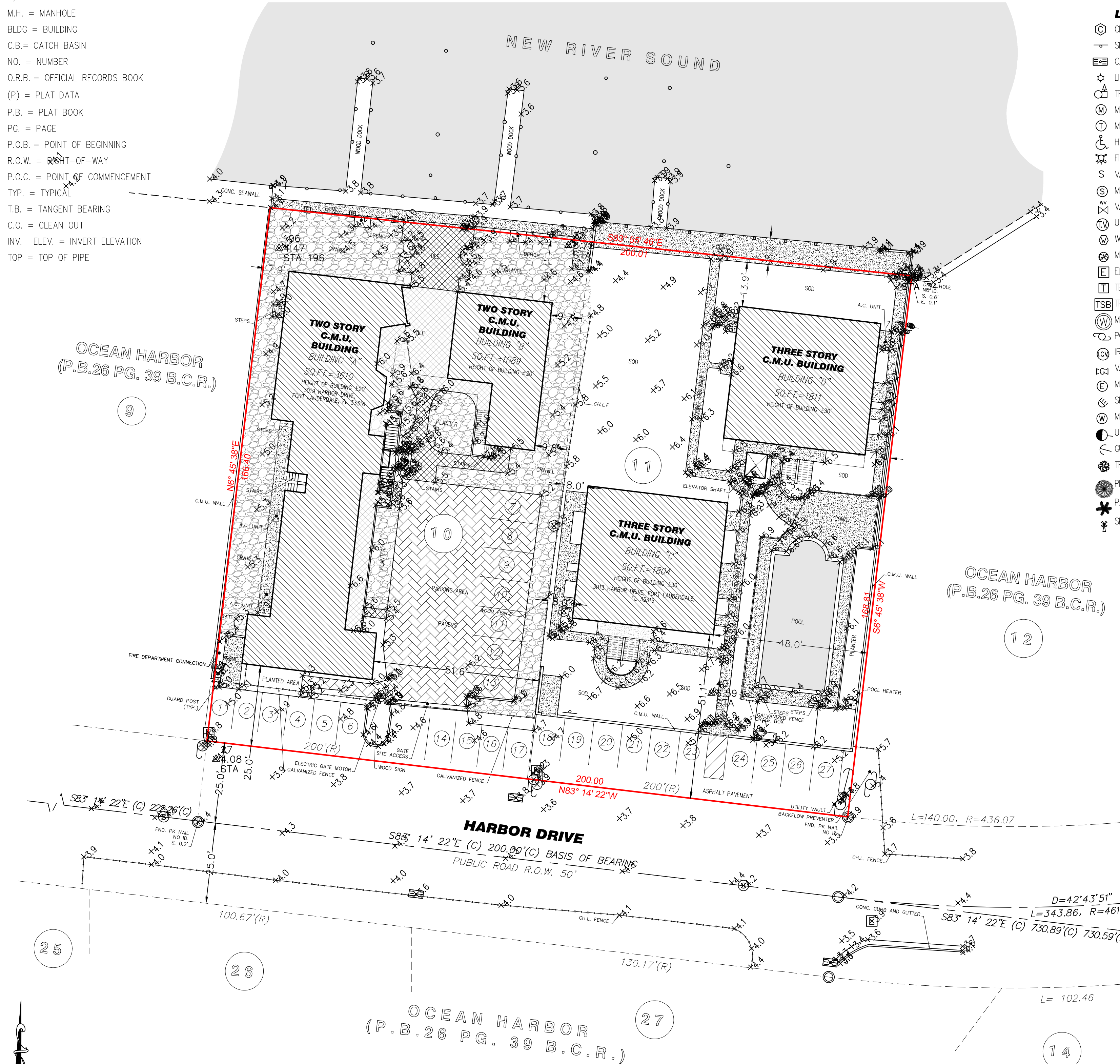
ABBREVIATIONS

CH.L.F. = CHAIN LINK FENCE
 CONC. = CONCRETE
 F.F.E. = FINISHED FLOOR ELEVATION
 FND. = FOUND
 L = LENGTH (WHEN USED IN CURVE DATA)
 L.F. = LINEAR FEET
 (C) = CALCULATED DATA
 (R) = RECORD.
 B.O.B. = BASIS OF BEARING
 R.B. = REBAR
 R.B.C. = REBAR AND CAP
 I.P. = REBAR AND CAP
 O/E = OVERHEAD ELECTRIC LINE
 M.H. = MANHOLE
 BLDG. = BUILDING
 C.B. = CATCH BASIN
 NO. = NUMBER
 O.R.B. = OFFICIAL RECORDS BOOK
 (P) = PLAT DATA
 P.B. = PLAT BOOK
 PG. = PAGE
 P.O.B. = POINT OF BEGINNING
 R.O.W. = RIGHT-OF-WAY
 P.O.C. = POINT OF COMMENCEMENT
 TYP. = TYPICAL
 T.B. = TANGENT BEARING
 C.O. = CLEAN OUT
 INV. ELEV. = INVERT ELEVATION
 TOP = TOP OF PIPE

ALTA/NSPS LAND TITLE SURVEY FOR 3013 / 3019 HARBOR DRIVE FORT LAUDERDALE, FL 33316



VICINITY MAP
 NO SCALE



LEGEND

- CLEAN OUT DRAIN
- SIGN
- CATCH BASIN GRATES
- LIGHT LIGHT
- TRAFFIC SIGNAL POLE
- MANHOLE STORM
- MANHOLE TELEPHONE
- HANDICAP ACCESS RAMP
- FIRE HYDRANT
- VALVE SANITARY
- VALVE WATER
- UTILITY PEDESTAL TELEVISION
- WATER METER
- MARKER GAS
- ELECTRICAL BOX CONDUIT
- TELEPHONE BOX
- TRAFFIC SIGNAL CONDUIT
- MONITORING WELL
- POLE POWER
- IRRIGATION CONTROL BOX
- VALVE GAS
- MANHOLE ELECTRICITY
- SPOT LIGHT
- MANHOLE WATER
- UTILITY POLE
- GLY WIRE ANCHOR
- TREE
- PINE
- PALM
- SPRINKLER HEAD

SCHEDULE B SECTION II EXCEPTIONS

ISSUING OFFICE FILE NUMBER 22037379A BEARING AN EFFECTIVE DATE OF MAY 03, 2022 AT 8:00 A.M., AS PREPARED BY AMERICAN LAND TITLE ASSOCIATION COMMITMENT.

- 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 PLOTTABLE.**
- FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE AND COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED. **NOT PLOTTABLE.**
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION. **NOT PLOTTABLE.**
- CONSTRUCTION, MECHANICS', CONTRACTORS' OR MATERIALMEN'S LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD. **NOT PLOTTABLE.**
- EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. **NOT PLOTTABLE.**
- GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2022 AND SUBSEQUENT YEARS. **NOT PLOTTABLE.**
- RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED IN THE PLAT OF OCEAN HARBOR, AS RECORDED IN PLAT BOOK 26, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, RECORDED IN DEED BOOK 401, PAGE 74, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. NOTE: THE RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATIONS HAS BEEN RELEASED BY SEC. 270.11, F.S. **NOT PLOTTABLE.**
