

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (“**Agreement**”), dated this ____ of _____, 2025, is made by and amongst 901 N Federal Owner, LLC; 450 NE 9th Owner, LLC; 550 NE 9th Owner, LLC; AIMCO OP GP, LLC; and AIMCO OP L.P., and each of their parents, subsidiaries, affiliates, successors, and assigns, (collectively, the “**Developer**”) and the City of Fort Lauderdale, Florida, a Florida municipal corporation, (the “**City**”). The Developer and the City are collectively the “**Parties**”.

Background:

A. The Developer hereby represents and warrants it is the owner of Property in the City of Fort Lauderdale as identified as:

“Parcel I”

Address: 901 N Federal Highway
Folio Number: 504203120010

“Parcel II”

Address: 550 NE 9th Street
Folio Number: 494234061890 (formerly 494234061890; 494234061690; and 494234061840)

“Parcel III”

Location: 450 NE 9th Street
Folio Number: 494234360011 (formerly 494234360011; and 494234360010)

Parcels I, II and III are collectively known as the “**Property**”. The legal descriptions for the Property are provided as **Exhibit A**.

B. Subject to the Unified Land Development Regulations (“**ULDR**”) expiration deadlines, and other requirements, the Property is currently allocated and approved for the following uses:

Parcel I

Case Number: PLN-SITE-19120001 as amended by: UDP-S2301
Location: 901 N Federal Highway
Folio Number: 504203120010
Project Description:

797 residential units;
168 hotel rooms;
138,749 square feet of retail and office space; and
24,245 square feet of retail space.

Parcel II

Case Number: PLN-SITE-19120002: amended by: UDP-A22052

Location: 550 NE 9th Street

Folio Number:494234061890

Project Description:

214 residential units; and
4,770 square feet of restaurant space.

Parcel III

Case Number: PLN-SITE-19120003

Location: 450 NE 9th Street

Folio Number:494234360011

Zoning District: Regional Activity Center – Urban Village (RAC-UV)

Project Description:

135 residential units;
15,601 square feet of retail and studio space; and
4,770 square feet of restaurant space.

The Parcel I, Parcel II and Parcel III Approved Site Plans are **Exhibit B**.

C. The intent and purpose of this Development Agreement is to provide for a mechanism to develop the Property and the public realm in an orderly, complementary and consistent fashion. The three parcels that comprise the Property; and the local streets that bisect the Property warrant a long-term plan to permit the multiple separate aspects of the Property to be developed in a consistent manner is beneficial, specifically allowing for the complementary development of the following aspects:

- The public realm improvements as shown in an Approved Site Plan as defined and discussed herein;
- The on-site and right-of-way improvements which incorporate improvements to NE 9th Street; Flagler Drive; NE 5th Avenue and Federal Highway. Additionally, the integrated construction improvements to the pedestrian realm around the Property incorporating the Laudertrail Project;
- The ability to prioritize construction of neighborhood serving uses on both the north and south sides of NE 9th Street as part of the initial construction; and
- Provide a mechanism for the interim activation of the Property while different phases are under construction, including activation of Parcels I, II & III with neighborhood serving uses complementary to Flagler Village and MASS district activity.

D. Florida Local Government Development Agreement Act, Sections 163.3220-163.3243, Florida Statutes, authorizes local governments to enter into development agreements

with developers to encourage a stronger long-term commitment to the comprehensive and capital facilities planning, to ensure the provision of adequate public facilities for development, to encourage the efficient use of resources, to reduce the economic cost of development and to provide certainty to developers and municipalities in the approval of development and assurances that they may proceed in accordance with the existing laws and policies, subject to the conditions of such development agreements; and

E. Development agreements strengthen the public planning process, encourage sound capital improvement planning and financing and coordination with permitting agencies, assist in assuring that there are adequate capital facilities for development and encourage private participation in comprehensive planning; and

F. The term of this Development Agreement shall be ten (10) years with a one (1) time extension of five (5) years subject to the evaluation of annual reporting pursuant to Section 163.3235 Florida Statutes (2025).

NOW THEREFORE, in consideration of the mutual terms, covenants and conditions contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is mutually agreed as follows:

1. Recitals. The foregoing Background information is true, correct and incorporated herein by reference. All Exhibits to this Development Agreement are deemed a part hereof.
2. Purpose. This Agreement will allow the Developer to phase construction of the Project, allowing for coordination of the private and public improvements. The Agreement will allow the Developer to transfer density, trips, and uses between the parcels, and subdivide, convey, and finance the Property and any future Property created over time. Further, phasing the Project will lessen the burden of construction on the surrounding neighborhood.
3. Permitted Development on the Property. The City acknowledges and agrees that the Property currently has a Downtown Regional Activity Center ("D-RAC") Land Use Designation; is in the Regional Activity Center Urban Village ("RAC-UV") zoning district; and Near Downtown Character Area pursuant to the City's Comprehensive Plan and Unified Land Development Regulations ("ULDR"). The RAC-UV permits the following uses: commercial recreation; food and beverage sales; lodging; residential uses; retail sales, public purpose facilities; and wholesale service and office facilities. RAC-UV does not provide a maximum density restriction.
4. Dwelling Units. The Approved Projects have been allocated 1,146 residential dwelling units allocated across Parcels I, II, and III.
5. Site Plan Compliance. The City approved the Approved Site Plans in accordance with the City's Comprehensive Plan and ULDR. The City determined that the Approved Site Plans are consistent with the City's D-RAC Land Use Designation, the RAC-UV zoning district for the Near Downtown Character Area as defined by the City's Comprehensive Plan and

the ULDR.

6. Site Plan Amendments. The Approved Site Plans may be amended in accordance with the ULDR and shall be consistent with the City's D-RAC Land Use Designation, the RAC-UV zoning district for the Near Downtown Character Area, as defined by the City's Comprehensive Plan and the ULDR. Amended Site Plans shall be processed consistent with the ULDR. Amended Site Plans for Parcel II and Parcel III shall not void the underlying allocated and vested development rights pursuant to PLN-SITE-19120002, as amended by UDP-A22052, and PLN-SITE-19120003, respectively. For the avoidance of doubt site plans and amended site plans shall expire in accordance with expiration timeframes provided by the ULDRs.
7. Public Facilities. The City agrees the Property which encompasses the Approved Site Plans is vested for adequate public facilities including water, sewer, solid waste, stormwater, and park facilities to serve the Project. The Project, as may be amended, will connect to the City's water, wastewater, and sewer systems. Site Plan Amendments will be evaluated by the City for any additional capacity for compliance with adequacy requirements as outlined in the ULDR.
8. Trip Generation. The City agrees the Property which encompasses the Approved Site Plans is vested for the number of traffic trips associated with the Project as approved. Site Plan Amendments will be evaluated by the City for any additional traffic impacts based on requested or amended development uses to which mitigation measures may be required. The Approved Site Plans are vested for a total of 10,439 trips based on ITE, Trip Generation Model, 11th Edition.
9. Uses. The City agrees the Property which encompasses the Approved Site Plans are allocated uses and intensity as approved, as outlined in Section B of this agreement, for as long as the Approved Site Plans remain valid.
10. Reallocation. Uses, densities, and intensities may be relocated within the Property subject to the Project site plans being amended in accordance with the ULDR.
11. Community Benefits. Developer agrees to provide the community benefits as listed in **Exhibit C** as part of Parcel I, prior to Future Phase construction on Parcel II.
12. Project Phasing. The Approved Site Plans for Parcel I, Parcel II, and Parcel III, and any Amended Site Plans approved by the City on the Property are collectively known as the "**Project**". Subject to the ULDR prescribed site plan approval deadlines, the Project may be phased as follows and as depicted in **Exhibit D, Phasing Plan**. All phases shall ensure on-site and off-site improvements are completed to meet adequacy requirements as required per the Approved Site Plans, including water and wastewater infrastructure, required parking, and life safety. Streetscapes shall be constructed as depicted in **Exhibit E, Street Sections**.

12.1 Parcel 1: The City agrees construction on Parcel I as Phase 1 includes:

- a. Construction phasing pursuant to the Approved Site Plan for Parcel 1.
- b. Construction includes all site improvements including the portions of streetscapes for Federal Highway, Sunrise Boulevard, NE 5th Avenue, Flagler Drive, and NE 9th Street including the approved Laudertrail segment and sense of place elements.

12.2. Parcel II: The City agrees construction on Parcel II as Phase 1 and Future Phases includes:

- a. Construction phasing pursuant to the Approved or Amended Site Plan for Parcel II as Phase 1.
- b. Construction of the site improvements including the portions of streetscapes for NE 5th Avenue, NE 9th Street, and NE 5th Terrace pursuant to the Approved or Amended Site Plan for Parcel II. Any buildings proposed as Phase 1 and any future building footprint shall be indicated on the Approved or Amended Site Plan for Parcel II.

12.3. Parcel III: The City agrees construction on Parcel III as Phase 1 and Future Phases includes:

- a. Construction phasing pursuant to the Approved or Amended Site Plan for Parcel III as Phase 1.
- b. Construction includes the site improvements including the portions of streetscapes for NE 4th Avenue, NE 9th Street, and NE 5th Terrace pursuant to the Approved or Amended Site Plan for Parcel III. Any buildings proposed as Phase 1 and any future building footprint shall be indicated on the Approved or Amended Site Plan for Parcel III.

13. Site Plan Review. The City agrees that Section 47-13.20.D.8 of the ULDR provides that an amendment and/or modification to a development approved on or before November 5, 2020, will be reviewed pursuant to the regulations in effect at the time the approved development application was submitted. If Developer adds additional land to the site plan amendments beyond the boundary of the original approval, the entire new site plan application will be reviewed pursuant to the regulations in effect at time of said new application.

14. Pedestrian Safety. The Developer shall implement the pedestrian safety measures required as part of the Approved or Amended Site Plans to enhance safe pedestrian crossings on NE 9th Street. Such measures may include pedestrian flashing beacons, artistic painted crosswalks, and signage.

15. Planned Development District. The City agrees that the Developer may seek approval of a Planned Development District for the Project in order to more specifically coordinate, and sequence phased construction on Parcels I, II and III and the associated infrastructure improvements.
16. Interim Uses. The City agrees that Interim Uses may be permitted on portions of Parcels I; II; and III indicated for future buildings with uses consistent with the RAC-UV zoning district. Interim Uses that meet the criteria for outdoor event shall be subject to City Code of Ordinances, Article V. Interim Uses which exceed the criteria for outdoor events shall process a Site Plan Level I application consistent with ULDR, Section 47-12.10.5, Interim Use Approval.
17. City's Obligations. The City agrees to cooperate reasonably with the Developer in securing the permits necessary to complete the Project, as may be amended pursuant to this Agreement.
18. Ownership. the City agrees the Developer may separately divide, combine, or convey any portion of a "Multiple Parcel Building" created pursuant to Fla. Stat. Sec. 193.0237 to separate ownership without violating ULDR Section 47-24.5, as long as said parcels are compliant with ULDR use regulations, Florida Statutes, and other applicable regulations.
19. Successors and Assigns. This Development Agreement shall be binding upon the Parties and their successors and/or assigns. If the Developer transfers portions of the Property it shall assign its obligations under this Development Agreement as to such portion of the parcels and the Developer shall notify the City in writing within thirty (30) days of such assignment which notice shall include the name, address and name of the responsible individual of the successor developer. Upon an assignment of this Development Agreement and the assumption of Developer's obligations by said assignee, the Developer shall be deemed released from all rights, obligations and liabilities hereunder as to such part of the Property so transferred, and the assignee shall be deemed to have assumed all rights, obligations and liabilities hereunder and the term "Developer" as used herein, shall also thereafter refer to such assignee/grantee and the Developer shall be released of further obligations for that portion of the Property which were assigned to an assignee.
20. Permitting Conditions. The failure of this Development Agreement to address a particular permit, condition, term, or restriction existing at the time of execution of this Development Agreement shall not relieve the Parties of the necessity of complying with the law governing said permitting requirement, condition, term or restriction.
21. Effective Date and Duration. The effective date of this Agreement shall be the date upon which both parties have fully executed this Agreement as evidenced by the date written on the first page of this document ("**Effective Date**"). This Development Agreement shall remain in effect until the earlier completion of the development of the Project or ten (10) years after the Effective Date, unless otherwise extended consistent with Section D of this agreement or terminated as provided for herein.

22. Amendment. This Development Agreement may only be amended by a written instrument executed by all Parties with mutual consent of the Parties.
23. Governing Local Laws and Policies. The City's laws and policies governing the development of the Property on the Effective Date shall govern the development of the Property for the duration of the Agreement. Except as provided herein, the City may apply subsequently adopted regulations and policies applicable to the Project only in accordance with **Section 163.3233(2)**, Florida Statutes.
24. Notices. Every notice, demand, consent, approval or other document or instrument required or permitted to be given to any of the Parties to this Development Agreement shall be in writing and shall be delivered in person or sent by registered or certified mail, postage prepaid, return receipt requested, to such Parties' address set forth below its signature to this Development Agreement below (or such other address as any Party may designate from time to time in a written notice provided in compliance with this Development Agreement).
25. Preemption Pursuant to 163.3241 Florida Statutes. If state or federal laws are enacted after the execution of this Agreement which are applicable and preclude the Parties' compliance with the terms of this Agreement, then this Agreement shall be modified or revoked, in whole or part, as necessary to comply with the relevant state or federal laws.
26. Default. If either Developer or City defaults ("**Defaulting Party**") in its payment or performance obligations pursuant to 163.3235, Florida Statutes, or the terms of this Development Agreement, and the Defaulting Party fails to cure such default within thirty (30) days after receiving written notice of such default (the "Cure Period"), the other Party (as such, the "Non-Defaulting Party") may by providing written notice to the Defaulting Party following the expiration of any cure period at such Non-Defaulting Party's sole option (i) seek specific performance against the defaulting party; or (ii) terminate this Development Agreement; or (iii) seek all other available remedies at law or in equity against the defaulting party. Should the City or Developer elect to terminate the Development Agreement as provided in the preceding sentence, such termination shall not adversely affect any site plan, building permit, order, consent or the Project approvals on the Property as may be amended prior to the effective date of such termination. In addition of the foregoing remedies, in the event of default after applicable notice and expiration of any cure period, the City may withhold issuance of any development or building permits, orders, consents or approvals related to development of all or any phase or portion of the Project owned by Developer until the default is cured, which remedy shall be binding on Developer or any transferee or successor of the Developer Parties. Notwithstanding anything herein to the contrary, if such default is of the nature that it cannot be cured during the Cure Period and the Defaulting Party delivers notice to the Non-Defaulting Party advising that it has commenced to cure and continues in good faith to diligently and continuously cure and provides a reasonable deadline to complete the cure, then the Cure Period shall be extended until such deadline. The City shall not be liable for damages arising from a decision by a court of competent jurisdiction holding that any and all

provisions of this Development Agreement are invalid or unenforceable.