- ENCROACHMENT AGREEMENT BETWEEN CITY OF FORT LAUDERDALE AND MAR-VISTA APARTMENTS, INC. RECORDED IN OFFICIAL RECORDS BOOK 9304, PAGE 487, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. **NOT PLOTTABLE.**
- LICENSE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9938, PAGE 512, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. **NOT PLOTTABLE.**
- RESOLUTION NO. 91-22 RECORDED APRIL 19, 1991 IN OFFICIAL RECORDS BOOK 18313, PAGE 758, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. **NOT PLOTTABLE.**
- INTENTIONALLY DELETED.
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- RIPARIAN AND LITTORAL RIGHTS ARE NOT INSURED. **NOT PLOTTABLE.**
- RIGHTS OF THE UNITED STATES OF AMERICA AND/OR THE STATE OF FLORIDA TO ANY PORTION OF SAID LAND WHICH HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO ANY SUCH PORTION AS SO CREATED. **NOT PLOTTABLE.**
- THOSE PORTIONS OF THE PROPERTY HEREIN DESCRIBED BEING ARTIFICIALLY FILLED IN LAND IN WHAT WAS FORMERLY NAVIGABLE WATERS, ARE SUBJECT TO THE RIGHT OF THE UNITED STATES GOVERNMENT ARISING BY REASON OF THE UNITED STATES GOVERNMENT CONTROL OVER NAVIGABLE WATERS IN THE INTEREST OF NAVIGATION AND COMMERCE. **NOT PLOTTABLE.**
- TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LESSEE(S). **NOT PLOTTABLE.**
- ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CH. 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN, AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. **NOT PLOTTABLE.**
- TERMS AND CONDITIONS OF SOVEREIGNTY SUBMERGED LAND LEASE(S) BETWEEN THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 35963, PAGE 383, OFFICIAL RECORDS BOOK 42588, PAGE 712, AND OFFICIAL RECORDS BOOK 47937, PAGE 1214, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AS TO PARCEL 4) **NOT PLOTTABLE.**
- THIS POLICY DOES NOT INSURE ANY PORTION OF THE INSURED PARCEL LYING WATERWARD OF THE MEAN-HIGH WATER LINE OF NEW RIVER SOUND, (AS TO PARCEL 4) **NOT PLOTTABLE.**
- AS TO PARCEL 4: SURVEY PREPARED BY TARGET SURVEYING, LLC, DATED 3/8/2022, SURVEY NO. 529168, REVEALS THE FOLLOWING:
 - A) ASPHALT PARKING AREA EXTENDS OVER SOUTHERLY PROPERTY LINE.
 - B) DOCK LOCATED OUTSIDE OF NORTHERLY PROPERTY LINE IN THE NEW RIVER SOUND.
 - C) SEAWALL EXTENDS OVER EASTERLY AND WESTERLY PROPERTY LINES.
 - D) FENCES NEAR THE BOUNDARY OF SUBJECT PROPERTY, NO DETERMINATION OF OWNERSHIP.