27. Specific Performance; Injunction. Each Defaulting Party acknowledges that the obligations it is assuming under this Development Agreement are of a special and unique value for the Non-Defaulting Party and, for that reason, among others, the Non-Defaulting Party will be irreparably damaged (and damages at law would be an inadequate remedy) if this Development Agreement is not specifically enforced. Therefore, in the event of a breach or threatened breach by any Party of any provision of this Development Agreement, in addition to all other rights or remedies, the non-breaching party shall be entitled to injunctive relief, and/or to a decree for specific performance of the provisions of this Development Agreement.
28. Force Majeure. It shall not constitute a default or a failure to cure if a default or failure to cure is caused by, or results from, any of the following: acts of God; acts of government, strikes, lock-outs, labor troubles resulting in the Governor of the State of Florida declaring a State of Emergency pursuant to Fla. Stat. Sec 252.36; accidental fire that could not have been prevented through the exercise of reasonable precautions; war; civil unrest; accidents that could not have been prevented through the exercise of reasonable precautions; pandemic; power fluctuations or outages exceeding the length of reasonable backup power; outages, delays, failure or degradation in telecommunications or ISP or ASP services provided by a third party; hostile attacks by a third party against computer systems or networks, public network or Internet congestion; mechanical defects not caused by the party's whose performance is prevented, hindered or delayed, or other similar events beyond the control of such Party (each, a "Force Majeure Event"). The Party whose performance is prevented, hindered or delayed by a Force Majeure Event shall immediately notify the other Party as quickly as practicable of the occurrence of the Force Majeure Event, and shall describe in reasonable detail the nature and estimated duration of the Force Majeure Event and such performance or obligation shall be excused for the time of such delay.
29. Joinder and Consent. As a condition precedent to this Development Agreement being effective and recorded in the Public Records of Broward County, the City shall review a title report on the Property and holder of any existing liens or mortgages on the Property shall execute a joinder and consent to the terms of this Development Agreement, in form and content acceptable to the City.
30. No Agency. Nothing herein shall be construed as establishing an agency relationship between the City and the Developer and neither Developer nor their successors, assigns, employees, agents, contractors, subsidiaries, divisions, affiliates or guests shall be deemed agents, instrumentalities, employees or contractors of the City for any purpose thereunder, and the City, its contractors, agents and employees shall not be deemed contractors, agents or employees of Developer or their subsidiaries, divisions, affiliates, successors and/or assigns.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto, through their duly authorized representatives, have executed this Development Agreement to be effective as of the day and year first set forth above.

Witnesses:

**City of Fort Lauderdale, a municipal
corporation of the State of Florida**

Print Name: _____

By: _____
Dean J. Trantalis, Mayor

Print Name: _____

By: _____
Rickelle Williams, City Manager

(CORPORATE SEAL)

Approved as to form and correctness:
D'Wayne M. Spence, City Attorney

Attest:

By: _____
Shaun N. Amarnani, Assistant City Attorney

David Soloman, City Clerk

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by DEAN J. TRANTALIS, Mayor of the City of Fort Lauderdale, a municipal corporation of Florida on behalf of the City of Fort Lauderdale. He is ☐ personally known to me or ☐ has produced _____ as identification and ☐ did or ☐ did not take an oath.

(SEAL)

Notary Public, State of Florida

Name of Notary Typed, Printed or Stamped

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by RICKELLE WILLIAMS, City Manager of the City of Fort Lauderdale, a municipal corporation of Florida on behalf of the City of Fort Lauderdale. She is ☐ personally known to me or ☐ has produced _____ as identification and ☐ did or ☐ did not take an oath.

(SEAL)

Notary Public, State of Florida

Name of Notary Typed, Printed or Stamped

[Signature page to Development Agreement continues on next page]

[Continuation of signature page to Development Agreement]

Print Name: SHARI JACOBSON

Shari Jacobson
[Signature]

Print Name: Dhameer Pollman

Developer:

901 N Federal Owner, LLC, a foreign limited liability company

By: [Signature]

Derek Ullian, Senior Vice President

Address:

4582 S. Ulster St
Suite 1450
Denver CO
80237

State of Florida:

County of Palm Beach

The foregoing instrument was acknowledged before me this by means of ☐ physical presence or ☐ online notarization, this 10th day of Oct, 2025, by DEREK ULLIAN, the Senior Vice President of 901 N Federal Owner, LLC, a foreign limited liability company. He/She is ☐ personally known to me or ☒ has produced FL. Drivers Lic as identification and ☐ did or ☐ did not take an oath.

(SEAL)

[Signature]
Notary Public, State of Florida

Lisa Avedisian
Name of Notary Typed, Printed or Stamped



LISA AVEDISIAN
Commission # HH 523632
Expires May 10, 2028

[Signature page to Development Agreement continues on next page]

[Continuation of signature page to Development Agreement]

Print Name: SHARI JACOBSON
Shari Jacobson
Dr.

Developer:
450 NE 9th Owner, LLC, a foreign limited liability company

By: [Signature]
Derek Ullian, Senior Vice President

Print Name: Dharmar Dalma

Address: 4582 S. Ulster St
Suite 1450
Denver CO
80237

State of Florida :
County of palm beach

The foregoing instrument was acknowledged before me this by means of ☐ physical presence or ☐ online notarization, this 10th day of October, 2025, by DEREK ULLIAN, the Senior Vice President of 450 NE 9TH Owner, LLC, a foreign limited liability company. He/She is ☐ personally known to me or ☒ has produced FL. Drivers Lic as identification and ☐ did or ☐ did not take an oath.

(SEAL)

[Signature]
Notary Public, State of Florida
Lisa Avedisian
Name of Notary Typed, Printed or Stamped



LISA AVEDISIAN
Commission # HH 523632
Expires May 10, 2028

[Signature page to Development Agreement continues on next page]

[Continuation of signature page to Development Agreement]

Print Name: SHARI JACOBSON
Shari
Sh.

Developer:
550 NE 9th Owner, LLC, a foreign limited liability company

By: [Signature]
Derek Ullian, Senior Vice President

Print Name: Dhameer Palmer

Address: 4502 S. Ulster St
Suite 1450
Denver CO
80237

State of Florida :
County of Palm Beach

The foregoing instrument was acknowledged before me this by means of ☐ physical presence or ☐ online notarization, this 10th day of October, 2025, by DEREK ULLIAN, the Senior Vice President of 550 NE 9th OWNER, LLC, a foreign limited liability Company. He/She is ☐ personally known to me or ☐ has produced Fl. Drivers Lic as identification and ☐ did or ☐ did not take an oath.

(SEAL)

[Signature]
Notary Public, State of Florida
Lisa Avedisian
Name of Notary Typed, Printed or Stamped



LISA AVEDISIAN
Commission # HH 523632
Expires May 10, 2028

[Signature page to Development Agreement continues on next page]

[Continuation of signature page to Development Agreement]

Print Name: SHARI JACOBSON

Shari Jacobson

Developer:

AIMCO OP GP, LLC, a foreign limited liability company

By: Derek Ullian

Derek Ullian, Senior Vice President

Print Name: Dharmar Palmar

Address:

4582 S. Ulster St
Suite 1450
Denver CO
80237

State of Florida:

County of palm beach

The foregoing instrument was acknowledged before me this by means of ☐ physical presence or ☐ online notarization, this 10 day of October, 2025, by DEREK ULLIAN, the Senior Vice President of AIMCO OP GP, LLC a foreign limited liability Company. He/She is ☐ personally known to me or ☐ has produced Fl Drivers Lic as identification and ☐ did or ☐ did not take an oath.

Lisa Avedisian
Notary Public, State of Florida

Name of Notary Typed, Printed or Stamped

(SEAL)



LISA AVEDISIAN
Commission # HH 523632
Expires May 10, 2028

[Signature page to Development Agreement continues on next page]

[Continuation of signature page to Development Agreement]

Developer:
AIMCO OP L.P. a foreign limited partnership

Print Name: SHARIL JACOBSON
Shari
Jr.

By: [Signature]
Derek Ullian, Senior Vice President

Print Name: Dharmar Paulina

Address: 4582 S. Ulster St
Suite 1450
Denver CO
80237

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this by means of ☐ physical presence or ☐ online notarization, this 10th day of October, 2025, by DEREK ULLIAN, the Senior Vice President of AIMCO OP.L.P. a foreign limited partnership. He/She is ☐ personally known to me or ☐ has produced FL. Driver's Lic as identification and ☐ did or ☐ did not take an oath.

(SEAL)

[Signature]
Notary Public, State of Florida
Lisa Avedisian
Name of Notary Typed, Printed or Stamped



LISA AVEDISIAN
Commission # HH 523632
Expires May 10, 2028

[Signature page to Development Agreement continues on next page]

Exhibit "A" – Legal Descriptions

Parcel I:

GREEN STAR PARK 33-11 B BLK A

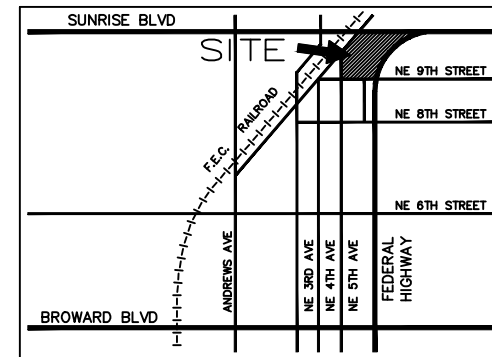
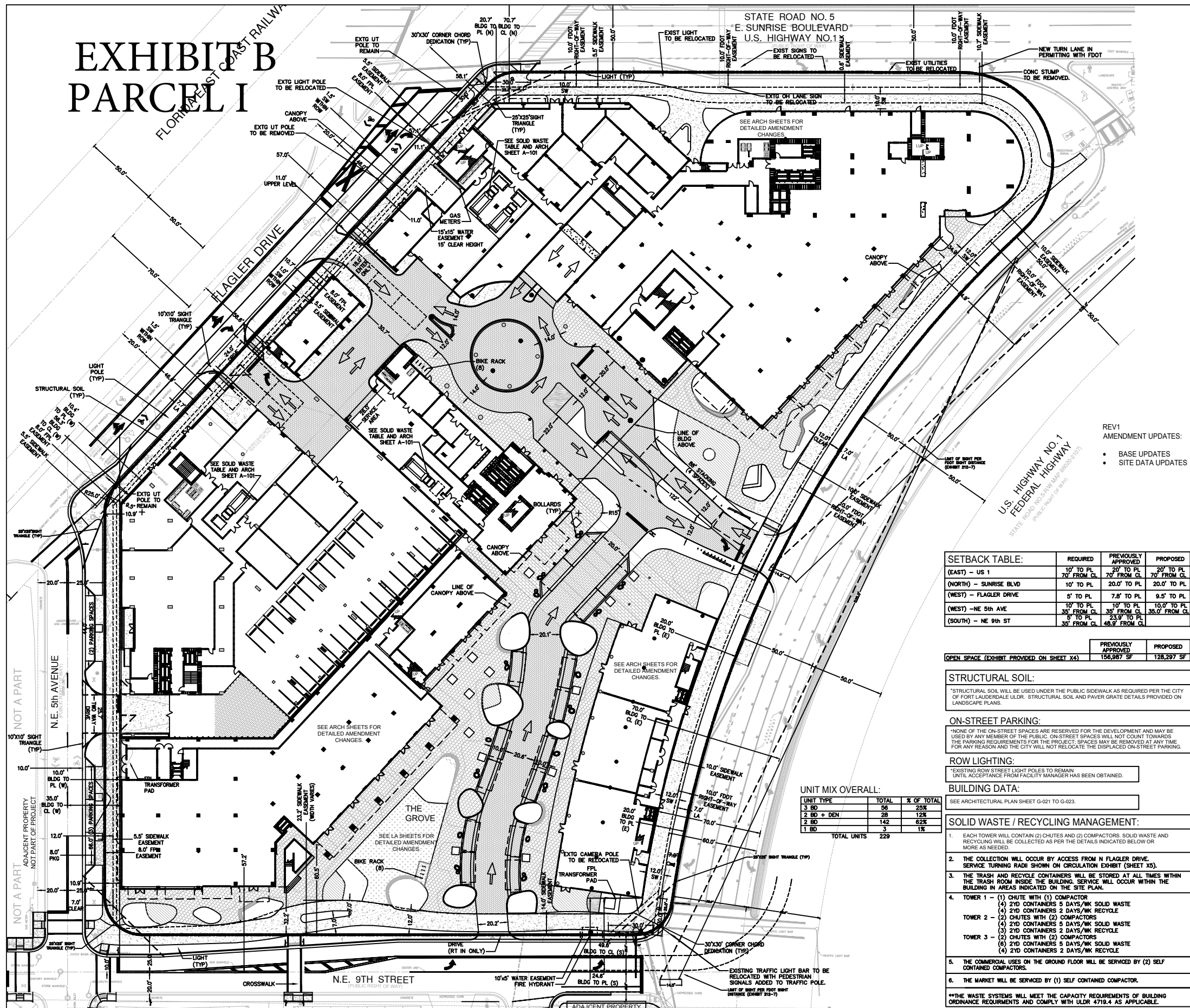
Parcel II:

PROGRESSO 2-18 D LOTS 1 THRU 8 & 35 THRU 48 BLK 253

Parcel III:

PROGRESSO RESUB OF BLK 254 72-2 B LOTS 1 THRU 11 & 41 THRU 48 BLK 254 LESS ST

EXHIBIT B PARCEL I



LOCATION MAP

NTS

SITE DATA TABLE:

PARCEL ID#	5042 03 12 0010
CURRENT USE OF PROPERTY	COMMERCIAL PARKING LOT
PROPOSED USE OF PROPERTY	MIXED USE
CURRENT LAND USE DESIGNATION	D-RAC
PROPOSED LAND USE DESIGNATION	D-RAC
CURRENT ZONING DESIGNATION	RAC-UV
PROPOSED ZONING DESIGNATION	RAC-UV
ADJACENT ZONING DESIGNATION - S. & W.	RAC-UV
ADJACENT ZONING DESIGNATION - E	B-1
ADJACENT ZONING DESIGNATION - N	B-1
DOWNTOWN CHARACTER AREA	NEAR DOWNTOWN
WATER & WASTEWATER SERVICE PROVIDER	CITY OF FORT LAUDERDALE

TOTAL SITE AREA (NET)	247,567 SF / 5.68 ACRES
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USES	PREVIOUSLY APPROVED	PROPOSED
RESIDENTIAL	797 UNITS	797 UNITS
HOTEL	0 ROOMS	0 ROOMS
COMMERCIAL - RESTAURANT	8,074 SF	32,000 SF
COMMERCIAL - RETAIL	138,749 SF	33,000 SF
COMMERCIAL - MARKET	24,245 SF	50,000 SF

TOTAL RESIDENTIAL	797 UNITS
TOTAL HOTEL	0 ROOMS
TOTAL COMMERCIAL/OFFICE	151,173 SF

TOTAL PERVIOUS PROPOSED	11,568 SF	4.7%
TOTAL PERVIOUS EXISTING	138,007 SF	55.7%
TOTAL IMPERVIOUS PROPOSED	138,007 SF	55.7%
TOTAL IMPERVIOUS EXISTING	97,992 SF	39.6%
TOTAL BUILDING FOOTPRINT PROPOSED	97,992 SF	39.6%
TOTAL BUILDING FOOTPRINT EXISTING	166,060 SF	67.1%

PEDESTRIAN WALKS & PLAZAS	166,060 SF	67.1%
LOT COVERAGE	166,060 SF	67.1%
VIA AREA	166,060 SF	67.1%
PROPOSED:		
TOTAL BUILDING SF	1,185,279 GSF	
PROPOSED RESIDENTIAL SF	1,209,938 SF	
PROPOSED HOTEL SF	0 SF	
PROPOSED COMMERCIAL SF	115,000 SF	
PROPOSED SERVICE/OTHER SF	35,860 SF	
PROPOSED PARKING/LOADING SF (NOT INCLUDED)	582,745 SF	

FLOOR AREA RATIO (F.A.R.)	1,055,159 GSF / 247,567 SF = 4.26
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	PREVIOUSLY APPROVED	PROPOSED
T1 HEIGHT/# FLOORS	355' / 30 FLOORS	355' / 30 FLOORS
# RES UNITS	274 UNITS	248 UNITS
T2 HEIGHT/# FLOORS	235' / 21 FLOORS	235' / 21 FLOORS
# RES UNITS	192 UNITS	132 UNITS
T3 HEIGHT/# FLOORS	346' / 30 FLOORS	346' / 30 FLOORS
# RES UNITS	282 UNITS	370 UNITS
LINER # RES UNITS	49 UNITS	47 UNITS / 2 FLOORS
RETAIL HEIGHT/# FLOORS	35' / 1 FLOOR	45' / 2 FLOORS

	PREVIOUSLY APPROVED	PROPOSED
T1 TOWER FLOORPLATE	12,500 SF	12,810 SF
T2 TOWER FLOORPLATE	12,500 SF	14,065 SF
T3 TOWER FLOORPLATE	12,500 SF	12,500 SF

PROGRAM & PARKING DATA:

	AREA/UNITS	RATIO	REQUIRED
COMMERCIAL:			
MARKET	50,000 SF	1/250 SF	200.0
RETAIL	33,000 SF	1/250 SF	132.0
RESTAURANT (<4,000SF)	32,000 SF	1/100 SF	320.0

COMMERCIAL SUBTOTAL	552.0
PARKING REDUCTION (SHARED SPACES)	-255.0
COMMERCIAL TOTAL	297.0

RESIDENTIAL	797 UNITS	1.2/UNIT	956.4
* NO REDUCTION WAS TAKEN FOR THE RESIDENTIAL PARKING REQUIREMENTS.			
RESIDENTIAL TOTAL	956.4		957.0

* THERE IS NO PROPOSED VALET STATIONS AT THIS TIME.			
* NO SINGLE RESTAURANT SPACE WILL BE >2,000 SF			
TOTAL PARKING	1,602	1,353	1,321
	168	168	168

TOTAL ON STREET PARKING PROVIDED (NIC IN PROVIDED)	5
LOADING ZONES:	
LOADING ZONES (TYPE II)	REQUIRED PROVIDED
BIKE PARKING:	15
BIKE PARKING PROVIDED (OUTSIDE OF GARAGE)	15

SETBACK TABLE:	REQUIRED	PREVIOUSLY APPROVED	PROPOSED
(EAST) - US 1	10' TO PL	70' FROM CL	70' FROM CL
(NORTH) - SUNRISE BLVD	10' TO PL	20.0' TO PL	20.0' TO PL
(WEST) - FLAGLER DRIVE	5' TO PL	7.8' TO PL	9.5' TO PL
(WEST) - NE 5th AVE	35' FROM CL	35' FROM CL	10.0' TO PL
(SOUTH) - NE 9th ST	35' FROM CL	23.9' TO PL	35.0' FROM CL

OPEN SPACE (EXHIBIT PROVIDED ON SHEET X4)	PREVIOUSLY APPROVED	PROPOSED
	156,987 SF	128,297 SF

STRUCTURAL SOIL:
*STRUCTURAL SOIL WILL BE USED UNDER THE PUBLIC SIDEWALK AS REQUIRED PER THE CITY OF FORT LAUDERDALE ULR. STRUCTURAL SOIL AND PAVEMENT GRATE DETAILS PROVIDED ON LANDSCAPE PLANS.

ON-STREET PARKING:
*NONE OF THE ON-STREET SPACES ARE RESERVED FOR THE DEVELOPMENT AND MAY BE USED BY ANY MEMBER OF THE PUBLIC. ON-STREET SPACES WILL NOT COUNT TOWARDS THE PARKING REQUIREMENTS FOR THE PROJECT. SPACES MAY BE REMOVED AT ANY TIME FOR ANY REASON AND THE CITY WILL NOT RELOCATE THE DISPLACED ON-STREET PARKING.

ROW LIGHTING:
*EXISTING ROW STREET LIGHT POLES TO REMAIN UNTIL ACCEPTANCE FROM FACILITY MANAGER HAS BEEN OBTAINED.

BUILDING DATA:
SEE ARCHITECTURAL PLAN SHEET G-021 TO G-023.

SOLID WASTE / RECYCLING MANAGEMENT:
1. EACH TOWER WILL CONTAIN (2) CHUTES AND (2) COMPACTORS. SOLID WASTE AND RECYCLING WILL BE COLLECTED AS PER THE DETAILS INDICATED BELOW OR MORE AS NEEDED.
2. THE COLLECTION WILL OCCUR BY ACCESS FROM N FLAGLER DRIVE. SERVICE TURNING RADI SHOWN ON CIRCULATION EXHIBIT (SHEET X5).
3. THE TRASH AND RECYCLE CONTAINERS WILL BE STORED AT ALL TIMES WITHIN THE TRASH ROOM INSIDE THE BUILDING. SERVICE WILL OCCUR WITHIN THE BUILDING IN AREAS INDICATED ON THE SITE PLAN.
4. TOWER 1 - (1) CHUTE WITH (1) COMPACTOR (4) 2YD CONTAINERS 5 DAYS/WK SOLID WASTE (4) 2YD CONTAINERS 5 DAYS/WK SOLID WASTE (4) 2YD CONTAINERS 5 DAYS/WK SOLID WASTE (4) 2YD CONTAINERS 5 DAYS/WK SOLID WASTE
TOWER 2 - (2) CHUTES WITH (2) COMPACTORS (4) 2YD CONTAINERS 5 DAYS/WK SOLID WASTE (4) 2YD CONTAINERS 5 DAYS/WK SOLID WASTE (4) 2YD CONTAINERS 5 DAYS/WK SOLID WASTE (4) 2YD CONTAINERS 5 DAYS/WK SOLID WASTE
TOWER 3 - (2) CHUTES WITH (2) COMPACTORS (4) 2YD CONTAINERS 5 DAYS/WK SOLID WASTE (4) 2YD CONTAINERS 5 DAYS/WK SOLID WASTE (4) 2YD CONTAINERS 5 DAYS/WK SOLID WASTE (4) 2YD CONTAINERS 5 DAYS/WK SOLID WASTE
5. THE COMMERCIAL USES ON THE GROUND FLOOR WILL BE SERVICED BY (2) SELF CONTAINED COMPACTORS.
6. THE MARKET WILL BE SERVICED BY (1) SELF CONTAINED COMPACTOR.
**THE WASTE SYSTEMS WILL MEET THE CAPACITY REQUIREMENTS OF BUILDING ORDINANCE REQUIREMENTS AND COMPLY WITH ULR 4719.4 AS APPLICABLE.

UNIT MIX OVERALL:	TOTAL	% OF TOTAL
3 BD	56	25%
2 BD + DEN	28	12%
2 BD	142	62%
1 BD	3	1%
TOTAL UNITS	229	



SITE PLAN

Sheet Title

901 NORTH
901 N FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA 33304

Job Title



Revisions
02/28/20 DRG AMEND. 1
05/04/20 DRG AMEND. 1-REV1

Phase:
DRG (UDP-S23018)
AMENDMENT (UDP-A25C)

SEAL

Scale: 1"=30'	Date
Job No. 22-1729.01	Plot Date 10/02/25
Drawn by SROO	Sheet No. C0.1
Proj. Mgr. SROO	
Appr. by BMK	1 of 1

Changes:
1. Hotel converted to residential
2. Long term bicycle parking expanded per residential bicycle parking requirements
3. Parking provided modified

FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE
Final Admin Review Set
CITY OF FORT LAUDERDALE

N.E. 9TH STREET

N.E. 5TH AVENUE

N.E. 5TH TERRACE

RAC-UV

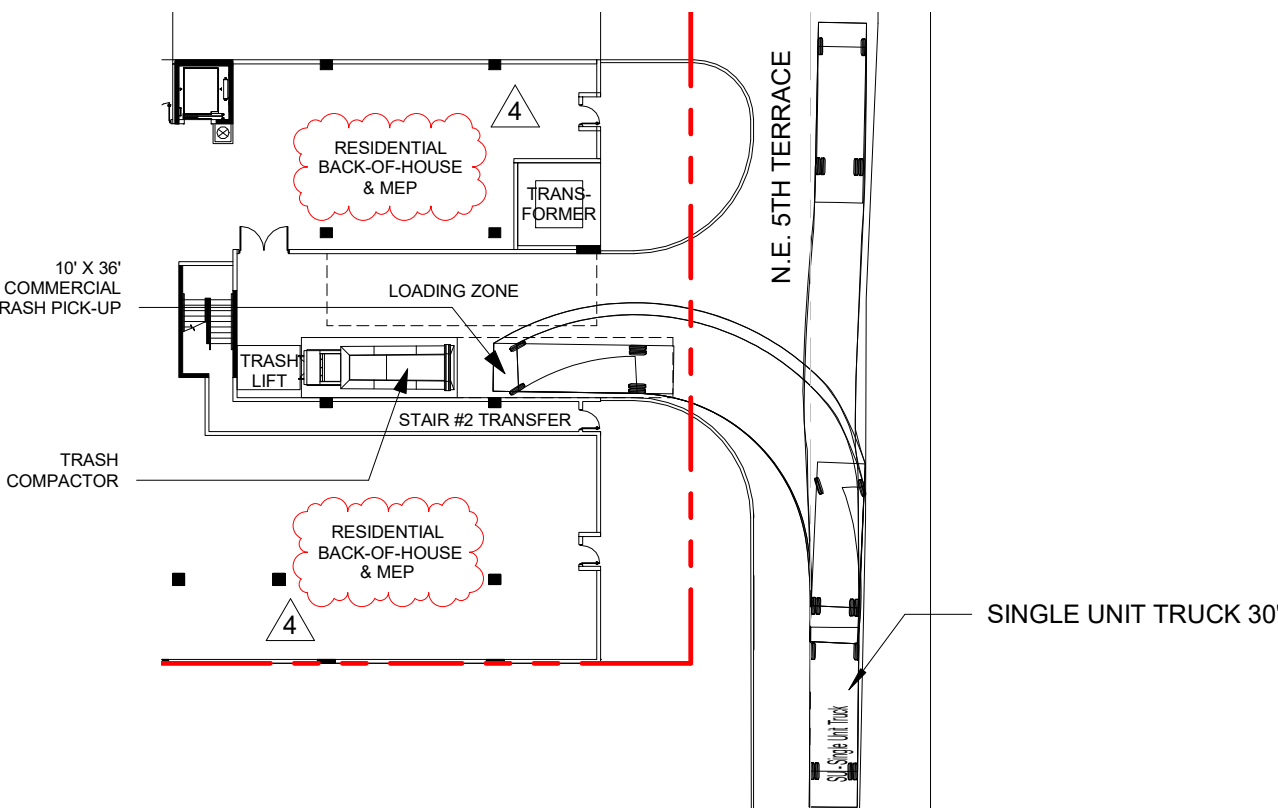
NEW DROP-OFF ALLEY

DENOTES SIGHT TRIANGLE, SEE CIVIL AND LANDSCAPE DRAWINGS, TYP.

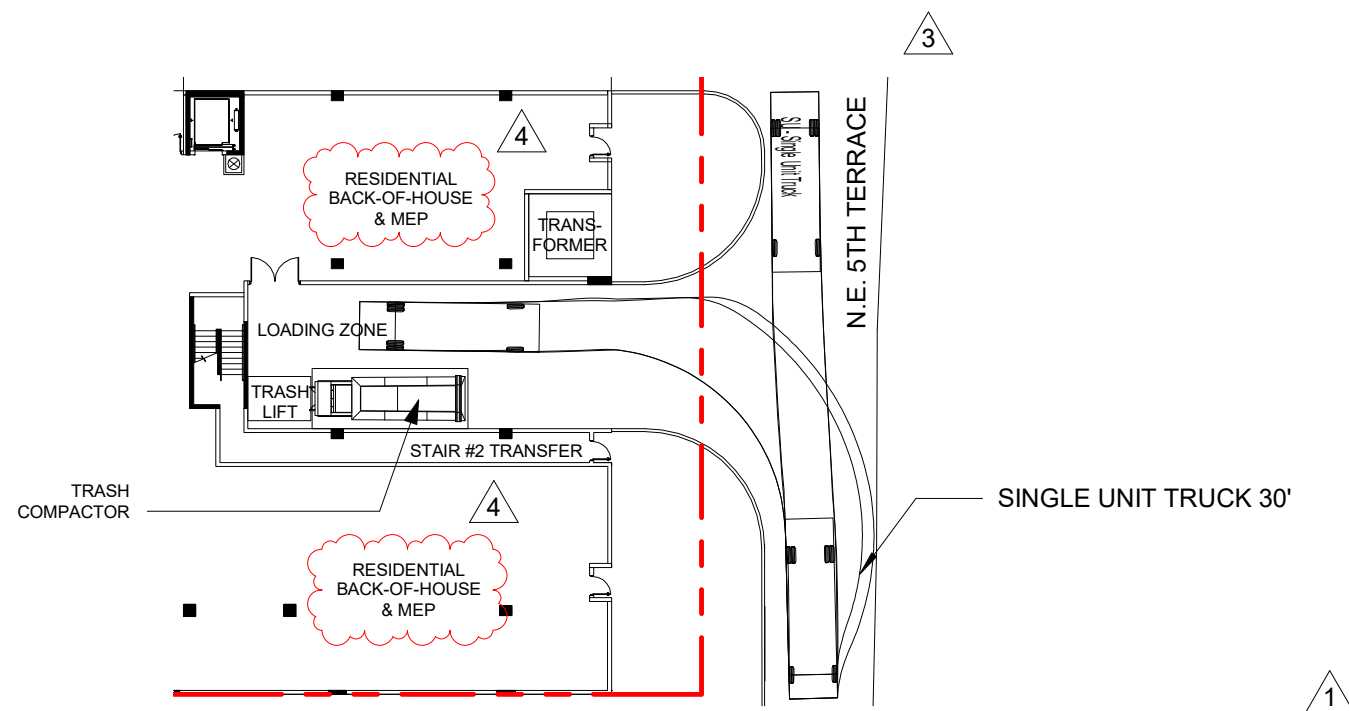
DENOTES SIGHT TRIANGLE, SEE CIVIL AND LANDSCAPE DRAWINGS, TYP.

DENOTES SIGHT TRIANGLE, SEE CIVIL AND LANDSCAPE DRAWINGS, TYP.

DENOTES SIGHT TRIANGLE, SEE CIVIL AND LANDSCAPE DRAWINGS, TYP.



2 TRASH MANEUVERING CLEARANCE
AS-101 1/32" = 1'-0"



3 LOADING MANEUVERING CLEARANCE
AS-101 1/32" = 1'-0"

LEGAL DESCRIPTION

Lots 1, 2, 3, 4, 5, 6, 7 and 8 and Lots 45, 46, 47 and 48, in Block 253 of PROGRESSO, a subdivision according to the plat thereof recorded in Plat Book 2, Page 18 of the Public Records of Dade County, Florida, said lands lying and being in Broward County, Florida.

SITE PLAN DATA

A. LAND USE DESIGNATION	REGIONAL ACTIVITY CENTER
B. ZONING DESIGNATION	RAC-UV
C. SITE AREA	40,515 S.F. (.93 ACRES)
D. WATER/WASTE WATER SERVICE PROVIDER	CITY OF FORT LAUDERDALE
E. HOTEL DEVELOPMENT	0 TOTAL HOTEL ROOMS
F. RESIDENTIAL DEVELOPMENT DWELLING UNIT BREAK DOWN AND TYPE	6 UNITS 208 UNITS
TOTAL	214 RESIDENTIAL UNITS
G. NON-RESIDENTIAL FLOOR AREA - RESTAURANT/OUTDOOR DINING - CAFE/OUTDOOR SEATING	3,480 S.F. 1,290 S.F.