STATEMENT OF ENCROACHMENTS:

- CONCRETE WALK ON EAST SIDE OF THE PROPERTY APPEARS TO ENDOACH ON THE F.D.O.T. R. O.W. OF S.R.826 +/-
- PAVERS AND CANOPY TENT ON THE EAST SIDE OF THE SITE PROPERTY APPEARS TO ENDOACH ON THE F.D.O.T. R. O.W. OF S.R.826 +/- 1.7'

CERTIFIED TO:

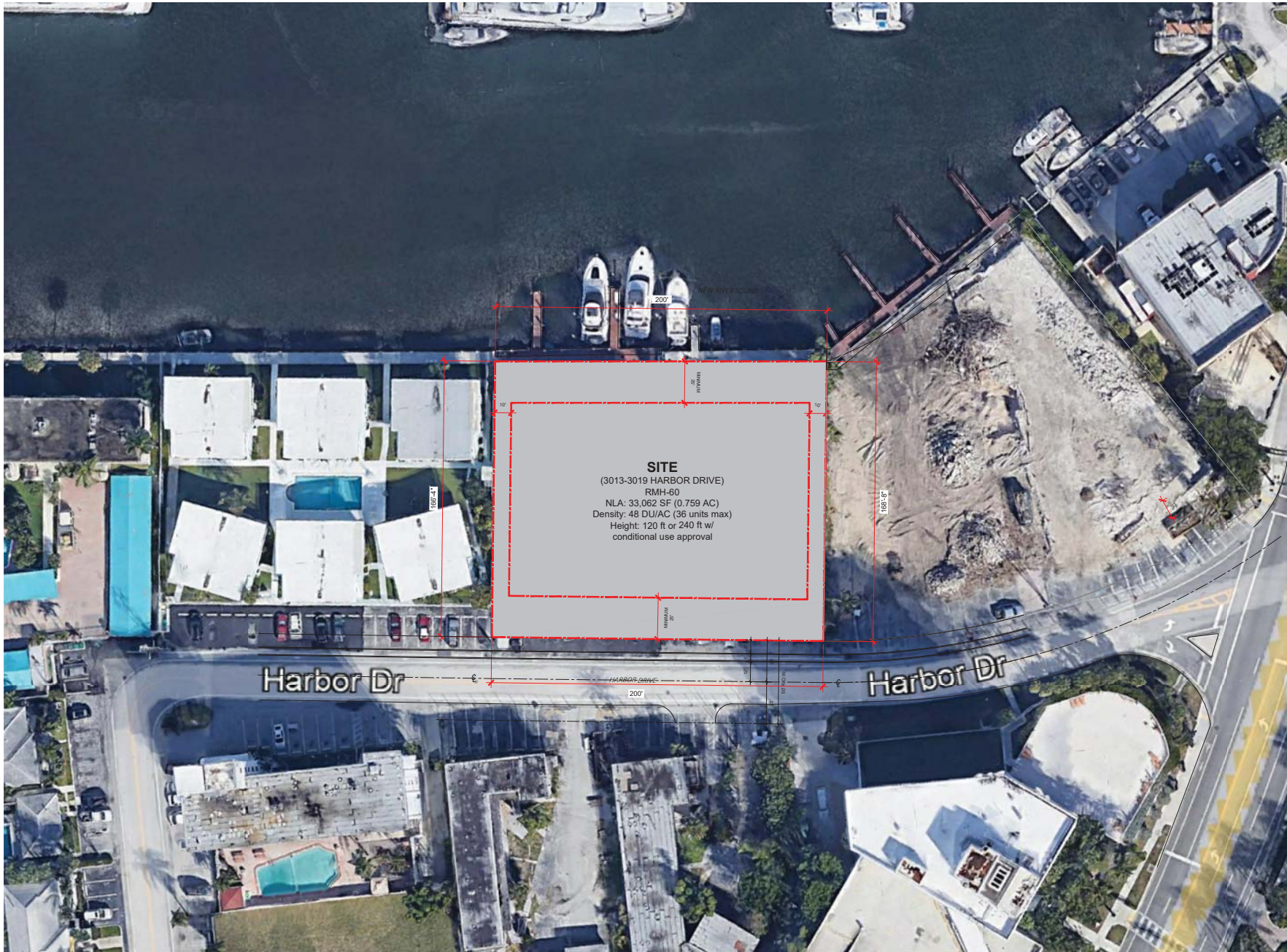
3019 HARBOR PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; PACIFIC NATIONAL BANK; AMERICAN LAND ASSOCIATION COMMITMENT.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION ("ALTA"), AMERICAN CONGRESS ON SURVEYING AND MAPPING ("ACSM"), AND THE SOCIETY OF PROFESSIONAL SURVEYORS ("NSPS"), AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 14, 16, 17 AND 20(A) (DEPICTION OF EXISTING TREES) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED 07/29/2022.

DATE OF PLAT OR MAP: 8/11/22

SURVEYOR'S SIGNATURE
 PRINTED NAME AND SEAL WITH REGISTRATION/LICENSE NUMBER
 THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND RAISED/DIGITAL SEAL OF A FLORIDA REGISTERED PROFESSIONAL SURVEYOR AND MAPPER.





SITE
 (3013-3019 HARBOR DRIVE)
 RMH-00
 NLA: 33,062 SF (0.759 AC)
 Density: 48 DU/AC (36 units max)