H. PARKING DATA REQUIRED	
RESTAURANT/OUTDOOR DINING: 3,480 S.F./100 =	34.8 PARKING SPACES
CAFE/OUTDOOR SEATING: 1,290/100 =	12.9 PARKING SPACES
RESIDENTIAL UNITS: 214 X 1.2 =	256.8 PARKING SPACES
TOTAL PARKING REQUIRED	305 PARKING SPACES REQUIRED

PROVIDED	
LEVEL 01	0 PARKING SPACES
LEVEL 02	50 PARKING SPACES
LEVEL 03	80 PARKING SPACES
LEVEL 04	80 PARKING SPACES
LEVEL 05	87 PARKING SPACES
LEVEL 05.5	25 PARKING SPACES
TOTAL PARKING PROVIDED	322 PARKING SPACES PROVIDED (INCLUDES 2 HANDICAPPED SPACES)

LONG-TERM BICYCLE STORAGE	
208 RESIDENTIAL 1-BED UNITS X 0.5 =	104 BICYCLES
6 RESIDENTIAL 2-BED UNITS X 1.0 =	6 BICYCLES
RESTAURANT/CAFE (4,770 SF) =	2 BICYCLES
1 SPACE PER 10,000 SF (MIN 2)	
RESIDENTIAL OFFICE (<10,000SF) =	2 BICYCLES
1 SPACE PER 10,000 SF (MIN 2)	
TOTAL	114 BICYCLES

SHORT-TERM BICYCLE STORAGE: SEE LANDSCAPE DRAWINGS

I. BUILDING FOOTPRINT COVERAGE: ALLOWED: 90% OF 40,515 S.F.	PROVIDED: 33,615 S.F./ 83%
--	----------------------------

J. BUILDING HEIGHT	168'-6"
--------------------	---------

K. TOWER FLOORPLATE	
PREferred	PROVIDED
12,500 S.F.	12,500 S.F.

L. STRUCTURE LENGTH	240'-1"
---------------------	---------

M. NUMBER OF STORIES	
ALLOWED	PROVIDED
30 STORIES	16.5 STORIES

N. SETBACKS FROM STREET CENTERLINE
(MASTERPLAN DESIGN GUIDELINES)

	REQUIRED	PROVIDED
NORTH (NE 9TH ST)	15'-0"	15'-0"
EAST (NE 6TH AVE)	15'-0"	15'-0"
SOUTH	0'-0"	0'-0"
WEST (NE 5TH AVE)	15'-0"	15'-0"

O. OPEN SPACE	
LEVEL 01 (GRADE)	6,900 SF
LEVEL 06 (AMENITY LEVEL)	18,510 SF
TOTAL	25,410 S.F.

P. VEHICULAR USE AREA	SEE LANDSCAPE DRAWINGS
-----------------------	------------------------

Q. LANDSCAPE AREA	SEE LANDSCAPE DRAWINGS
-------------------	------------------------

R. LOADING DATA REQUIRED	
RESTAURANT <4000 SF:	N/A
MULTIFAMILY RESIDENTIAL:	N/A
PROVIDED	
TYPE I LOADING ZONE	1

POLICE

ALL EXTERIOR WINDOWS AND DOORS TO BE IMPACT RATED. ENTRY DOORS SHALL BE SOLID, IMPACT-RESISTANT, OR METAL.

RESIDENTIAL UNIT ENTRY DOORS SHALL BE EQUIPPED WITH A QUALITY SECONDARY DEADBOLT LOCKING SYSTEM AND HAVE 180-DEGREE PEEP HOLE OR VIEWPORT FOR SECURITY.

GARAGE DOORS SHALL BE IMPACT RESISTANT.

GLAZING SHALL BE IMPACT RESISTANT.

RESIDENTIAL UNITS SHALL BE PRE-WIRED FOR AN ALARM SYSTEM.

SLIDING GLASS DOORS SHALL BE EQUIPPED WITH BURGLARY DETERRENT FEATURES SUCH AS TRACK BLOCKS, DOOR PINS, OR DEADBOLTS. THE DOORS SHALL ALSO PROVIDE FEATURES TO PREVENT THE DOORS FROM BEING LIFTED OFF THE TRACK.

THERE SHALL BE CHILD PROOF SAFETY FEATURES TO PREVENT UNSUPERVISED CHILDREN ACCESS TO THE POOL.

THERE SHALL BE EASILY IDENTIFIABLE EMERGENCY COMMUNICATION DEVICES AVAILABLE AT THE POOL AREAS, COMMON AREAS, AND GARAGE.

ALL PROPERTY-ENCLOSING FENCES SHALL BE ACCESS CONTROLLED.

LIGHTING AND LANDSCAPING SHALL FOLLOW C.P.T.E.D. GUIDELINES.

STAIRWELLS EGRESS ONLY ON FIRST LEVEL

ACCESS CONTROL SHALL BE PROVIDED FOR MECHANICAL, ELECTRICAL AND MAINTENANCE ROOMS WHERE APPLICABLE.

THE INTERIOR OF THE GARAGE WILL BE PAINTED A LIGHT COLOR.

ELEVATORS WILL BE ACCESS CONTROLLED.

FSM
ARCHITECTS + PLANNERS

888 SOUTH ANDREWS AVE. SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH: (954) 764-6575 FAX: (954) 764-8622

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CA # AAC000447

DESIGNED	DRAWN	CHECKED
JY	JY/LH	JY

PARCEL II

4	Admin Review 1	08.01.22
3	DRC Comments	03.29.2021
1	Revision 1	Date 1

REVISIONS

DATE:	COMM:
12.13.19	19023

RK CENTER RESIDENCES (PARCEL II)

550 NE 9TH STREET
FORT LAUDERDALE, FL 33304



Digitally signed by Jiro Yates
(DN: cn=Jiro Yates, o=FSM
ARCHITECTS &
PLANNERS, INC., c=US
Date: 2022.08.10
11:07:05-0400)

SITE PLAN

SITE PLAN APPROVAL

AS-101



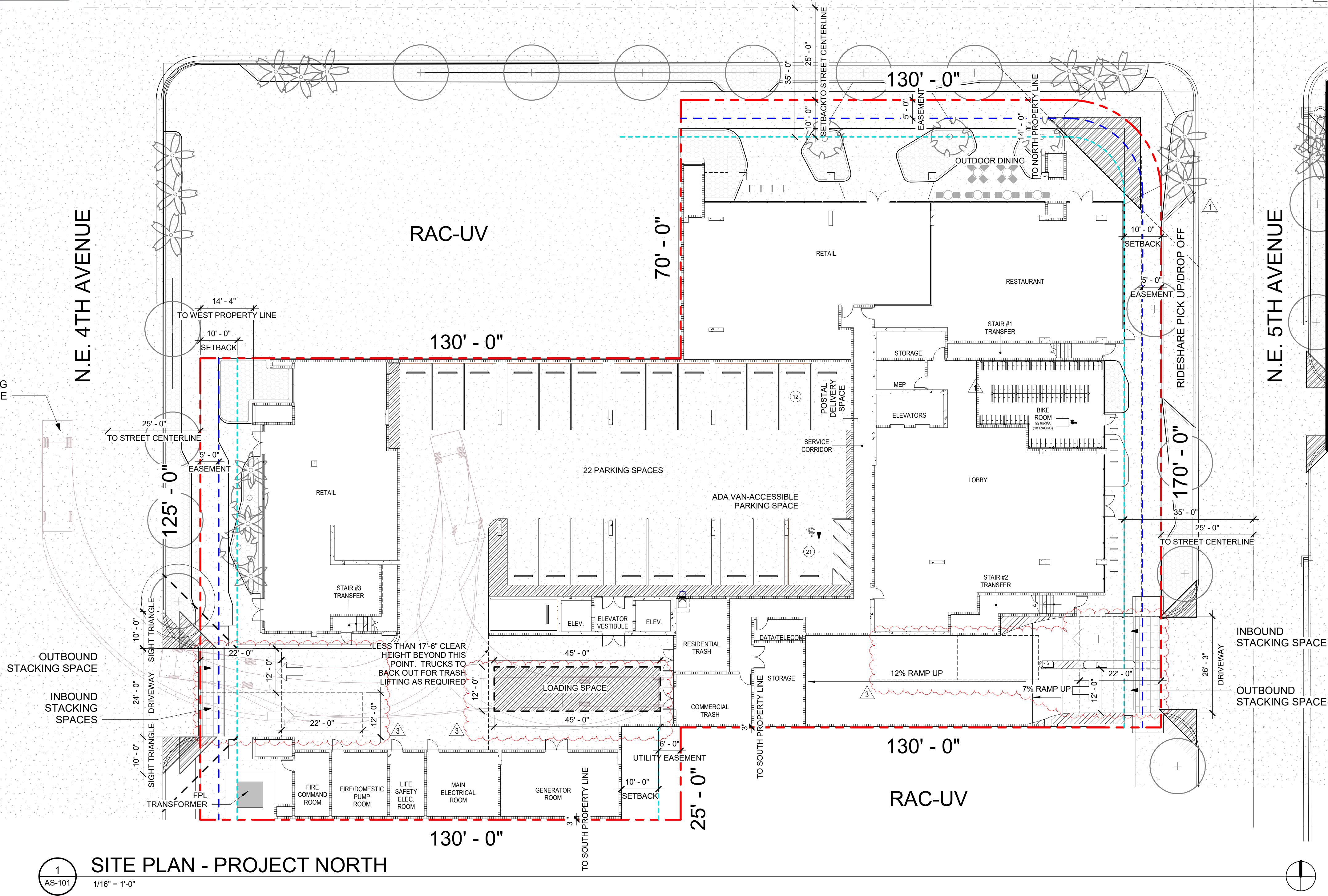
APPROVED 10/09/2021

FOR LIMITED LAND DEVELOPMENT WITH NO ADJACENT CONCERNANCE
FINAL APPROVED SITE PLAN

N.E. 9TH STREET

N.E. 4TH AVENUE

N.E. 5TH AVENUE



1 SITE PLAN - PROJECT NORTH

1/16" = 1'-0"

LEGAL DESCRIPTION

Lots 1, 2, 3, 4, 5, 6 and 7 and Lots 41, 42, 43, 44 and 45, in Block 254 of the
Resubdivision of Block 254, PROGRESSO, according to plat thereof recorded in Plat
Book 72, Page 2 of the Public Records of Broward County, Florida.

SITE PLAN DATA

A. LAND USE DESIGNATION	REGIONAL ACTIVITY CENTER
B. ZONING DESIGNATION	RAC-UV
C. SITE AREA - GROSS	38,247SF (.87 ACRES)
D. WATER/WASTE WATER SERVICE PROVIDER	CITY OF FORT LAUDERDALE

E. RESIDENTIAL DEVELOPMENT	
DWELLING UNIT BREAK DOWN AND TYPE	
2 BEDROOMS	27 UNITS
1 BEDROOM	45 UNITS
STUDIO	63 UNITS
TOTAL	135 UNITS

F. NON-RESIDENTIAL FLOOR AREA	
- RETAIL	4,718 S.F.
- RESTAURANT/OUTDOOR DINING	2,295 S.F.
- ART STUDIO/GALLERY	10,883 S.F.

G. PARKING DATA	
RETAIL/OFFICE: 4,718 S.F./250 =	18.9 PARKING SPACES
RESTAURANT: 2,295/100 =	23 PARKING SPACES
ART STUDIO/GALLERY: 10,883/400 =	27.2 PARKING SPACES
RESIDENTIAL UNITS 135 UNITS X 1.2 =	162 PARKING SPACES
TOTAL PARKING REQUIRED	231 PARKING SPACES REQUIRED

LEVEL 01	22 PARKING SPACES
LEVEL 02	50 PARKING SPACES
LEVEL 03	53 PARKING SPACES
LEVEL 04	53 PARKING SPACES
LEVEL 05	53 PARKING SPACES

TOTAL PARKING PROVIDED	232 PARKING SPACES PROVIDED (INCLUDES 7 HANDICAPPED SPACES)
-------------------------------	---

LONG-TERM BICYCLE STORAGE	
135 RESIDENTIAL UNITS X 0.5 =	77 BICYCLES
RETAIL (4,718 SF)	2 BICYCLES
1 SPACE PER 12,000 SF (MIN 2)	
RESTAURANT & GALLERY (13,178 SF)	2 BICYCLES
1 SPACE PER 10,000 SF (MIN 2)	
	81 BICYCLES

SHORT-TERM BICYCLE STORAGE: SEE LANDSCAPE DRAWINGS

H. BUILDING FOOTPRINT COVERAGE:	
ALLOWED: 90% OF 38,247 S.F.	PROVIDED: 29,989 S.F. / 78%

I. BUILDING HEIGHT:	162' - 2"
---------------------	-----------

J. TOWER FLOORPLATE	PREFERRED	PROVIDED
	18,000 S.F.	14,897 S.F.

K. STRUCTURE LENGTH	236'-0"
---------------------	---------

L. NUMBER OF STORIES	ALLOWED	PROVIDED
	30 STORIES	15 STORIES

M. SETBACKS FROM STREET CENTERLINE (MASTERPLAN DESIGN GUIDELINES)	REQUIRED	PROVIDED
FRONT - EAST (NE 5TH AVE.)	10'-0"	10' - 0"
REAR - WEST (NE 4TH AVE.)	10'-0"	14' - 4"
SIDE - NORTH (NE 9TH ST.)	NONE	0' - 3"
SIDE - SOUTH (NE 9TH ST.)	10'-0"	14' - 0"

N. OPEN SPACE	
LEVEL 01 (GRADE)	6,700 SF
LEVEL 06 (AMENITY LEVEL)	19,775 SF
TOTAL	26,475 S.F. PROVIDED

O. VEHICULAR USE AREA	SEE LANDSCAPE DRAWINGS
-----------------------	------------------------

P. LANDSCAPE AREA	SEE LANDSCAPE DRAWINGS
-------------------	------------------------

Q. LOADING DATA REQUIRED	
RESTAURANT <4000 SF:	N/A
MULTIFAMILY RESIDENTIAL:	N/A
RETAIL:	N/A
PROVIDED	
TYPE I LOADING ZONE	1

POLICE

ALL EXTERIOR WINDOWS AND DOORS TO BE IMPACT RATED. ENTRY DOORS
SHALL BE SOLID, IMPACT-RESISTANT, OR METAL.

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SECONDARY DEADBOLT LOCKING SYSTEM AND HAVE 180-DEGREE PEEP HOLE OR
VIEWPORT FOR SECURITY.

GARAGE DOORS SHALL BE IMPACT RESISTANT.

GLAZING SHALL BE IMPACT RESISTANT.

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SLIDING GLASS DOORS SHALL BE EQUIPPED WITH BURGLARY DETERRENT
FEATURES SUCH AS TRACK BLOCKS, DOOR PINS, OR DEADBOLTS. THE DOORS
SHALL ALSO PROVIDE FEATURES TO PREVENT THE DOORS FROM BEING LIFTED
OFF THE TRACK.

THERE SHALL BE CHILD PROOF SAFETY FEATURES TO PREVENT UNSUPERVISED
CHILDREN ACCESS TO THE POOL.

THERE SHALL BE EASILY IDENTIFIABLE EMERGENCY COMMUNICATION DEVICES
AVAILABLE AT THE POOL AREAS, COMMON AREAS, AND GARAGE.

ALL PROPERTY-ENCLOSING FENCES SHALL BE ACCESS CONTROLLED.

LIGHTING AND LANDSCAPING SHALL FOLLOW C.P.T.E.D. GUIDELINES.

STAIRWELLS EGRESS ONLY ON FIRST LEVEL

ACCESS CONTROL SHALL BE PROVIDED FOR MECHANICAL, ELECTRICAL AND
MAINTENANCE ROOMS WHERE APPLICABLE.

THE INTERIOR OF THE GARAGE WILL BE PAINTED A LIGHT COLOR.

ELEVATORS WILL BE ACCESS CONTROLLED.

NOISE CONTROL

PROJECT SHALL COMPLY WITH CHAPTER 17 - NOISE CONTROL ORDINANCES OF
THE CITY OF FORT LAUDERDALE, WITH SPECIFIC REGARD TO MECHANICAL NOISE
BAFFLING.

FIRE PROTECTION

PROJECT SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF NFPA AND THE
FLORIDA BUILDING CODE

PER FBC 903.2.11.3, BUILDING WILL HAVE FIRE SPRINKLERS.



888 SOUTH ANDREWS AVE. SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH: (954) 764-6575 FAX: (954) 764-8622

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CA # AAC000447

DESIGNED	DRAWN	CHECKED
JY/CK/BL	BL	JY

PARCEL III

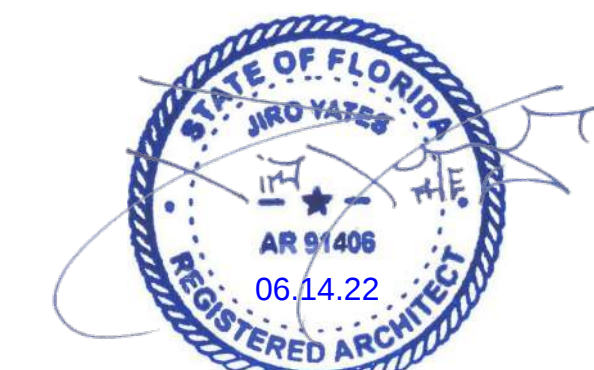
3	DRC Comments	03.31.21
1	DRC Comments	03.23.20

R E V I S I O N S

DATE:	COMM:
12.13.19	19023

RK CENTER -
RESIDENCES
(PARCEL III)

450 N.E. 9TH STREET, FORT LAUDERDALE, FL



SITE PLAN

SITE PLAN APPROVAL

AS-101

9/28/2021 3:27:03 PM

Exhibit C

Public Realm Improvements

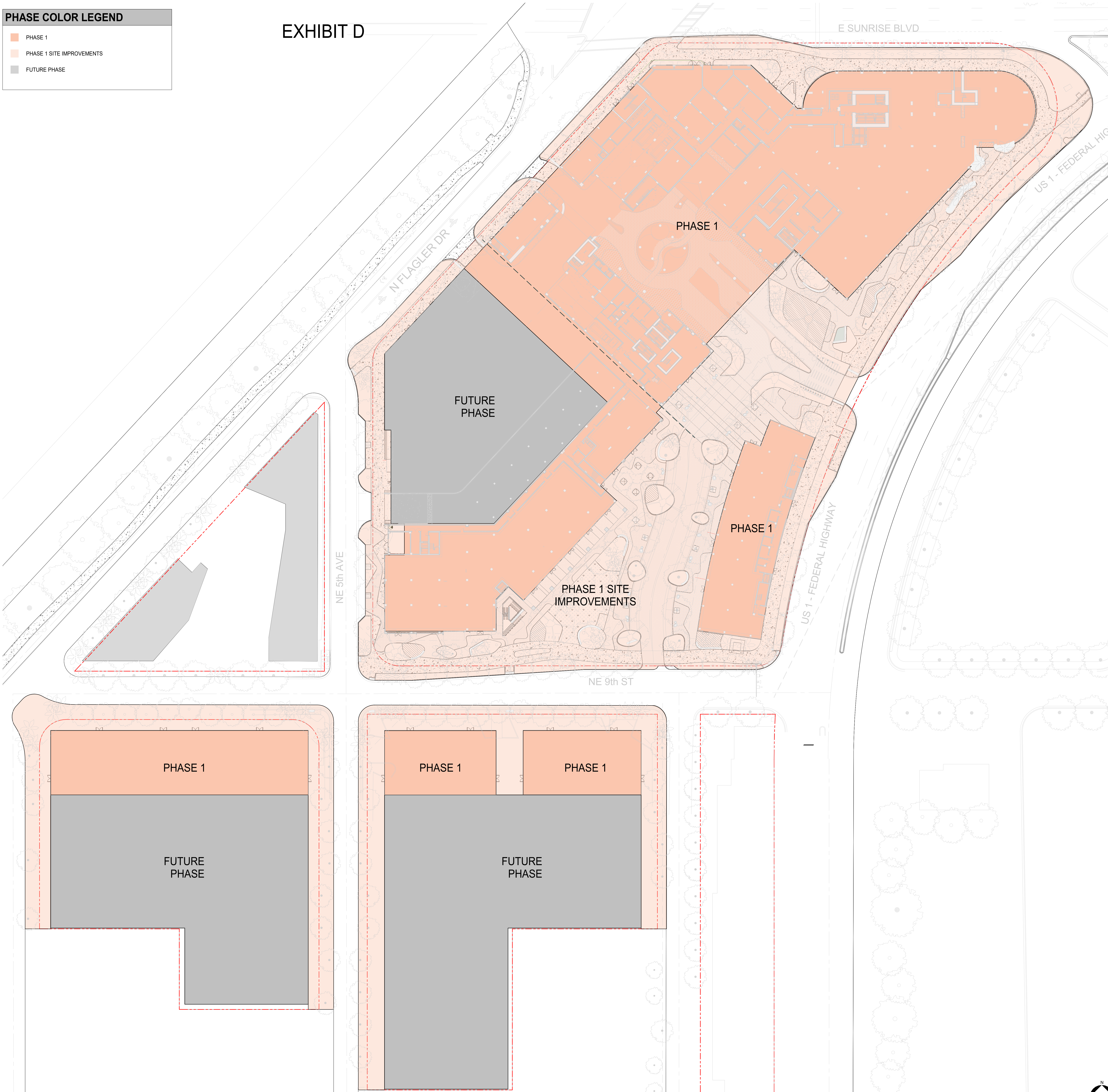
Public Benefits.

1. Provides for a substantial portion of the completion of the City's Laudertrail Project on NE 9th Street – Providing multimodal connectivity to Federal Highway, complementing the Laudertrail construction in Holiday Park;
2. Providing for completion of the NE 9th Street streetscape in its entirety;
3. Provides 137,000 square feet of open space accessible by the public;
4. Provides 3,500 linear feet of pedestrian accessible walkways;
5. Provides pedestrian interactive uses on the North and South of NE 9th Street;
6. Provides a sense of place by creating publicly accessible plazas; outdoor seating; outdoor dining; and pedestrian realms;
7. Provides expansive tree canopy including 100+ Trees, 100+ Palms, 2,500 shrubs and an extensive flowering tree canopy framing 9th Street;
8. Provides a destination location for area residents and visitors alike; and
9. Will provide art in public places for enjoyment by the community.

PHASE COLOR LEGEND

- PHASE 1
- PHASE 1 SITE IMPROVEMENTS
- FUTURE PHASE

EXHIBIT D



1 OVERALL SITE - PHASING
1" = 30'-0"

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

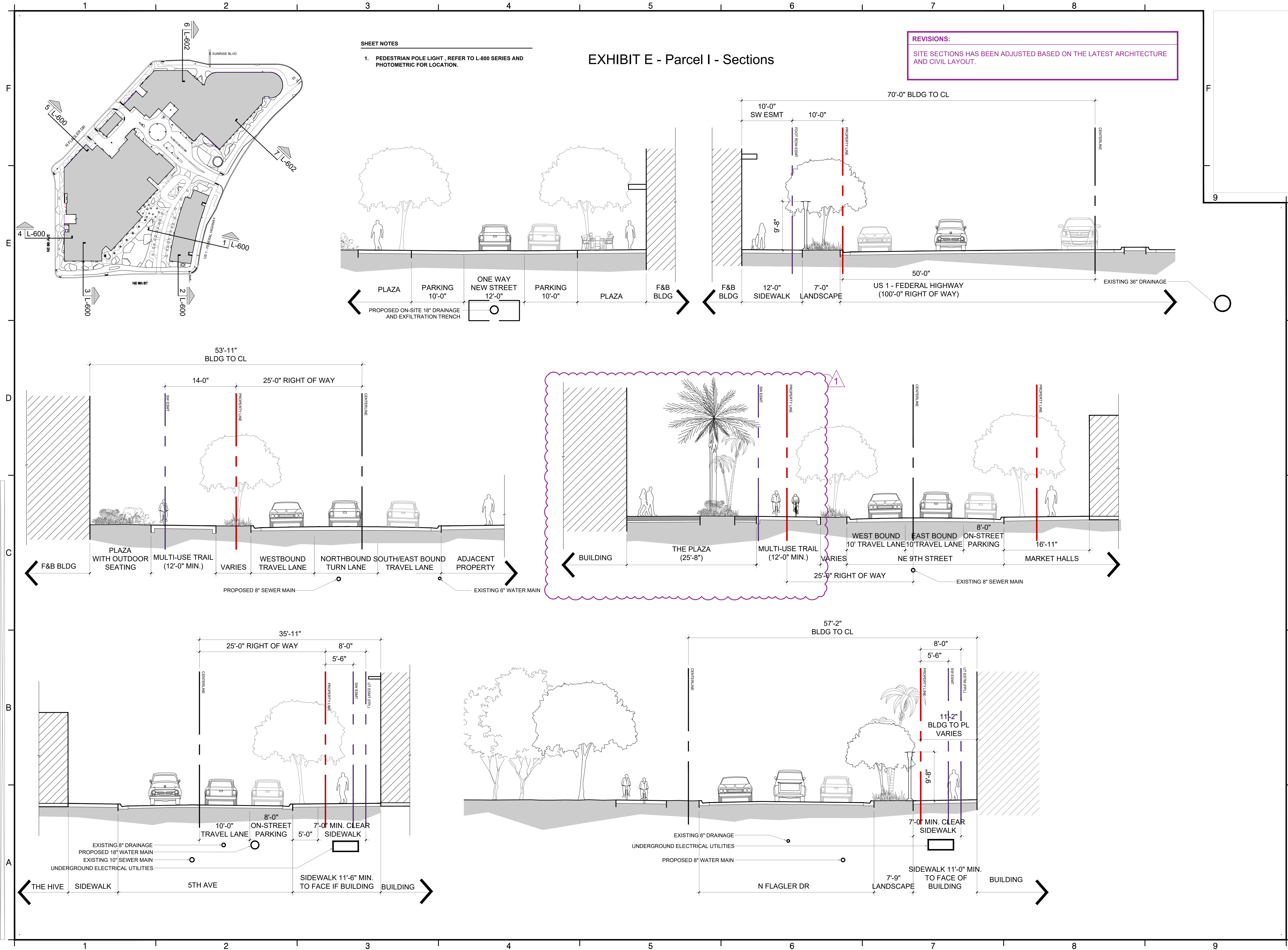
EXHIBIT D

REVISIONS	
DATE:	COMM:
08.08.25	24014
901 NORTH	

901 NORTH FEDERAL HIGHWAY, FORT
LAUDERDALE, FL

PHASING SITE PLAN
PERMIT SET
_G-001

07/26/25 11:12:38 AM
C:\P\25\1193
Sheet 2
Page 20 of 28



SHEET NOTES

1. PEDESTRIAN POLE LIGHT, REFER TO L-800 SERIES AND PHOTOMETRIC FOR LOCATION.

EXHIBIT E - Parcel I - Sections

REVISIONS:

SITE SECTIONS HAS BEEN ADJUSTED BASED ON THE LATEST ARCHITECTURE AND CIVIL LAYOUT.



LANDSCAPE ARCHITECTURE ARCHITECTURE
1215 SW 20TH STREET MIAMI FL 33145
T: 305 322 2896 F: 305 860 5984

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PROJECT AND OWNER

901 NORTH

LANDSCAPE DRAWINGS

901 N FEDERAL HWY
FORT LAUDERDALE,
FL 33304

SEAL

MARSH C. KRIPLEN
LIC. LA 6667007

PROJECT NO. -
DESIGNED BY MK
DRAWN BY AA
CHECKED BY MK
DATE 07 FEBRUARY 2025

ISSUED FOR:
ADMIN REV 02/07/2025

DRAWING SCALE

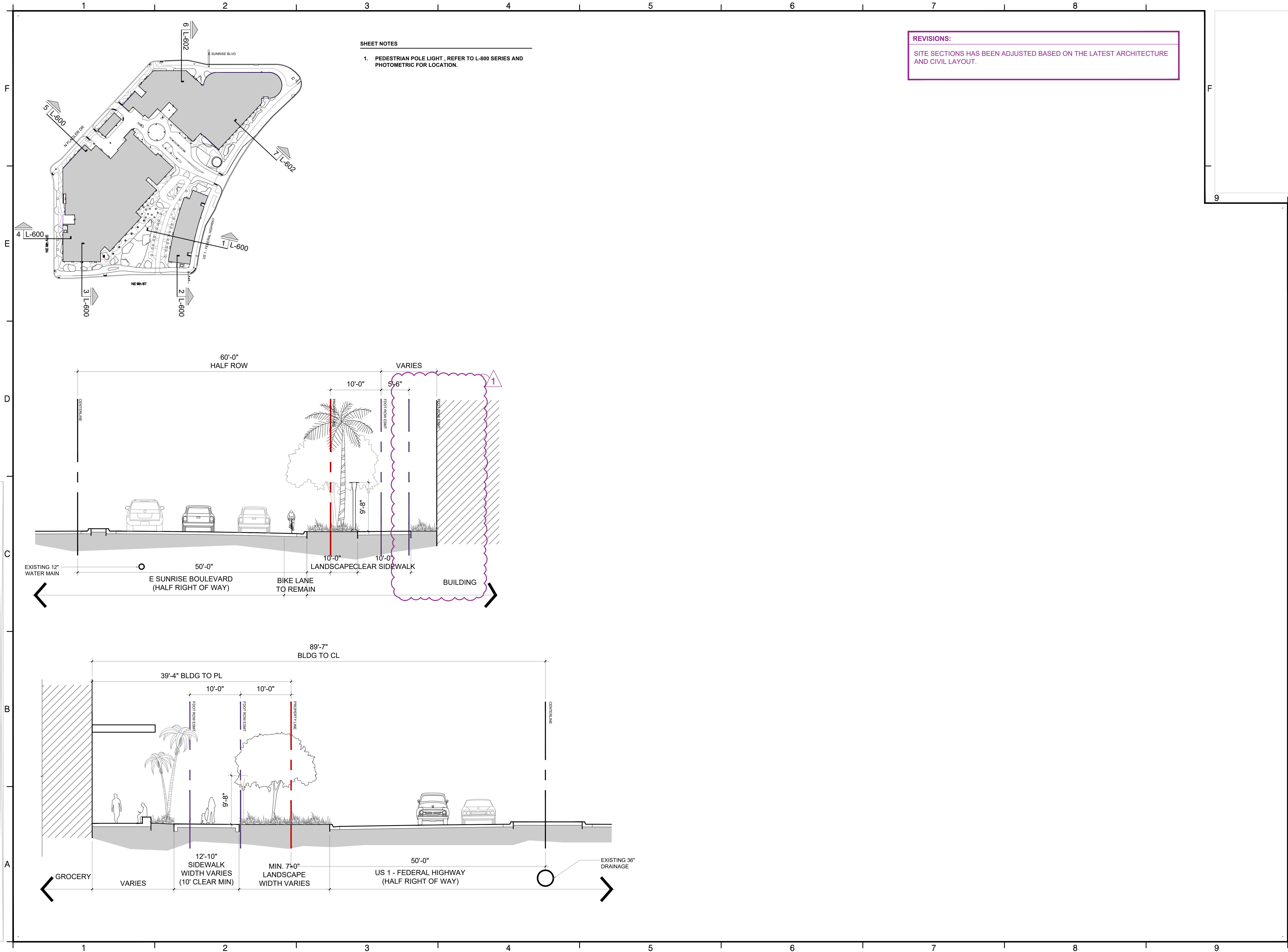
1/8" = 1'-0"
@ 24x36

DRAWING TITLE

SITE SECTIONS

DRAWING NUMBER

L-600



SHEET NOTES

1. PEDESTRIAN POLE LIGHT , REFER TO L-800 SERIES AND PHOTOMETRIC FOR LOCATION.

REVISIONS:

SITE SECTIONS HAS BEEN ADJUSTED BASED ON THE LATEST ARCHITECTURE AND CIVIL LAYOUT.