 Height: 120 ft or 240 ft w/
 conditional use approval



OCEAN HARBOR

PROJECT ADDRESS:
 3013-3019 HARBOR DRIVE, FORT LAUDERDALE, FLORIDA

OWNER:
 Ocean Harbor Properties, LLC
 1000 Biscayne Avenue, Suite 300
 Miami, FL 33131

ARQUITECTONICA
 2800 OAK AVENUE, MIAMI, FLORIDA 33133
 (305) 372-1812 TEL
 (305) 372-1719 FAX
 WWW.ARQUITECTONICA.COM

CIVIL ENGINEER:
 CRAIG W. THOMPSON & ASSOCIATES, INC.
 2943 NW 52nd St
 Fort Lauderdale, FL 33309
 TEL: (954) 779-4800
 CWT@CRAIGW.COM

LANDSCAPE DESIGN ARCHITECT:
 EcoPlan, Inc.
 310 SE 18th St
 Fort Lauderdale, FL 33316
 Tel: (954) 624-3722
 ecoplan@ecoplan.com

TRAFFIC ENGINEER:
 Traf Tech Engineering Inc.
 8400 N University Dr #207
 Pompano, FL 33321
 Tel: (954) 682-0988

LIGHTING PHOTO METRICS:
 South Florida Lighting, Inc.
 13006 SW 87th Ave #5902
 Miami, FL 33176
 Tel: (305) 213-8000
 southfloridalighting.com

LAND USE:
 TOOTHAKER
 401 E Las Olas Blvd, Suite
 Fort Lauderdale, FL 33301
 Tel: (954) 777-0276

SEAL/SIGNATURE/DATE:
 OFFICE REGISTRATION:



PROJECT NUMBER:

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 115, FLORIDA BUILDING CODE AND CHAPTER 413, FLORIDA STATUTES.

ALL DESIGNATIONS INDICATED IN THESE DRAWINGS ARE THE PROPERTY OF ARQUITECTONICA INTERNATIONAL, CORP. ALL COPYRIGHTS RESERVED. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATIONS OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL, CORP.

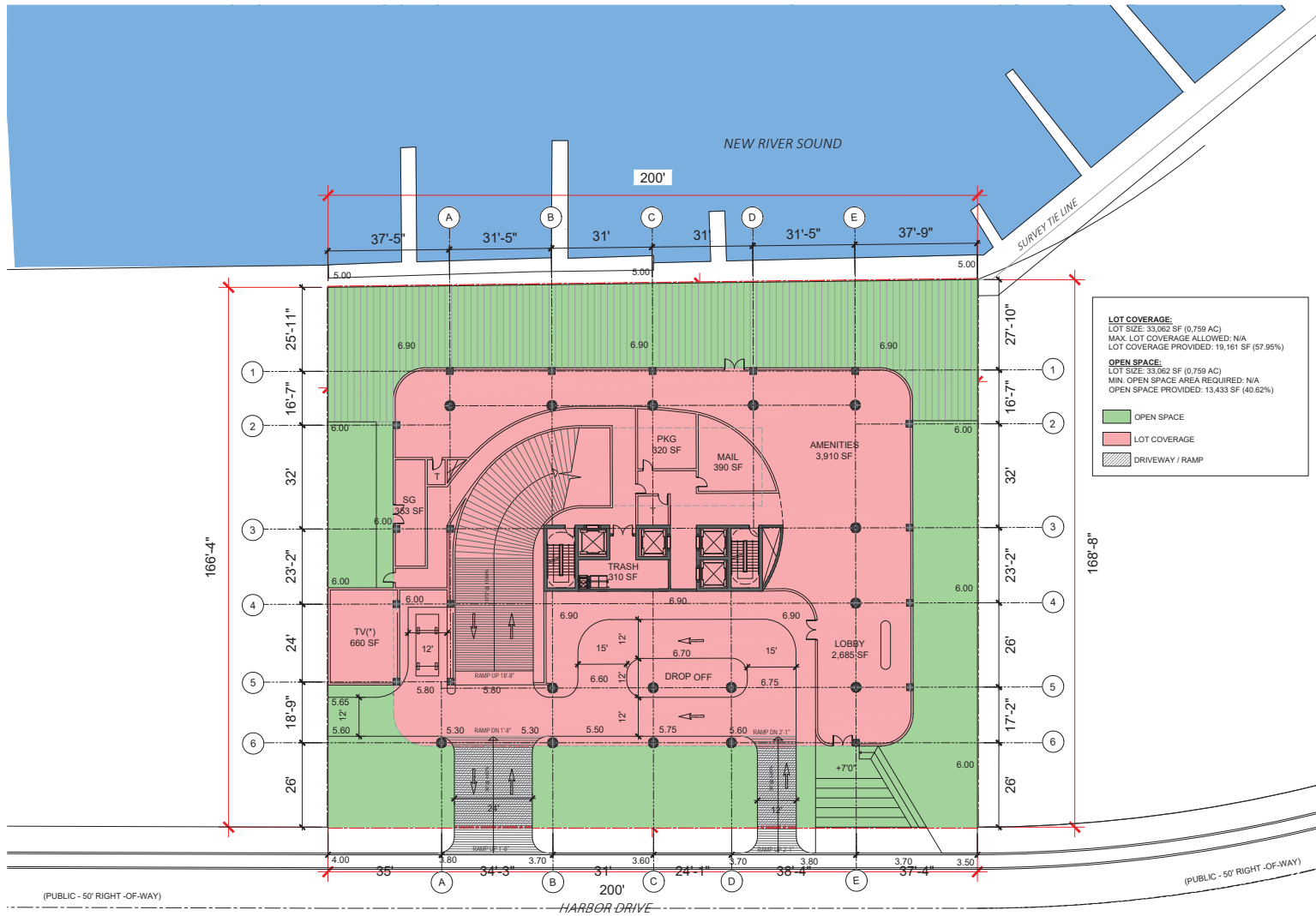
ISSUE #	DESCRIPTION	DATE
	SUBMITTAL	JANUARY 13, 2023