LANDSCAPE ARCHITECTURE ARCHITECTURE
1215 SW 20TH STREET MIAMI FL 33145
T: 305 322 2896 F: 305 860 5984

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PROJECT AND OWNER

901 NORTH

LANDSCAPE DRAWINGS

901 N FEDERAL HWY
FORT LAUDERDALE,
FL 33304

SEAL

MARSH C. KRIPLEN
LIC. LA 6667007

PROJECT NO. -
DESIGNED BY MK
DRAWN BY AA
CHECKED BY MK
DATE 07 FEBRUARY 2025

ISSUED FOR:
ADMIN REV 02/07/2025

DRAWING SCALE

1/8" = 1'-0"
@ 24x36

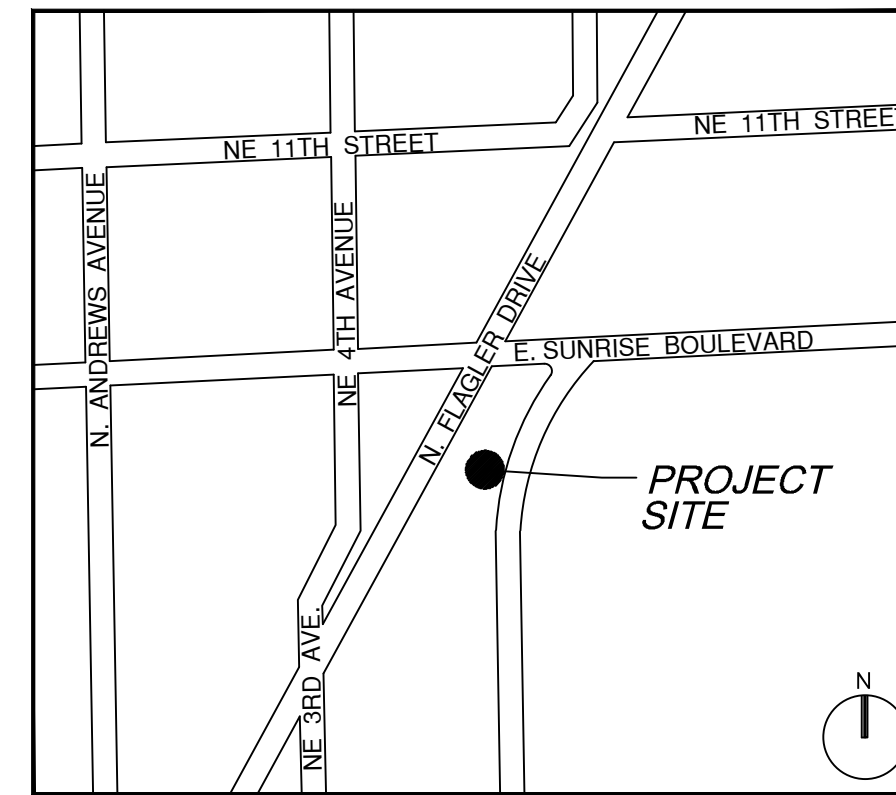
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SITE SECTIONS

DRAWING NUMBER

L-602

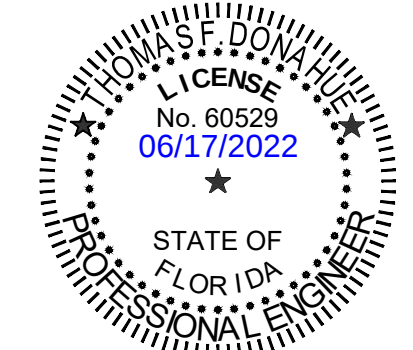
NOTE: PRINTED DRAWING SIZE MAY HAVE
CHANGED FROM ORIGINAL. VERIFY SCALE
USING BAR SCALE ABOVE.



KEITH

Florida Certificate of Authorization - 7928

DESIGNED BY:	RG
DRAWN BY:	NA
CHECKED BY:	TD
ISSUE DATE:	MARCH 30, 2020
PROJECT NO.:	10683.00



RK CENTER HOTEL
550 NE 9TH STREET
33304

PAVING, GRADING &
DRAINAGE PLAN

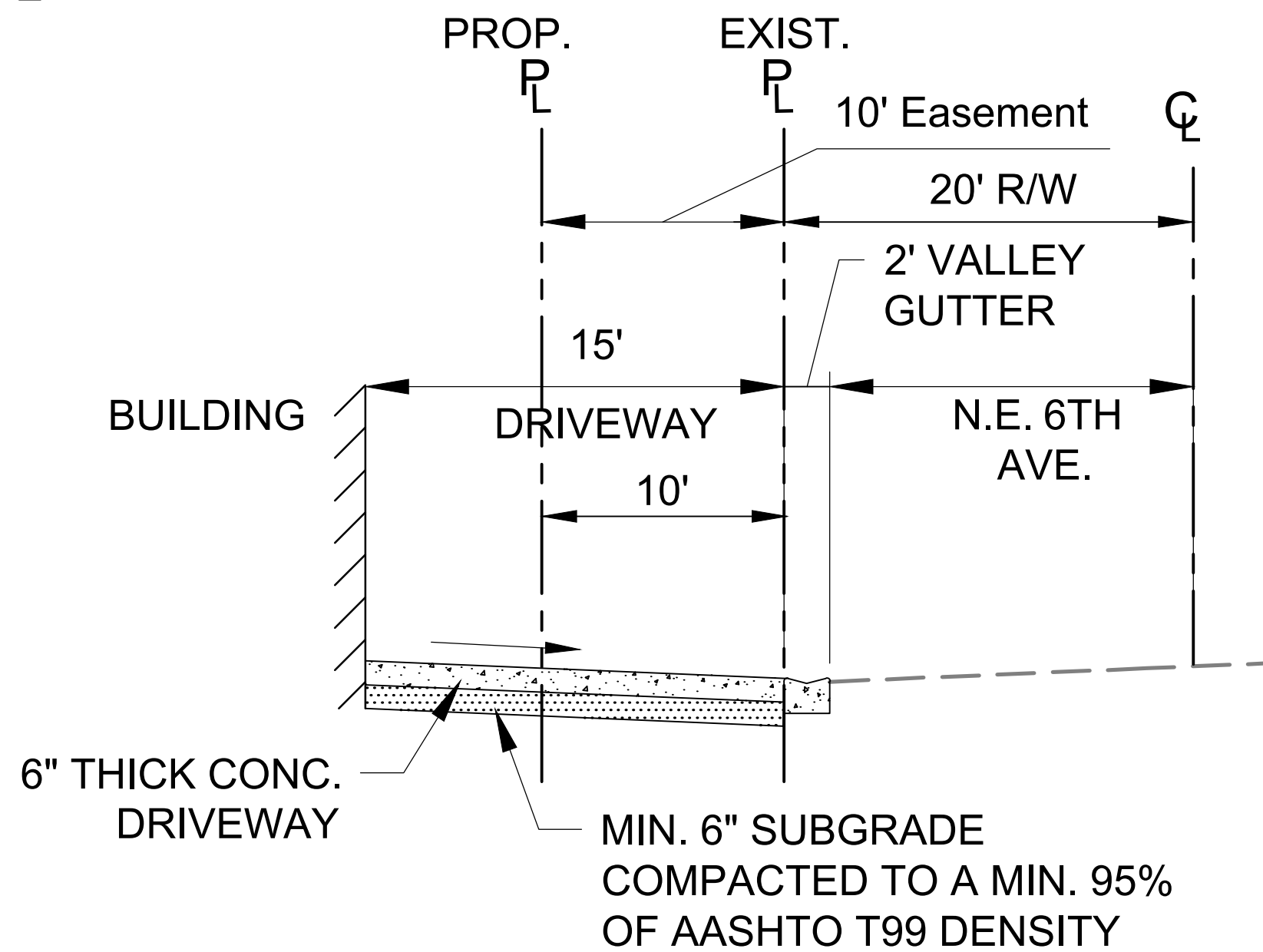
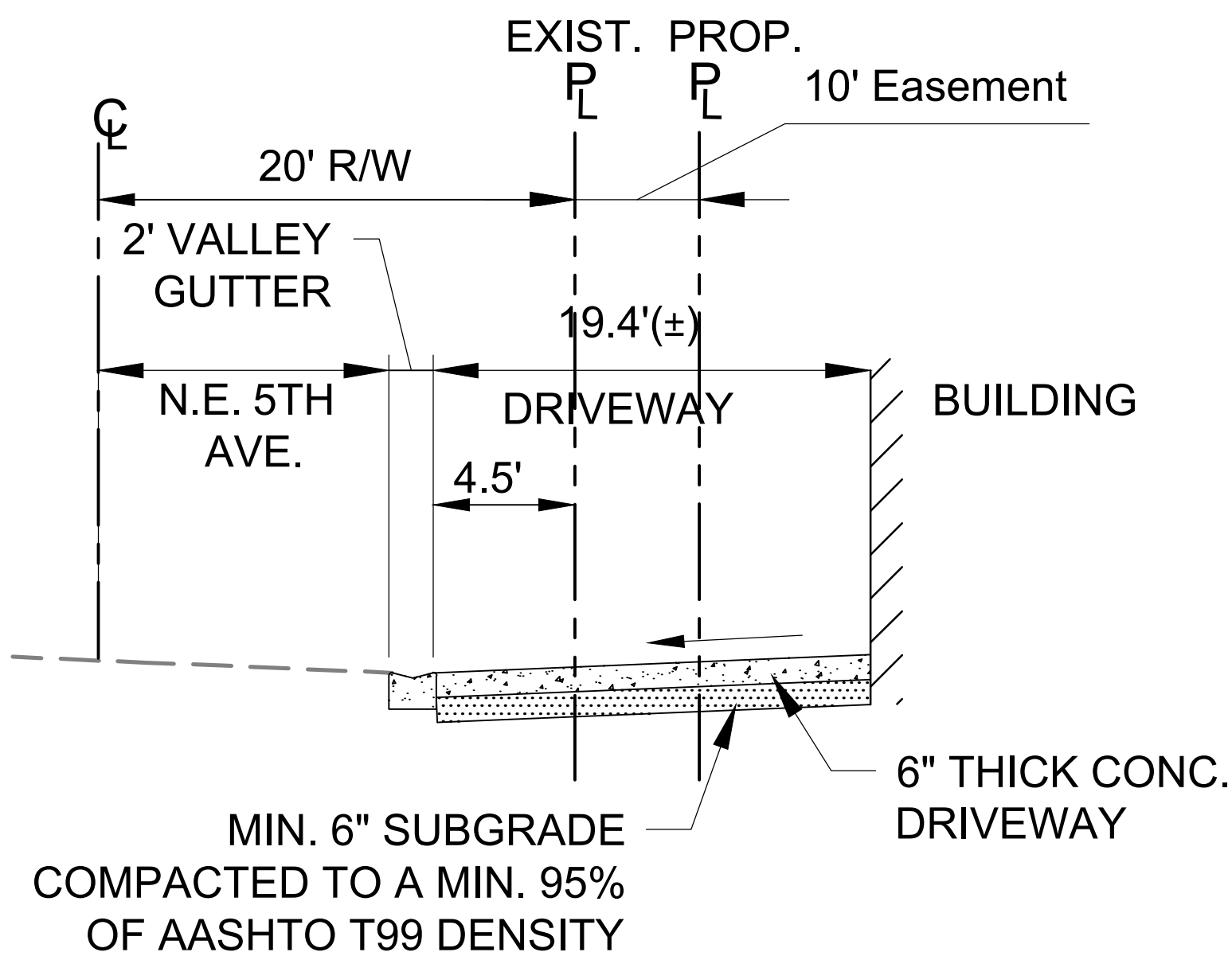
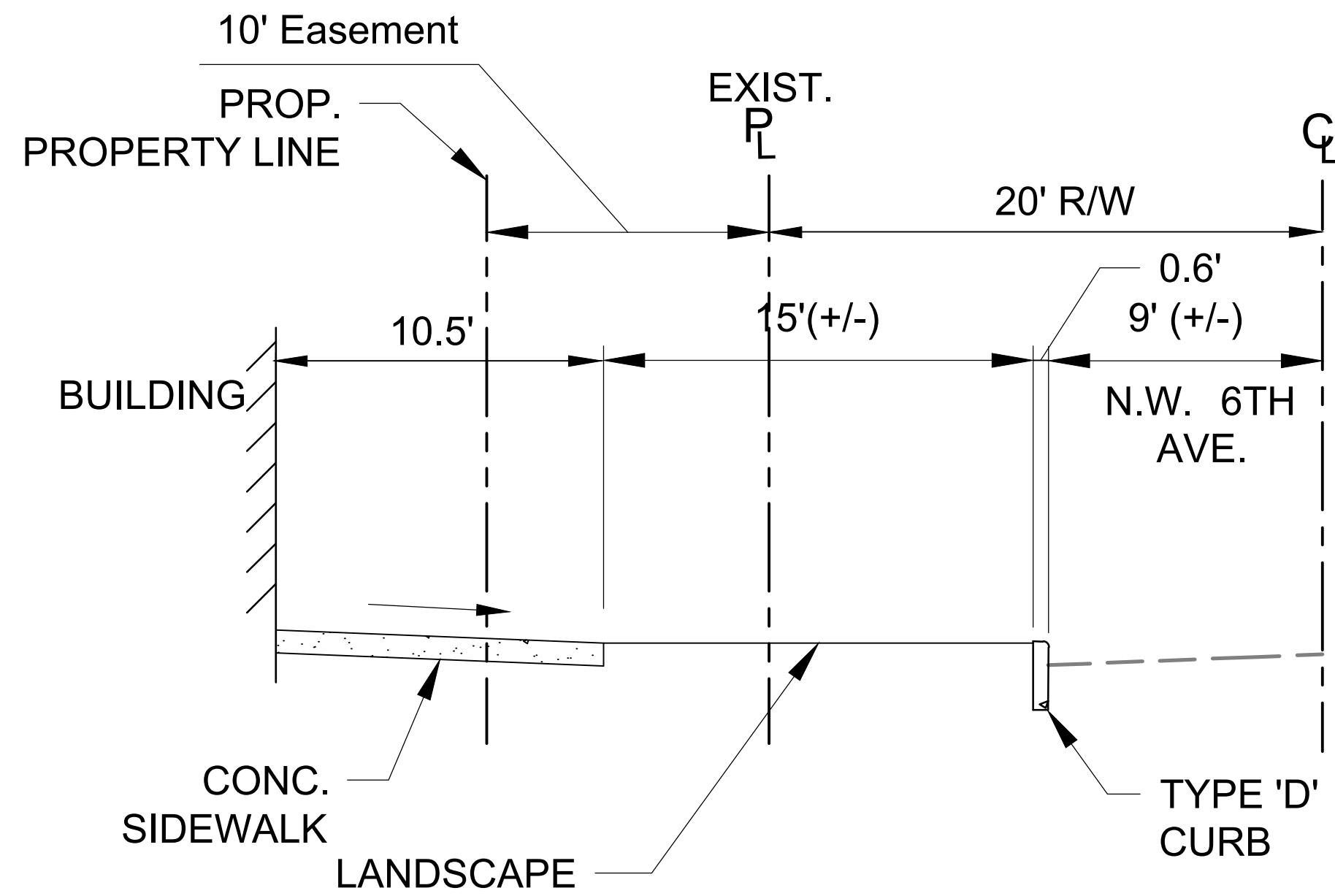
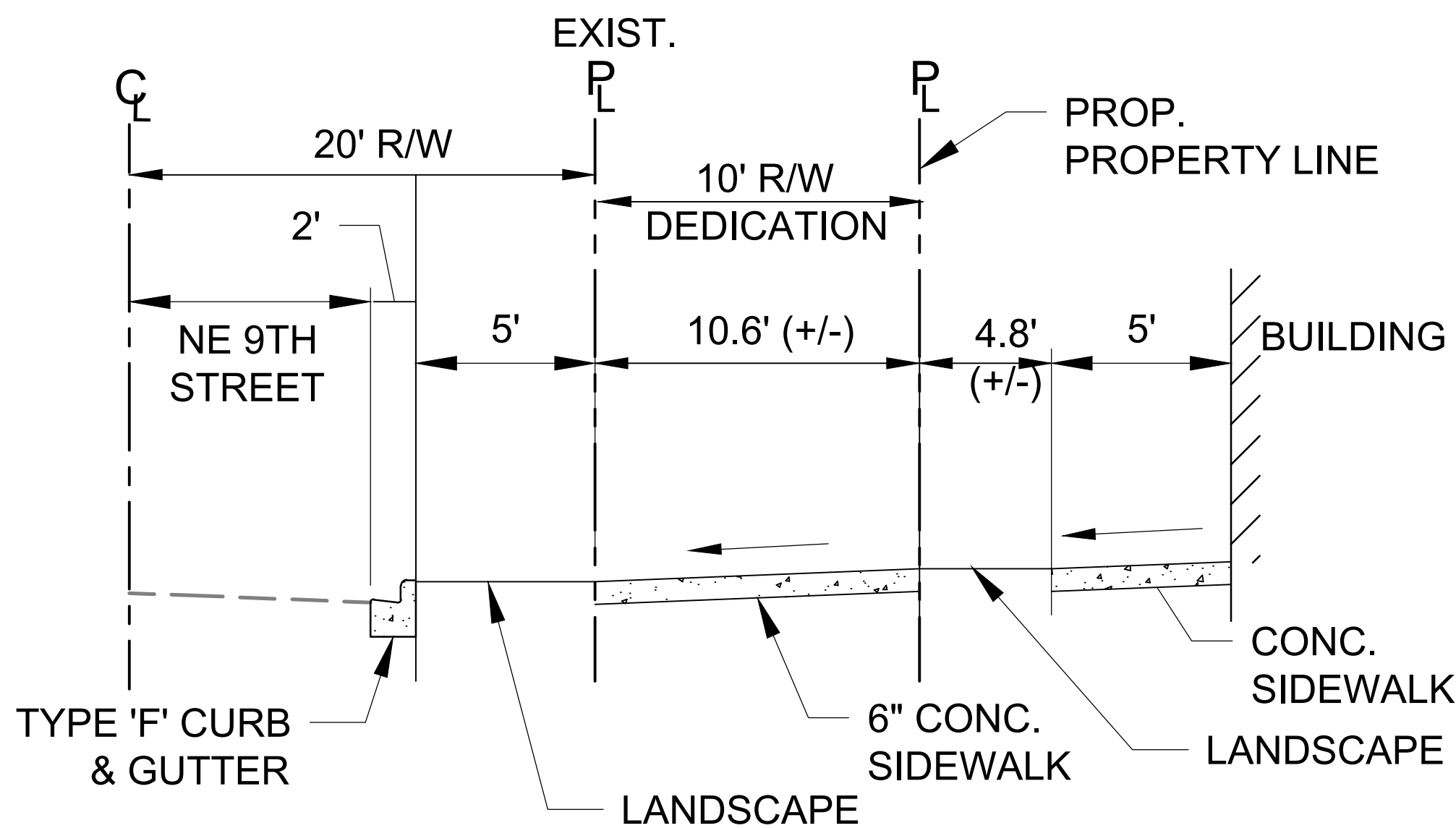
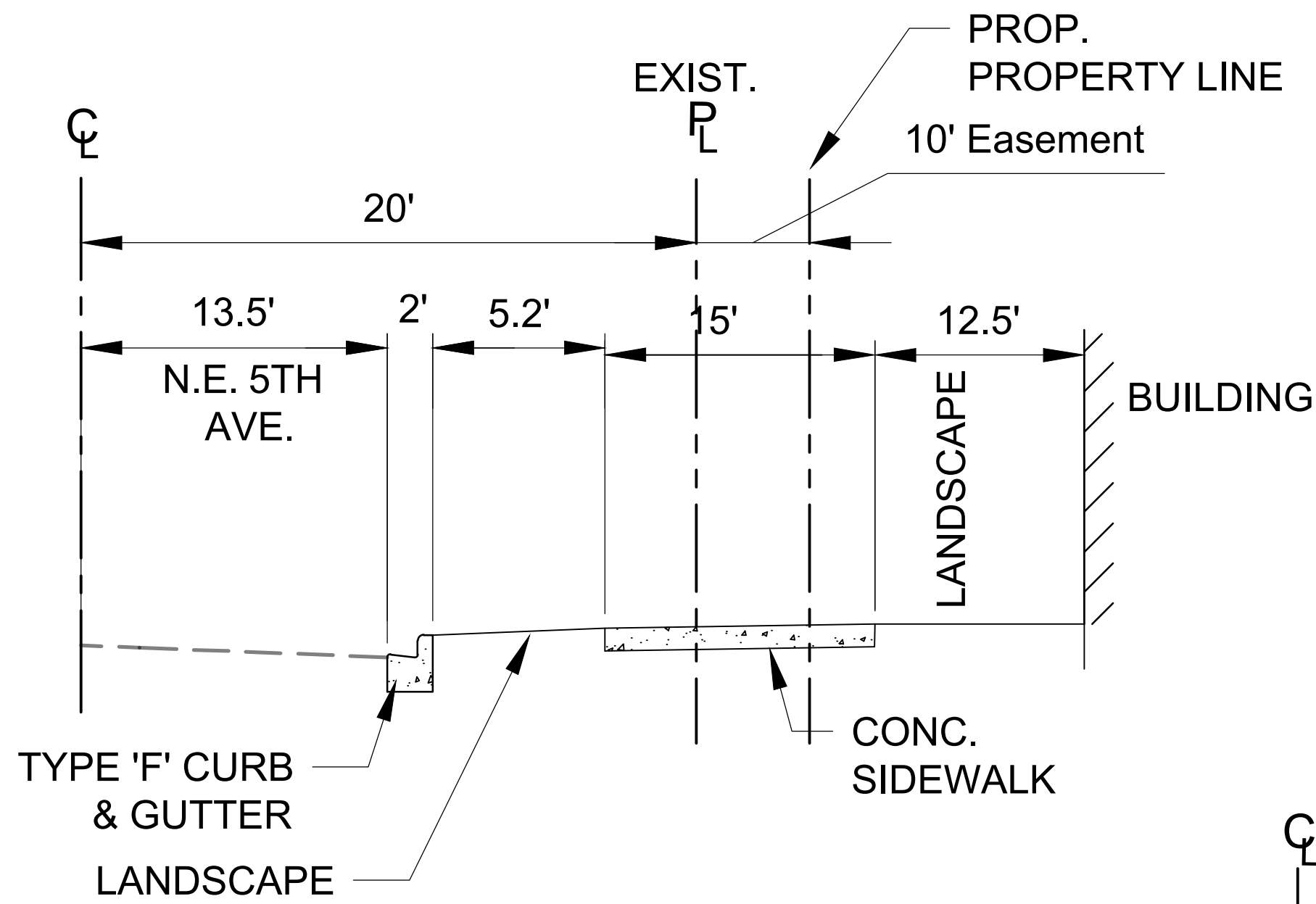
CP-101