SITE PLAN APPROVAL
 SHEET ISSUE DATE: JANUARY 13, 2023

PROJECT SITE

C.3

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LOT COVERAGE:
 LOT SIZE: 33,062 SF (0.759 AC)
 MAX. LOT COVERAGE ALLOWED: N/A
 LOT COVERAGE PROVIDED: 19,161 SF (57.96%)

OPEN SPACE:
 LOT SIZE: 33,062 SF (0.759 AC)
 MIN. OPEN SPACE AREA REQUIRED: N/A
 OPEN SPACE PROVIDED: 13,433 SF (40.62%)

OPEN SPACE
 LOT COVERAGE
 DRIVEWAY / RAMP

(*) DIMENSION SUBJECT TO FPL APPROVAL



OCEAN HARBOR
 PROJECT ADDRESS:
 3013-3019 HARBOR DRIVE, FORT LAUDERDALE, FLORIDA

OWNER:
 Ocean Harbor Properties, LLC
 1000 Brickell Avenue, Suite 300
 MIAMI, FL 33131

ARQUITECTONICA
 2905 GARCIA AVENUE, MIAMI, FLORIDA 33133
 (305) 572-1812 FAX
 (305) 572-1178 FAX
 WWW.ARQUITECTONICA.COM

CIVIL ENGINEER:
 CROSWEN THOMPSON & ASSOCIATES, INC.
 3545 NEW SW 58 ST
 FORT LAUDERDALE, FLORIDA 33309
 TEL: (954) 979-4600
 CTH@CROSWEN.COM

LANDSCAPE DESIGN ARCHITECT:
 EcoPlan, Inc.
 1110 SW 18 ST 50
 Fort Lauderdale, FL 33316
 Tel: (954) 624-3322
 ecoplan.com

TRAFFIC ENGINEER:
 Traf Tech Engineering Inc.
 8400 University Dr #500
 Tamarac, FL 33321
 Tel: (954) 652-9988

LIGHTING PHOTOGRAPHER:
 South Coast Lighting, Inc.
 1300A SW 87th Ave #5002
 Miami, FL 33176
 Tel: (305) 233-8029
 southcoastlighting.com

LAND USE:
 TOWNPLANNER:
 401 E Las Olas Blvd, Suite
 Fort Lauderdale, FL 33309
 Tel: (954) 477-6276

SCALE/SIGNATURE/DATE:
 OFFICE REGISTRATION:

PROJECT NUMBER:
 TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 165, FLORIDA BUILDING CODE AND CHAPTER 433, FLORIDA STATUTES.

ALL DESIGN INDICATED IN THESE DRAWINGS ARE THE PROPERTY OF ARQUITECTONICA INTERNATIONAL, CO., P.A. ALL RIGHTS RESERVED. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARQUITECTONICA INTERNATIONAL, CO., P.A.

ISSUE #	DESCRIPTION	DATE
1	SUBMITTAL	JANUARY 13, 2023

SITE PLAN APPROVAL
 SHEET ISSUE DATE: JANUARY 13, 2023

LOT COVERAGE / OPEN SPACE DIAGRAM

C.7

©2023 ARQUITECTONICA INTERNATIONAL, INC.

Project Information

Lot Addresses:

3013 HARBOR DRIVE, FORT LAUDERDALE, FL, 33316
 3019 HARBOR DRIVE, FORT LAUDERDALE, FL, 33316

Folio numbers:

504212NS0030
 504212240070

Site Plan Information	Required
ZONING JURISDICTION	MUNICIPAL CODE - CITY OF FORT LAUDERDALE
ZONING DESIGNATION	RESIDENTIAL HIGH RISE MULTIFAMILY/HIGH DENSITY DISTRICT (RMH-60)
FUTURE LAND USE DESIGNATION	HIGH
FLEX ZONE	N/A
COMMUNITY REDEVELOPMENT AREA	N/A
Adjacent Zoning Designation - North	RMH-60
Adjacent Zoning Designation - South	RMH-60
Adjacent Zoning Designation - East	SBMHA
Adjacent Zoning Designation - West	RMH-60
FEMA	FLOOD ZONE:AE,X BASE FLOOD ELEVATION(BFE): 4NAVD DESIGN FLOOD ELEVATION(DFE): 7NAVD