D

C

B

A

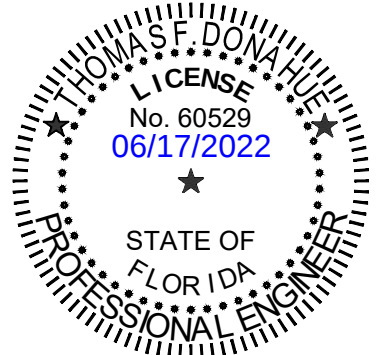


301 East Atlantic Boulevard
Pompano Beach, FL 33060
PH: (954) 788-3400

Florida Certificate of Authorization - 7928

1	DRC RESUBMITTAL	2.24.21
2	FINAL DRC	9.29.21

DESIGNED BY: RG
DRAWN BY: NA
CHECKED BY: TD
ISSUE DATE: MARCH 30, 2020
PROJECT NO.: 10683.00



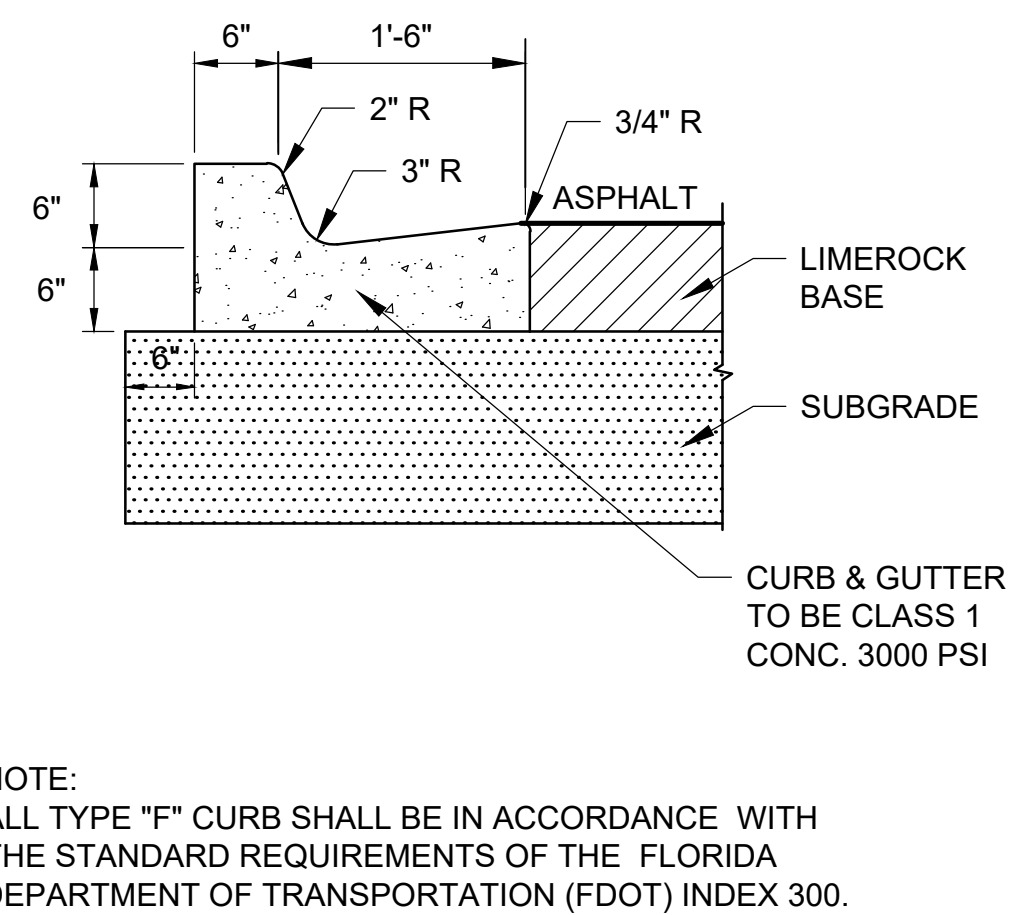
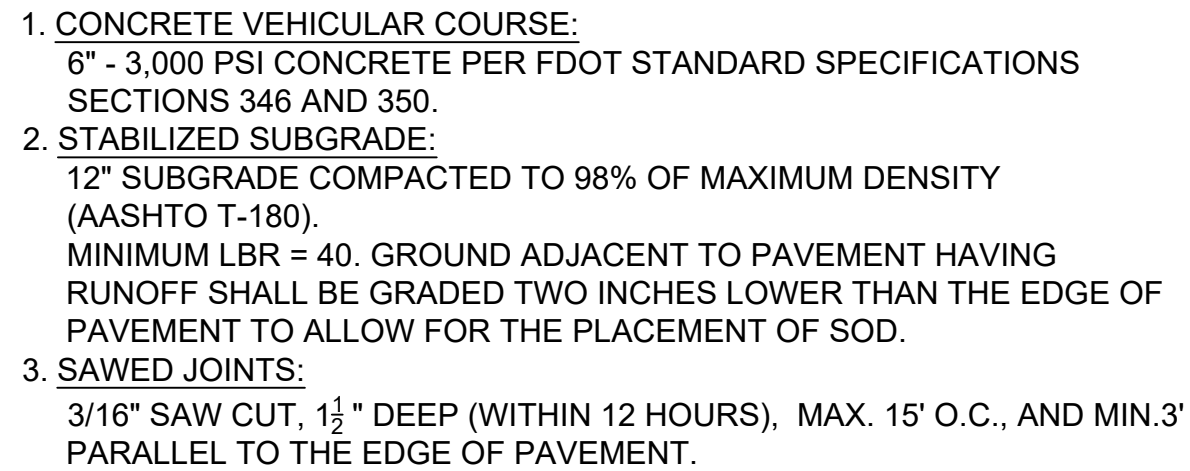
THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529