	Required	Provided
Density	48 Du / Acre	36 Units
Min Lot Size (SQ.FT.)	5,000 SF	33,062 SF (0.759 AC)
Max. Structure Height (FT)	*UP TO 300 FT	240 FT
Max. Structure Length (FT)	200 FT (May be increased to 300 feet subject to criteria in section47)	
Min. Lot Width (FT)	50 FT	200 FT
Min. Floor Area (SF)	400 SF EA.DU.	400 EA. DU MIN UP TO 5,000 SF
Min. Distance Between Buildings (FT)	10 FT or 20% of Tales Building	N/A
Floor Area ratio	N/A	
Lot Coverage	N/A	57.95% (19,161 sf)
Open Space	35% Lot area min	40.62 % (13,433 sf)
LandScape Area		

Building Setbacks	Required	Provided
Front (N)	1/2 the height=60ft	25 ft
Side (E)	1/2 the height=60ft	10 ft
Side (W)	1/2 the height=60ft	10 ft
Rear (S)	1/2 the height=60ft	25 ft

PARKING INFORMATION				
PARKING SPOT (SP) REQUIRMENTS				
	ZONING REQUIRMENTS	CALCULATION	PS REQUIRED	PS PROVIDED
MULTIFAMILY				
2 Bedrooms	2.0/Unit	2.0*8	16	16
3 Bedrooms	2.1/Unit	2.1*20	42	42
4 Bedrooms	2.2/Unit	2.2*6	13	13
Pent House	2.2/Unit	2.2*2	4	4

Residential Garage Data	Provided	Type
Ground Level Parking	0 spaces	0
Level 02 Parking	37 spaces	24 S + 13RS
Level 03 Parking	38 spaces	24S+14RS
Level 04 Parking	33 spaces	24S+9RS
Total = 108 spaces (72 Spaces, 36 ramp spaces)		

Loading Requirements	Required	Provided
MULTIFAMILY	N/A	01 Loading

** RAC Loading Req. For Non-residential <20,000 sf not required.



OCEAN HARBOR

PROJECT ADDRESS:
 3013-3019 HARBOR DRIVE, FORT LAUDERDALE, FLORIDA

OWNER:
 Ocean Harbor Properties, LLC
 1000 Brickell Avenue, Suite 300
 MIAMI, FL 33131

ARQUITECTONICA

2501 OAK AVENUE MIAMI, FLORIDA 33133
 (305)372-1812 TEL
 (305)372-1176 FAX
 WWW.ARQUITECTONICA.COM

CIVIL ENGINEER:
 CRAVEN N THOMPSON & ASSOCIATES, INC.
 284 N.W. 13th St
 FORT LAUDERDALE FLORIDA 33309
 TEL: (954)794-6400
 craven@thompson.com

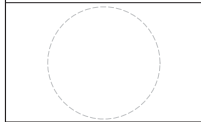
LANDSCAPE DESIGN ARCHITECT:
 Equipes, Inc.
 370 SE 18 Th St
 Fort Lauderdale, FL 33316
 Tel (954)24-3722
 equipes-inc.com

TRAFFIC ENGINEER:
 Tuf Tech Engineering, Inc.
 8400 N University Dr #307
 Tampa, FL 33621
 Tel (954)562-0988

LIGHTNING PHOTOMETRICS:
 South Coast Lighting, Inc.
 13206 SW 87th Ave #1002
 Miami, FL 33176
 Tel (305)231-8000
 southcoastlighting.com

LAND USE:
 TOSHIBA/IDE
 401 E Lak Ochs Blvd, Suite
 Fort Lauderdale, FL 33301
 Tel (954)777-6276

SEAL/SIGNATURE DATE:
 OFFICE REGISTRATION:



PROJECT NUMBER

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES, AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 165, FLORIDA BUILDING CODE AND CHAPTER 618, FLORIDA STATUTES.

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ISSUE #	DESCRIPTION	DATE
	SUBMITTAL	JANUARY 13, 2023

SITE PLAN APPROVAL

SHEET ISSUE DATE: JANUARY 13, 2023

ZONING DATA

C.2

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