RK CENTER HOTEL
550 NE 9TH STREET
33304

SHEET TITLE
PAVING, GRADING &
DRAINAGE SECTIONS

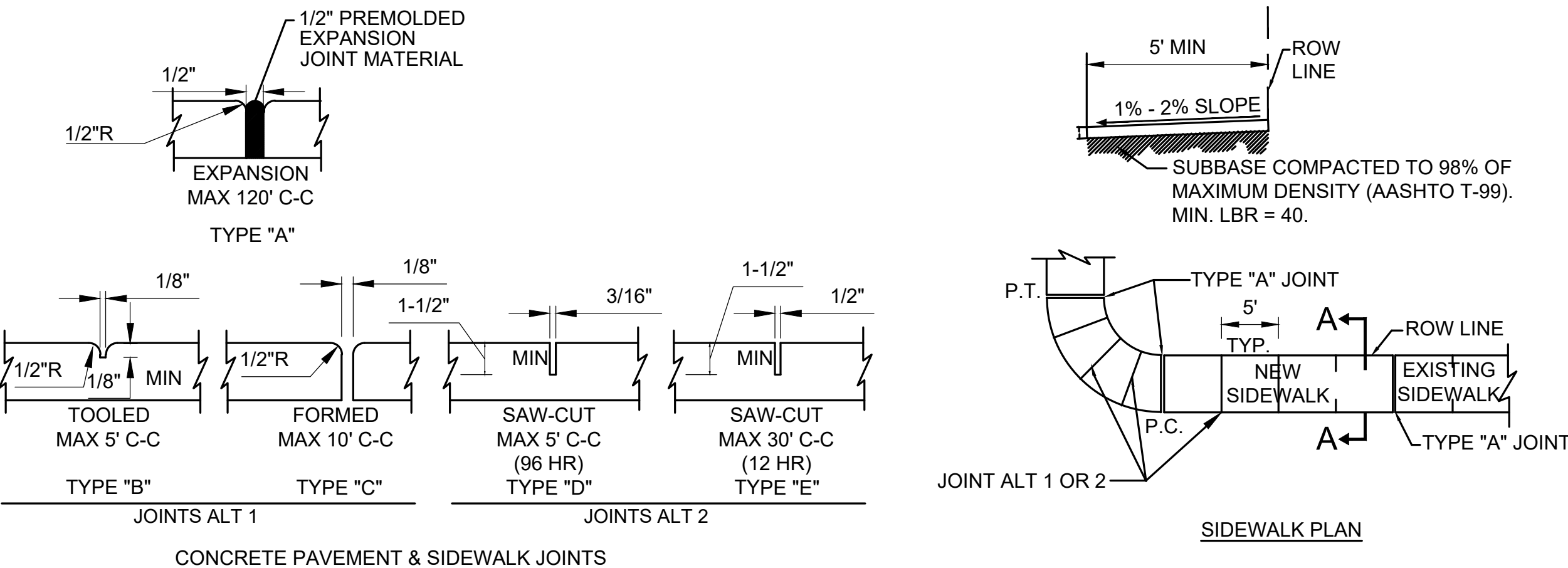
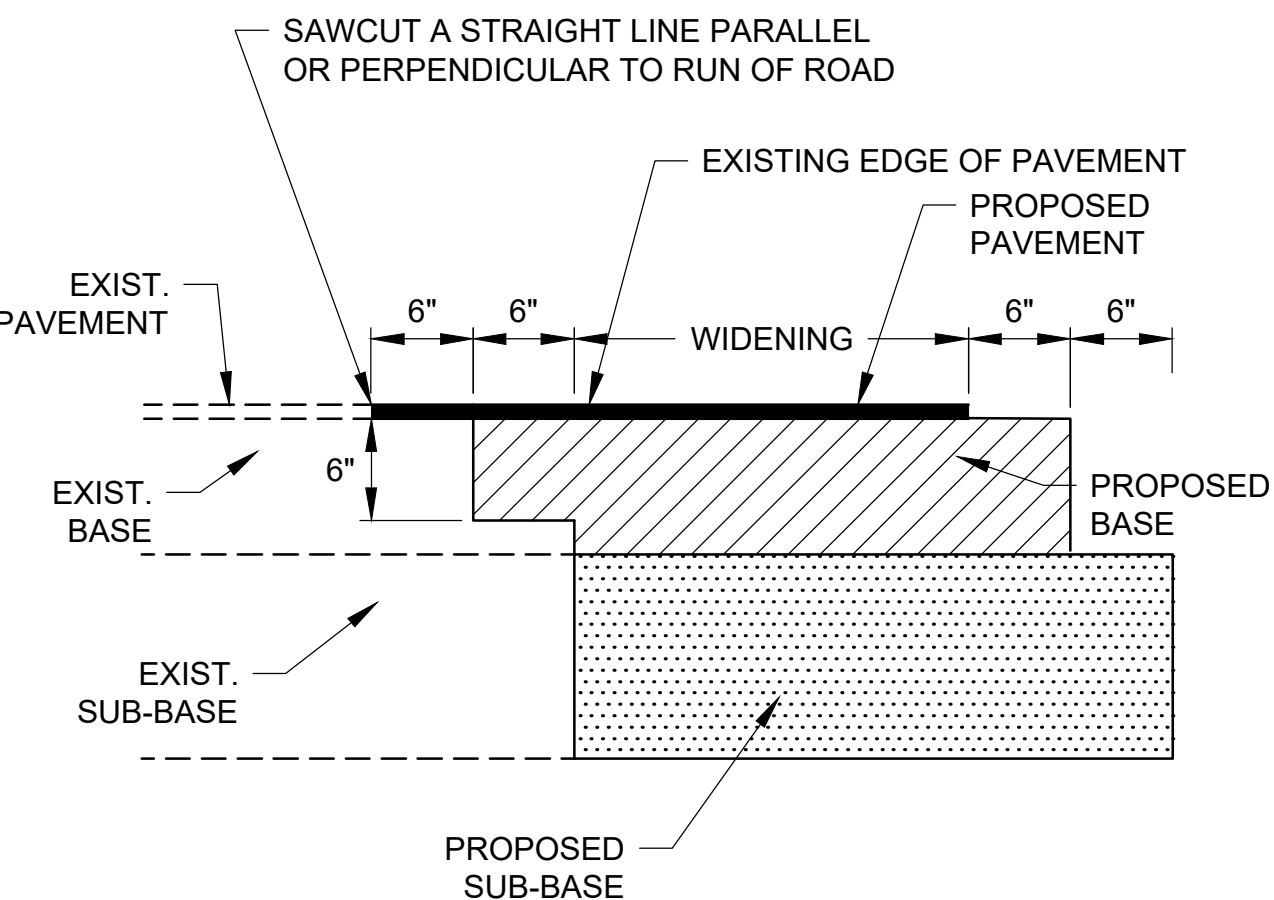
SHEET NUMBER
CP-301

PROJECT STATUS: DRC SUBMITTAL



TYPE 'F' CURB

SCALE: NOT TO SCALE



- NOTES:**
1. Sidewalk construction is to comply with the latest FDOT standards for sidewalks and ADA curb ramps, per FDOT index 304 and 310.
 2. Provide either joint alternate 1 or 2. If using joint alternate 2: construct type "E" joints at not more than 30' intervals - within 12 hours after finishing, construct 1/2" expansion, provide joint type "A", with non-rising performed joint filler at not more than 120' intervals, construct remaining joints within 96 hours after finishing.
 3. Provide 1/2" expansion joint type "A", with non-rising performed joint filler where concrete pavement abuts concrete curbs, driveways and other fixed objects.
 4. Sidewalk thickness shall be 4" thick unless otherwise noted. Thickness shall be 6" through driveways and on all commercial sidewalk applications.
 5. The use of steel reinforcement is not permitted.
 6. Concrete to be 2,500 psi in 28 days.
 7. Cure all concrete with clean sand, plastic membrane or other approved method.
 8. Sidewalk foundation shall be compacted to a firm, even surface, true to grade and cross section, and shall be moist at the time concrete is placed.
 9. All construction shall conform to local construction codes and standards.
 10. Sidewalk slopes shall meet the requirements of the Americans with Disabilities Act. Minimum transverse slope 0.01 ft./ft. And maximum transverse slope 0.02 ft./ft. toward swale or gutter. Longitudinal slope shall conform to ADA requirements.
 11. The vertical deviation for a new sidewalk shall not be more than 1/2".
 12. The vertical deviation for a new maintenance access structure cover shall not be more than 1/4".
 13. Where truncated domes are used, stamped concrete is not permitted.
 14. Sidewalk shall have a transverse hair broom finish.

7	<u>SIDEWALK DETAIL</u>
	SCALE: NOT TO SCALE

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529

ARK CENTER HOTEL
550 NE 9TH STREET
33304

CP-501

C

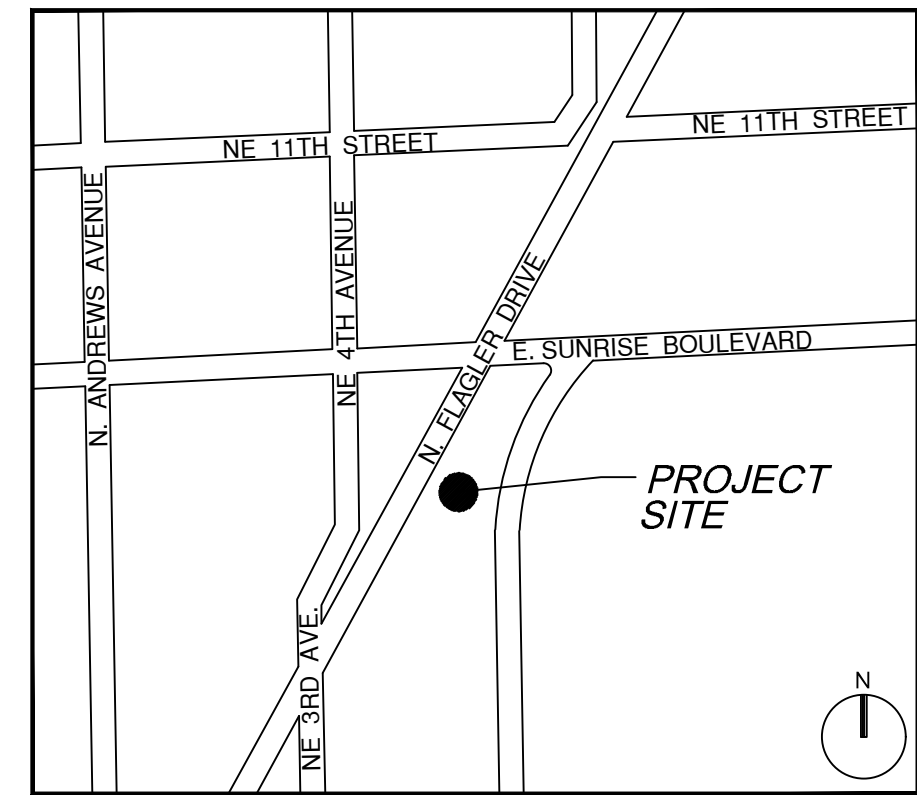
E

A



SCALE: 1"=30'

NOTE: PRINTED DRAWING SIZE MAY HAVE
CHANGED FROM ORIGINAL. VERIFY SCALE
USING BAR SCALE ABOVE.



VICINITY MAP
(NOT TO SCALE)

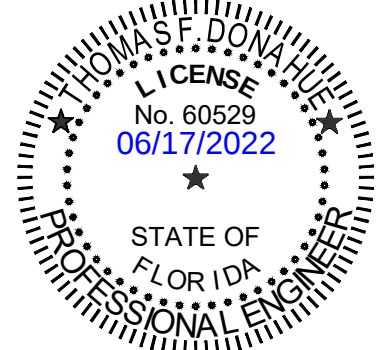


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Florida Certificate of Authorization - 7928

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DESIGNED BY:	RG
DRAWN BY:	NA
CHECKED BY:	TD
ISSUE DATE:	MARCH 30th, 2020
PROJECT NO.:	10683.00



THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529

RK CENTER
RESIDENCE

450 N.E. 9TH STREET
FORT LAUDERDALE, FL

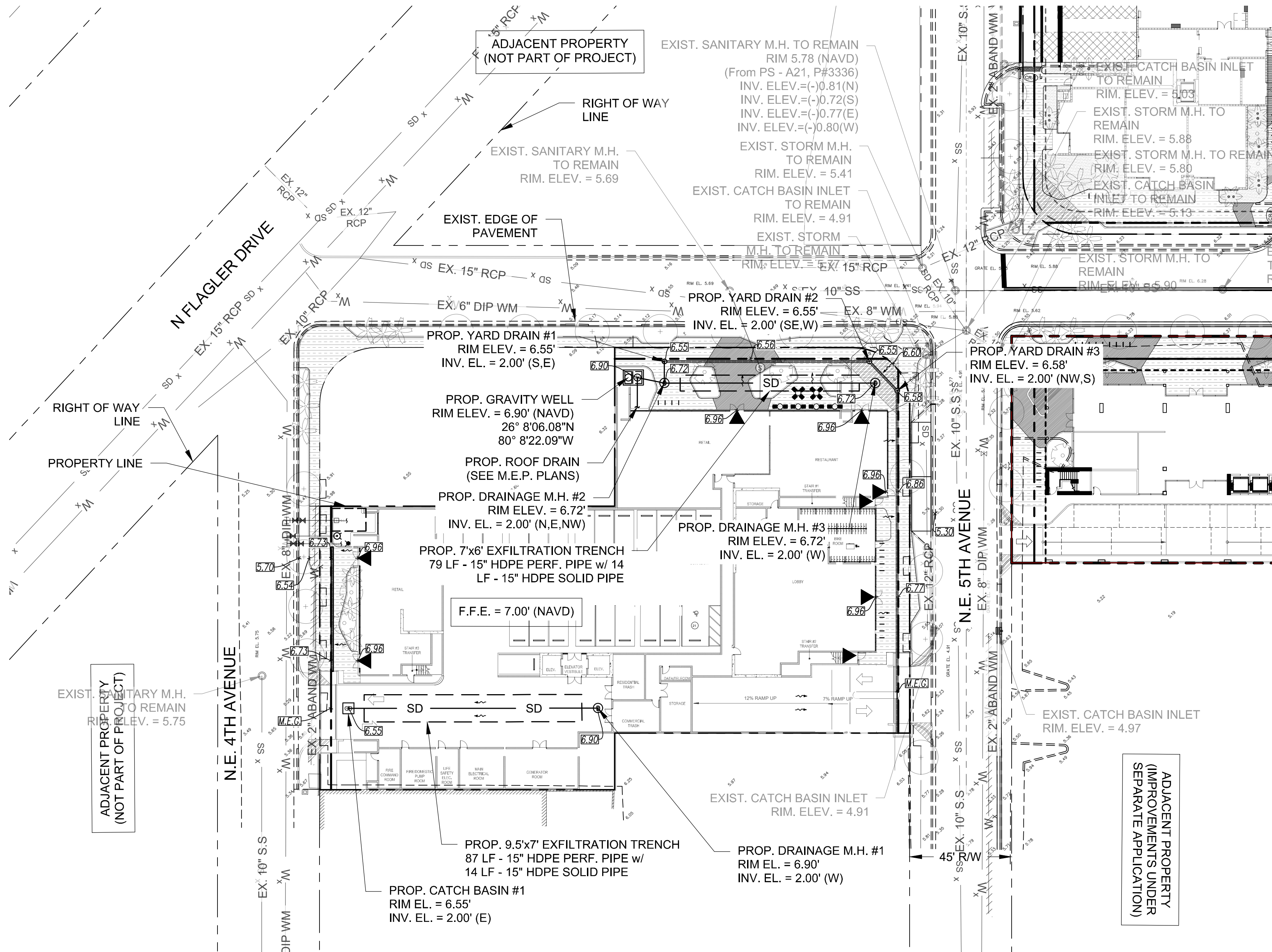
SHEET TITLE

PAVING, GRADING &
DRAINAGE PLAN

SHEET NUMBER

CP-101

ALL ELEVATIONS SHOWN ON THESE PLANS
ARE BASED ON NAVD 1988 DATUM



ADJACENT PROPERTY
(IMPROVEMENTS UNDER
SEPARATE APPLICATION)

PROJECT STATUS: DRC SUBMITTAL



SECTION A-A
N.T.S.

SECTION C-C
N.T.S.

SECTION B-B
N.T.S.

SECTION E-E
N.T.S.

SECTION D-D
N.T.S.

